

## Settlement Zone

### Issues

The Settlement Zone (SETZ) manages land use and *subdivision* within established rural settlements throughout the Whangārei District. The Settlement Zone is made up of three different Sub-Zones: Sub-Zone 1 – Settlement Zone Residential, Sub-Zone 2 – Settlement Zone Centre and Sub-Zone 3 – Settlement Zone Industry. Suitable locations for *residential activities*, *commercial activities* and *industrial activities* are identified within rural settlements through these Sub-Zones. The objectives and policies are applied across all rural settlements. Any additional matters for consideration in the Coastal Area relevant to the appropriate rural settlements are addressed in the Coastal Environment overlay.

The Whangarei District Council Growth Strategy – Sustainable Futures 30/50 2009 ('Whangarei District Growth Strategy') identifies three rural settlements (Hikurangi, Waipu and Parua Bay) as growth areas. It is expected that other rural settlements will continue to function at a similar scale and nature to how they are today.

The character and amenity of each rural settlement differs in terms of their location, the range of activities supported and the service function that fulfils. Many of the rural settlements are characterised by traditional quarter acre sections and low density of built development; however, smaller *sites* sizes are provided for in the zone provisions to consolidate growth for efficient land use and service provision. Development may be more intensive in the settlements where connections to Council *reticulated* services are available.

Many of the settlements are situated adjacent to the Rural Production Zone which provides a rural context for the settlements. The boundary interface has the potential for *reverse sensitivity* effects which need to be managed.

The 13 larger rural settlements are each described below. It is expected that the individual characteristics of each rural settlement will be recognised in the preparation and assessment of any resource consent application. There are also 16 smaller rural settlements.

### Hikurangi

Hikurangi, located between State Highway 1 and the main trunk railway line, is a service settlement with a population of approximately 1,500 people. There is grocery shop and other small scale *retail activities*, a veterinary practice and a museum. The town has a rich history based on mining. From the 1890s coal was mined in the area with the last coal mine closing in 1971. There are also significant limestone resources, with a quarry that supplies limestone to the Golden Bay Cement plant south of Whangārei.

A significant geographical feature is Mount Hikurangi, a volcanic dome that rises 365 metres to the west of the town. In pre-European times the swamp basin was an important resource for Māori and was a

highly productive area for food and fisheries. Hikurangi is identified as a growth node in the Whangarei District Growth Strategy.

### **Parua Bay**

Parua Bay is a coastal rural settlement located on the north side of the Whangārei Harbour; with Manganese Point and Reserve Point wrapping around the entry to the Bay. Existing services in Parua Bay settlement include a primary school, community centre, sports facilities, petrol station, medical centre, a superette, cafe and small scale retail.

The Whangarei District Growth Strategy identifies the potential to develop Parua Bay as a growth node to service the wider Whangārei Heads area. Ad-hoc development in the past has resulted in fragmented patterns of development in Parua Bay settlement. Moving forward growth must be carefully managed within the settlement to provide for the wellbeing of the population over the medium term while not compromising the development potential and sustainability of the settlement over the long term.

### **Waipū**

Waipū is one of the oldest European settlements in Whangārei District, with its Scottish heritage making a large contribution to the settlement's identity. The settlement is rural in nature being located within an area consisting of farmed flats, rolling to steep pasture and pockets of vegetation. Multiple small *river* catchments converge near the settlement before flowing into the Waipū River estuary and into Bream Bay, creating high potential for productive uses. Waipū has a strong settlement centre with a wide range of services, facilities and *commercial activities* and *industrial activities*. Waipū has seen reasonable population growth and is identified as a growth node in the Whangarei District Growth Strategy.

### **Maungakaramea**

Maungakaramea has a distinct historic/rural identity related to the longevity of the settlement (150 years) and its rural location. Maungakaramea volcanic cone and the Tangihua Range provide a dramatic scenic backdrop to the settlement. There are some attractive historic buildings including a former hotel, a number of churches and many historic *stone walls*. Local facilities include a primary school, play centre, church, community hall, sports fields, bowling green, *retirement village*, a voluntary rural fire force and a *garage/general store*. The area has experienced rural residential growth; however, the settlement itself has a relatively stable resident population.

### **Maungatapere**

Maungatapere is surrounded by highly productive farmland with *versatile soils* suitable for a wide range of *farming* and horticulture activities. The settlement features many historic *stone walls* and the volcanic cones of Maungatapere, Maunu and Whatitiri provide a dramatic backdrop to the settlement.

Maungatapere has experienced moderate growth in recent years and there is a significant amount of rural residential development in the area. The settlement is characterised by a variety of facilities including a school, community hall, church, retirement home, and museum; as well as industry support services.

## **Matapōuri**

Matapōuri Bay, Woolleys Bay and Sandy Bay are recognised as some of the best beaches in New Zealand and are popular holiday destinations. There has been reasonable growth in the area over the last 15 years; however, many of the homes in Matapōuri are holiday homes rather than permanent residences. Matapōuri has a small general store and a community hall.

## **McLeod Bay/Reotahi**

McLeod Bay and Reotahi are situated on the inner Whangārei Harbour. Part of the Whangārei Harbour Marine Reserve is located around Motukaroro/Passage Island at Reotahi. McLeod Bay/Reotahi settlement has a higher permanent population than other coastal settlements and there has been a moderate level of growth over recent years. There are some community facilities and a local eatery/dairy; however, the intention is that Parua Bay settlement will continue to accommodate the majority of *commercial* services in this area. Reotahi has an historic connection with the *farming* industry with a meat processing plant built immediately adjoining the coast. Remains of the processing plant are accessible by a walking track along the coast.

## **Ngunguru**

Ngunguru is a well-established coastal settlement that has an urban character with small *site* sizes and shops, a school, a motel and community facilities. The settlement adjoins the Ngunguru estuary. Ngunguru Sandspit Pi Manu is a significant environmental feature that separates the harbour from Whangaumu Bay to the east. Ngunguru Sandspit has well recognised cultural, historical and ecological values. It is an important landscape feature for the Ngunguru community.

## **Oakura**

Oakura is an established coastal settlement that has experienced minimal growth in recent years, most of which can be attributed to holiday homes. Predominantly residential development is located on the flat adjacent to the coast with further development constrained by the steeper topography to the west and Ohawini Bay to the north, which has limited vehicle access. Oakura is serviced by a small *mixed-use* area of *commercial activities*, *retail activities* and accommodation activities.

## **Pātaua**

Pātaua is made up of two distinct parts located on either side of the entrance to the Pātaua estuary. Pātaua South is located on the estuary plain on the southern side with Pātaua North on coastal dune lands on the north side. The two parts of the settlement are connected by a footbridge but there is no vehicular access between them. At Pātaua South there is a camp ground, holiday homes, permanent residents and a small range of service facilities and activities to support the permanent and holiday populations. Pātaua North contains mainly holiday homes but is becoming more popular as a commuter settlement due to improvements to the road to Whangārei.

## **Taurikura/Urquharts Bay**

Taurikura/Urquharts Bay settlement is located towards the Whangārei Heads. Taurikura is a popular beach and is supported by a range of community facilities including a tennis court, community hall and a general store. Taurikura/Urquharts Bay settlement has a very small permanent population which has seen minimal population growth over recent years.

### **Tutukaka**

Tutukaka is characterised by the existing marina and *water* based recreation activities and is the gateway to the world famous Poor Knights Marine Reserve. Facilities include the Oceans Resort development comprising retail services, restaurant and hotel facilities, as well as other restaurants/bars located around the harbour. The land around the harbour is steep and clad in coastal forest providing a backdrop to the *coastal marine area*. In many areas the land is identified as being at risk of land instability or erosion prone. Residential development is accommodated in a series of small bays on the southern side of the harbour and the open coast around to Whangamu Bay.

### **Waipu Cove/Langs Beach**

Waipu Cove/Langs Beach settlement is the southernmost settlement in the District and therefore is in the closest proximity to Auckland. There is some tourist accommodation, a campground, cafes and a dairy, but other services are limited. The settlement is characterised by white sandy beaches, dramatic coastal headlands and pohutukawa clad coastlines. There is a high proportion of holiday homes and the area is popular with holiday-makers over the summer holiday period.

### **Small Settlements**

Smaller rural settlements consisting of a cluster of residential development with limited community services such as primary schools and community halls, are located at Portland, Mangapai, Waiotira, Ruatangata West, Titoki, Pakotai, Te Horo, Riverview Place, Tamaterau/Waikaraka, Manganese Point, Ocean Beach, Bland Bay, Whananaki, Taiharuru, Helena Bay and Moureeses Bay. These rural settlements exist having historically provided important services to rural communities or as isolated coastal holiday destinations. They are zoned for residential land use only Sub-Zone 1 – Settlement Zone Residential.

## **Objectives**

### **SETZ-O1 Managed Growth**

Provide for the managed growth of rural settlements.

### **SETZ-O2 Amenity and Character**

Protect and enhance the amenity and character values of each rural settlement.

### **SETZ-O3 Community Facilities**

Provide for community facilities; including halls, sports fields, churches and schools acknowledging the role of these as focal points for rural settlements.

### **SETZ-O4 Residential Activities**

Provide for the consolidation of *residential activities* in rural settlements.

### **SETZ-O5 Mix of Residential and Commercial**

Enable a mix of *residential activities* and *commercial activities* to occur in rural settlement centres.

### **SETZ-O6 Business Activities**

Enable a range of business activities that fulfil local service functions in rural settlements.

## **Policies**

### **SETZ-P1 Range of Activities**

To enable a range of land use activities necessary to support the service, residential and community functions of settlements.

### **SETZ-P2 Development Intensity**

To enable a greater intensity of development where *reticulated* services are available.

### **SETZ-P3 Characteristics and Features**

To protect features and characteristics that contribute to sense of place in rural settlements and maintain factors that contribute to rural settlements character including:

1. Low to moderate levels of noise and lighting, particularly at *night*.
2. Ample access to daylight.
3. Established streetscapes reflecting historical development patterns.
4. Semi-formal arrangement and design of roadways and structures.
5. Access to public open space and community facilities.
6. Opportunity for informal social interaction.
7. A range of low density *building* typology and design.

8. A central settlement focal point containing business and community facilities.

#### **SETZ-P4 Road Network**

To protect the character and amenity of rural settlements and to avoid adverse effects to the road network by limiting the number of *traffic movements* generated by non-residential activities.

#### **SETZ-P5 Character and Amenity**

To protect and enhance the established character and amenity of rural settlements by ensuring that *subdivision* and development are designed, constructed and operated so that they are consistent with:

1. The Settlement Zone Issues.
2. The service function of the settlement.

#### **SETZ-P6 Subdivision and Associated Land Use**

To locate and design *subdivision* and associated land development in the Settlement Zone to complement the existing form of the rural settlement and maintain or enhance rural settlement character and *amenity values* by:

1. Locating accessways, services, utilities and *building* areas where:
  - a. These can be provided without the need for significant earthworks, retaining, benching or *site* contouring.
  - b. The location is sensitive to, and responds to, environmental features of the *site* so that vegetation removal or adverse effects on *water* quality, *wetlands*, riparian margins, historic heritage sites or Sites of Significance to Māori are avoided.
2. Ensuring that the scale of the *subdivision* and the resulting land use activity will not adversely impact on the character of the settlement by significantly altering the mix of land use activities that characterise the settlement.
3. Identifying *building* areas that respond to *site* topography and the settlement character.
4. Designing *subdivisions* to respond to the topography and characteristics of the land being developed.
5. Ensuring proposed *sites* meet minimum *site* size requirements.

*Note:*

1. *The Settlement Zone (SETZ) contains objectives and overarching policies and rules. More specific policies and rules that are applicable to each Sub-Zone are contained within that Sub-Zone (SETZ-SZ1; SETZ-SZ2; SETZ-SZ3).*

## Rules

### **SETZ-R1 Any Activity Not Otherwise Listed in This Chapter**

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

### **SETZ-R2 Minor Building**

Activity Status: Permitted

*Note:*

1. *Minor buildings are exempt from rules SETZ-SZ1-R1 – R3, SETZ-SZ2-R1 – R3 and SETZ-SZ3-R1 – R3.*

### **SETZ-R3 Farm Quarrying**

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### **SETZ-R4 Hospitals**

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

### **SETZ-R5 Intensive Livestock Farming**

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

## Settlement Zone Residential (Sub-Zone 1)

### Issues

The areas identified as Settlement Zone Residential Sub-Zone provide for *residential activities* within the rural settlements. The rural settlements are developed to varying densities according to a number of factors including topography, known natural hazard zones and depending on whether they are serviced by Council's *wastewater* system. This pattern is expected to continue with larger *sites* being required if on-site disposal of wastewater is proposed. New suitable areas for residential development have been zoned where compatible existing residential development has occurred or where a shortage of residential land supply has been identified.

*Note:*

1. *There are no objectives within this Sub-Zone. The objectives and policies within the overarching Settlement Zone (SETZ) are applicable to the Settlement Zone Residential Sub-Zone.*

### Policies

#### SETZ-SZ1-P1 Character and Amenity

To protect residential character and amenity in the Settlement Zone Residential Sub-Zone by restricting the operation of *commercial activities* and *industrial activities* and providing for limits to commercial activities that are *ancillary activities* to *residential activities* on the same *site*.

#### SETZ-SZ1-P2 Reverse Sensitivity

To avoid *reverse sensitivity* effects and to ensure that amenity is maintained in the Settlement Zone Residential Sub-Zone by ensuring that all new *buildings* and *major structures* are:

1. Of a scale and character appropriate to Settlement Zone Residential Sub-Zone.
2. Sited in a location sufficiently set back from *site* boundaries to enable privacy, the retention of open space and access to sunlight and separation from Rural Production Zone boundaries.
3. Designed to enable incidental activities such as *minor buildings*, parking (where provided), manoeuvring, *landscaping* and private open space to be accommodated on the *site*.

#### SETZ-SZ1-P3 Impervious Areas

To provide for private open space and *landscaping* in the Settlement Zone Residential Sub-Zone by ensuring that new built development is comprehensively designed so that at least 35% of the *net site area* is free of *impervious areas*.

## Rules

### SETZ-SZ1-R1 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above *ground level*.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R2 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* are set back at least:
  - a. 4.5m from road boundaries.
  - b. 3m from all non-road boundaries, with one *setback* of 1.5m.
  - c. 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R3 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and any *site boundary*.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R4 Impervious Areas

Activity Status: Permitted

Where:

1. The *impervious area* within the *site* does not exceed 65% of the *site* area.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R5 Fences

Activity Status: Permitted

Where:

1. The fence has a maximum height of 2m above *ground level*.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R6 Outdoor Areas of Storage or Stockpiles

Activity Status: Permitted

Where:

1. The outdoor areas of *storage* or *stockpiles* that are open areas of storage or stockpiles of materials which are screened from view from *public places* and surrounding *sites*, except where such materials or equipment:
  - a. Are accessory to agricultural, horticultural or *plantation forestry* activities; or
  - b. Include functioning machinery, stockpiles of *mineral* resources or construction materials.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R7 Principal Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 *principal residential unit* per 500m<sup>2</sup> *net site area* where the *principal residential unit* will be connected to Council's *reticulated wastewater system*.
2. The maximum density is 1 *principal residential unit* per 2,000m<sup>2</sup> *net site area* where the *principal residential unit* will not be connected to Council's *reticulated wastewater system*.
3. The *principal residential unit* is set back at least 4.5m from a railway line designation boundary.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R8 Minor Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 *minor residential unit* per site.
2. The *net site area* of the site is at least 750m<sup>2</sup>.
3. The *minor residential unit* will be connected to a public *reticulated wastewater system*.
4. The nearest distance between the *minor residential unit* and the *principal residential unit*, excluding any *accessory buildings* and detached *garages* associated with either *residential unit*, does not exceed 15m.
5. The combined area of the *minor residential unit building coverage* (including *accessory buildings*, *garages* and associated decking) is not larger than 90m<sup>2</sup>.

Activity Status when compliance not achieved: Discretionary

#### SETZ-SZ1-R9 Commercial Activities

Activity Status: Permitted

Where:

1. The activity generates less than 20 *traffic movements* per site, per day.
2. There is no car parking between the *residential unit* and the road.
3. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.
4. The activity does not exceed the use of 15% of the total *gross floor area* of all *buildings* on-site.
5. The activity is an *ancillary activity* to the residential use of the site.
6. The principal operator of the activity is a permanent resident on the site.
7. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.

Activity Status when compliance not achieved with SETZ-SZ1-R9.1 – 4: Discretionary.

Activity Status when compliance with three or more of rules SETZ-SZ1-R9.1 – 4 is not achieved: Non-Complying

Activity Status when compliance not achieved with SETZ-SZ1-R9.5 – 7: Non-Complying

#### SETZ-SZ1-R10 Artisan Industrial Activity

Activity Status: Permitted

Where:

1. The activity is an *ancillary activity* to a *residential unit* on the *site*.
2. The principal operator of the activity is a permanent resident on the *site*.
3. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.
4. The activity generates less than 20 *traffic movements* per *site*, per day.
5. There is no car parking between the *residential unit* and the *road*.
6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.
7. The activity does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance with up to two of the rules SETZ-SZ1-R10.4 – 7 is not achieved:

Discretionary

Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules SETZ-SZ1-R10.1 – 3 is not achieved: Non-Complying

### SETZ-SZ1-R11 Place of Assembly

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity occupies less than 35% of the *net site area*.
3. The activity operates between the hours of 08:00 – 22:00.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ1-R12 Recreational Facilities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity occupies less than 35% of the *net site area*.
3. The activity operates between the hours of 08:00 – 22:00.

Activity Status when compliance not achieved: Discretionary

### **SETZ-SZ1-R13 General Community**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity occupies less than 35% of the *net site area*.
3. The activity operates between the hours of 08:00 – 22:00.

Activity Status when compliance not achieved: Discretionary

### **SETZ-SZ1-R14 Educational Facilities**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity occupies less than 35% of the *net site area*.
3. The activity operates between the hours of 08:00 – 22:00.

Activity Status when compliance not achieved: Discretionary

### **SETZ-SZ1-R15 Supported Residential Care**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

### **SETZ-SZ1-R16 Farming**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

### **SETZ-SZ1-R17 Plantation Forestry**

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

#### SETZ-SZ1-R18 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

#### SETZ-SZ1-R19 Retirement Village

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

#### SETZ-SZ1-R20 Emergency Services

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

#### SETZ-SZ1-R21 Industrial Activities (Excluding Artisan Industrial Activities)

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

### Settlement Zone Centre (Sub-Zone 2)

#### Issues

The Settlement Zone Centre Sub-Zone provides for the commercial and community centres found in the larger rural settlements and is often the focal point for local communities and community facilities. Opportunities are provided for the development of a mix of residential and commercial development within these areas while ensuring the character of the rural settlement is retained. It is expected that commercial development will be consolidated within the Settlement Zone Centre Sub-Zone with residential development clustered around it to retain a compact rural settlement centre.

Note:

1. *There are no objectives within this Sub-Zone. The objectives and policies within the overarching Settlement Zone (SETZ) are applicable to the Settlement Zone Centre Sub-Zone.*

## Policies

### SETZ-SZ2-P1 Amenity

To maintain amenity in the Settlement Zone Centre Sub-Zone by ensuring that all new *buildings* and *major structures* are:

1. Of a scale and character appropriate to Settlement Zone Centre Sub-Zone.
2. Sufficiently set back from the road boundary to allow safe pedestrian and vehicle movement and access.
3. Designed to enable incidental activities such as *minor buildings*, parking (where provided), manoeuvring and *landscaping* to be accommodated on the site.

### SETZ-SZ2-P2 Outdoor Living Space

To ensure that *residential units* in the Settlement Zone Centre Sub-Zone have sufficient *outdoor living space*.

### SETZ-SZ2-P3 Managed Activities

To manage the scale and nature of activities within the Settlement Zone Centre Sub-Zone by ensuring activities:

1. Avoid significant adverse effects on surrounding residential areas.
2. Do not compromise the retention, and potential establishment, of a mix of activities within the Settlement Zone Centre Sub-Zone.
3. Maintain the vibrancy and vitality of the surrounding Settlement Zone Centre Sub-Zone.
4. Can meet and fund local infrastructure requirements.

## Rules

### SETZ-SZ2-R1 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above ground level.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ2-R2 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* are *major structures* are set back at least:
  - a. 2m from road boundaries.
  - b. 3m from all other *site* boundaries of a separate *site* which contains an existing *residential unit*.
  - c. 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ2-R3 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and the *site boundary* of a separate *site* which contains an existing *residential unit*.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ2-R4 Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 *residential unit* per *site*.
2. The *residential unit* is set back at least 2m from a railway line designation boundary.
3. Every *residential unit* contains an outdoor living court of at least  $20m^2$  and at least 4m depth.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ2-R5 Commercial Activities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity does not operate outside the hours of 06:00 and 22:00 if the activity is located within 50m of an existing *residential unit* on a separate *site*.
3. The activity does not exceed 300m<sup>2</sup> *gross floor area*.
4. The activity does not provide for 3 or more individual *commercial activities* or *rural centre service activities* on a *site*.

Activity Status when compliance not achieved: Discretionary.

### SETZ-SZ2-R6 Rural Centre Service Activity

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity does not operate outside the hours of 06:00 and 22:00 if the activity is located within 50m of an existing *residential unit* on a separate *site*.
3. The activity does not exceed 300m<sup>2</sup> *gross floor area*.
4. The activity does not provide for 3 or more individual *commercial activities* or *rural centre service activities* on a *site*.

Activity Status when compliance not achieved: Discretionary.

### SETZ-SZ2-R7 Any Activity

Activity Status: Permitted

Where:

1. The activity generates less than 200 *traffic movements* per *site*, per day.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ2-R8 Supported Residential Care

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R9 Retirement Village

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R10 Recreational Facilities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R11 Emergency Services

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R12 Care Centre

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R13 Educational Facilities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R14 General Community

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

## SETZ-SZ2-R15 Place of Assembly (excluding Community Corrections Activities)

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

### SETZ-SZ2-R16 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

### SETZ-SZ2-R17 Plantation Forestry

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

### SETZ-SZ2-R18 Community Corrections Activity

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

### SETZ-SZ2-R19 Industrial Activities (excluding Rural Centre Service Activities)

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

## Settlement Zone Industry (Sub-Zone 3)

### Issues

The areas identified as Settlement Zone Industry Sub-Zone are existing industrial areas located within the larger rural settlements. They contribute to the self-sufficiency of rural settlements and benefit the wider community through provision of employment and support to local social and recreational activities. *Industrial activities* also provide supporting services for *rural production activities*. The Settlement Zone Industry Sub-Zone is located in close proximity to the Settlement Zone Residential Sub-Zone and Settlement Zone Centre Sub-Zone. There is potential for *reverse sensitivity* effects such as noise, odour, lighting glare, vibration and *heavy vehicle* movements. Consequently, new residential development will be restricted to limit such effects. This Sub-Zone only recognises existing land use activities and does not seek to provide additional zoning.

*Note:*

1. *There are no objectives within this Sub-Zone. The objectives and policies within the overarching Settlement Zone (SETZ) are applicable to Settlement Zone Industry Sub-Zone.*

## **Policies**

### SETZ-SZ3-P1 Character

To maintain rural settlement character in the Settlement Zone Industry Sub-Zone by ensuring that all new *buildings* and *major structures* are:

1. Of a scale and character appropriate to the Settlement Zone Industry Sub-Zone and compatible with the surrounding settlement.
2. Sited in a location sufficiently set back from *site* boundaries to enable privacy, the retention of open space and access to sunlight.
3. Designed to enable incidental activities such as *minor buildings*, parking (where provided), manoeuvring and *landscaping* to be accommodated on the *site*.

### SETZ-SZ3-P2 Sensitive Activities

Avoid *sensitive activities* in the Settlement Zone Industry Sub-Zone unless they:

1. Support and are *ancillary activities* to the operation of *industrial activities* within the Sub-Zone; and
2. Do not adversely affect existing *industrial activities*; and
3. Ensure that sufficient land is retained for potential future *industrial activities*.

## **Rules**

### SETZ-SZ3-R1 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 20m above *ground level*.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ3-R2 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* are set back at least:
  - a. 4.5m from road boundaries.
  - b. 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ3-R3 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and any non-Settlement Zone Industry Sub-Zone boundary.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ3-R4 Any Activity

Activity Status: Permitted

Where:

1. The activity generates less than 200 *traffic movements* per *site*, per day.
2. The activity operates within the hours 06:00 – 22:00, excluding any *temporary military training activity*.

Activity Status when compliance not achieved: Discretionary

### SETZ-SZ3-R5 Sensitive Activity

Activity Status: Non-Complying

Where:

1. The *sensitive activity* is a primary activity or *ancillary activity*.