

15A COASTAL (MAHIA) ZONE

15A.1 ZONE DESCRIPTION AND ISSUES

- 15A.1.1 The coastal environment is sensitive to change from activities, which involve earthworks disturbance and removal of vegetation, discharges into wetland and the coastal environment, and creation of structures that change the “natural” processes of the ocean.
- 15A.1.2 Parts of the coastal area have high cultural/spiritual values as well as providing important seafood resources for Maori.
- 15A.1.3 The coast also supports, and provides access to the sea, for a range of recreational activities such as swimming, surfing, fishing, game bird hunting and diving.
- 15A.1.4 Inappropriate land uses and development can adversely affect the natural character of the coastal environment. Along much of Wairoa’s coastline there has been little demand or pressure for coastal settlement. In recent years there has been increased demand for subdivision in the coastal environment on Mahia Peninsula and this demand is likely to continue. Consistent with the RMA and NZCPS (New Zealand Coastal Policy Statement) Council, in consultation with the community, must identify areas where further subdivision may be appropriate and where it should be avoided, so that the natural character of the area is preserved. Land use practices adjacent to the coastline or within erosion prone catchments can cause changes in water quality, which in turn can affect coastal lagoons, estuaries and wetlands or accelerate the rate of erosion that occurs along unstable cliff faces and within dune areas. There are also many areas in the zone that have high ecological and landscape values that may be adversely affected. For the Mahia Peninsula a specific Coastal (Mahia) Zone is provided.
- 15A.1.5 Not all land use practices have an adverse effect on the coastal environment. Sometimes land use activities can have positive benefits. For example, re-vegetation of erosion prone areas can reduce coastal erosion. In some cases this must be balanced against the potential loss of scenic values and views of neighbours.

15A.2 OBJECTIVES

(refer to Objectives in [Sections 6.4](#) and [8.4](#))

15A.3 POLICIES

(refer to Policies in [Sections 6.5](#) and [8.5](#))

15A.4 METHODS TO SUSTAINABLY MANAGE THE COASTAL INFLUENCED ENVIRONMENT

(refer to Methods in [Sections 6.6](#) and [8.6](#))

15A.5 EXPLANATION & REASONS

(refer to Explanation & Reasons in [Sections 6.7](#) and [8.7](#))

15A.6 ANTICIPATED ENVIRONMENTAL RESULTS

(refer to Anticipated Environmental Results in [Section 6.8](#) and [8.8](#))

15A.7 RULES

Advisory Note: The undertaking of some of the activities noted below may require resource consent, or written approval as an affected party, from Hawke's Bay Regional Council.

Permitted Activities

15A.7.1 The following are permitted activities within the Coastal (Mahia) Zone provided that compliance with the performance standards of the Coastal (Mahia) Zone is achieved:

- accessory buildings/activities;
- accommodation facilities (for a maximum of 4 persons);
- activities on reserves as provided for in the Reserves Act 1977;
- construction, addition to, or alteration of residential buildings;
- Education facilities for a maximum of 10 persons (excluding staff);
- home business;
- installation or alteration of antennas;
- maintenance of existing public works and network utilities;
- meteorological activities;
- residential activity/dwelling;
- rural activity;
- soil conservation and water management works;
- temporary activities (other than network utility activities); and
- wetland and wildlife habitats conservation.

Discretionary Activities

15A.7.2 Any activity unable to comply with one or more of the standards and conditions for permitted activities.

15A.7.3 Activities as specified in [Rule 27A.1.4](#).

15A.8 PERFORMANCE STANDARDS FOR PERMITTED AND DISCRETIONARY ACTIVITIES IN COASTAL (MAHIA) ZONE

MAXIMUM BUILDING SITE COVERAGE

- 15A.8.1 A. Total building coverage of the site with impermeable surfaces shall not exceed 1.25% of the net site area (except within the Coastal Mahanga Policy Area).
- B. Within the Coastal Mahanga Policy Area the total building coverage of the site with impermeable surfaces shall not exceed 10% of the net site area.

DENSITY

- 15A.8.2 Household density shall not exceed one dwelling per 4.0ha of the net site area, except in the Coastal Mahanga Policy Area where household density shall not exceed one dwelling per 5,000m² of the net site area;

OR

For areas of land of less than 5,000m² held in one certificate of title first registered before 19 December 2006, one dwelling unit is permitted.

NOISE

- 15A.8.3 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:

A. At or within the notional boundary of any dwelling or place of assembly:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

B. At or within the boundary of any site in the Coastal (Mahia) Zone other than the site from which the noise is being emitted:

At all times	50 dBA L10
At all times	65 dBA Lmax

C. Construction Noise Standards.

Construction noise from sites shall meet the limits recommended in, and shall be measured in accordance with, NZS6803:1999 Acoustics Consultation Noise or any superseding codes of practice or standards.

ODOUR

- 15A.8.4 Any new dwelling shall be set back 200 metres from any buildings or areas associated with or developed for any existing intensive farming activity and its associated oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility.

- 15A.8.5 Any buildings or areas associated with or developed for a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area or other effluent storage or treatment facility shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Coastal (Mahia) Zone Boundary	500

GLARE

- 15A.8.6 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.

- 15A.8.7 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

For the purposes of this rule:

- (a) No part of any surface of any exterior structure or building shall have a reflectance value exceeding 35%;
- (b) The term reflectance value shall have the same meaning as used in “BS5252:1976 Framework for colour coordination for building purposes;” and
- (c) This rule shall not apply to any window frames, guttering or downpipes.

PRIVACY, SHADING AND VISUAL AMENITY

- 15A.8.8 A All buildings shall meet the following bulk and location requirements:

	Coastal (Mahia) Zone	Coastal Mahanga Policy Area
Minimum Front yard	15.0m	5.0m
Minimum Side yards	15.0m	5.0m
Minimum Rear yard	15.0m	5.0m
Maximum Building height	8.0m	8.0m

Note: Front, side and rear yards in the Coastal (Mahia) Zone may be reduced to not less than 5m with the written approval of the affected neighbour (land owner and occupier including Council where it is the affected neighbour) endorsed on the Plans submitted for building consent.

- B No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary.

SIGNS

- 15A.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 1.5m² in area, or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).
- 15A.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- (1) less than 70kph 120mm
 - (2) greater than 70kph 160mm
- 15A.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 15A.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 15A.8.13 When attached to a building no part of the sign shall protrude above the eaves, or when free standing shall not exceed 4.0m in height.

HAZARDOUS SUBSTANCES

- 15A.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 15A.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used, is designed, constructed and managed to prevent any leakages or spills.

EARTHWORKS

- 15A.8.16 A Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 month period per site	150
Max face height (m)	1.5
Max area of work per site (m ²)	500
Proximity to water body measured from the bank edge at bank full height, or MHWS	No closer than 20m.

Note: The volume of earthworks is to be measured prior to excavation.

- B Earthworks undertaken on any site shall ensure that any adverse effects of the activity are mitigated within the site through the use of sediment and erosion controls and dust suppression.

OTHER DISTRICT WIDE RULES

- 15A.8.17 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):
- Cultural Heritage ([Chapter 22](#));
 - Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
 - Access and Parking ([Chapter 24](#));
 - Surface of Water ([Chapter 25](#));
 - Subdivision ([Chapter 27](#));
 - Coastal Hazards ([Chapter 27A](#)); and
 - Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).