

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.

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).