

17 SETTLEMENT ZONE

17.1 ZONE DESCRIPTION AND ISSUES

- 17.1.1 Numerous small rural and coastal settlements are situated throughout the District. These include Frasertown, the coastal settlements around Mahia Peninsula (except Mahia Beach), the rural settlements around Waikaremoana, Te Reinga, Nuhaka, Morere, Kotemaori, Raupunga, Mohaka, Iwitea and Whakaki. Land use in the Settlement Zone tends to be low density and low intensity. The informal relationship of different activities is maintained by the use of a single settlement zone.
- 17.1.2 Frasertown is the largest of the rural settlements, located approximately 8 kilometres inland from Wairoa. Activities provided for in rural settlements serve the day-to-day needs of the rural community and travelling public. They include a mix of rural activities and services, commercial, light industrial, community facilities and social services, marae and residential activities.
- 17.1.3 Non-residential activities are usually small scale such as primary schools, halls, and service stations, and often play a major role in the community such as providing a source of employment and as social meeting places. There are generally close economic, social and physical links between the rural area and the settlements and between residential and non-residential activities within these settlements.
- 17.1.4 A few of the northern-most coastal settlements (Waikokopu, Opoutama, Mahanga, Waikokopu, Opoutama, Mahanga, and the small settlements along the northern coast of Mahia Peninsula) are experiencing varying demands for subdivision and development largely due to their desirability as holiday destinations. These settlements have small resident populations that rise substantially over the summer months with the influx of holidaymakers. Beyond the usual mix of activities found in other settlements, these coastal settlements provide various forms of small to medium scale visitor accommodation (such as camping grounds, motor camps and home stays) and also recreational activities.
- 17.1.5 Most settlements do not have reticulated water supply or a sewerage system. Bore water tends to be the primary source of water in the coastal settlements with rainwater as an alternative source. Sewage is disposed of individually using septic tanks in most cases. This has created problems in areas where sub surface drainage is inadequate, particularly on the Mahia Peninsula, where there is potential for groundwater pollution.

17.2 OBJECTIVES

- 17.2.1 To provide for compatible land uses within smaller settlements.
- 17.2.2 To enable people to locate in smaller settlements where services can be provided, whilst avoiding, remedying or mitigating adverse effects on the environment.
- 17.2.3 To provide for low-density living environments which recognises the potential adverse effects of non-residential activities on adjoining sites.

17.3 POLICIES

- 17.3.1 Enable a range of activities which will meet the social, economic and cultural needs of the community, and which do not adversely affect the existing amenity values of each settlement.
- 17.3.2 Avoid, remedy or mitigate the adverse environmental effects of intensive rural activities on the amenity values in nearby settlements.
- 17.3.3 Ensure disposal of sewage and the supply of potable water avoids, remedies or mitigates adverse environmental effects and protects amenity values.
- 17.3.4 Require sites for development to be of sufficient size to enable on-site disposal of sewage consistent with regional rules, unless sewage reticulation is available.

17.4 METHODS

- 17.4.1 Rules and standards to maintain and where necessary enhance the amenity values of the smaller settlements of the District.

17.5 EXPLANATION & REASONS

- 17.5.1 There are a number of smaller settlements throughout the District within which a wide range of diverse activities occur. The objectives and policies for the Settlement Zone recognise the nature of these settlements and the need to maintain their vitality based on a relatively low density of development.

17.6 ANTICIPATED ENVIRONMENTAL RESULT

- 17.6.1 Sustainable management of resources, buildings, public works and utilities.

17.7 RULES

Permitted Activities

- 17.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 17.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

17.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 17.8.1 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 Settlement Zone other than the site from which the noise is being emitted:

At all times	55 dBA L10
At all times	75 dBA Lmax

ODOUR

17.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.

17.8.3 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.

17.8.4 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500
From a Settlement Zone Boundary or any Individual Residence in any other zone.	200

GLARE

17.8.5 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.

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

PRIVACY, SHADING AND VISUAL AMENITY

17.8.7 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	3.0m
Minimum Side yards	1.5m
Minimum Rear yard	3.0m
Maximum Building height	10.0m (1)

(1) 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 where this is to a residential property.

- 17.8.8 Where a non-residential activity is to locate within or adjacent to land used principally for residential purposes, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

- 17.8.9 One on-site advertising sign per property frontage (excluding temporary signs) not exceeding 3.0m² in area (refer to definition of advertising sign in [Chapter 31](#)).
- 17.8.10 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 |
- 17.8.11 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.
- 17.8.12 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.
- 17.8.13 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

- 17.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 17.8.15 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.

NATURAL HAZARDS

- 17.8.16 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

- 17.8.17 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	300
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height.	No closer than 20m.

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

OTHER DISTRICT WIDE RULES

17.8.18 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](#)); and
- Information Requirements ([Chapter 28](#)).

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