

# Precincts (PREC)

## Issues

A precinct spatially identifies and manages an area where additional place-based provisions apply which to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s) or refine or modify [land](#) use outcomes. If a precinct applies to only one underlying zone it will be located in the relevant zone chapter, if a precinct applies to multiple underlying zones it will be located in the precincts chapter.

The objectives, policies and rules of the underlying zone apply in addition to any relevant provisions of a precinct unless stated otherwise. The underlying zone rules shall apply when a precinct does not state a precinct rule for the same activity.

As stated in Rule HPW-R1.2, where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive.

Precinct Number	Precinct Name	Chapter
PREC1	Northland Christian Camp Precinct (NCCP)	General Residential Zone (GRZ)
PREC2	Western Hills Drive Precinct (WDDP)	Medium Density Residential Zone (MRZ)
PREC3	Maunu Town Centre Precinct (MTCP)	Local Centre Zone (LCZ)
PREC4	Hihiaua Peninsula Precinct (HPP)	Mixed Use Zone (MUZ)
PREC5	South Whangarei Gateway Precinct (SWGP)	Light Industrial Zone (LIZ)
PREC6	Marsden Point Energy Precinct (MPEP)	Heavy Industrial Zone (HIZ)
PREC7	Bream Bay Marine Science and Research Precinct (BBMSRP)	Heavy Industrial Zone (HIZ)
PREC8	Light and Heavy Industry Setback from Water Exemption Precinct (SWEP)	Precincts (PREC)
PREC9	Ruakaka Environmental Benefit Precinct (REBP)	General Residential Zone (GRZ)
PREC10	Waterfront Commercial Precinct Zone (WZ)	Waterfront Zone (WZ)
PREC11	Onerahi Industrial Precinct (OIP)	Light Industrial Zone (LIZ)
PREC12	Parihaka Environmental Benefit Precinct (PEBP)	Low Density Residential Zone (LRZ)
PREC13	Vinegar Hill Road Precinct (VHRP)	Precincts (PREC)
PREC14	Marsden Technology Park Precinct (MTPP)	Light Industrial Zone (LIZ)
PREC15	Pyle Road West Precinct (PRWP)	Precincts (PREC)

## Precincts (PREC)

PREC16	Marsden Urban Expansion Precinct (MUEP)	General Residential Zone (GRZ)
PREC17	O'Shea Road Environmental Benefit Precinct (OEBP)	Low Density Residential Zone (LRZ)
PREC18	Site Specific Environmental Benefit - 734 Pataua North Road, Whareora (Part Lot 1 DP 94742)	Rural Production Zone (RPZ)
PREC19	Site Specific Environmental Benefit - 128 and 172 Awaroa River Road, Whangarei (Lot 3 DP 317977 and Lot 2 DP 87364)	Rural Production Zone (RPZ)
PREC20	Site Specific Environmental Benefit - 2487 Whangarei Heads Road, Whangarei (Part Allot 17 PSH of Manaia)	Rural Production Zone (RPZ)
PREC21	Site Specific Environmental Benefit - 1007 Cove Road, Waipu (Lot 3 DP 67636)	Rural Production Zone (RPZ)
PREC22	Site Specific Environmental Benefit - 995 Cove Road, Waipu (Part Lot 1 DP 69511)	Rural Production Zone (RPZ)

# Precincts (PREC)

## PREC8 – Light and Heavy Industry Setback from Water Exemption Precinct (SWEP)

### Issues

The Light and Heavy Industry Setback from Water Exemption Precinct recognises the functional and operational need for [industrial activities](#), particularly marine industry in close proximity to the [coastal marine area](#).

### Objectives

PREC8-O1 – Water Setbacks Recognise the functional and operational need for [industrial activities](#), particularly marine industry to be located within the [setback](#) from Mean High Water Springs.

### Policies

PREC8-P1 – Water Setbacks To recognise the functional and operational need for [industrial activities](#), particularly marine industry to be located within the [setback](#) from the [coastal marine area](#) by applying an exemption to the [setback](#) rules.

### PREC8-R1 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All [buildings](#) and [major structures](#) comply with:
  - a. LIZ-R4.1(a), (b), and (c).
  - b. HIZ-R4.1(a), (b), and (c).

*Note:*

1. All [buildings](#) within PREC8 are exempt from compliance with LIZ-R4.1(d) and HIZ-R4.1(d).

# Precincts (PREC)

## PREC13 – Vinegar Hill Road Precinct (VHRP)

### Issues

The Vinegar Hill Road Precinct provides for General Residential Zone subdivision and [land](#) use provided that adverse [effects](#) on the adjacent transport network are managed and an appropriate [esplanade reserve](#) is created with physical and visual connections provided between the reserve and residential development. All relevant district wide provisions and underlying zone provisions apply in addition to PREC13-R1 – R2.

### Objectives

PREC13-O1 – Transport Effects	Adverse <a href="#">effects</a> on the safety and efficiency of the adjacent transport network are managed.
PREC13-O2 – Esplanade Area	The recreational and ecological values along the stream adjacent to the Precinct are enhanced.
PREC13-O3 – Urban Design	Development achieves quality urban design outcomes and connectivity with public spaces and adjoining <a href="#">sites</a> .

### Policies

PREC13-P1 – Vehicle Crossings	To manage <a href="#">effects</a> on the adjacent transport network by: <ol style="list-style-type: none"> <li>Limiting the number of new vehicle crossings onto Vinegar Hill Road.</li> <li>Locating the vehicle crossings in appropriate locations with regard to existing and proposed intersections, vehicle crossings and bridges.</li> </ol>
PREC13-P2 – Esplanade Area	To provide public access to the stream adjacent to the Precinct and to protect ecological values within the site by creating an <a href="#">esplanade reserve</a> over the Natural Open Space Zone in the Precinct.
PREC13-P3 – Urban Design	To design <a href="#">subdivision</a> and the associated transport network to achieve quality urban design outcomes and connectivity by providing: <ol style="list-style-type: none"> <li>Strong visual and physical connections between public places in the General Residential Zone and Natural Open Space Zone within the Precinct.</li> <li>Appropriate levels of passive surveillance over the Natural Open Space Zone within the Precinct.</li> <li>Opportunities for transport network connectivity to adjoining <a href="#">Residential Zone</a> land.</li> </ol>

### Rules

PREC13-R1	Vehicle Crossings	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> <li>The vehicle crossing complies with TRA-R5 – R6.</li> <li>A maximum of two new vehicle crossings onto Vinegar Hill Road are constructed.</li> </ol>	Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion: <ol style="list-style-type: none"> <li>Location, size and design of vehicle crossings and access.</li> </ol>

# Precincts (PREC)

	3. All vehicle crossings are located at least 150m from the bridge on Vinegar Hill Road at the southern end of the Precinct.	2. The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.
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PREC13-R2	Subdivision	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <u>subdivision</u> is a controlled activity under SUB-R5.</li> <li>2. The <u>subdivision</u> results in crossings which comply with PREC13-R1.</li> <li>3. The area zoned as Natural Open Space Zone in PREC13 is proposed to be vested in the Whangarei District Council.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters over which control is reserved in SUB-R5.</li> <li>2. The design and location of vehicle crossings onto Vinegar Hill Road.</li> <li>3. Vesting of reserves and open space with Whangarei District Council.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>All relevant District Wide and Overlay <u>subdivision</u> objectives, policies and rules apply in addition to PREC13-R2.</i></li> </ol>	<p>Activity Status when compliance is not achieved: Discretionary</p>

# Precincts (PREC)

## PREC15 – Pyle Road West Precinct (PRWP)

### Issues

The Pyle Road West Precinct provides for development consistent with the Low Density Residential Zone where the risks associated with natural hazards and their impacts on people, property, infrastructure and the [environment](#) are appropriately assessed and managed.

The Pyle Road West Precinct applies to a spatially confined area to minimise the sprawl of residential development along the coast and to retain the balance of the parent [allotment](#) as Rural Production Zone.

All relevant district wide provisions and underlying Low Density Residential Zone provisions apply.

### Objectives

PREC15–O1 – Coastal and Flood Hazards	<a href="#">Subdivision</a> , <a href="#">land</a> uses and development are appropriately assessed and managed so that the risks and impacts of coastal and flood hazards on people, property, <a href="#">infrastructure</a> and the <a href="#">environment</a> are minimised.
PREC15–O2 – Climate Change	The potential <a href="#">effects</a> of climate change are recognised and considered when coastal and flood hazard risks are assessed and managed.

### Policies

PREC15–P1 – Risk Assessment	To identify the level of coastal and flood hazard risk present within the <a href="#">site</a> and surrounding area, including any uncertainty as to the likelihood or consequences of a natural hazard event, by requiring the hazard risks to be assessed to an appropriate extent prior to <a href="#">subdivision</a> , <a href="#">land</a> use and development.
PREC15–P2 – Risk Management	To manage coastal and flood hazard risk to an appropriate level giving consideration to: <ol style="list-style-type: none"> <li>1. The nature, frequency and scale of the natural hazard(s) present within the <a href="#">site</a>.</li> <li>2. The existing and potential risks and adverse <a href="#">effects</a> to people, property, <a href="#">infrastructure</a> and the <a href="#">environment</a> within and beyond the <a href="#">site</a>.</li> <li>3. The location, design and construction of building platforms, <a href="#">major structures</a>, vehicle access, and <a href="#">infrastructure</a>.</li> <li>4. The nature, scale, location and design of <a href="#">earthworks</a> and vegetation clearance activities.</li> <li>5. The proposed use of the <a href="#">site</a>, including its vulnerability to the hazard(s).</li> <li>6. The ability to adapt to long term changes in natural hazards.</li> </ol>
PREC15–P3 – Climate Change	To ensure that the <a href="#">effects</a> of climate change are taken into account when managing <a href="#">subdivision</a> , <a href="#">land</a> use and development by: <ol style="list-style-type: none"> <li>1. Ensuring that the <a href="#">effects</a> of climate change are considered within coastal and flood risk assessments.</li> <li>2. Ensuring that the latest national guidance and best available information on the likely <a href="#">effects</a> of climate change are considered within any risk assessment for coastal and flood hazards.</li> </ol>

# Precincts (PREC)

## Rules

PREC15-R1	Principal Residential Unit	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <a href="#">principal residential unit</a> complies with LRZ-R15.</li> <li>2. No more than eight <a href="#">principal residential units</a> are constructed within PREC15.</li> </ol>	<p>Activity Status when compliance not achieved: Non-complying</p>
PREC15-R2	Subdivision	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <a href="#">subdivision</a> is of a <a href="#">site</a> that existed on 8 October 2021.</li> <li>2. The <a href="#">subdivision</a> results in no more than eight <a href="#">sites</a> within PREC15.</li> <li>3. The <a href="#">buildings</a> identified as to be removed on PREC15 Map 1 are removed from the No Build Area identified on PREC15 Map 1 prior to the Council issuing the section 224(c) certificate.</li> <li>4. The area zoned as Natural Open Space Zone is proposed to be vested in the Whangarei District Council.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters over which control is reserved in SUB-R5.</li> <li>2. Removal or relocation of existing <a href="#">buildings</a> as identified on PREC15 Map 1.</li> <li>3. Vesting of open space with Whangarei District Council.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>All relevant District Wide and Overlay subdivision objectives, policies and rules apply in addition to PREC15-R2.</i></li> </ol>	<p>Activity Status when compliance is not achieved: Non-Complying</p>
PREC15-R3	Buildings and Major Structures, Vehicle Access and Wastewater Collection, Treatment and Disposal Infrastructure	<p>Activity Status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any new <a href="#">building</a> or <a href="#">major structure</a>, vehicle access, or wastewater collection, treatment or disposal <a href="#">infrastructure</a> is located within the No Build Area identified on PREC15 Map 1.</li> <li>2. Habitable <a href="#">buildings</a> have a finished floor level below 3.8m One Tree Point Datum.</li> <li>3. Non-habitable <a href="#">buildings</a> have a finished floor level below 3.6m One Tree Point Datum.</li> </ol> <p><i>Compliance Standard:</i></p>	

## Precincts (PREC)

1. Rule PREC15-R3.1 does not apply to replacement of and/or extension to any building or major structure that existed on 8 October 2021 provided that it is not identified as to be removed on PREC15 Map 1.



# Precincts (PREC)

## PREC15 Map 1



# Precincts (PREC)

## Revision and Sign-off Sheet

Editor	Paragraph	Change Reference	Operative Date	Council Decision Date	Approved By
AKM	PREC15 Map update	Clause 16A Minor Amendments <a href="#">DSTPLN-659943184-396</a>	21 February 2022	21 February 2022	DK

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