

# RUEE.1

## Rural (Urban Expansion) Environment

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### RUEE.1.1 Description and Expectations

The Rural (Urban Expansion) Environment (RUEE) covers five areas of rural residential land. These five areas contain clusters of low density residential development situated on the fringes of Whangarei City's residential suburbs. These five areas are addressed in adopted Urban Structure Plans.

The RUEE seeks to recognise and provide for these existing clusters between Rural Area and the urban environment. As such the locations of RUEE are limited to areas which contain existing rural residential development and which allow for the future reticulated development of contiguous urban areas. Therefore RUEE generally adjoins Living Environments or Open Space on the inner (urban) edge and Urban Transition Environment or Rural Production Environment on the outer (rural) edge.

The RUEE provides for a density of rural residential development that lies between the densities of the Rural Living and Living Environments. The primary landuse in RUEE is rural residential. The RUEE will provide capacity for the future urban expansion of the City and as such development must be managed to protect the future expansion of services, business areas and residential suburbs.

It is anticipated that most RUEE locations will be considered for rezoning to a Living Environment once reticulated services are available. However two clusters of RUEE (Toe Toe Road and Whau Valley Road) have been identified as not suitable for future urban development because of natural hazards, proximity to Mineral Extraction Areas and other land use constraints, and have been zoned RUEE solely to recognise the existing level of rural residential development.

There is a distinct rural residential amenity and character within the RUEE areas which is different to the amenity of urban areas and of rural production areas. Part of that rural residential amenity and character relates to remnants of rural production such as stock loading yards, barns, sheds, fences and shelter belts. The RUEE areas also provide amenity to the adjoining urban areas by providing a rural residential outlook until future urban expansion occurs.

Some non-residential activities of a compatible nature, scale and location may be located within the RUEE including home occupations.

### RUEE.1.2 Objectives

1. The RUEE consists of rural residential land use and amenity between the rural and urban environments and provides for future reticulated urban expansion.

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2. Subdivision and development within the RUEE provides for and does not compromise future reticulated urban expansion or the ability of surrounding rural land use and key infrastructure to operate.
3. Subdivision and development within the RUEE avoids hazard areas and protects heritage and natural features such as landforms, watercourses and indigenous vegetation.
4. Infrastructural services for subdivision and development within the RUEE are appropriately designed and constructed.
5. Compatible small scale non-residential activities are provided for within the RUEE.

### **RUEE.1.3 General Policies**

1. To recognise and provide for existing clusters of rural-residential development as RUEE where clusters are contiguous with Living Environments and avoid significant natural hazards.
2. Prior to urban expansion, to preserve rural residential character and amenity in the RUEE by maintaining:
  - a. A sense of spaciousness with visual connections to a range of landscapes (such as Mt Parihaka, Hurupaki, Rawhitiroa and Ngararatunua scoria cones, Parakiore, Pukenui/Western Hills Forest, and Glenbervie Forest).
  - b. Historic features (such as stone walls in Maunu, Three Mile Bush and Vinegar Hill).
  - c. Dominance of the natural environment (such as landscapes, vegetation and water courses) over the built environment.
  - d. Lack of urban amenities (such as footpaths, street lights or kerb and channeling).
  - e. A high level of privacy and low levels of noise and lighting.
  - f. A range of rural residential development with associated residential units, landscaping/gardens and small scale rural land use (such as farming and orchards).
3. Prior to urban expansion, to maintain rural residential amenity in the RUEE by ensuring that all new buildings are:
  - a. Of a scale and character appropriate to the RUEE.
  - b. Sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight.
4. Prior to urban expansion, to protect rural residential character and amenity in the RUEE by avoiding commercial and industrial activities and providing for limited home occupation activities.
5. Prior to urban expansion, to ensure subdivision maintains and enhances rural residential character and amenity values in the RUEE by requiring a minimum allotment size.
6. To recognise and provide for future urban expansion in the RUEE by locating buildings, building platforms, allotment boundaries, access and on-site services to allow for future urban expansion including an urban level of servicing.
7. To avoid future urban expansion in the Toe Toe Rd and Whau Valley Road RUEE areas because of hazards, proximity to Mineral Extraction Areas and land use constraints.

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8. To provide for urban expansion in RUEE areas where reticulated services are available by applying the objectives, policies and rules for the Living 1 Environment to urban subdivision and subsequent land use.
9. To provide for future urban expansion by providing within each subdivision an area of protected land that allows access and linkages to existing and future services including roads, sewerage, stormwater, water, pedestrian access and open space.
10. To avoid adverse effects from home occupation activities on pedestrian safety, road safety and efficiency, and parking.
11. To manage reverse sensitivity effects by avoiding the establishment of habitable buildings within close proximity to Mineral Extraction Areas, Rural Production Environment, rural strategic industries, Business Environments and plantation forestry.
12. To ensure subdivision protects and enhances environmental features by:
  - a. Designing subdivisions to respond to the topography and characteristics of the land being developed.
  - b. Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.
13. To ensure subdivision results in an efficient and safe road network by:
  - a. Limiting the number of allotments served by shared accessways and the number of shared accessways per subdivision.
  - b. Requiring Indicative Roads and cycleways to be formed.

### **RUEE.1.4 Guidance Note**

1. The following shall form the basis for assessment of resource consent application in the RUEE:
  - a. The objectives policies and provisions for the RUEE in the District Plan.
  - b. The objectives, policies and provisions for the Rural Area in the District Plan.
  - c. The objectives, policies and provisions for Resource Areas in the District Plan.
  - d. The District Wide objectives, policies and provisions in the District Plan.

## Landuse

### *RUEE.2.1 Eligibility Rules*

1. Any land use activity that is undertaken on an allotment created through provision RUEE.3.1.1 will be assessed by applying the objectives, policies and rules for landuse in the Living 1 Environment.
2. Industrial activities and mineral extraction are prohibited activities.
3. Commercial activities (other than home occupation) are non-complying activities.
4. Home occupations that exceed 3 or more of the discretionary activity criteria in RUEE.2.3.9(a)-(f) are non-complying activities.
5. Any other activity not requiring consent as a discretionary activity is a permitted activity.

### *RUEE.2.2 Notification Rules*

1. Land use activities that are non-complying activities must be publicly notified.
2. All other landuse activities are subject to the notification tests of the RMA.

### *RUEE.2.3 Discretionary Activities*

1. Any sensitive activity (excluding non-habitable buildings):
  - a. Within 500m of:
    - i. The Mining Area of a Mineral Extraction Area.
    - ii. The Strategic Rural Industry Environment.
  - b. Within 30m of:
    - i. The Rural Production Environment.
    - ii. A Business Environment.
    - iii. Plantation forestry (on a separate site).
2. More than 1 residential unit per site where there is less than 1ha net site area per residential unit.
3. A minor residential unit:
  - a. Resulting in more than 1 minor residential unit per site.
  - b. That does not use the access to the primary residential unit.
4. Any building:
  - a. That exceeds a max height of 8m.
  - b. Set back less than 10m from any boundary.
  - c. Set back less than 6m from a right of way or common access.
  - d. Within 27m of mean high water springs (excluding bridges, culverts and fences).
  - e. Within 27m of the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
  - f. Within 30m of an indicative road identified on the District Plan Environment Maps.
5. Any place of assembly.

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6. Impervious areas exceeding 15% of the net site area.
7. The modification or destruction of any indigenous wetland (excluding maintenance of drains or flood ways).
8. The destruction or clearance of an area exceeding 500m<sup>2</sup>, forming a contiguous area of 1ha or more, of predominately indigenous vegetation.
9. Home occupations that:
  - a. Generate more than 20 traffic movements per day, per site.
  - b. Do not provide the following required parking spaces:
    - i. 1 in addition to that of the residential unit,
    - ii. Plus 1 per employee,
    - iii. Plus 1 in circumstances where clients visit the site.
  - c. In addition to the principal operator have more than two other persons engaged in the activity.
  - d. Occupy more than 15% of the total GFA of all buildings on site.
  - e. Have a total signage area greater than 0.25m<sup>2</sup>.
  - f. Have illuminated or moving signage.

*Note: Refer to RA.4.2 for Assessment of Discretionary Activities.*

## Subdivision

### RUEE.3.1 Eligibility Rules

1. Subdivision shall be assessed using the objectives, policies and rules that apply to serviced lots in the Living 1 Environment if:
  - a. The proposed allotments will be connected to Council reticulated water, wastewater and stormwater services.
  - b. The subdivision would be a controlled activity if the rules applying to subdivision of serviced allotments in the Living 1 Environment were applied.
2. Subdivision that results in any allotment with a net site area of less than 8,000m<sup>2</sup> is a non-complying activity.
3. Subdivision that does not meet 3.3.1(e) shall be a non-complying activity.
4. Other subdivision that is not a controlled or non-complying activity is a discretionary activity.

### RUEE.3.2 Notification Rules

1. All subdivision applications are subject to the notification tests of the RMA.

### RUEE.3.3 Controlled Activities

1. Subdivision where:
  - a. Each of the proposed allotment has a net site area of at least 1ha.
  - b. Each allotment can accommodate a minimum 100m<sup>2</sup> building area on which a residential unit can be built so that there is compliance as a permitted activity with the relevant rules in this Plan.
  - c. No more than 3 allotments have shared access to a road.
  - d. No more than 1 right of way is created.
  - e. Except in Toe Toe Road and Whau Valley, the subdivision design and layout sets aside (by way of easements, bonds, covenants, consent notices or segregation strips) land for the future provision or extension of reticulated water, wastewater and stormwater and of roads, within the site and to adjoining sites, to the urban standards specified in Whangarei District Council's Environmental Engineering Standards 2010.

*Note: Refer RA.4.1 for Matters Control is Reserved Over.*

### RUEE.3.4 Assessment Criteria

1. When assessing whether provision 3.3.1(e) has been complied with Council will consider whether a plan has been provided that includes the following:
  - a. Indication of proposed urban allotment boundaries.
  - b. The location of future urban infrastructure that demonstrates ease of access to the infrastructure for maintenance purposes and is sensitively placed to avoid environmental damage, including reticulated water, wastewater, and stormwater, roading network, and pedestrian network.
  - c. Consideration of how future urban infrastructure will link to adjacent land and to any existing areas set aside for future urban infrastructure.

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- d. How areas set aside for future urban infrastructure will be protected (for example through easements, covenants, bonds, consent notices or segregation strips).
- e. Regard to the natural features of the site, including recognising the natural values of streams, vegetation and fauna habitat and linkages between these areas.
- f. Identification and protection of any heritage and natural features.
- g. Provision of linkages to existing open space and consideration of proposed open space.

*Note: Refer to RA.4.2 for Assessment of Discretionary Activities.*

### Revision and Sign-off Sheet

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