

## 35 Introduction to Environment Rules

### 35.1 Introduction

The Environments are defined parts of the District which have different amenity characteristics and possible effects on the environment, due to their past, present and possible future. The Environments in this Plan, which are shown on the Planning Maps, are:

#### Urban Area:

##### **Living 1, 2 and 3 Environments**

Covering the urban and suburban residential and township areas of the District. Living 1 covers the 'general' urban areas, while Living 2 covers two small areas close to the centre of the City that have traditionally been developed as high density residential areas. Living 3 covers areas where development is restricted due to the physical nature of the land, a lack of proper infrastructure or because of the landscape or other values of the area.

##### **Business 1 Environment**

Covering the Central Business District (CBD). This Environment provides for commercial development and large scale buildings.

##### **Business 2 Environment**

Covering the business areas that fringe the Central Business District and includes light industrial areas.

##### **Business 3 Environment**

Covering the shopping centres outside the CBD as well as commercial areas that are in close proximity to Living Environments.

##### **Town Basin Environment**

Covering the commercial, recreation and open space areas of, and around, the Whangarei Town Basin.

##### **Business 4 Environment**

Covering the heavy industrial areas, and including specific provisions for the Marsden Point Oil Refinery and the Kauri Dairy Factory.

##### **Airport Environment**

Covering the airport at Onerahi.

##### **Marsden Point Port Environment**

Covering land owned by the Northland Port Corporation and related to the operation of the deep water port at Marsden Point.

##### **Open Space Environment**

Covering land owned by the Council, the Department of Conservation or other organisations, for recreational and conservation purposes.

#### Rural Area:

##### **Rural Countryside Environment (RCE)**

Rural Countryside Environment provides primarily for the productive use and development of rural land and resources; the protection of ecological and landscape values; and the significant number of people who live in this Environment due to the existing subdivision and development pattern. Commercial and industrial land use and development is only provided for where it supports rural production activities and rural communities. Furthermore, subdivision in the Rural Countryside Environment is

limited to enabling rural production activities and the protection of significant ecological and biodiversity values.

**Rural Living Environment (RLE)**

Rural Living Environment provides for a variety of rural living opportunities, including small-scale rural land use activities, in locations that have an existing rural living density of development.

**Strategic Rural Industry Environment (SRIE)**

Strategic Rural Industry Environment recognises and provides for the on-going operation of established larger scale industrial developments within the rural area.

**Rural Village Environment**

Rural Village Environment provides for the on-going operation and development of rural villages through three Sub-Environments:

Residential Environment (RVRE)

Rural Village Residential Environment provides for the residential development and living activities of established rural villages.

Rural Village Centre Environment (RVCE)

Rural Village Centre Environment provides for and protects the commercial centre of larger rural villages.

Rural Village Industry Environment (RVIE)

Rural Village Industry Environment recognises and provides for the on-going operation of established industrial developments within rural villages.

**Rural (Urban Expansion) Environment**

Rural (Urban Expansion) Environment provides for rural residential land use and future urban development on the fringes of Whangarei City.

**District Wide:**

**Open Space Environment**

Covering land owned by the Council, the Department of Conservation or other organisations, for recreational and conservation purposes.