

# SETTLEMENT ZONE

This colour identifies the Settlement Zone on the Planning Maps

The Settlement Zone is a new zone, which we are proposing to use for our townships. The zone provides for a wide range of activities including residential, community and commercial activities. There are special policies and rules for those settlements located close to the coast. There are also 2 precincts one at Te Maika (PREC 7) and one for Mokau commercial precinct (PREC 4). Click [here](#) to read the fact sheet for Te Maika and [here](#) to read the fact sheet for the Mokau commercial precinct.

## Where are our settlements?

The places proposed to be zoned settlement are shown on the map



## What's most important in our settlement zone?

- Encouraging a range of activities to support existing communities and visitors
- Making sure community, commercial and some industrial activities can establish if the activity is of an appropriate size and does not disturb people living next door
- Providing the ability to run a business from home
- Enabling different housing types and encouraging more affordable housing options
- Encouraging a range of accommodation options for visitors
- Not all of our settlements have reticulated wastewater and water supply, so on-site servicing needs to be provided
- Making sure houses and buildings are not going to be affected by sea level rise or coastal erosion. Refer to the factsheet for Kinohaku and Te Maika [here](#) and Mokau, Awakino, Marokopa and Te Waitere [here](#)

## How is the draft District Plan different from the current District Plan?

- In the current District Plan our townships are zoned rural or residential
- The rules in the Settlement Zone are more flexible as they provide for a wider range of activities to occur. (There are standards you will need to comply with)
- There are also more options for visitor accommodation
- A number of different housing options are permitted including tiny houses, minor residential units, papakāinga housing, and duplexes
- You cannot keep pigs and roosters on properties. There are new rules about poultry and beehives
- New homes near the state highway and railway lines must meet noise insulation standards

## How many houses can I have on my property in the settlement zone?

If your property (land area) has a Council wastewater system connection:

If your property is 800m <sup>2</sup> or greater	If your property is 450m <sup>2</sup> or greater
One residential unit AND either one tiny house or one minor residential unit  OR One set of duplex dwellings  OR A co-housing development of up to 6 houses where 400m <sup>2</sup> is available for each unit  OR Up to 6 tiny houses, but each tiny house must have 200m <sup>2</sup> of net site area  OR Up to 6 papakāinga units but each unit must have 200m <sup>2</sup> of net site area  OR A compact housing development with 2 to 6 units but each unit must have 300m <sup>2</sup> of net site area	One residential unit per 450m <sup>2</sup> of net site area  AND either one tiny house or one minor residential unit

If your existing property is less than 450m<sup>2</sup> the proposed rules also enable one residential unit **and** either one minor residential unit or a tiny house.

Read more about Settlement Zones on the next page



If your property does not have a Council wastewater system connection the rules are slightly different:

- You may have one residential unit AND either one tiny house or one minor residential unit OR one set of duplex dwellings - but your minimum site area must be at least 2500m<sup>2</sup>. This is because wastewater needs to be safely disposed of on site

Other housing options are:

- Up to 6 dwellings in co-housing developments, papakāinga developments or tiny house developments are also permitted, so long as there is enough room to treat and dispose of wastewater and stormwater
- If you want to build or operate a boarding house or a retirement village then resource consent will be required

#### What is the difference between all these forms of housing?

- Residential unit – means a standalone (main) house
- Minor residential unit – this is a smaller house on the same property as the main house
- Duplex dwellings – this is where two houses are joined next to each other or above one another
- Co-housing development – where residents own and manage their co-housing community collectively and share some common facilities such as lounge/dining spaces, laundries or gardens
- Tiny houses – very small (upto 20m<sup>2</sup>) self-contained residential accommodation, which is built on a chassis, has wheels and can be towed by a vehicle, but is not motorised itself. Tiny houses are not allowed to be attached to the ground or on a permanent foundation
- Papakāinga units – residential accommodation which supports traditional Māori cultural living for a recognised mana whenua group within our district
- Compact housing development - self-contained residential units which are designed together, including their layout and access, so they are compatible

#### Can I run a business?

- If you want to run a business from home. There are limits on the number of people who can be employed who don't live at the address, hours of operation, and traffic generation. There are some activities like panel beating, spray painting and meat processing that are likely to generate a range of effects that will need resource consent to establish
- There are a range of standalone business options that are permitted like retail, commercial services, educational facilities, healthcare facilities, and tourism facilities. There are limits on the size of the business- 150m<sup>2</sup> gross floor area
- There are also limits on the location of standalone businesses. The business must be on a front site and located on specific streets (except for Awakino/Aria/Kinohaku and Te Waitere)

Locations	Front sites on the following streets
Mokau	Outside of PREC 4 along State Highway 3 or Oha Street
Marokopa	Marokopa Road or Rauparaha Street
Maniaiti/Benneydale	State Highway 30 or Maniaiti Road
Taharoa	Taharoa Road or Kiwi Street
Awakino/Aria/Kinohaku and Te Waitere the specified activities can occur anywhere but must be on a front site	

- If you want to undertake one of the specified standalone business activities there will be restrictions on the hours you operate, the screening of boundaries and noise as well. To give you an idea the internal boundaries need to be screened with a 2m high fence. If your site adjoins a residential activity or a vacant site, then the road boundary needs to be landscaped for a depth of 2m. (The road boundary landscaping requirement does not apply in PREC 4 in Mokau)
- If the site, you are looking at does not comply with the standards in the plan then a resource consent will be required

#### Can I provide visitor accommodation?

- If you want to rent your home out to visitors e.g. AirBnB that is okay as long as there is no more than 6 paying guests
- Where standalone businesses are permitted different types of standalone visitor accommodation are also permitted
- If you wish to establish a camping ground resource consent will be required

#### Where can I build on my property?

- Buildings must be setback 5m from the road boundary. However, this setback requirement does not apply to the Mokau commercial precinct
- For other boundaries, buildings must be set back 2.5m, unless you are constructing a duplex dwelling and then the setback does not apply where there is a common wall
- There are rules about the maximum height of a building and how high a building can be close to a boundary
- You can cover to up to 35% of your property with buildings
- If your property is located in Kinohaku, Te Maika, Mokau, Awakino, Marokopa or Te Waitere then please remember to read the relevant coastal fact sheets too

#### Can I keep animals on my property?

- You can have up to 5 poultry, but no roosters
- Sites can be used for grazing horses and farm animals, however no pigs can be kept on site
- A maximum of two beehives may be kept on site if the site is at least 1000m<sup>2</sup> and are setback 5m from all boundaries, and are not adjacent to an educational facility or a community facility

#### Why are the rules for Mokau special?

Mokau is zoned settlement zone, but it also has a commercial precinct (called PREC 4) over it which makes the rules a bit different from the rest of the Settlement Zone.

Mokau commercial area serves the local population, surrounding rural area, as well as people travelling along State Highway 3. A high proportion of Mokau's population are holiday homeowners. During the whitebaiting season and over summer the population increases substantially. Click [here](#) to read more about PREC 4.

#### Why are the rules for Hangatiki special?

Part of the settlement zone at Hangatiki has an overlay (called Precinct 6), which is located along the State Highway 37 corridor between Hangatiki and Waitomo Caves Village, and between Hangatiki along State Highway 3 to the northern boundary of the district. This area is created to protect the rural character and amenity of the area. Click [here](#) to read more about PREC 6.

**Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)**