








TANGOIO BEACH STRUCTURE PLAN



Legend

- Tangoio Beach Structure Plan**
-  Sites of Cultural Significance to Tangata Whenua
 -  Site Boundary
 -  150m from MHWS (Mean High Water Spring)
 -  To be vested as Hastings District Council Reserve
 -  Road to be stopped and vested as Hastings District Council Reserve
 -  Waste Water Area
 -  Road Corridor. This area is shown as 40m wide but at the time of subdivision may be reduced to a road reserve with a minimum legal width of 20m for the full length of corridor shown



HASTINGS DISTRICT COUNCIL

©12 New Zealand Map Grid
 Height/Ground Level: Sea Level
 Coordinate System: NZMG
 Grid/Ground Datum: 1985

Date: Wed, Dec 19 2006

Scale 1 : 3000 (see A4)

DATA SOURCE
 Geographical information derived from the
 Land Information New Zealand's
 One-Plan System (OPS)
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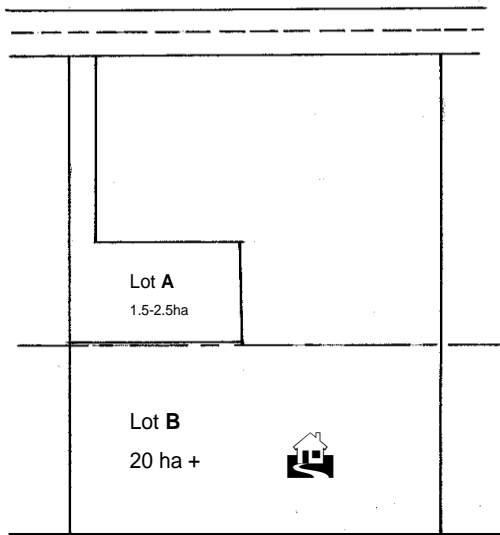
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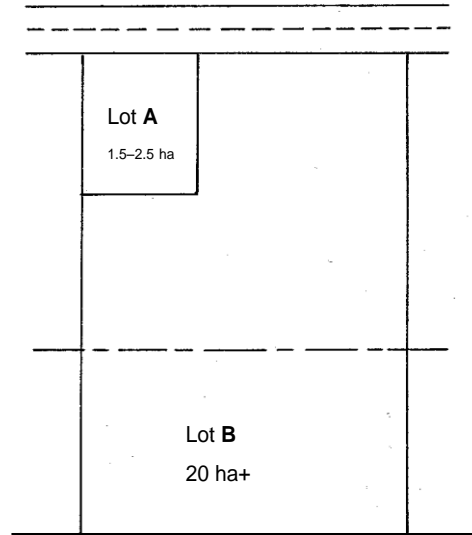
APPENDIX 15.1-6

Controlled Activities

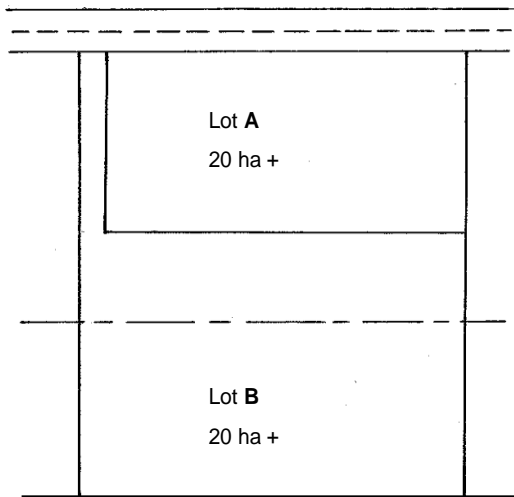
Plans are not to scale and are indicative only



Explanation: A 'complying' size lifestyle site is created outside of the coastal environment, and no additional potential development rights are created within the coastal environment over and above the development rights of the existing title.



Explanation: A 'complying' size lifestyle site is created outside of the coastal environment. In this example there is an existing dwelling on the balance Lot B, the lifestyle subdivision proposed creates additional potential development rights outside of the coastal environment only



Explanation: A 'complying' size rural site is created outside of the coastal environment, and no additional potential development rights are created within the coastal environment over and above the development rights of the existing title.

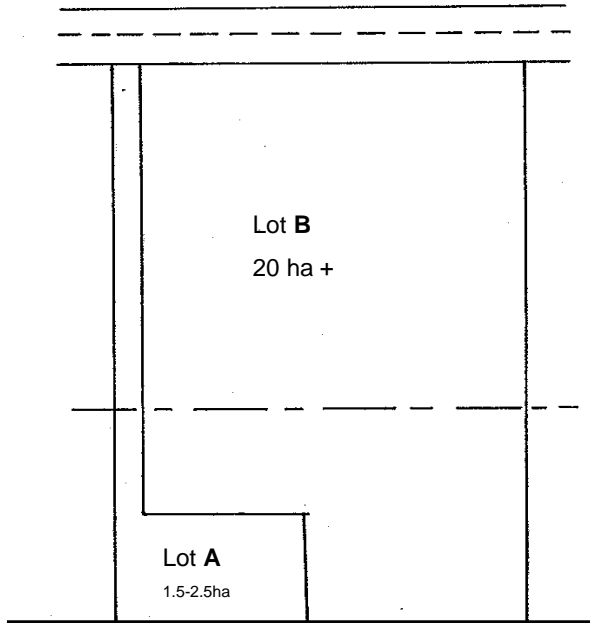
Key

	Lot boundary
	Road
	MHWS
	Coastal environment inland boundary
	Existing house

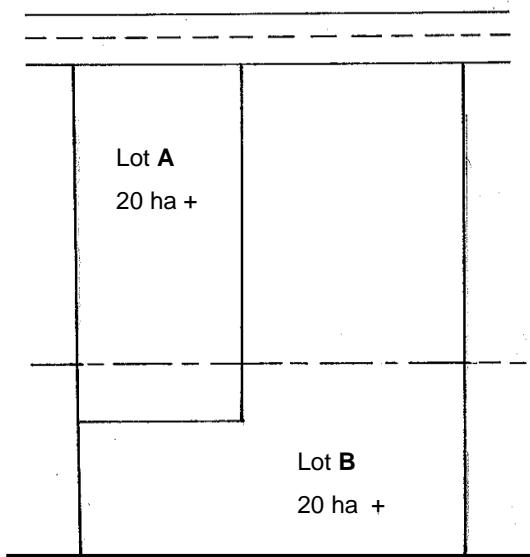
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Discretionary Activities

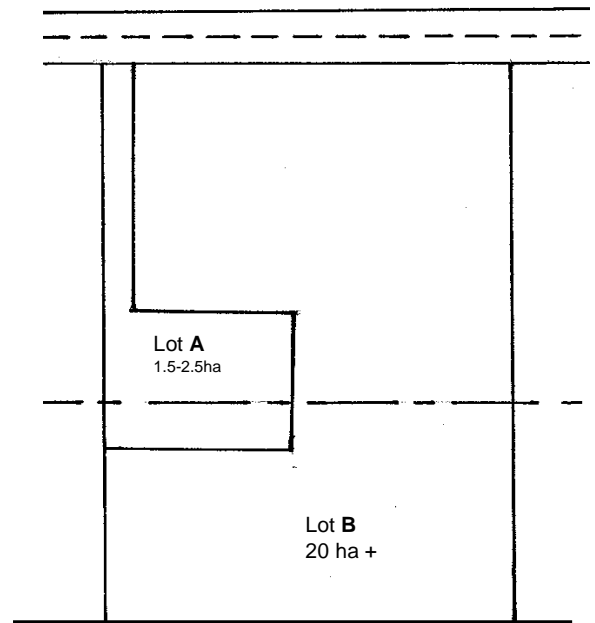
Plans are not to scale and are indicative only



Explanation: A 'complying' size lifestyle site is created inside of the coastal environment, and additional potential development rights are created within the coastal environment.



Explanation: A 'complying' size rural site is created partly inside of the coastal environment, and additional potential development rights are created within part of the coastal environment.



Explanation: A 'complying' sized rural lifestyle site is created partly inside of the coastal environment and additional potential development rights (however small) are created within part of the coastal environment. Where new development is unlikely to take place on the part of the new lot within the coastal environment due to the small area available, this will be taken into account in the discretionary activity assessment.

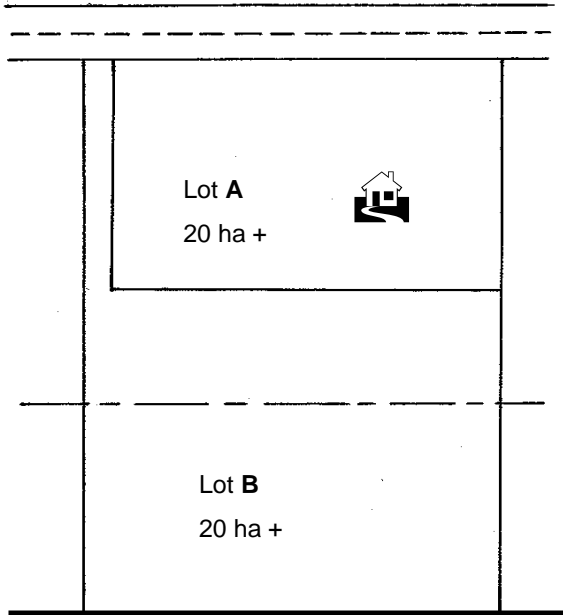
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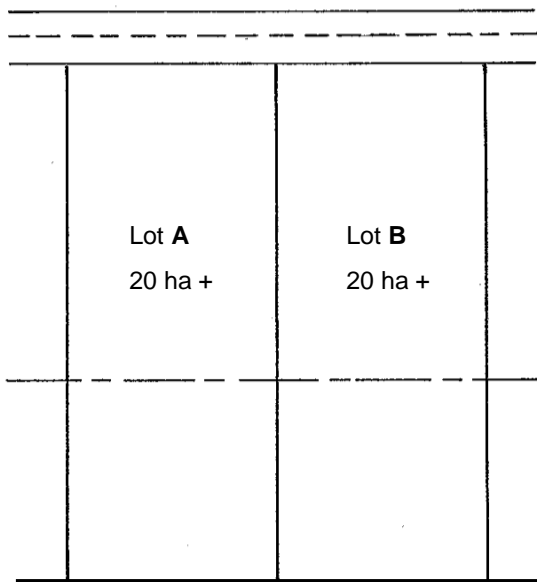
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Discretionary Activities

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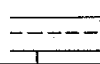

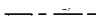



Explanation: A 'complying' size rural site is created outside of the coastal environment. However, as the new lot created incorporates one or more existing buildings (permitted under rules 5.9.1 to 5.9.7 of the District Plan), this results in additional potential development rights within the coastal environment on Lot B.



Explanation: A 'complying' size rural site is created partly inside of the coastal environment, and additional potential development rights are created within the coastal environment.

Key

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	Existing house