

PREC5 – Whaanga Coast development precinct [000078]

The relevant district-wide chapters and GRUZ – General rural zone provisions apply in addition to this chapter (unless specified otherwise).

Objective

PREC5-O1 Whaanga Coast. [000078]

Rural character and amenity are maintained.

Policies

PREC5-PI Whaanga Coast. [000078]

Enable the use and development of Maaori land for a range of activities in accordance with tikanga Maaori including kainga nohoanga and mahinga kai to support the social, cultural and economic aspirations of mana whenua on the Whaanga coast.

PREC5-P2 Whaanga Coast development specific control area. [000078]

Provide for a bulk and scale of land use and development to enable papakainga housing in the Whaanga Coast development specific control area.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters (unless specified otherwise).

PREC5-RI	Maaori Purpose Activity within a Whaanga Coast Development specific control area [000078] {000051, 000048}
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Building height does not exceed 7.5m measured from the natural ground level immediately below that part of the structure in any of the following areas:</p> <p>(i) Outstanding Natural Landscape;</p> <p>(ii) Outstanding Natural Feature;</p> <p>(iii) Outstanding Natural Character Area of the coastal environment;</p> <p>(iv) High Natural Character Area of the coastal environment;</p> <p>(b) For residential units:</p> <p>(i) Where the underlying zone would otherwise require a outdoor living space, and compliance with that cannot be achieved, a communal</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The adverse visual and amenity effects from any building or structure on the attributes of the identified landscape or natural character area are avoided, remedied or mitigated;</p> <p>(b) In regards to outdoor living spaces:</p> <p>(i) The extent to which the space is useable to the occupiers;</p> <p>(ii) Access to sunlight;</p> <p>(iii) Privacy of adjoining residential sites; and,</p> <p>(iv) Accessibility to and convenience of the space for occupiers.</p> <p>(c) In regards to service courts:</p>

<p>outdoor living space of at least 24m² per residential unit shall be provided;</p> <p>(ii) Where the underlying zone would otherwise require a service court, and compliance with that cannot be achieved, a communal service court of at least 3m² per residential unit shall be provided at ground floor</p>	<p>(i) The convenience and accessibility of the spaces for building occupiers;</p> <p>(ii) The adequacy of the space to meet the expected requirements of building occupiers; and,</p> <p>(iii) Adverse effects on the location of the space on visual amenity from the street or adjoining sites.</p>
<p>PREC5-R2</p>	<p>A home business within a Whaanga Coast development specific control area [000078]</p>
<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) It is wholly contained within a building;</p> <p>(i) The storage of materials or machinery associated with the home business are wholly contained within a building;</p> <p>(ii) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(iii) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day;</p> <p>(iv) Machinery may be operated after 7:30am and up to 9pm on any day</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>PREC5-R3</p>	<p>Farming within a Whaanga Coast development specific control area [000078] {000043}</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>PREC5-R4</p>	<p>Produce stall within a Whaanga Coast development specific control area [000078]</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>PREC5-R5</p>	<p>Any land use activity or building located outside a Whaanga Coast development specific control area [000078]</p>
<p>(1) Activity status: DIS Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>

Land-use building

<p>PREC5-SI</p>	<p>Building height within a Whaanga Coast development specific control area [000078]</p>
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(a) A building within a Whaanga Coast development specific control area must comply with the following standards:</p> <p>(i) Height does not exceed 7.5m measured from the natural ground level immediately below that part of the structure; and</p> <p>(ii) It does not protrude through a height control plane rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p> <p>(b) Rules GRUZ-S3 – GRUZ-S7 do not apply.</p>	
<p>PREC5-S2</p>	<p>Accessory building within a Whaanga Coast development specific control area [000078]</p>
<p>(1) Activity status: PER Where:</p> <p>(a) An accessory building within a Whaanga Coast development specific control area must comply with the following standards:</p> <p>(i) Its gross floor area must not exceed 75m²; and</p> <p>(ii) It is the only accessory building for a residential unit.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>PREC5-S3</p>	<p>Building setback within a Whaanga Coast development specific control area [000078] {000048}</p>
<p>(1) Activity status: PER Where:</p> <p>(a) A building within Whaanga Coast development specific control area must be set back a minimum of:</p> <p>(i) 12m from any road boundary or any other zone boundary;</p> <p>(ii) 20m from any watercourse or area proposed for wastewater disposal and treatment; and</p> <p>(iii) 100m from mean high water springs</p> <p>(b) Rules GRUZ-S12 – GRUZ-S18 do not apply.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>PREC5-S4</p>	<p>Papakaainga Building – gross floor area within a Whaanga Coast development specific control area [000078] {000044, 000048}</p>
<p>(1) Activity status: PER Where:</p> <p>(a) A Papakaainga Building within Whaanga Coast development specific control area that does not exceed 300m² gross floor area.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>PREC5-S5</p>	<p>Residential unit – gross floor area within a Whaanga Coast development specific</p>

control area [000078]	
(1) Activity status: PER Where: (a) A residential unit within a Whaanga Coast development specific control area that does not exceed 180m ² gross floor area. (b) Rules GRUZ-SI does not apply.	(2) Activity status where compliance not achieved: DIS

Appeals Version