

## **PART 3 – AREA-SPECIFIC MATTERS / PRECINCT / Tapuaetahi Precinct**

### **Tapuaetahi Precinct**

#### **Overview**

PRECX – Tapuaetahi Precinct

Council officers recommended version (Revision D, dated 3 December 2025) Overview

The Tapuaetahi Precinct applies to the Tapuaetahi Incorporation landholding located at Te Tii on the Purerua Peninsula, as identified on the Tapuaetahi Precinct Plan. The purpose of this precinct is to recognise the existing established residential character and development expectations of parts of the landholding which have been envisaged, carried out and secured by the Incorporation since 1965.

The Precinct is divided into two areas:

- Precinct Area A: This area covers 63 allotments covering 8.57ha.
- Precinct Area B: This area covers 8.0169ha and contains a proposed residential development with 20 residential units and/or papakāinga.

The zoning of the land in the Tapuaetahi Precinct is Māori Purpose Zone - Rural. The objectives, policies, rules and standards of the underlying Māori Purpose Zone - Rural apply in addition to the provisions of the Precinct, except that all precinct rules with the same activity description prevail over the equivalent Māori Purpose Zone Rules.

The underlying Māori Purpose Zone - Rural rules apply when the precinct does not include a rule for the same activity.

The Precinct is wholly located within Coastal environment. Parts of Precinct B are located with a High Natural Character Area (HNC246). Precinct A is also located within the coastal hazard area. The objectives and policies in the Coastal Environment and Natural Hazard chapters apply in addition to the provisions of the precinct.

<b><u>Objectives</u></b>	
<b><u>PRECX-01</u></b>	<u>Land use and development of ancestral lands within the Tapuaetahi Precinct is undertaken in a way that provides for the social, cultural, and economic wellbeing of the owners and supports the long-term relationship of tangata whenua with their whenua.</u>
<b><u>PRECX -02</u></b>	<u>The established residential character, servicing, and development potential of the landholdings is recognised and provided for.</u>
<b><u>PRECX -03</u></b>	<u>Land use and development is of a scale, density, and design that is appropriately serviced by on-site infrastructure and maintains the amenity and character intended for each precinct area.</u>

<b>Policies</b>	
<b>PRECX-P1</b>	Provide for residential activity and/or papakāinga within the Precinct at a density, scale, and form that reflects its established and intended residential character.
<b>PRECX-P2</b>	ManageConsider the effects of land use and development by applying standards that are appropriate for the established and intended residential character of each Precinct Area.

**Rules**

**Notes:**

1. The rules in Part 2 – District Wide Matters apply in addition to these rules.

<b>PRECX-R1</b>	<b>New buildings or structures and relocated buildings, or extensions or alterations to existing buildings or structures</b>	
<b>Precinct Area A</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved with PER-2: Restricted</b>
<b>Precinct Area B</b>	<b>Where:</b>	<b>Discretionary</b>
	<b>PER-1</b>	<b>Matters of discretion are restricted to:</b>
	The new building or structure and relocated building, or extensions or alterations to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity.	a. the matters of discretion of any infringed standard
	<b>PER-2</b>	<b>Activity status where compliance not achieved with PER-1: Discretionary</b>
	The new building or structure and relocated building or extensions or alterations to an existing building or structure complies with standards:	
	5. MPZ-S1 – Maximum Height	
	6. MPZ-S2 – Height in relation to boundary	
	7. PRECX-S1 Setback (excluding from MHWS or wetland, lake and river margins).	
	8. MPZ-S6 – On-site servicing	
<b>PRECX-R2</b>	<b>Residential Activity and/or Papakāinga</b>	

<p><b><u>Precinct Area A</u></b></p>	<p><b><u>Activity status: Permitted Where:</u></b>  <b><u>PER-1</u></b>                  The site area per standalone residential unit or multi-unit development is at least 600m<sup>2</sup>.</p>	<p><b><u>Activity status where compliance not achieved with PER-1, or PER-2: Discretionary</u></b></p>
	<p><b><u>Note:</u></b>                  PER-1 does not apply to:</p> <ul style="list-style-type: none"> <li>• <u>a single residential unit located on any site less than the minimum site area.</u></li> </ul>	
<p><b><u>Precinct Area B</u></b></p>	<p><b><u>Activity status: Permitted Where:</u></b>  <b><u>PER-2</u></b>                  The number of residential units in the Precinct Area B does not exceed 20.</p> <p><b><u>Note:</u></b>                  PER-2 does not apply to:</p> <ul style="list-style-type: none"> <li>• <u>a single residential unit located on any site less than the minimum site area.</u></li> </ul>	
<p><b><u>PRECX-R3 Impermeable surfaces</u></b></p>		
<p><b><u>Precinct</u></b></p>	<p><b><u>Activity status: Permitted</u></b>   <b><u>PER-1</u></b>                   The impermeable surface coverage of any site is no more than 50%.</p>	<p><b><u>Activity status where compliance not achieved with PER-1: Restricted Discretionary</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>the extent to which landscaping or vegetation may reduce adverse effects of run-off;</u></li> <li><u>the effectiveness of the proposed method for controlling stormwater on site;</u></li> <li><u>the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and</u></li> </ol>

		<p><u>aquifers) or on adjoining sites or downstream; and</u></p> <p>d. <u>whether low impact design water sensitive design methods and green spaces can be used;</u></p> <p>e. <u>any cumulative effects on total catchment impermeability; and</u></p> <p>f. <u>natural hazard mitigation and site constraints</u></p>
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<b>Standards</b>		
<b>PRECX-S1</b>	<b>Setback (excluding from MHWS or wetland, lake and river margins)</b>	
<b><u>Precinct Area A</u></b>	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least <u>1.2m from all site boundaries and 3m from a road boundary, except:</u></p> <p>i. <u>that no setback is required for a maximum length of 10m along any one boundary other than a road boundary.</u></p> <p><u>This standard does not apply to:</u></p> <p>i. <u>urupā;</u></p> <p>ii. <u>fences or walls no more than 2m in height; and</u></p> <p>iii. <u>uncovered decks less than 0.5m in height above ground level.</u></p>	<p><b><u>Where the standard is not met, matters of discretion are restricted to:</u></b></p> <p>a. <u>the character and amenity of the surrounding area;</u></p> <p>b. <u>screening, planting and landscaping on the site;</u></p> <p>c. <u>the design and siting of the building or structure with respect to privacy and shading;</u></p> <p>d. <u>natural hazard mitigation and site constraints;</u></p> <p>e. <u>the effectiveness of the proposed method for controlling stormwater;</u></p> <p>f. <u>the safety and efficiency of the current or future access, egress on site and the roading network; and</u></p> <p>g. <u>the impacts on existing and future esplanade reserves, esplanade strips and public walkways.</u></p>
<b><u>Precinct Area B</u></b>	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least <u>3 m from all site boundaries.</u></p> <p><u>This standard does not apply to:</u></p> <p>i. <u>urupā;</u></p> <p>ii. <u>fences or walls no more than 2m in height; and</u></p> <p>iii. <u>uncovered decks less than 0.5m in height above ground level.</u></p>	

### TAPUAETAHI PRECINCT AREA B CONCEPT PLAN (PAPAKĀINGA)

