



WHANGAREI
DISTRICT COUNCIL

RURAL DEVELOPMENT STRATEGY

March 2013



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Introduction

Under the Resource Management Act 1991 (RMA) Councils are required to review their District Plan at least every 10 years. In 2010 Whangarei District Council (WDC) began developing a Rural Development Strategy (RDS) to examine resource management issues in the rural environment, inform and provide direction to the District Plan review, and to implement the policy direction established in the Growth Strategy: Sustainable Futures 30/50.

The RDS applies in those areas outside of Whangarei City (including the UTE) and its five urban villages, the growth nodes of Hikurangi, Waipu and Parua Bay as defined by the Growth Strategy. Three phases of consultation on the RDS have been undertaken. Phase 1 of the consultation process commenced with key industry and stakeholders to assist in identifying issues and information gathering. Following completion of the phase 1 consultation, staff prepared 14 issues and options papers informed by Phase 1 consultation results, best practice guidance notes, case law and the background papers prepared during the development of Sustainable Futures 30/50. The following topics were covered in the issues and options papers:

Figure 1: Scope of Rural Development Strategy



- Rural economy/commerce and industry
- Rural settlements, urban design and sense of place
- Open space and recreation
- Subdivision and land use
- Landscapes
- Indigenous vegetation and biodiversity
- Heritage
- Reverse sensitivity
- Transport
- Minerals and aggregates
- Network utilities
- Contaminated sites
- Hazards
- Energy

The technical issues and options papers were summarised into a booklet with a feedback form for the community to gather information as to where Council's priorities should be, and what options should be further

developed. The information was also available for individuals to access on Council's website. Over 200 rural community groups or 'networkers' were informed directly about the RDS, sent the consultation information and encouraged to participate, 23 meetings were attended with approximately 230 people in attendance. Meeting attendees were encouraged to participate in a voting exercise to identify the key topics of interest, and to discuss issues and options for those key topics. The top three topics of interest raised in the phase 2 consultation period were subdivision and land use, rural economy, and industry and transport. The following themes reoccurred in the feedback:

- "It's really hard" to address all issues and options for the rural area.
- Participants were unhappy with the Countryside Environment subdivision provision with 20ha minimum allotment size, and would like more flexibility.
- Protect productive areas for productive uses.
- On-going maintenance and safety of rural roads, conflicts between logging trucks and other users.
- General complaints about lifestylers, their expectations and impact on normal rural activities.
- Genuine concern expressed about the rural economy, acknowledgement that industry needs protection or special consideration in the rural areas.
- Conflicts between rural activities such as spraying and sensitive activities.

Following the second consultation phase an additional issues and options paper was prepared on water resources.

Phase 3 involved consultation on the draft RDS, which was prepared in response to the issues and options papers and the feedback received in phases 1 and 2. The feedback period for phase 3 targeted key rural groups through direct mail outs and the rural community generally with newspaper exposure. In total 41 written responses were received from 34 different groups, organisations and individual persons. Verbal and feedback on social media was also received and recorded during the process. Some of the key points of the feedback provided include:

- Feedback on the general direction of the RDS was mixed but the majority of respondents who commented specifically were in support (approximately 68%). It is considered positive that interest groups that represent a variety of important rural activities in the District supported the general direction of the RDS including the Eggs Producers Federation of NZ, Federated Farmers, Fonterra, Hancock Forest Management, Northland Regional Council, Transpower and Winstone Aggregates.
- Some of the written submissions and verbal feedback on the draft RDS questioned the readability of the Rural Development Strategic Direction Map.
- Most respondents who commented specifically on mixed use and industry development supported some development in rural and coastal villages if it was consolidated (64%).
- The strategic approach to infrastructure provision was generally supported by respondents that commented on it.
- Several respondents raised concerns in relation to protection and enhancement of biodiversity.
- A handful of respondents raised the issue of protection of versatile soils. The feedback demonstrated that there are differing views in the rural community on the protection of versatile soils.

Rural Development Strategy Vision

The RDS creates a vision for the role we want our rural environments to play in the future. It aims to take the District Growth Strategy and apply its principles as they impact on how we should manage rural growth and development, primarily through plan preparation and decision making under the RMA.

Sustainable Futures 30/50 has the central theme of consolidation of development. Consultation undertaken during the preparation of the RDS raised issues such as the cumulative impact of development on heritage resources, constraints on the viability of some farming and horticultural operations and impacts on indigenous biodiversity. These issues and others could at least in part be considered 'symptoms' of the largely uncontrolled and uncoordinated subdivision patterns of the past. Working towards consolidation of development will assist in addressing many of these rural issues from a District Planning perspective. This means residential and commercial subdivision and development in the future should largely occur where it is expected and has been planned for, rather than the scattered pattern of development that has occurred throughout the District in the past.

Objectives

The objectives of the Strategy are summarised as follows.

- Define the Whangarei District rural environment and its communities of interest
- Identify key resource management issues for the rural environment and its communities
- Define outcomes and actions to address key issues
- Provide an action plan including how the rural strategy is to be incorporated into the District Plan

Vision

From background research and public consultation the following vision has been created:

Our productive and diverse rural environment - supporting communities and a thriving economy.

In this vision 'productive' includes farming, forestry, quarrying, dairy processing, cement manufacturing, recreation and tourism. It also includes our biodiversity and productive ecosystems as these are equally important to the health and wellbeing of communities and the economy.

Themes

From public feedback and background research, six themes have emerged. These themes fed into the Strategy vision and link into implementation actions:

Choice means: coastal and rural living options, diverse views/activities, life stages, variety, options, alternative lifestyle, flexibility, freedom.

The Strategy is providing living choices in the rural environment through the creation of new zones.

Diversity means: social structure, landforms, cultural, ecology, a range of productive land uses, distance from urban area, accessibility, community values, changes seasonal/time.

The Strategy recognises the diverse and changing rural environment through catchments and policy areas.

Production means: utilising productive areas, value for money, economy, balanced, system efficiency, appropriate lot sizes, access to natural features/markets/labour.

The Strategy protects the productive functions of the rural environment through the middle tier of the plan and the Rural Production Environment (zone).

Consolidation means: avoiding reverse sensitivity, efficient servicing, promotes sense of community, social interaction, security, protection, relationships, certainty, strong focus, choices, avoiding conflicts, compatibility of land uses.

The Strategy promotes consolidation of living and industrial activities to avoid conflicts through the creation of new zones.

Confidence means: certainty of investment, reverse sensitivity, unchanging, planned, efficiency, resilience, ability to adapt to change, preparedness, avoidance, self-sufficiency, servicing, future proofing, maintenance, what you need and when, contained, practicality, having control, perseverance, longevity.

The Strategy plans strategically through district wide issue identification and the creation of new zones, to encourage resilient communities.

Identity means: community values, sense of place, traditions, cultural ties, heritage, location, aspect, pride, parochialism, celebrations, events, language, settlements, ties, connections, stewardship.

The Strategy recognises the value of sense of place of different communities through policy areas.

Outcomes/Actions

The actions required to achieve the vision of the RDS are outlined in **Appendix A**. Actions are grouped into an action plan in accordance with the new District Plan structure with district wide context matters addressed first followed by geographical context matters, being the rural environment, then locality and neighbourhood priorities.

Regulatory matters requiring further detailed analysis have been grouped into Section 32 areas for further investigation beyond this Strategy. This refers to the statutory obligation of Council to assess the appropriateness of objectives and costs, benefits and risks of policies and methods under Section 32 of the RMA.

Rural Development Strategic Direction

The strategic direction of the Rural Development Strategy is summarised in the following map, with the Rural Production Environment shown as the area outside of Whangarei City and its suburbs, the Urban Transition Environment (UTE) and identified growth nodes (Hikurangi, Waipu and Parua Bay).

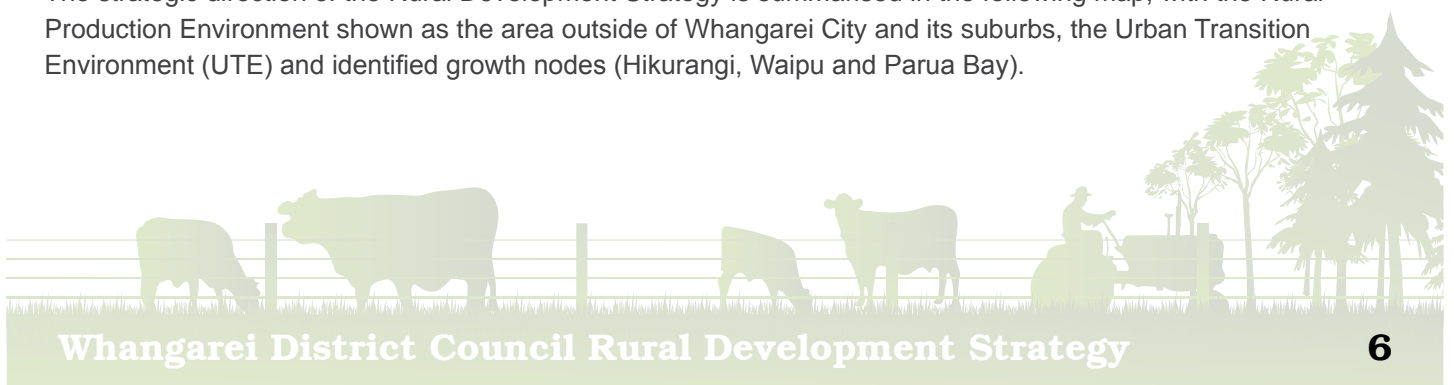
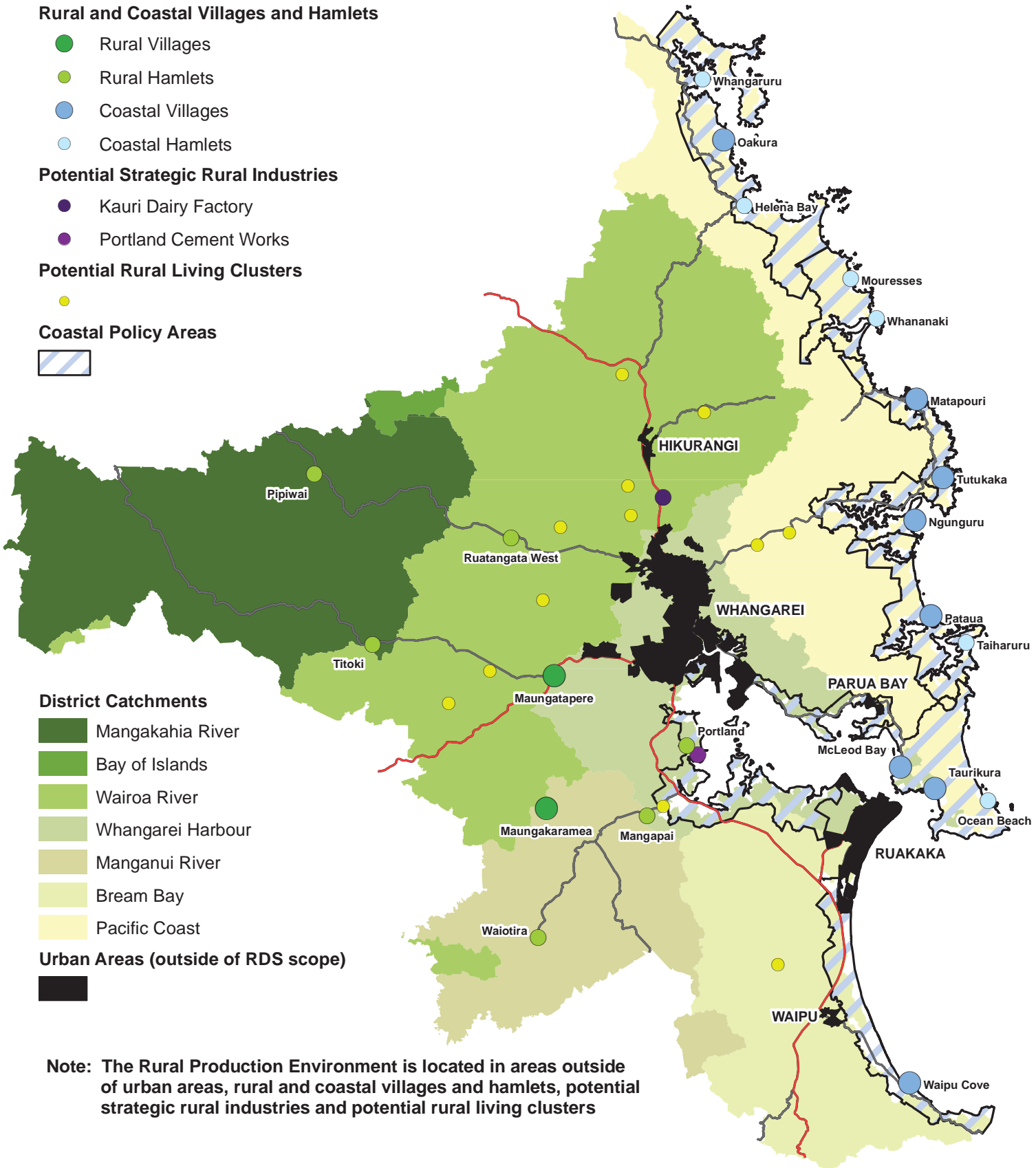


Figure 2: Rural Development Strategic Direction



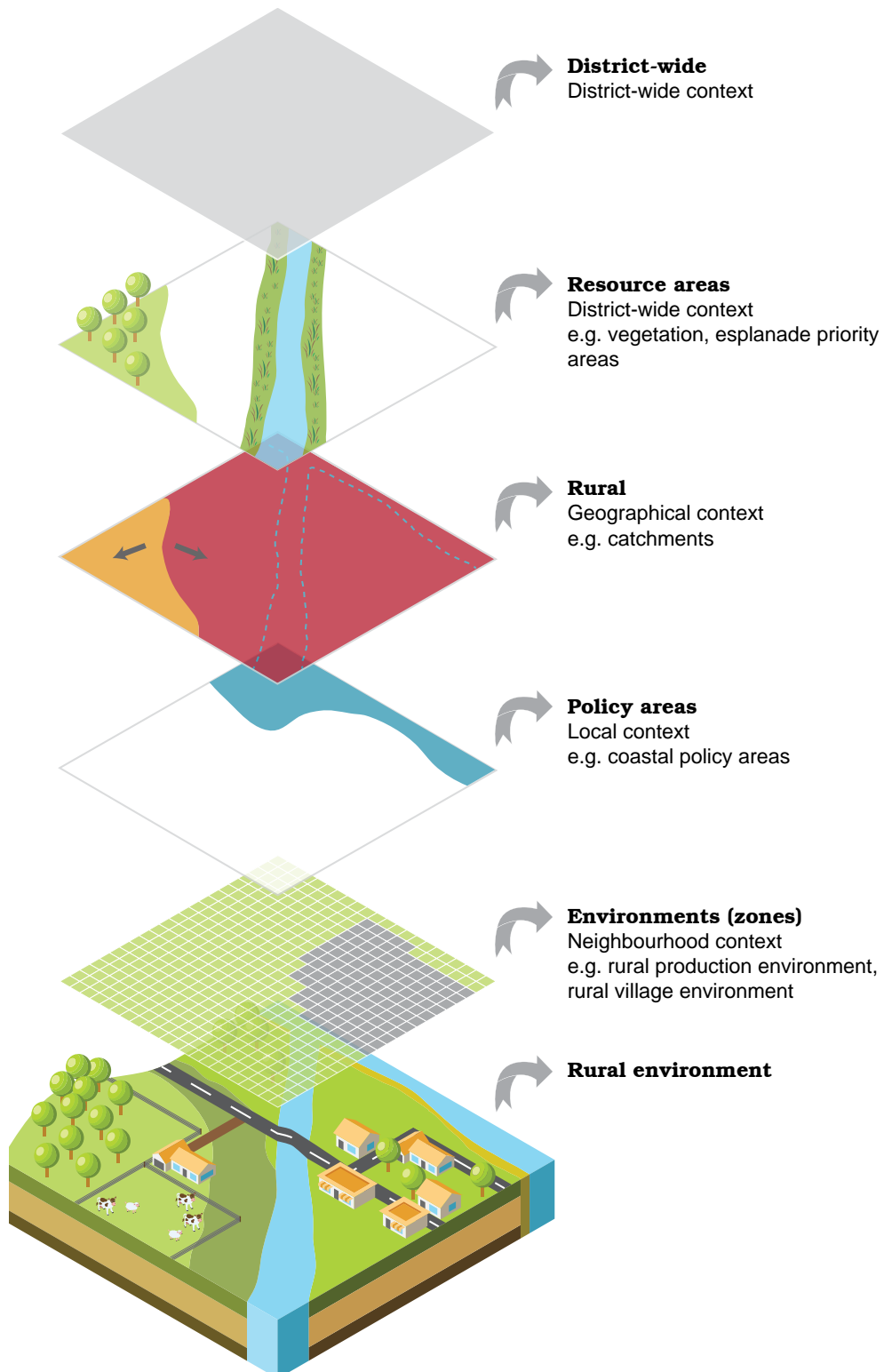
Note: The Rural Production Environment is located in areas outside of urban areas, rural and coastal villages and hamlets, potential strategic rural industries and potential rural living clusters

District Plan Implementation

The RDS will form the basis for the District Plan rolling review, in particular the review of the objectives, policies and rules that relate to the Countryside Environment, and the Living and Business Environments (zones) that apply in rural villages. The RDS will also consider the overlap between the rural area villages, and the coastal environment. National and regional policy has determined that this area requires special consideration from a District Plan perspective. The RDS does not seek to address issues which are unique to coastal settings but rather acknowledges that additional issues will need to be considered and a different management regime will need to be adopted in the coastal environment.

How the District Plan layers will fit together is illustrated below.

Figure 3: The Rural Development Strategy within the New Structure of the District Plan



District Wide/Resource Areas

The district wide level of the District Plan manages common issues that occur across the entire District. The Strategy identifies outcomes and actions for district wide matters that have a particular importance to rural issues, including renewable energy generation, spatial distribution of development (focusing of residential and commercial growth within Whangarei City), satellite town and growth nodes, and recognising key infrastructure, including major transport routes and the role of rail corridors.

Resource Areas sit within the district wide level and are mapped as layers in the District Plan with provisions that relate to resource specific matters that apply on a district wide basis. All existing Resource Areas will be reviewed as part of the District Plan rolling review to ensure that the location of sites and areas are accurate and current. The District Plan Resource Area rules apply across all Environments (zones) and provide for some matters that will have an impact upon the rural environment particularly hazards, high class and versatile soils, indigenous vegetation and significant habitats, landscapes, contaminated soils, heritage and coastal issues.

A Coastal Resource Area will be applied across Environments (zones) which will address issues particular to the coastal environment. It is anticipated that the boundary of this Coastal Resource Area will be defined in the proposed Regional Policy Statement (RPS), which is currently being prepared in accordance with the requirements of the New Zealand Coastal Policy Statement 2010.

Productive land is an important factor in the development of the District. Some of this productive land has been compromised by lifestyle development as a result of previous plan provisions. The productive areas should be recognised for production purposes. This will play an important criterion of where to allow rural living areas.

Significant indigenous vegetation and significant habitats of indigenous fauna are located on both public and private land. Protection and enhancement of these areas will be encouraged because linked networks of vegetation and habitats are beneficial to the functioning of ecosystems and contribute to the amenity values of rural environments.

New development in the rural environment should not exacerbate the effects of natural hazards. Flooding, instability, mining and coastal hazards are prevalent within the rural environment and over time development has not been managed strategically to avoid the risk of natural hazards. Climate change is an emerging hazard consideration relevant to rural and coastal areas in the District.

Rural Environment

Matters relevant in a geographical context fit within the middle level of the new District Plan layout. Relevant to the RDS is the 'rural environment' description within this layer. Currently the Operative District Plan does not provide sufficient spatial and policy direction for the rural environment, which will be addressed in this new layer with descriptions of the variable uses, amenity, character and the nature of the rural environment throughout the District.

Specific outcomes for the rural environment will address the productive functions of rural land, rural living choices, reverse sensitivity, ecosystems, water resources, open space, direction for commercial and industrial activities in the rural environment, and cumulative impacts. Potential conflicts between zones will also be addressed within this layer of the Plan.

Catchments

It is recognised that generalised approaches do not allow for the intricacies and special characteristics that define different areas. Catchments are increasingly acknowledged as an appropriate environmental management unit to highlight the trade-offs that may be available in an area and to focus on key connections in the landscape that allow for potential development. For this reason a catchment management approach to assessing the impacts of development is proposed in the rural environment whereby the characteristics and outcomes of different areas of the District are defined so that proposals can be assessed against them.



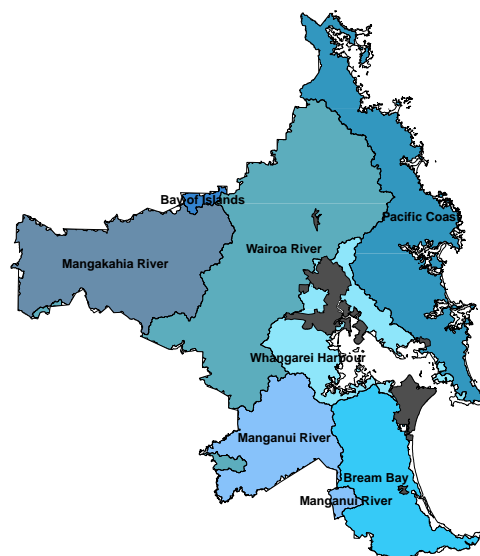
A catchment is the area of land that contains a river system and its associated groundwaters and coastal waters. Boundaries with adjacent catchments are often formed by high ground separating them.

There are 34 local catchments in the Whangarei District and 7,072 sub-catchments. For the purposes of the RDS the local catchments have been further grouped into 'district catchments'. The district catchments relate to the main water bodies that the local catchments drain into, with seven district catchments identified in Whangarei:

- Bay of Islands
- Bream Bay
- Mangakahia River
- Manganui River
- Pacific Coast
- Wairoa River
- Whangarei Harbour.

Catchment management is commonly a process whereby all activities within a river catchment are considered in relation to their impact on each other and on the quality and quantity of surface and groundwater. Catchments can also be used to group and assess other impacts of development such as impacts on indigenous flora and fauna, reverse sensitivity and historic heritage. Catchment plans will aim to deliver environmental improvements whilst balancing human and environmental needs.

Figure 4: Rural District Catchments



Policy Areas

It is proposed that the District Plan contain a number of Policy Areas that apply to all zones and resource areas within specific communities of interest. Each Policy Area will contain policies designed to protect the unique values the community has identified as important to their area, allowing Council to manage activities in a way that is compatible with the expectations of the community.

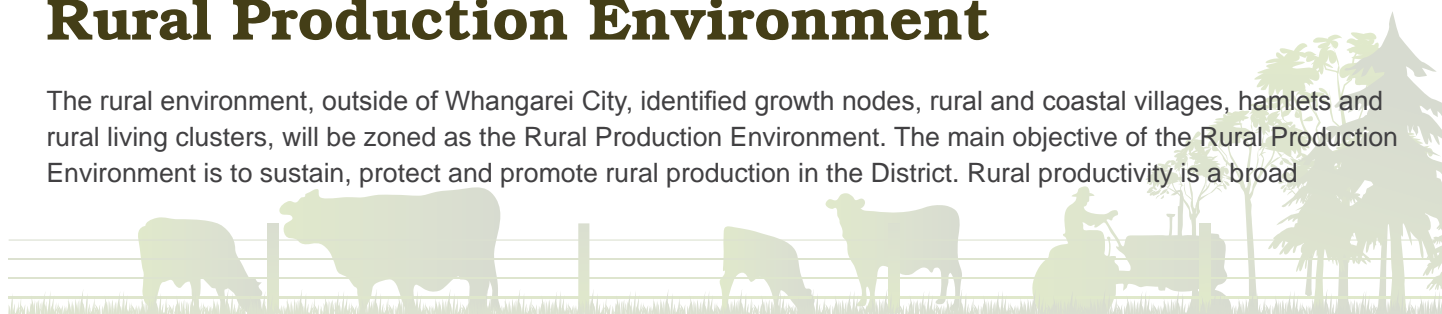
This approach will allow communities to identify the issues specific to their area and the special values that they want to see protected. The policies for each Policy Area will apply in addition to the district wide policies, and will be considered in relation to applications for subdivision and land use consent for things that are out of the ordinary (discretionary and non-complying activities). It is anticipated that these provisions will provide certainty to applicants, the community and regulatory planners over which issues should be considered in which areas, while leaving flexibility to design creative solutions based on the site conditions, the activities proposed, and the resource management issues that need to be addressed.

Communities of interest have already been defined for the coastal areas as part of the Coastal Management Strategy 2002 and draft policies have been prepared as part of Plan Change 116 to address issues like the protection of water quality, kiwi, coastal forests and sites of significance to Maori.

The RDS has not yet attempted to define communities of interest in the rural areas however policy areas for individual communities could be developed through the village planning projects being developed through the implementation plan of the Growth Strategy.

Rural Production Environment

The rural environment, outside of Whangarei City, identified growth nodes, rural and coastal villages, hamlets and rural living clusters, will be zoned as the Rural Production Environment. The main objective of the Rural Production Environment is to sustain, protect and promote rural production in the District. Rural productivity is a broad



term and includes many uses. Typical to Whangarei are dairy and pastoral farming, forestry (native and exotic), cropping, horticulture, viticulture and quarrying. The Rural Production Environment also encompasses areas on the coast. These areas contain similar rural productive uses, but have the added influence of the coast.

Amenity in the Rural Production Environment encompasses a wide range of values including:

- Seasonal changes
- A low intensity of development in the context of intermittent larger buildings associated with rural uses
- Low levels of noise particularly at night in the context of intermittent noise typical of the Rural Production Environment
- A high degree of privacy
- Ample access to daylight and sunlight
- Odours typical of rural activities
- Generally low levels of vehicle traffic in the context of expected vehicle movements associated with seasonal busy times and typical rural industries
- Land use impacts are generally contained onsite in the Rural Production Environment, however, it can be expected that some activities typical to the rural environment cannot easily contain impacts

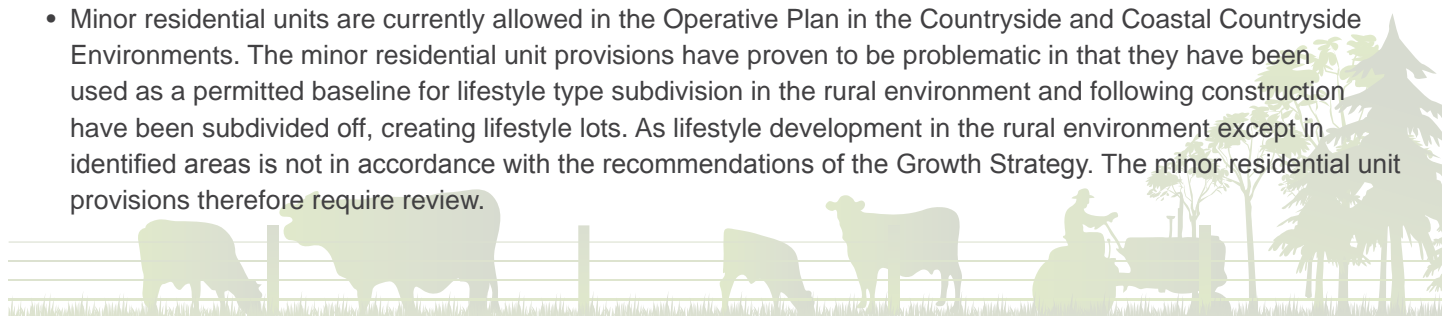
Outcomes in the Rural Production Environment will focus on the productive function of rural land, the discouragement of lifestyle development, reverse sensitivity, cumulative impacts, recognising the range of amenity values and direction for industry, servicing and hazards.

The following issues have been highlighted as requiring further analysis in relation to the Rural Production Environment.

Figure 5: Productive Rural Scenes



- Further analysis is considered necessary to determine how productive land should be addressed in the Rural Production Environment.
- The RDS does not set rural lot sizes; however, the current Operative Plan Countryside and Coastal Countryside Environments controlled subdivision lot size of 20 hectares is generally considered too small for the productivity aims of the Rural Production Environment and requires review.
- It has been suggested that in exchange for essentially restricting lifestyle or smaller lot subdivision except in identified areas in the rural environment that the retiring farmer lot provisions be reintroduced to support retired farmers, where the productivity of rural land is not impacted. Eligibility criteria and the use of the management plan technique will need to be explored further so that any future provisions do not become an avenue to create scattered lifestyle development.
- The provision of development benefits is one method of positively encouraging protection or enhancement of significant features and needs further investigation in the Rural Production Environment. Development benefits could apply to the protection or enhancement of historic heritage, indigenous flora and fauna, other significant natural features such as wetlands and riparian management where appropriate. Criteria will need to be established for what areas are preferred or targeted for protection and when the development benefit can be used on the site or when it should be transferred.
- Minor residential units are currently allowed in the Operative Plan in the Countryside and Coastal Countryside Environments. The minor residential unit provisions have proven to be problematic in that they have been used as a permitted baseline for lifestyle type subdivision in the rural environment and following construction have been subdivided off, creating lifestyle lots. As lifestyle development in the rural environment except in identified areas is not in accordance with the recommendations of the Growth Strategy. The minor residential unit provisions therefore require review.



- The management plan technique has been introduced into the District Plan. There will be circumstances where the management plan technique is applicable in the Rural Production Environment and specific criteria to apply the technique in this Environment will need to be created.

Rural Living Environment

A spatial planning approach has been used to identify where in the District rural lifestyle development can be provided sustainably but in a more controlled and planned way than it has occurred in the past. People choose to live in the countryside for different reasons and a 'one size fit all' approach will not provide enough variety to suit the majority. Lifestyle activities commonly occurring have been categorised as, amongst the trees (bush blocks), hobby farming, going green (off the grid, organics, no spraying), the collectors, working from home (galleries, B&Bs, open gardens), watching the world go by (views) and commuters.

Initial analysis of current clusters of 1 to 4 ha lots has been undertaken, including a ranking process thereby eliminating clusters which were not considered appropriate either to legitimise or allow for consolidation. Amenity in the Rural Living Environment will encompass values including:

- Low levels of noise and lighting particularly at night, in the context of intermittent noise typical of the rural environment.
- A high degree of privacy.
- Ample access to daylight and sunlight.
- Generally low levels of vehicle traffic including those associated with seasonal busy times and typical rural industries.
- A range of landscapes, a sense of spaciousness, with visual connections to the wider environment.
- Seasonal changes.
- Informal arrangement and design of roadways and structures, subservient to natural landform patterns, and a clustering of built development.
- Dominance of natural features including landforms, watercourses and indigenous vegetation.
- Odours typical of rural activities such as from livestock, farm machinery and the growing of vegetation.

Management of the expansion of the Rural Living Environment provides for consolidation of living activities without significant adverse effects on the environment. To contain potential adverse effects on rural amenity and productivity the boundary of the Rural Living Environment will generally be tight. Matters such as (but not limited to) impacts on the local roading network, avoidance of dust nuisance, support for rural communities, suitability for onsite servicing, proximity to water courses have been considered in the selection of suitable areas for the Rural Living Environment. District Plan policies, rules and standards, in combination with Regional Plan policy and rules, will need to ensure that subdivisions and developments are able to be serviced to such a standard so as to ensure adverse environmental effects do not occur.

Rural Village Environments

Complementary to the Rural Living Environment are three proposed Rural Village Environments that aim to strengthen, consolidate and enhance the two existing rural villages (Maungatapere and Maungakaramea) and established rural hamlets and coastal settlements by providing for a mix of residential and small scale commercial and industrial activities servicing the surrounding rural hinterland:

- **Rural Village Mixed Use Environment** (RV Mixed Use) applying to the larger rural villages, combining small-scale, mixed use activities with those of a more conventional residential nature. This Environment would also be applied to appropriate coastal settlements (such as Ngunguru and Waipu Cove/ Langs Beach) where land is zoned for commercial/business purposes, or activities established by resource consent or existing use rights, or where structure plans have indicated suitability for particular land uses.



- **Rural Village Light Industry Environment** (RV Light Industry) applying to rural and coastal villages containing existing light industrial activities and/or requiring further expansion of light industrial areas, separate from core mixed use and residential areas.
- **Rural Village Living Environment** (RV Living) replacing the existing Living 1 zoning and applying primarily to small inland hamlets with minimal facilities such as Pipiwai and Ruatangata.

Rural settlements in coastal areas experience different issues and pressures from those of inland settlements, due primarily to the sensitivity of the coastal environment and differing settlement functions. Adoption of Environmental Engineering Standards, and coastal overlay/resource areas consistent with the NZCPS (2010) and NRC mapping of the coastal environment in addition to the underlying Rural Village Environment provisions will provide environmental safeguards in these areas.

Existing community facilities constitute a focus for rural communities, both inland and on the coast. The inclusion of strong urban design principles in the proposed structure plans for Maungatapere and Maungakamea will offer benefits in terms of rural communities, rural productive land, landscape values and amenity, and greater flexibility in activity types and development controls.

The specific format of the Environments and details of related provisions will be developed as part of any statutory Section 32 analysis associated with a plan change and will take into account constraints such as natural hazards, areas of high natural character and outstanding landscapes, sites of significance, and State Highway location in order to avoid adverse effects on the coastal environment, access, rural amenity and productivity.

Rural Industry

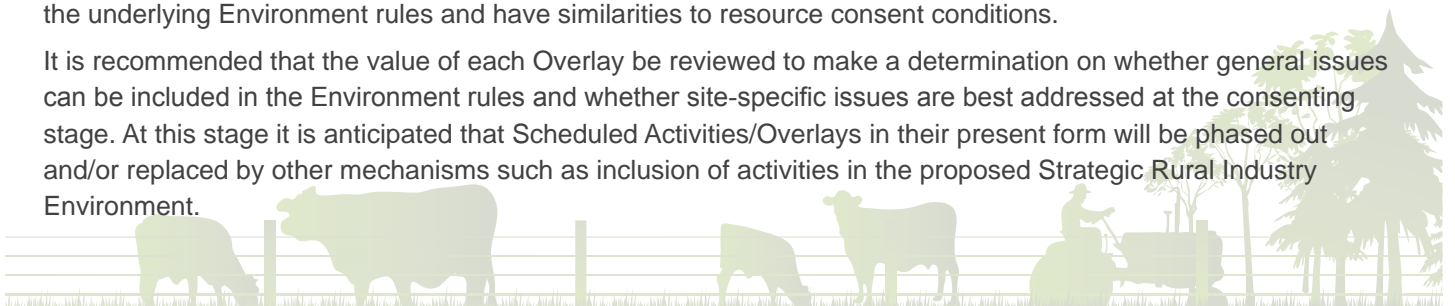
Rural businesses are an important sector of the District's economy in terms of providing and producing essential goods and services, and as a source of employment. The RDS aims to protect and encourage rural industries, while managing any adverse effects on the environment as a result of their activities. There are a range of industries in the rural environment that have been categorised in to strategic, small scale, primary, and secondary and tertiary. The outcomes sought by the RDS will depend on the scale, nature, and location of the business. The categories and their outcomes are as follows:

- Strategic Rural Industries are often regionally or nationally significant and should be protected and encouraged through zoning and buffer zones. Currently these operations are mainly zoned Business 4 with scheduled overlays that relate to their specific operations (e.g. Kauri Dairy Factory, Golden Bay Cement)
- Small Scale Rural Industries are commercial operations with minimal impacts on the surrounding environment and are encouraged to locate in rural areas. Criteria will be developed to identify what is included in this category (e.g. orchard stalls, farm stays)
- Primary Rural Industries are encouraged to locate in suitable rural environments but will generally require resource consent (e.g. chicken farms, flower growers, quarries)
- Secondary and Tertiary Rural Industries do not necessarily need to be located within the rural environment and will be directed to locate within suitably zoned areas. (e.g. farming supply or hardware stores)

Scheduled Activities

In the Operative District Plan, several Scheduled Activities/Overlays are located in the rural environment, applying to various locations or facilities (e.g. Portland Cement Works and Kauri Dairy Factory). These read as exceptions to the underlying Environment rules and have similarities to resource consent conditions.

It is recommended that the value of each Overlay be reviewed to make a determination on whether general issues can be included in the Environment rules and whether site-specific issues are best addressed at the consenting stage. At this stage it is anticipated that Scheduled Activities/Overlays in their present form will be phased out and/or replaced by other mechanisms such as inclusion of activities in the proposed Strategic Rural Industry Environment.



The Plan From Here

Drafting of plan changes will commence after the RDS is adopted. These plan changes are in no particular order or groupings and will include:

- District Wide provisions
- Resource Area provisions
- Rural Environment provisions
- Catchment provisions
- Policy Area provisions
- Review of Scheduled Activities
- Rural Production, Rural Living, Rural Villages and Rural Industries provisions

These plan changes will be complemented by several other district wide plan changes currently underway e.g. PC 100 (Sites of Significance to Maori), PC 124 (Built Heritage), PC 110 (Noise) and PC 109 (Transport).



APPENDIX A: Action Plan

The following table summaries the regulatory outcomes and actions for the RDS and makes timing comments in relation to achieving the actions.

Figure 1: Rural Development Strategy Action Plan

Outcomes	Actions	Further Detailed Analysis (s32 RMA)	Timing Comments
District Wide			
<p>Sustainable and renewable energy generation is provided for.</p> <p>Residential and commercial growth is focussed in Whangarei City, the satellite town and growth nodes.</p> <p>Key infrastructure is recognised.</p> <p>The impacts on the transport network and from the network to the surrounding environment are taken into account.</p> <p>The role of the rail corridors and their past and future significance is recognised.</p>	<p>Create District Plan provisions consistent with the National Policy Statement for Renewable Electricity Generation 2011.</p> <p>Implement the Whangarei District Growth Strategy: Sustainable Futures 30/50 in the District Plan.</p> <p>Redefine the road hierarchy in the District Plan to consider a range of factors.</p> <p>Include proximity to rail as criteria for development assessment.</p>	<p>Positive incentives by way of development benefits to protect or enhance identified or targeted historic heritage, indigenous flora and fauna and other significant natural features are provided for.</p>	<p>The addition of renewable energy provisions must wait for direction from the RPS.</p> <p>The implementation of the Growth Strategy: 30/50 is ongoing.</p> <p>Road hierarchy and rail reviews are part of the Transport plan change.</p>
Resource Areas			
<p>Areas with coastal influence are recognised and provided for.</p> <p>Significant indigenous vegetation and significant habitats of indigenous fauna are protected and enhanced on a catchment basis.</p> <p>The landscape values of an area are recognised and used as a determining factor for the appropriateness of non-rural proposals in the rural environment</p> <p>Contaminants in soil are assessed and managed to protect human health.</p> <p>Historic heritage is recognised and protected in the rural environment with positive incentives.</p> <p>Land use activities do not exacerbate the effects of natural hazards.</p> <p>Existing quarries are reviewed in light of existing Mineral Extraction Resource Area provisions.</p>	<p>Review existing Resource Area provisions and develop new ones.</p> <p>Use the Northland Regional Council coastal environment boundary in the new RPS to map and create provisions for a new Coastal Resource Area.</p> <p>Update hazard mapping and review hazard provisions in the District Plan in accordance with Northland Regional Council information and maps.</p>		<p>The coastal, hazard and landscape resource areas cannot be finalised until NRC finalises its RPS mapping/information.</p> <p>Significant indigenous vegetation and significant habitats of indigenous fauna and quarry resource area provisions can be reviewed independently.</p> <p>The historic heritage review is part of a separate plan change.</p>



Rural Environment

The long-term viability of the productive functions of rural land is protected in a manner that delivers economic benefit and sustains the environment.

Opportunities for rural living in areas are provided where productive rural land use has already been compromised.

Reverse sensitivity impacts in the rural environment are recognised and avoided, remedied and mitigated.

The contribution of ecosystem services provided by key environmental resources located within the rural environment is recognised to the economic and social wellbeing of the Whangarei District.

Rural land use and development is managed to protect water resources.

Water resources are protected through the adequate provision of on-site services.

Long-term open space and recreation values associated with the rural environment are protected and enhanced.

Opportunities for a range of living choices in the rural environment are provided.

The expansion of rural and coastal villages/hamlets is managed.

Residential, commercial and lifestyle development is consolidated in rural and coastal villages, rural and coastal hamlets and rural living clusters.

The strategic and functional requirements of rural industries are recognised.

Secondary and tertiary rural industries are encouraged to locate within planned areas.

The range of amenity values associated with the rural environment is recognised.

Services are provided in a strategic manner to benefit productivity in the rural environment.

Lifestyle development is directed to locations that minimise impact on existing council infrastructure.

Cumulative impacts in the rural environment are assessed by considering the impacts of development on a catchment basis.

Describe the rural environment and create catchment based provisions in the District Plan.

Create Rural Production, Rural Living, Rural Village and Strategic Rural Industry Environments in the District Plan and Environment provisions for each.

Assess development on a catchment basis.

Review the Open Space Environment in the District Plan.

Create and review Structure Plans to accommodate growth for Rural and Coastal Villages selected in the Growth Strategy and incorporate in the District Plan.

Create location criteria provisions in the District Plan to manage growth and define the boundaries of Rural and Coastal Villages and Hamlets.

Create criteria in the District Plan for small scale rural industries.

Investigate and define Production areas within the District.

Identify areas suitable for secondary and tertiary rural industries and to protect them from sensitive land uses.

Undertake feasibility/scoping of servicing in the rural environment.

Create standards to manage amenity impacts in relation to rural industries.

Create District Plan provisions to ensure that onsite services are designed to meet site specific conditions.

Review and amend chapter 6 Built Form and Development of the Operative District Plan as required to reflect the Growth Strategy and the RDS.

Comprehensively review the indigenous vegetation clearance provisions in the District Plan within the rural environment context.

Background reviews will be undertaken prior to compiling the PC for the rural environment (middle section of plan).

Chapter 6 of the Operative Plan (Built Form) will be reviewed at the same time the rural environment is reviewed.

A district wide plan change review for open space will be undertaken separately.

The Structure Plans will be undertaken in accordance with the 30/50 timeframes (2012-2015).



Outcomes	Actions	Further Detailed Analysis (s32 RMA)	Timing Comments
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Catchments (grouped)

Influence of the coast and coastal processes and the values associated with this are recognised in this catchment. Residential and commercial growth is focussed in the nearby city of Whangarei and its urban villages, in the nearby satellite town of Marsden Point/Ruakaka and the growth nodes of Waipu, Hikurangi and Parua Bay.

Residential, commercial and lifestyle development is consolidated in the:

- rural villages of Maungakarama and Maungatapere
- coastal villages of Oakura, Matapouri, McLeods Bay/Reotahi, Ngunguru, Pataua, Taurikura/Urqharts Bay, Tutukaka and Waipu Cove/Langs Beach
- rural hamlets of Mangapai, Pakatai, Pipiwai, Portland Titoki, Ruatangata and Waitotira
- the coastal hamlets of Helena Bay, Ocean Beach, Moureeses Bay, Taiharuru, Whananaki and Whangaruru, and
- any rural living clusters.

Strategic rural industries such as the Kauri Dairy Factory and the Portland Cement Works are protected and encouraged.

Significant indigenous vegetation is protected and enhanced.

Large exotic forests are recognised to be contained in this catchment.

Areas with high landscape values are taken into account.

Significant habitats of indigenous fauna such as kiwi and pateke are protected and enhanced.

Areas impacting an at risk aquifer are considered.

Areas impacting an outstanding river are considered.

Water in areas of the catchment that have potential limited water availability is considered.

Development in the rural environment avoids hazards in the first instance and then considers remediation or mitigation.

Dwellings are located in areas that are suitable for waste disposal.

Catchment provisions will be prepared in conjunction with the rural environment PC.

Policy Areas

The different issues and values of coastal areas are recognised in Policy Areas in the District Plan.

The creation of Policy Areas in the District Plan on an as needs basis are considered.

Implement Policy Areas in the District Plan.

Introducing the coastal policy areas is linked to the review and replacement of the Coastal Countryside Environment and the introduction of the Rural Production Environment.

Scheduled Activities

Scheduled Activities are removed from the District Plan and are accommodated by other mechanisms.

Explore the appropriateness of Scheduled Activities.

Scheduled activities can be reviewed independently. Some reviews are linked to the introduction of the Strategic Rural Industry Environment.



Outcomes	Actions	Further Detailed Analysis (s32 RMA)	Timing Comments
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Rural Production

The long-term viability of the productive functions of rural land is protected in a manner that delivers economic benefit and sustains the environment.

Lifestyle development in production areas is discouraged.

Reverse sensitivity impacts especially in relation to established and productive rural activities are avoided, remedied or mitigated.

Cumulative impacts in the rural environment are avoided by preventing lifestyle subdivision and development outside of planned areas.

The range of amenity values associated in the Rural Production Environment are recognised.

In relation to rural industries:

- Small scale rural industries with minimal impacts on the surrounding environment are allowed to locate in the Rural Production Environment.
- Secondary and tertiary rural industries are prevented from locating in the Rural Production Environment.

Services are enabled in a strategic manner to benefit productivity.

Development in the rural environment avoids hazards in the first instance and considers remediation or mitigation if proposals have production or other recognised benefits.

Map and create provisions for the Rural Production Environment in the District Plan.

Create criteria in the District Plan for small scale rural industries.

Investigate and define production areas.

Identify areas suitable for secondary and tertiary rural industries and protect them from sensitive land uses.

Undertake feasibility/scoping of servicing in the Rural Production Environment.

Include a description of the amenity of the Rural Production Environment in the District Plan.

Identification of areas of productive land to be protected for the purpose of rural production rather than rural living purposes.

Increase the productivity of rural environments by determining the intensity of development, lot size and land use suitability based on the benefit to productivity values.

Review minimum lot sizes to benefit rural productivity and the environment.

Investigate the provision for family succession of productive farms without reducing the productivity of the rural environment.

Provide positive incentives by way of development benefits to protect or enhance identified or targeted historic heritage, indigenous flora and fauna, other significant natural features and riparian management.

Provide transferable rights for development benefits to ensure the benefits do not erode the productivity of the rural environment.

Review the minor residential unit provisions to discourage further scattered lifestyle development.

Create criteria to use the Management Plan Technique in the Rural Production Environment

The rural environment layer of the plan (middle layer) should be notified first or prepared in conjunction with the introduction of new rural Environments.

The PC for the Rural Production Environment can be linked with the Rural Living PC.

Rural Living

Lifestyle options are provided in the rural environment which promote opportunities to pursue space-intensive hobbies, self-sufficiency or small home-based enterprise, compatible with rural production activities and the sustainable function of ecosystems.

Rural living development is consolidated in areas where productive rural land uses have already been compromised or on less productive land which is able to continue to develop without significant adverse effects on the environment.

Reverse sensitivity effects on surrounding rural production, rural industries or key infrastructure networks are avoided, remedied or mitigated.

Growth within the Rural Living Environment is managed to protect the viability of Rural Villages.

The range of amenity values in the Rural Living Environment is retained.

Map and create provisions for the Rural Living Environment in the District Plan.

Include reverse sensitivity effects as criteria for the identification of Rural Living Environment locations.

The rural environment layer of the plan (middle layer) should be notified first or prepared in conjunction with the introduction of new rural Environments.

The Rural Living PC can be carried out independently



Outcomes**Actions****Further Detailed Analysis
(s32 RMA)****Timing Comments****Rural Villages**

The long term sustainability of rural villages (including coastal villages) and the rural hinterland is supported through incremental growth and consolidated development within the villages and increased opportunities for complementary economic development.

Development pressures are reduced on the coastal environment and productive farmland. Sporadic and ribbon development along the coast and transport corridors is reduced by limiting future expansion of rural villages within such areas.

Mixed use opportunities within rural villages are increased for activities of a commercial, business or light industrial nature that are compatible with existing residential activities and that contribute towards the servicing of the rural community.

Living opportunities are provided for different sectors of the community, (e.g. farm workers and retired farmers), enabling the continued retention of established links with the adjoining rural environment.

Differences between coastal and inland rural settlements are recognised, particularly in terms of the sensitivity of the coastal environment.

Existing rural village character, sense of place, heritage and amenity values are identified and protected.

Long-term open space and recreation values are protected and enhanced.

Map and create provisions for the Rural Village Mixed Use Environment in the District Plan as identified in adopted Structure Plans.

Map and create provisions for the Rural Village Light Industry Environment in the District Plan as identified in adopted Structure Plans.

Map and create provisions for the Rural Village Living Environment in the District Plan.

Review relevant Environmental Engineering Standards for the Rural Village Environments.

Create controls in the District Plan on the nature, scale and location of non residential activity and adherence to accepted urban design principles.

Structure Plans consider the future provision of open space and recreational facilities in rural villages as demand requires,

The rural environment layer of the plan (middle layer) should be notified first or prepared in conjunction with the introduction of new rural Environments.

The Rural Villages PC should be prepared when the outcome of the Structure Plans is known OR when the entire plan is reviewed (10 year review in 2017).

The Rural Villages PC can be carried out independently

Rural Industries

Strategic Rural Industries are protected and encouraged.

Small Scale Rural Industries with minimal impacts on the surrounding environment are encouraged to locate in the rural environment.

Primary Rural Industries are encouraged to locate in suitable rural environments.

Secondary and Tertiary Rural Industries are directed to locate within zoned areas.

The impact on amenity values that rural industries may have on the rural environment is recognised.

Service needs in relation to the location of rural industries are assessed

Map and create provisions for District Plan Environments for Strategic Rural Industries.

Create criteria in the District Plan for Small Scale, Primary and Secondary and Tertiary Rural Industries.

Investigate and define Production areas within the District.

Identify areas suitable for Secondary and Tertiary Rural Industries and to protect them from sensitive land uses.

Create standards to manage amenity impacts in relation to Rural Industries.

Undertake feasibility/scoping of servicing in the rural environment.

The rural environment layer of the plan (middle layer) should be notified first or prepared in conjunction with the introduction of new rural Environments.

The Strategic Rural Industry PC will be linked with removing some of the Scheduled Activities.

