

PREC3 – Whaanga Coast development precinct

Within the PREC-3 – Whaanga Coast development precinct there are two specific controls which are identified on the planning maps. These are the:

- Whaanga Coast development specific control area; and
- Whaanga Coast property specific control area

Objective

PREC3-O1 Rural character and amenity

- (1) Rural character and amenity are maintained.

Policies

PREC3-PI Whaanga Coast Specific Area

- (1) 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.

PREC3-P2 Specific area Whaanga Coast development Areas precinct

- (1) Provide for a bulk and scale of land use and development to enable papakainga housing in the Whaanga Coast Development Areas.

Rules

PREC3-R1	Application of rules in PREC3 – Whaanga Coast development precinct
(1) The rules that apply to a permitted activity under Rule PREC3-R2 to PREC3-R9 (in addition to the rules within PREC3 – Whaanga Coast development precinct) are as follows:	
(a) Part 2: District-wide matters, except:	
(i) Rule EW-R2; EW-R4; EW-R5 and EW-R6 (Earthworks - General);	
(b) The land-use effects standards and building effects standards in GRUZ – General rural zone, except:	
(i) Rule GRUZ-S1 (Number of Dwellings within a Record of Title);	
(ii) Rule GRUZ-S2 (Minor dwelling);	
(iii) Rule NATC-R4 and NFL-R5 (Building and structures in Landscape and Natural Character Areas), instead Rule PREC3-S2 applies;	
(iv) Rules GRUZ-S3 to GRUZ-S7 (Height – building general) instead Rule PREC3-S2 applies;	
(v) Rule GRUZ-S9 (Building coverage);	
(vi) Rules GRUZ-S10 to GRUZ-S17 (Building setbacks) instead Rule PREC3-S4 applies;	

Land use – activities

PREC3-R2	Papakainga Housing Development and Papakainga Building within a Whaanga Coast Development specific control area	
(1) Activity status: PER	(2) Activity status where compliance not achieved: DIS	
Activity-specific conditions:		

<p>(a) Concept Management Plan is provided with either:</p> <ul style="list-style-type: none"> (i) a Licence to Occupy with an application for building consent where the land is vested in a Trust Order and/or a Maaori Incorporation; or (ii) where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council with an application for building consent: <ul style="list-style-type: none"> (1) a lease; or (2) an Occupation Order of the Māori Land Court. 	
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PREC3-R3	Waananga within a Whaanga Coast development specific control area	
(1) Activity status: PER Activity-specific conditions: Nil		(2) Activity status where compliance not achieved: n/a

PREC3-R4	Hauora within a Whaanga Coast development specific control area	
(1) Activity status: PER Activity-specific conditions: Nil		(2) Activity status where compliance not achieved: n/a

PREC3-R5	A home occupation within a Whaanga Coast development specific control area	
(1) Activity status: PER Activity-specific conditions: <ul style="list-style-type: none"> (a) It is wholly contained within a building; <ul style="list-style-type: none"> (i) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (ii) No more than 2 people who are not permanent residents of the site are employed at any one time; (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; (iv) Machinery may be operated after 7:30am and up to 9pm on any day 		(2) Activity status where compliance not achieved: DIS

PREC3-R6	A temporary event within a Whaanga Coast development specific control area	
(1) Activity status: PER Activity-specific conditions: <ul style="list-style-type: none"> (a) The duration of each event is less than 72 hours; 		(2) Activity status where compliance not achieved: DIS

<ul style="list-style-type: none"> (i) It may operate between 7:30am to 8:30pm Monday to Sunday; (ii) Temporary structures are: <ul style="list-style-type: none"> (1) erected no more than 2 days before the event occurs; (2) removed no more than 3 days after the end of the event 	
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PREC3-R7	Community activity within a Whaanga Coast development specific control area
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC3-R8	Farming within a Whaanga Coast development specific control area
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC3-R9	Produce Stall within a Whaanga Coast development specific control area
(1) Activity status: PER Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

PREC3-R10	Any land use activity or building located outside a Whaanga Coast development specific control area
Activity status: DIS	

PREC3-SI	Earthworks within a Whaanga Coast development specific control area
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) Earthworks within a Whaanga Coast development specific control area that complies with all of the following conditions: <ul style="list-style-type: none"> (i) do not exceed a volume of more than 500m³ and an area of more than 1000m²; (ii) the total depth of any excavation or filling does not exceed 1.5m above or below ground level with a maximum slope of 1:2 (1 vertical to 2 horizontal); (iii) areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; 	(2) Activity status where compliance not achieved: DIS

<ul style="list-style-type: none"> (iv) sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; and (v) do not divert or change the nature of natural water flows, water bodies or established drainage 	
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PREC3-S2	Building height within a Whaanga Coast development specific control area
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building within a Whaanga Coast development specific control area must comply with the following conditions: <ul style="list-style-type: none"> (i) height does not exceed 7.5m; and (ii) it does not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC3-S3	Accessory building within a Whaanga Coast development specific control area
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) An accessory building within a PREC3 – Whaanga Coast development precinct must comply with the following conditions: <ul style="list-style-type: none"> (i) its gross floor area must not exceed 75m² ; and (ii) it is the only accessory building for a dwelling. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC3-S4	Building setback within a Whaanga Coast development specific control area
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A building within PREC3 – Whaanga Coast development precinct must be set back a minimum of: <ul style="list-style-type: none"> (i) 12m from any road boundary or any other zone boundary; (ii) 20m from any watercourse or area proposed for wastewater disposal and treatment; and (iii) 100m from mean high water springs. 	<p>(2) Activity status where compliance not achieved: DIS</p>

PREC3-S5	Papakainga Building – Gross Floor Area within a Whaanga Coast development specific control area	
(1) Activity status: PER Where: (a) A Papakainga Building within PREC3 – Whaanga Coast development precinct that does not exceed 300m ² gross floor area.	(2) Activity status where compliance not achieved: DIS	
PREC3-S6	Dwelling – Gross Floor Area within a Whaanga Coast development specific control area	
(1) Activity status: PER Where: (a) A dwelling within a PREC3 – Whaanga Coast development precinct that does not exceed 180m ² gross floor area.	(2) Activity status where compliance not achieved: DIS	
PREC3-RI 1	Subdivision for a full partition of Maori freehold land outside a Whaanga Coast development specific control area under Te Ture Whenua Act 1993	
(1) Activity status: DIS Where: (a) Subdivision for a full partition of Maori freehold land outside a Whaanga Coast development specific control area under Te Ture Whenua Act 1993	(2) Activity status where compliance not achieved: NC Where: (a) Subdivision of Maori freehold land not provided for in Rule PREC3-RI 1(1)	