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Urban Transition Environment

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UTE.1.1 Description and Expectations

The Urban Transition Environment provides for people who wish to live in close proximity to urban areas and associated amenities, but prefer to live in areas that have a rural outlook, ambiance and amenity on a section large enough to achieve a high degree of privacy without being a maintenance burden. The Urban Transition Environment is in essence a residential zone with a rural outlook. Infrastructure and network utility operations are located within, and in proximity to this Environment.

These Environments are situated on the fringes between (urban) Living and (rural) Countryside Environments, where there has traditionally been a demand for this type of lifestyle. In addition to providing a rural outlook for the residential enclaves, the uninhabited areas are being preserved for their recreational or conservation potential. Some of these areas contain high quality soils, so the protection of these areas for their food producing potential by avoiding fragmentation and overcapitalisation of the land is also expected.

The clustered residential enclave development pattern that is envisaged in the Urban Transition Environment constitutes the 'final form' of development for these areas. It is not the intention, nor should it be the perception that this will be a transition to a 'future urban zone'. Accordingly it should be expected that notwithstanding the proximity of any strictly 'urban' services (such as reticulated wastewater and water supply) Council will resist service expansion on the basis that it would constitute unplanned expansion of services beyond its predetermined limits.

UTE.1.2 Eligibility Rules

The Management Plan Technique is available in this Environment as a discretionary activity. The policies set out in the land use and subdivision provisions shall form the basis of assessment for any such application in the Urban Transition Environment.

UTE.1.2 Information Requirements

For the purposes of section 88 and schedule 4 of the Resource Management Act, an Assessment of Environmental Effects shall include consideration of the subject matter of the Urban Transition Environment policies.

UTE.1.3 Objectives

1. Opportunities are provided for people to live in close proximity to urban areas and associated

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amenities, in a manner that safeguards rural character and ecological and productive values.

2. Building sites are grouped together to maximise the extent of openness and rural outlook between clusters, and are sensitively located to achieve the maximum available privacy.
3. Allotment sizes are no larger than necessary to provide sufficient area for dwellings, accessory buildings and curtilage.
4. The uninhabited spaces between residential clusters are retained indefinitely, whilst providing for flexibility regarding their ownership, ongoing management, and productive uses.
5. Provision is made for addressing reverse sensitivity issues, where the uninhabited spaces around clusters are, or can be, used for productive agricultural or horticultural activities.
6. Small scale non-residential activities are provided for where their effects are compatible with a residential lifestyle environment.

UTE.1.4 Policy

1. To preserve rural character and amenity whilst enabling urban development in a transitional environment and maintaining factors that contribute to the rural character including:
 - Dominance of natural landforms with built features and roading subservient to and cohesive with these;
 - A sense of spaciousness;
 - Low night time light levels;
 - Dominance of natural features including landforms, watercourses, and vegetation.

Land Use

UTE.2.1 Discretionary Activities

- a. Any activity that generates more than 30 daily traffic movements.
- b. Buildings where the cumulative footprint exceeds 500m² on any site.
- c. *Deleted – refer to Noise and Vibration Chapter for noise limits relating to the Urban Transition Environment.*
- d. The creation of impermeable surfaces where the cumulative impermeable area (including buildings) exceeds 1,000m².
- e. Any signage that does not relate to activities onsite or is in excess of 2m² per site.
- f. Earthworks undertaken within a 12 month period resulting in more than 2,000m² of exposed soil at any one time, or a maximum cut or fill height of 2m.
- g. The destruction of any indigenous wetland or the destruction or clearance of an area exceeding 500m² of predominantly indigenous vegetation that forms a contiguous area of 1.0ha or more.
- h. *Deleted – refer to Historic Heritage Chapter.*
- i. Any artificial lighting that exceeds 10 lux when measured from the boundaries of the site.
- j. The disturbance of an area exceeding 500m² of significant habitats identified in the District Plan Maps.
- k. Any activity that does not meet the conditions for permitted activities in Appendix 8 Hazardous Substances.
- l. Habitable buildings within 500m of a Mineral Extraction Area or the Business 4 Environment.
- m. Construction or alteration of a building that exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary.
- n. Establishment of any access, roading and/or parking spaces or associated facility which fails to comply with the Whangarei District Council's Environmental Engineering Standards 2010.
- o. The construction of any building or structure that is located within 20m of the boundary of a road shown on the planning maps.
- p. The construction of any building that is located further than 50m from an existing building or approved building platform within the Urban Transition Environment.
- q. The construction or location of any habitable building within 30m of the Countryside Environment.
- r. The construction or location of any residential unit where the total residential density will exceed one residential unit per 5000m².

UTE.2.2 Eligibility Rules

Activities not requiring consent as a discretionary activity shall be permitted activities.

Activities authorised by a consented Management Plan shall be permitted activities.

The construction of a dwelling or habitable building in an area subject to a 'no dwelling' restriction shall be a prohibited activity.

UTE.2.3 Policies

1. Traffic Movements

To preserve rural character and amenity by limiting the establishment of activities that will generate high levels of traffic movements, beyond levels associated with residential activities in an urban environment.

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2. Noise

To maintain noise levels at or below levels consistent with residential activities in the urban environment, taking into account the existing rural levels as measured at the boundaries of the site.
3. Signage

To preserve rural character and amenity by limiting the extent of signage per site.
4. Earthworks

To manage the effects of soil disturbance, dust, and sediment runoff by limiting the maximum area of exposed earthworks.
5. Indigenous Vegetation

To preserve rural character and amenity and to enhance biodiversity by limiting clearance of indigenous vegetation or the disturbance of land in identified significant habitats.
6. Lighting

To preserve rural character and amenity by limiting the establishment of lighting that exceeds levels consistent with residential activities in an urban environment.
7. Reverse Sensitivity

To manage reverse sensitivity effects by preventing any habitable building from being located in close proximity to the boundary of a Mineral Extraction Area, the Business 4 Environment or the Countryside Environment.
8. Access and Rooding

To establish access and new roads in accordance with the Whangarei District Council's Environmental Engineering Standards 2010 to ensure the safety and efficiency of the roading network (including State Highways).
9. Privacy/Sunlight

To avoid dominance of buildings and loss of access to sunlight, and to maintain a high level of privacy, by managing the height of buildings in relation to the distance from site boundaries.
10. Highly Versatile Soils

To preserve the productive capacity of highly versatile soils by limiting the extent of buildings and structures and locating them on the lowest quality soils within the site.
11. Wastewater

To manage the effects of wastewater by requiring site specific design of disposal facilities or evidence that demonstrates the effects of wastewater can be adequately addressed.
12. Stormwater

To manage the effects of stormwater runoff by limiting the extent of impermeable surfaces being any building or surface on the land which will not easily allow natural percolation of surface water into the ground.
13. Biodiversity

To preserve rural character and amenity and to enhance biodiversity by protecting areas of indigenous vegetation and habitats, and precluding earthworks or the construction of buildings or structures in identified areas.
14. Deleted – refer to Historic Heritage Chapter.
15. Road Setbacks

To avoid ribbon development and maintain the rural outlook from State Highways and roads shown on the planning maps, by ensuring building platforms are setback from the road boundary.

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Land Use

16. Residential Intensity

To avoid the loss of a sense of open space and rural outlook by limiting the density of residential units in the Urban Transition Environment to reflect a low level residential intensity of development.

Subdivision

UTE.3.1 Eligibility Rules

Subdivision that is in accordance with an approved management plan shall be a permitted activity.

All other subdivision proposals shall be considered as a discretionary activity.

The creation of any additional allotment within areas subject to a 'no residential unit' restriction shall be a prohibited activity.

UTE.3.2 Policies

1. Lot Size

To minimise the amount of unproductive land use and unnecessary curtilage by requiring additional allotments to be as small as practicable.

2. Density

To limit the maximum yield of subdivision in the Urban Transition Environment to a low level residential density so as to maintain a sense of open space and rural outlook.

3. Clustering

To locate new building sites near any existing or proposed building site so as to maximise the extent of uninhabited space between residential clusters.

4. Uninhabited Spaces

To require the retention of the uninhabited spaces between residential clusters indefinitely by defining where buildings can be located.

5. Stormwater and Wastewater

To demonstrate that sustainable low-impact management of stormwater, and wastewater using best practicable options and present-day standards can be established prior to section 224 certification.

6. Building Platforms and Access

To maintain outlook, amenity and privacy by requiring the identification and establishment of building platforms, access ways and any necessary landscaping prior to section 224 certification.

7. Road Setbacks

To avoid ribbon development and maintain the rural outlook from State Highways and roads shown on the planning maps, by ensuring building platforms are setback from the road boundary.

8. Roding

To demonstrate that sustainable, low impact management of the roading network (including State Highways) is achieved in accordance with the Whangarei District Council's Environmental Engineering Standards 2010 prior to section 224 certification.

9. Site Specific Design

To require all subdivision proposals to recognise and take into account all site-specific elements and features, and present comprehensive design solutions.

10. Land Management

To require the uninhabited spaces between residential clusters to be contiguous wherever practicable to preserve management flexibility.

11. Highly Versatile Soils

To require the subdivision design and the location of building sites to take into account and

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avoid highly versatile soils, at a site-specific level.

12. Heritage

To require any historic features, Stonewalls and Heritage Buildings to be recognised and maintained or enhanced as part of any proposed subdivision or development.

13. Utilities

To ensure the lifestyle needs of the likely residents within the development and the wider community are provided for in relation to communication and electricity transmission or generation.

14. Fire Protection

To require adequate provision for a fire fighting water supply for every building site at the time of subdivision.

15. Walking and Cycling

To facilitate the provision of walkways, bridle trails, and cycleways for public access for recreation where desirable.

16. Outlook

To locate and orient building sites in a manner that allows each site to have a rural outlook while achieving a high level of privacy through good, considered design of the sites.

17. Environmental Benefit

To consider multi-unit or infill development on those lots smaller than 2500m² where higher densities of development are off-set by significant enhancement of natural and environmental features

18. Ecological Corridors

To require any existing natural, waterways, ecological features and corridors to be recognised and maintained or enhanced as part of any proposed subdivision or development.

19. Significant Natural Areas

To require any existing Significant Natural Vegetation to be recognised and maintained or enhanced as part of any proposed subdivision or development.

20. Sites of Significance to Maori

To require any existing Sites of Significance to Maori to be recognised and maintained as part of any proposed subdivision or development.

21. Contaminated Soils

To ensure that subdivision and development proposals for land that may potentially be contaminated, either historically or through current practices, have verified that remediation has, or can be, undertaken prior to habitation.

22. Staging

To enable subdivision proposals to be carried out in a staged manner only where the full development potential of the site has been considered in a comprehensive manner.

UTE.3.3 Notification Rules

The following activities shall be publicly notified:

- a. More than 1 allotment larger than 2500m² except that more than 1 allotment larger than 2500m² will be allowed where that allotment in its entirety is subject to a conservation covenant, Reserve Act covenant or similar restriction.
- b. Yield of a subdivision exceeding one residential lot per 5000m² of net site area.

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- c. Location of new residential building sites further than 50m from an existing or proposed residential building site within the Urban Transition Environment.
- d. Indefinite retention of less than 50% of the total site area of the subdivision.
- e. Creation of allotments less than 2000m² where the physical identification of suitable building platforms in accordance with the Whangarei District Council's Environmental Engineering Standards 2010 can not be demonstrated.
- f. Creation of allotments less than 2000m² where the identification and establishment of access ways in accordance with the Whangarei District Council's Environmental Engineering Standards 2010 can not be demonstrated.
- g. Location and construction of building platforms within 20m of the boundary of State Highways and roads shown on the planning maps.
- h. Establishment and low impact management of the roading network (including State Highways) in accordance with the Whangarei District Council's Environmental Engineering Standards 2010 can not be demonstrated.

Subdivision

Revision and Sign-off Sheet

Date Approved	Editor	Paragraph	Change Reference	Decision Date	Approved By
12 June 2013	MD	New Chapter	Plan Change 93 – addition of new chapter to District Plan	Operative Date 25 June 2013 TRIM 13/44407	PW
10 May 2016	TB	Whole Chapter	Re-formatting of Chapter to ensure consistency.	Clause 20A Memo TRIM 16/55469	MM
11 May 2016	TB	2.1 (c)	Deletion as a result of Plan Change 110 becoming operative.	Operative Date 24 May 2016 TRIM 16/52692	MM
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