

35 Introduction to Environment Rules

35.1 Introduction

The Environment Rules, in Chapters 35 to 49, contain rules that relate to each Environment in the District. Chapter 47 contains rules regarding Road Transport, which are applicable to activities in all Environments. Chapters 55 to 64 contain rules relating to Resource Areas, Chapters 70 to 76 contain subdivision rules relating to each of the Environments, and Chapter 80 relates to Financial Contributions.

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 development (for a more full description of each of the Environments and their qualities, refer to Chapter 5 Amenity Values). The Environments in this Plan, which are shown on the Planning Maps, are:

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.

Countryside Environment and Coastal Countryside Environment

Covering rural and coastal rural areas. These Environments cover a significant proportion of the District.

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.