

18A RESIDENTIAL (MAHIA) ZONE

18A.1 ZONE DESCRIPTION AND ISSUES

- 18A.1.1 The Residential (Mahia) Zone covers the residential areas within Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka. The residential areas are primarily low-to-medium density housing of a variety of styles and types, with lower density housing on the rural/urban fringe. Demand for residential development in Mahia is relatively high. Council considers that these residential areas should be zoned mainly to provide for residential purposes.
- 18A.1.2 Residential areas contain a range of complementary non-residential activities relating to the health, educational, spiritual, cultural, recreational, social and day-to-day economic needs of residents. Many of these require a residential location because of the local service they provide to residents. At the same time, residential areas exhibit the greatest sensitivity to adverse effects such as noise, traffic, parking and loss of privacy.
- 18A.1.3 Therefore the performance standards encourage a variety of housing styles and types while controlling the extent of non-residential activities and their impacts on residential amenity. Standards have also been set in terms of bulk and location to safeguard privacy, parking and access, traffic generation and hazardous substances. These standards have been set at levels that reflect and or enhance the existing amenity values of the residential areas of Mahia.
- 18A.1.4 Also of particular importance is the susceptibility of parts of the residential zone in Wairoa to large-scale flooding events. Methods to inform residents and to avoid or limit the effect of natural hazards have been developed within the plan.

18A.2 OBJECTIVES

- 18A.2.1 To maintain and enhance residential amenity values.
- 18A.2.2 To avoid, remedy or mitigate the adverse effects of non-residential activities in residential areas so as to maintain the amenity values of the area.
- 18A.2.3 To develop residential areas that avoid or limit the effects of natural hazards.
- 18A.2.4 To manage utility services and other natural and physical resources in a sustainable manner.
- 18A.2.5 Refer to objectives in Sections [6.4](#) and [8.4](#).

18A.3 POLICIES

- 18A.3.1 Enable a mixture of housing and lifestyles in Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka.
- 18A.3.2 Ensure the design and siting of development maintains residential amenity values and will not reduce sunlight, daylight and privacy to neighbouring properties, and will not generate unacceptable levels of noise, glare, odour or dust.
- 18A.3.3 Enable the establishment of non-residential activities where the activity is compatible in terms of potential effects with the amenity values of the residential area and the environment.

- 18A.3.4 Ensure that the design and construction of new activities that establish on land subject to known natural hazard events take into account the potential threat of the hazard event(s).
- 18A.3.5 Require the treatment and disposal of sewage, wastewater, solid waste and stormwater in a manner that avoids, remedies or mitigates any adverse effects on the environment.
- 18A.3.6 Refer to Policies in [Sections 6.5](#) and [8.5](#).
- 18A.3.7 Ensure that site services (wastewater, stormwater, water, electricity) are provided either through connection to existing services or through provision of new services.
- 18A.3.8 Ensure access to each site is provided in accordance with Council standards.
- 18A.3.9 Ensure traffic generated by any new activity is consistent with the existing environment and does not adversely affect the roading network.

18A.4 METHODS

- 18A.4.1 Require new lots in the Residential (Mahia) Zone to be provided with services for the disposal and/or treatment of stormwater in a manner that does not result in adverse effects on the environment.
- 18A.4.2 Use of LIMs (Land Information Memorandums) and PIMs (Project Information Memorandums) to identify known hazards on a site-specific basis.
- 18A.4.3 Require building floor levels to be set in accord with the provisions of the Building Act 2004, to safeguard buildings locating in those areas that are known to be subject to flooding.
- 18A.4.4 Rules and standards to protect and enhance the amenity values of the residential areas of Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka.
- 18A.4.5 Refer to Methods in [Sections 6.6](#) and [8.6](#).
- 18A.4.6 Where larger scale residential developments are proposed, Council will consider the use of structure plans to indicate a range of serviced section sizes and intensities while maintaining and enhancing the residential amenity of the area.

18A.5 EXPLANATION & REASONS

- 18A.5.1 The Residential (Mahia) Zone generally relates to Mahia including Mahia Beach, Waikokopu, Opoutama, Mahanga, Te Mahia and Oraka. The objectives and policies for the Residential (Mahia) Zone seek to provide flexibility in the types of activities and the intensity of residential activities whilst maintaining and enhancing the predominant residential amenity in these areas.
- 18A.5.2 Refer to Explanation & Reasons in [Sections 6.7](#) and [8.7](#).

18A.6 ANTICIPATED ENVIRONMENTAL RESULTS

- 18A.6.1 A variety of residential accommodation is available in residential areas together with non-residential activities where adverse effects of the activity can be avoided, remedied or mitigated.
- 18A.6.2 Refer to Anticipated Environmental Results in [Sections 6.8](#) and [8.8](#).

18A.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

18A.7.1 The following are permitted activities within the Residential (Mahia) Zone provided that compliance with the performance standards of the Residential (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 (other than network utility activities);
- maintenance of existing public works and network utilities;
- meteorological activities;
- residential activity/dwelling;
- temporary activities (other than network utility activities); and
- wetland and wildlife habitats conservation.

Discretionary Activities

18A.7.2 Any activity unable to comply with one or more of the standards and conditions for permitted activities.

18A.7.3 Activities as specified in [Rule 27A.1.4](#).

18A.8 PERFORMANCE STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES IN RESIDENTIAL (MAHIA) ZONE

MAXIMUM BUILDING SITE COVERAGE

18A.8.1 Total building coverage of the site with impermeable surfaces shall not exceed 40% of the net site area.

DENSITY

18A.8.2 Household density shall not exceed one dwelling per 800m² of the net site area for serviced lots or one dwelling per 1,000m² for unserviced lots;

OR

For areas of land of less than 800m² held in one certificate of title first registered before 19 December 2006, one dwelling unit is permitted.

NOISE

- 18A.8.3 A. All activities shall be designed and conducted to ensure that the following noise limits are not exceeded at or within the boundary of any site in the Residential Zone other than the site from which the noise is being emitted:

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

B. 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

- 18A.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.

- 18A.8.5 Any buildings or area associated with or developed for a new intensive farming activity, and its associated 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 Residential (Mahia) Zone Boundary.	500

GLARE

- 18A.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.
- 18A.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

- 18A.8.8 A. 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	8.0m (1)

- 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.

- 18A.8.9 Where a non-residential activity is to locate within or adjacent to land zoned '*Residential (Mahia)*', or adjacent to a residential activity, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

- 18A.8.10 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](#)).

- 18A.8.11 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 |

- 18A.8.12 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.

- 18A.8.13 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.

- 18A.8.14 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

- 18A.8.15 The use, storage, disposal or transportation of hazardous substances shall not exceed the Low Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).

- 18A.8.16 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

18A.8.17 A Earthworks activities shall meet the following standards:

Max Vol (m ³) over any 12 month period per site	150
Max face height (m)	3.0
Max area of work per site (m ²)	320 for serviced lots 400 for un-serviced lots
Proximity to the Coastal Marine Area or any water body as 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

18A.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](#).