

SECTION 1:

TABLE OF CONTENTS

1.0	TABLE OF CONTENTS	1.0-1
1.0	TABLE OF CONTENTS	1.0-1
2.0	ADMINISTRATION, MONITORING AND CROSS BOUNDARY ISSUES	2.0-1
2.1	ADMINISTRATION	2.1-1
2.1.1	STATUTORY FRAMEWORK	2.1-1
2.1.1.1	HIERARCHY OF RESPONSIBILITIES	2.1-1
2.1.1.2	RESOURCE MANAGEMENT ACT 1991	2.1-1
2.1.1.3	HAURAKI GULF MARINE PARK ACT 2000	2.1-2
2.1.1.4	CONSERVATION MANAGEMENT STRATEGY	2.1-3
2.1.1.5	NATIONAL ENVIRONMENTAL STANDARDS	2.1-3
2.1.1.6	RELATIONSHIP WITH OTHER HAURAKI DISTRICT COUNCIL PLANS	2.1-4
2.1.2	HOW TO USE THE DISTRICT PLAN	2.1-4
2.1.3	DISTRICT PLAN RULES	2.1-5
2.1.4	RESOURCE CONSENTS	2.1-6
2.1.5	GENERAL RULES APPLYING THROUGHOUT THE DISTRICT	2.1-7
2.1.5.1	ZONING AND ACTIVITY STATUS IN RELATION TO ROADS	2.1-7
2.1.5.2	ZONING AND ACTIVITY STATUS IN RELATION TO THE SURFACE OF WATER	2.1-8
2.2	MONITORING	2.2-1
2.2.1	BACKGROUND	2.2-1
2.3	CROSS BOUNDARY ISSUES	2.3-1
3.0	SIGNIFICANT RESOURCE MANAGEMENT ISSUES & ROLE OF THE DISTRICT PLAN	3.0-1
3.1	PROCESS OF ANALYSIS	3.1-1
3.2	CLIMATE CHANGE	3.2-1
3.2.1	INTRODUCTION	3.2-1
3.2.2	TEMPERATURE	3.2-1
3.2.3	RAINFALL AND EXTREME WEATHER CONDITIONS	3.2-1
3.2.4	STORM SURGES, TIDES AND SEA LEVEL	3.2-2

3.2.5	ROLE OF THE DISTRICT PLAN	3.2-2
3.3	NATURAL HAZARDS	3.3-1
3.3.1	INTRODUCTION	3.3-1
3.3.2	RIVER AND STREAM FLOODING	3.3-1
3.3.3	COASTAL EROSION AND FLOODING HAZARDS	3.3-1
3.3.4	SEVERE STORM HAZARDS	3.3-2
3.3.5	EARTHQUAKE HAZARDS	3.3-2
3.3.6	TSUNAMI HAZARDS	3.3-3
3.3.7	VOLCANIC HAZARDS	3.3-3
3.3.8	DEBRIS FLOW HAZARDS	3.3-3
3.3.9	ROLE OF THE DISTRICT PLAN	3.3-3
3.4	URBAN DESIGN	3.4-1
3.4.1	INTRODUCTION	3.4-1
3.4.2	WAIHI	3.4-1
3.4.3	PAEROA	3.4-2
3.4.4	NGATEA	3.4-2
3.4.5	KEREPEHI	3.4-2
3.4.6	TURUA	3.4-3
3.4.7	WHIRITOA	3.4-3
3.4.8	WAIKINO	3.4-3
3.4.9	WAITAKARURU	3.4-4
3.4.10	MACKAYTOWN AND KARANGAHAKE	3.4-4
3.4.11	ROLE OF THE DISTRICT PLAN	3.4-4
3.5	PROTECTION OF PRODUCTIVE CAPACITY OF LAND	3.5-1
3.5.1	INTRODUCTION	3.5-1
3.5.2	ROLE OF THE DISTRICT PLAN	3.5-1
3.6	EXTRACTIVE INDUSTRY	3.6-1
3.6.1	INTRODUCTION	3.6-1
3.6.2	ROLE OF THE DISTRICT PLAN	3.6-2
3.7	CONSERVATION AND HERITAGE	3.7-1
3.7.1	INTRODUCTION	3.7-1
3.7.2	COASTAL ENVIRONMENT	3.7-1
3.7.3	LAKES, RIVERS, STREAMS AND THEIR MARGINS	3.7-2
3.7.4	WETLANDS	3.7-3

3.7.5	OUTSTANDING NATURAL FEATURES AND LANDSCAPES	3.7-3
3.7.6	INDIGENOUS BIODIVERSITY AND SIGNIFICANT NATURAL AREAS ('SNAs')	3.7-4
3.7.7	SITES, BUILDINGS, PLACES OR AREAS OF HISTORIC, HERITAGE AND ARCHAEOLOGICAL VALUE	3.7-4
3.8	TREATY OF WAITANGI (TE TIRITI O WAITANGI) RESPONSIBILITIES	3.8-1
3.8.1	INTRODUCTION	3.8-1
3.8.2	RESOURCE MANAGEMENT ISSUES OF SIGNIFICANCE TO TANGATA WHENUA	3.8-2
3.8.3	ROLE OF THE DISTRICT PLAN	3.8-2
3.9	ENERGY	3.9-1
3.9.1	INTRODUCTION	3.9-1
3.9.2	ROLE OF THE DISTRICT PLAN	3.9-1

4.0 DEFINITIONS 4.0-1

5.0 ZONES 5.0-1

5.1	RURAL ZONE	5.1-1
5.1.1	ZONE PURPOSE	5.1-1
5.1.2	OBJECTIVES AND POLICIES	5.1-1
5.1.3	ENVIRONMENTAL RESULTS	5.1-4
5.1.4	ACTIVITY STATUS	5.1-5
5.1.4.1	PERMITTED ACTIVITIES	5.1-5
5.1.4.2	CONTROLLED ACTIVITIES	5.1-7
5.1.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.1-8
5.1.4.4	DISCRETIONARY ACTIVITIES	5.1-14
5.1.4.5	NON COMPLYING ACTIVITIES	5.1-15
5.1.4.6	PROHIBITED ACTIVITIES	5.1-15
5.1.5	ZONE DEVELOPMENT STANDARDS	5.1-15
5.1.6	ACTIVITY SPECIFIC STANDARDS	5.1-18
5.1.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.1-23
5.1.7.1	GENERAL ASSESSMENT CRITERIA	5.1-23
5.1.7.2	ADDITIONAL DWELLINGS	5.1-25
5.1.7.3	PRODUCED MARKETS AND MORE THAN ONE PRODUCE STALL	5.1-25
5.1.7.4	HELICOPTER LANDING AREAS AND AIRSTRIPS	5.1-25

5.1.7.5	FACTORY FARMING AND ANIMAL FEEDLOTS	5.1-25
5.1.7.6	INTENSIVE OUTDOOR FARMING	5.1-26
5.1.7.7	INDUSTRIAL ACTIVITY	5.1-26
5.1.7.8	UNDERGROUND MINING, SURFACE MINING, MINING OPERATIONS, EXPLORATION AND LANDFILLS	5.1-27
5.1.7.9	BOARDING, BREEDING AND TRAINING OF ANIMALS	5.1-27
5.2	CONSERVATION (INDIGENOUS FOREST) ZONE	5.2-1
5.2.1	ZONE PURPOSE	5.2-1
5.2.2	OBJECTIVES AND POLICIES	5.2-2
5.2.3	ENVIRONMENTAL RESULTS	5.2-3
5.2.4	ACTIVITY STATUS	5.2-4
5.2.4.1	PERMITTED ACTIVITIES	5.2-4
5.2.4.2	CONTROLLED ACTIVITIES	5.2-4
5.2.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.2-5
5.2.4.4	DISCRETIONARY ACTIVITIES	5.2-7
5.2.4.5	NON COMPLYING ACTIVITIES	5.2-7
5.2.4.6	PROHIBITED ACTIVITIES	5.2-7
5.2.5	ZONE DEVELOPMENT STANDARDS	5.2-7
5.2.6	ACTIVITY SPECIFIC STANDARDS	5.2-8
5.2.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.2-8
5.2.7.1	GENERAL ASSESSMENT CRITERIA	5.2-8
5.3	CONSERVATION (WETLAND) ZONE	5.3-1
5.3.1	ZONE PURPOSE	5.3-1
5.3.2	OBJECTIVES AND POLICIES	5.3-2
5.3.3	ENVIRONMENTAL RESULTS	5.3-3
5.3.4	ACTIVITY STATUS	5.3-3
5.3.4.1	PERMITTED ACTIVITIES	5.3-4
5.3.4.2	CONTROLLED ACTIVITIES	5.3-4
5.3.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.3-5
5.3.4.4	DISCRETIONARY ACTIVITIES	5.3-5
5.3.4.5	NON COMPLYING ACTIVITIES	5.3-5
5.3.4.6	PROHIBITED ACTIVITIES	5.3-5
5.3.5	ZONE DEVELOPMENT STANDARDS	5.3-5
5.3.6	ACTIVITY SPECIFIC STANDARDS	5.3-6
5.3.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.3-6
5.4	COASTAL ZONE	5.4-1
5.4.1	ZONE PURPOSE	5.4-1

5.4.2	OBJECTIVES AND POLICIES	5.4-4
5.4.3	ENVIRONMENTAL RESULTS	5.4-6
5.4.4	ACTIVITY STATUS	5.4-6
5.4.4.1	PERMITTED ACTIVITIES	5.4-6
5.4.4.2	CONTROLLED ACTIVITIES	5.4-7
5.4.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.4-8
5.4.4.4	DISCRETIONARY ACTIVITIES	5.4-10
5.4.4.5	NON COMPLYING ACTIVITIES	5.4-11
5.4.4.6	PROHIBITED ACTIVITIES	5.4-11
5.4.5	ZONE DEVELOPMENT STANDARDS	5.4-11
5.4.6	ACTIVITY SPECIFIC STANDARDS	5.4-15
5.4.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.4-17
5.4.7.1	GENERAL ASSESSMENT CRITERIA	5.4-17
5.4.7.2	ADDITIONAL DWELLINGS	5.4-18
5.4.7.3	FORESTRY	5.4-18
5.4.7.4	CLEARANCE OF INDIGENOUS VEGETATION (either as a discrete activity or as part of a <i>Controlled or Discretionary Activity</i>)	5.4-19
5.4.7.5	EXPLORATION	5.4-19
5.4.7.6	TOURISM AND COMMERCIAL SERVICE ACTIVITIES	5.4-19
5.5	KARANGAHAKE GORGE ZONE	5.5-1
5.5.1	ZONE PURPOSE	5.5-1
5.5.2	OBJECTIVES AND POLICIES	5.5-1
5.5.3	ENVIRONMENTAL RESULTS	5.5-2
5.5.4	ACTIVITY STATUS	5.5-3
5.5.4.1	PERMITTED ACTIVITIES	5.5-3
5.5.4.2	CONTROLLED ACTIVITIES	5.5-3
5.5.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.5-6
5.5.4.4	DISCRETIONARY ACTIVITIES	5.5-8
5.5.4.5	NON COMPLYING ACTIVITIES	5.5-8
5.5.4.6	PROHIBITED ACTIVITIES	5.5-9
5.5.5	ZONE DEVELOPMENT STANDARDS	5.5-9
5.5.6	ACTIVITY SPECIFIC STANDARDS	5.5-11
5.5.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.5-12
5.5.7.1	GENERAL ASSESSMENT CRITERIA	5.5-12
5.5.7.2	DWELLINGS	5.5-13
5.5.7.3	FARMING	5.5-14
5.5.7.4	CLEARANCE OF INDIGENOUS AND/OR EXOTIC VEGETATION (either as a discrete activity or as part of a another <i>Discretionary Activity</i>)	5.5-14
5.5.7.5	EXPLORATION	5.5-14

5.5.7.6	UNDERGROUND MINING	5.5-14
5.6	URBAN AREAS OF THE TOWNS AND TOWNSHIPS	5.6-1
5.6.1	BACKGROUND	5.6-1
5.6.2	RESOURCE MANAGEMENT ISSUES	5.6-3
5.6.3	OBJECTIVES AND POLICIES – ALL URBAN AREAS	5.6-3
5.6.4	OBJECTIVES AND POLICIES – WAIHI	5.6-5
5.6.5	OBJECTIVES AND POLICIES – PAEROA	5.6-6
5.6.6	OBJECTIVES AND POLICIES – NGATEA	5.6-7
5.6.7	OBJECTIVES AND POLICIES – KEREPEHI	5.6-8
5.6.8	OBJECTIVES AND POLICIES – TURUA	5.6-9
5.6.9	OBJECTIVES AND POLICIES – SECONDARY RURAL PARTLY SERVICED TOWNSHIPS	5.6-9
5.6.10	OBJECTIVES AND POLICIES – WHIRITOA	5.6-10
5.6.11	REASONS FOR ALL OBJECTIVES AND POLICIES	5.6-10
5.6.12	ENVIRONMENTAL RESULTS	5.6-10
5.7	RESIDENTIAL ZONE	5.7-1
5.7.1	ZONE PURPOSE	5.7-1
5.7.2	OBJECTIVES AND POLICIES	5.7-1
5.7.3	ENVIRONMENTAL RESULTS	5.7-4
5.7.4	ACTIVITY STATUS	5.7-4
5.7.4.1	PERMITTED ACTIVITIES	5.7-4
5.7.4.2	CONTROLLED ACTIVITIES	5.7-5
5.7.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.7-7
5.7.4.4	DISCRETIONARY ACTIVITIES	5.7-11
5.7.4.5	NON COMPLYING ACTIVITIES	5.7-11
5.7.4.6	PROHIBITED ACTIVITIES	5.7-12
5.7.5	ZONE DEVELOPMENT STANDARDS	5.7-12
5.7.6	ACTIVITY SPECIFIC STANDARDS	5.7-18
5.7.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.7-22
5.7.7.1	GENERAL ASSESSMENT CRITERIA	5.7-21
5.7.7.2	UNDERGROUND MINING AND EXPLORATION	5.7-22
5.7.7.3	ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA	5.7-22

5.8	LOW DENSITY RESIDENTIAL ZONE	5.8-1
5.8.1	ZONE PURPOSE	5.8-1
5.8.2	OBJECTIVES AND POLICIES	5.8-1
5.8.3	ENVIRONMENTAL RESULTS	5.8-3
5.8.4	ACTIVITY STATUS	5.8-3
5.8.4.1	PERMITTED ACTIVITIES	5.8-3
5.8.4.2	CONTROLLED ACTIVITIES	5.8-4
5.8.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.8-5
5.8.4.4	DISCRETIONARY ACTIVITIES	5.8-9
5.8.4.5	NON COMPLYING ACTIVITIES	5.8-9
5.8.4.6	PROHIBITED ACTIVITIES	5.8-9
5.8.5	ZONE DEVELOPMENT STANDARDS	5.8-10
5.8.6	ACTIVITY SPECIFIC STANDARDS	5.8-13
5.8.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.8-15
5.8.7.1	GENERAL ASSESSMENT CRITERIA	5.8-15
5.8.7.2	UNDERGROUND MINING AND EXPLORATION	5.8-16
5.8.7.3	ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA	5.8-16
5.9	MARAE DEVELOPMENT ZONE	5.9-1
5.9.1	ZONE PURPOSE	5.9-1
5.9.2	OBJECTIVES AND POLICIES	5.9-1
5.9.3	ENVIRONMENTAL RESULTS	5.9-3
5.9.4	ACTIVITY STATUS	5.9-3
5.9.4.1	PERMITTED ACTIVITIES	5.9-3
5.9.4.2	CONTROLLED ACTIVITIES	5.9-4
5.9.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.9-4
5.9.4.4	DISCRETIONARY ACTIVITIES	5.9-5
5.9.4.5	NON COMPLYING ACTIVITIES	5.9-6
5.9.4.6	PROHIBITED ACTIVITIES	5.9-6
5.9.5	ZONE DEVELOPMENT STANDARDS	5.9-6
5.9.6	ACTIVITY SPECIFIC STANDARDS	5.9-7
5.9.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.9-7
5.9.7.1	GENERAL ASSESSMENT CRITERIA	5.9-8
5.9.7.2	UNDERGROUND MINING AND EXPLORATION	5.9-9
5.9.7.3	ACTIVITIES/DEVELOPMENT WITHIN THE COASTAL ENVIRONMENT	5.9-9
5.10	TOWNSHIP ZONE	5.10-1
5.10.1	ZONE PURPOSE	5.10-1
5.10.2	OBJECTIVES AND POLICIES	5.10-1

5.10.3	ENVIRONMENTAL RESULTS	5.10-2
5.10.4	ACTIVITY STATUS	5.10-2
5.10.4.1	PERMITTED ACTIVITIES	5.10-2
5.10.4.2	CONTROLLED ACTIVITIES	5.10-3
5.10.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.10-3
5.10.4.4	DISCRETIONARY ACTIVITIES	5.10-6
5.10.4.5	NON COMPLYING ACTIVITIES	5.10-7
5.10.4.6	PROHIBITED ACTIVITIES	5.10-7
5.10.5	ZONE DEVELOPMENT STANDARDS	5.10-7
5.10.6	ACTIVITY SPECIFIC STANDARDS	5.10-13
5.10.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.10-13
5.10.7.1	GENERAL ASSESSMENT CRITERIA	5.10-13
5.10.7.2	EXPLORATION AND UNDERGROUND MINING	5.10-14
5.10.7.3	ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA	5.10-14
5.11	TOWN CENTRE ZONE	5.11-1
5.11.1	ZONE PURPOSE	5.11-1
5.11.2	OBJECTIVES AND POLICIES	5.11-2
5.11.3	ENVIRONMENTAL RESULTS	5.11-4
5.11.4	ACTIVITY STATUS	5.11-4
5.11.4.1	PERMITTED ACTIVITIES	5.11-5
5.11.4.2	CONTROLLED ACTIVITIES	5.11-5
5.11.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.11-7
5.11.4.4	DISCRETIONARY ACTIVITIES	5.11-9
5.11.4.5	NON COMPLYING ACTIVITIES	5.11-10
5.11.4.6	PROHIBITED ACTIVITIES	5.11-10
5.11.5	ZONE DEVELOPMENT STANDARDS	5.11-10
5.11.6	ACTIVITY SPECIFIC STANDARDS	5.11-14
5.11.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.11-14
5.11.7.1	GENERAL ASSESSMENT CRITERIA	5.11-14
5.11.7.2	SERVICE STATION	5.11-15
5.11.7.3	TRANSPORT DEPOTS	5.11-16
5.11.7.4	UNDERGROUND MINING AND EXPLORATION	5.11-16
5.11.8	APPENDIX A: WAIHI TOWN CENTRE HERITAGE BUILDING DESIGN GUIDELINES	5.11-17
5.11.9	APPENDIX B: PAEROA TOWN CENTRE HERITAGE BUILDING DESIGN GUIDELINES	5.11-31
5.12	INDUSTRIAL ZONE	5.12-1
5.12.1	ZONE PURPOSE	5.12-1

5.12.2	OBJECTIVES AND POLICIES	5.12-2
5.12.3	ENVIRONMENTAL RESULTS	5.12-3
5.12.4	ACTIVITY STATUS	5.12-4
5.12.4.1	PERMITTED ACTIVITIES	5.12-4
5.12.4.2	CONTROLLED ACTIVITIES	5.12-5
5.12.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.12-8
5.12.4.4	DISCRETIONARY ACTIVITIES	5.12-11
5.12.4.5	NON COMPLYING ACTIVITIES	5.12-11
5.12.4.6	PROHIBITED ACTIVITIES	5.12-11
5.12.5	ZONE DEVELOPMENT STANDARDS	5.12-12
5.12.6	ACTIVITY SPECIFIC STANDARDS	5.12-13
5.12.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.12-14
5.12.7.1	GENERAL ASSESSMENT CRITERIA	5.12-14
5.12.7.2	FACTORY SHOP/ANCILLARY RETAIL ACTIVITY	5.12-15
5.12.7.3	UNDERGROUND MINING AND EXPLORATION	5.12-15
5.12.7.4	RESIDENTIAL ACCOMMODATION/ COMMUNITY FACILITY/ INDOOR SPORTS FACILITY/ EDUCATION/TRAINING ACTIVITIES AND FACILITIES	5.12-15
5.12.7.5	INDUSTRIAL ACTIVITY ON LOT 2 DPS 84289 (OPUKEKO ROAD, PAEROA)	5.12-16
5.13	PAEROA FLOOD PONDING ZONE	5.13-1
5.13.1	ZONE PURPOSE	5.13-1
5.13.2	OBJECTIVES AND POLICIES	5.13-2
5.13.3	ENVIRONMENTAL RESULTS	5.13-2
5.13.4	ACTIVITY STATUS	5.13-2
5.13.4.1	PERMITTED ACTIVITIES	5.13-2
5.13.4.2	CONTROLLED ACTIVITIES	5.13-3
5.13.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.13-3
5.13.4.4	DISCRETIONARY ACTIVITIES	5.13-3
5.13.4.5	NON COMPLYING ACTIVITIES	5.13-4
5.13.4.6	PROHIBITED ACTIVITIES	5.13-4
5.13.5	ZONE DEVELOPMENT STANDARDS	5.13-4
5.13.6	ACTIVITY SPECIFIC STANDARDS	5.13-4
5.13.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.13-4
5.13.7.1	DESIGN OF BUILDINGS	5.13-4
5.13.7.2	REMOVAL OF VEGETATION /IMPERMEABLE SURFACE COVERING refer to D2, D3 and D4	5.13-5
5.13.7.3	PLANTING – refer to D1	5.13-5
5.14	RESERVE ZONES	5.14-1
5.14.1	ZONE PURPOSE	5.14-1

5.14.2	ENVIRONMENTAL RESULTS	5.14-3
5.14.3	OBJECTIVES AND POLICIES	5.14-3
5.15	RESERVE (ACTIVE) ZONE	5.15-1
5.15.1	ZONE PURPOSE	5.15-1
5.15.2	OBJECTIVES AND POLICIES	5.15-1
5.15.3	ENVIRONMENTAL RESULTS	5.15-2
5.15.4	ACTIVITY STATUS	5.15-3
5.15.4.1	PERMITTED ACTIVITIES	5.15-3
5.15.4.2	CONTROLLED ACTIVITIES	5.15-3
5.15.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.15-5
5.15.4.4	DISCRETIONARY ACTIVITIES	5.15-7
5.15.4.5	NON COMPLYING ACTIVITIES	5.15-7
5.15.4.6	PROHIBITED ACTIVITIES	5.15-7
5.15.5	ZONE DEVELOPMENT STANDARDS	5.15-8
5.15.6	ACTIVITY SPECIFIC STANDARDS	5.15-9
5.15.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.15-9
5.15.7.1	GENERAL ASSESSMENT CRITERIA	5.15-10
5.15.7.2	MOTOR SPORTS AND FIREARM SPORTS	5.15-11
5.15.7.3	COMMUNITY FACILITY	5.15-11
5.15.7.4	EXPLORATION	5.15-11
5.15.7.5	ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA	5.15-11
5.16	RESERVE (PASSIVE) ZONE	5.16-1
5.16.1	ZONE PURPOSE	5.16-1
5.16.2	OBJECTIVES AND POLICIES	5.16-1
5.16.3	ENVIRONMENTAL RESULTS	5.16-2
5.16.4	ACTIVITY STATUS	5.16-2
5.16.4.1	PERMITTED ACTIVITIES	5.16-2
5.16.4.2	CONTROLLED ACTIVITIES	5.16-3
5.16.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.16-4
5.16.4.4	DISCRETIONARY ACTIVITIES	5.16-6
5.16.4.5	NON COMPLYING ACTIVITIES	5.16-6
5.16.4.6	PROHIBITED ACTIVITIES	5.16-6
5.16.5	ZONE DEVELOPMENT STANDARDS	5.16-7
5.16.6	ACTIVITY SPECIFIC STANDARDS	5.16-8
5.16.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.16-8
5.16.7.1	GENERAL ASSESSMENT CRITERIA	5.16-8
5.16.7.2	EXPLORATION	5.16-9

5.16.7.3	ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA	5.16-9
5.17	MARTHA MINERAL ZONE	5.17-1
5.17.1	ZONE PURPOSE	5.17-1
5.17.2	OBJECTIVES AND POLICIES	5.17-2
5.17.3	ENVIRONMENTAL RESULTS	5.17-3
5.17.4	ACTIVITY STATUS	5.17-3
5.17.4.1	PERMITTED ACTIVITIES	5.17-3
5.17.4.2	CONTROLLED ACTIVITIES	5.17-4
5.17.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.17-5
5.17.4.4	DISCRETIONARY ACTIVITIES	5.17-7
5.17.4.5	NON COMPLYING ACTIVITIES	5.17-7
5.17.4.6	PROHIBITED ACTIVITIES	5.17-7
5.17.5	ZONE DEVELOPMENT STANDARDS	5.17-7
5.17.6	ACTIVITY SPECIFIC STANDARDS	5.17-8
5.17.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.17-8
5.17.7.1	GENERAL ASSESSMENT CRITERIA	5.17-8
5.17.8	DIAGRAM OF HISTORIC UNDERGROUND WORKINGS RISK ANALYSIS	5.17-10
5.18	GOLDEN CROSS MINERAL ZONE	5.18-1
5.18.1	ZONE PURPOSE	5.18-1
5.18.2	OBJECTIVES AND POLICIES	5.18-2
5.18.3	ENVIRONMENTAL RESULTS	5.18-3
5.18.4	ACTIVITY STATUS	5.18-3
5.18.4.1	PERMITTED ACTIVITIES	5.18-3
5.18.4.2	CONTROLLED ACTIVITIES	5.18-4
5.18.4.3	RESTRICTED DISCRETIONARY ACTIVITIES	5.18-4
5.18.4.4	DISCRETIONARY ACTIVITIES	5.18-6
5.18.4.5	NON COMPLYING ACTIVITIES	5.18-7
5.18.4.6	PROHIBITED ACTIVITIES	5.18-7
5.18.5	ZONE DEVELOPMENT STANDARDS	5.18-7
5.18.6	ACTIVITY SPECIFIC STANDARDS	5.18-8
5.18.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.18-9
5.18.7.1	GENERAL ASSESSMENT CRITERIA	5.18-9
5.18.7.2	INDUSTRIAL ACTIVITY	5.18-10
5.18.7.3	ZONE SPECIFIC ASSESSMENT CRITERIA	5.18-11
5.18.8	FIGURE 1 – GOLDEN CROSS MINE ZONE LAND USE RESTRICTION AREAS	5.18-12

6.0	CONSERVATION AND HERITAGE	6.0-1
6.1	HISTORIC HERITAGE	6.1-1
6.1.1	BACKGROUND	6.1-1
6.1.2	RESOURCE MANAGEMENT ISSUES	6.1-4
6.1.3	OBJECTIVES AND POLICIES	6.1-6
6.1.4	ENVIRONMENTAL RESULTS	6.1-10
6.1.5	ACTIVITIES	6.1-10
6.1.5.1	EXCEPTIONS	6.1-10
6.1.5.2	PERMITTED ACTIVITIES	6.1-11
6.1.5.3	CONTROLLED ACTIVITIES	6.1-12
6.1.5.4	RESTRICTED DISCRETIONARY ACTIVITIES	6.1-12
6.1.5.5	DISCRETIONARY ACTIVITIES	6.1-14
6.1.5.6	NON COMPLYING ACTIVITIES	6.1-14
6.1.5.7	PROHIBITED ACTIVITIES	6.1-15
6.1.5.8	ACTIVITY SPECIFIC STANDARDS	6.1-15
6.1.5.9	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	6.1-15
6.1.6	SCHEDULE OF HISTORIC HERITAGE INVENTORY	6.1-17
6.1.6.1	INTRODUCTION	6.1-17
6.1.6.2	SCHEDULE OF HISTORIC HERITAGE INVENTORY - CATEGORY A HERITAGE FEATURES	6.1-17
6.1.6.3	SCHEDULE OF HISTORIC HERITAGE INVENTORY – CATEGORY B HERITAGE FEATURES	6.1-23
6.1.6.4	SCHEDULE OF HISTORIC HERITAGE INVENTORY – CATEGORY C HERITAGE ITEMS	6.1-28
6.1.6.5	SCHEDULE OF HISTORIC HERITAGE INVENTORY – CATEGORY A HERITAGE AREAS	6.1-37
6.1.6.6	SCHEDULE OF HISTORIC HERITAGE INVENTORY – CATEGORY B HERITAGE AREAS	6.1-38
6.1.6.7	SCHEDULE OF HISTORIC HERITAGE INVENTORY – AREAS OF SIGNIFICANCE TO MAORI	6.1-39
6.1.6.8	APPENDIX 1 – CRITERIA FOR ASSESSING HERITAGE SIGNIFICANCE	6.1-41
6.1.6.9	APPENDIX 2 – KARANGAHAKE GORGE HISTORIC AREAS - HAU450 AND HAU451	6.1-43
6.2	INDIGENOUS BIODIVERSITY AND SIGNIFICANT NATURAL AREAS	6.2-1
6.2.1	BACKGROUND	6.2-1
6.2.2	RESOURCE MANAGEMENT ISSUES	6.2-7
6.2.3	OBJECTIVES AND POLICIES	6.2-8
6.2.4	ENVIRONMENTAL RESULTS	6.2-11
6.2.5	ACTIVITIES	6.2-11
6.2.5.1	EXCEPTIONS	6.2-11
6.2.5.2	PERMITTED ACTIVITIES	6.2-12
6.2.5.3	CONTROLLED ACTIVITIES	6.2-13
6.2.5.4	RESTRICTED DISCRETIONARY ACTIVITIES	6.2-14
6.2.5.5	DISCRETIONARY ACTIVITIES	6.2-15

6.2.5.6	NON COMPLYING ACTIVITIES	6.2-16
6.2.5.7	PROHIBITED ACTIVITIES	6.2-16
6.2.5.8	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	6.2-16
6.2.6	SCHEDULE OF SIGNIFICANT NATURAL AREAS	6.2-18
6.2.7	SIGNIFICANT NATURAL AREA ASSESSMENT FUNDING POLICY	6.2-25
6.3	PROTECTION OF OUTSTANDING NATURAL FEATURES AND LANDSCAPES AND DISTRICT AMENITY LANDSCAPES	6.3-1
6.3.1	BACKGROUND	6.3-1
6.3.2	RESOURCE MANAGEMENT ISSUES	6.3-5
6.3.3	OBJECTIVES AND POLICIES	6.3-5
6.3.4	ENVIRONMENTAL RESULTS	6.3-6
6.3.5	ACTIVITIES	6.3-6
6.3.5.1	EXCEPTIONS	6.3-6
6.3.5.2.	PERMITTED ACTIVITIES	6.3-6
6.3.5.3	CONTROLLED ACTIVITIES	6.3-7
6.3.5.4	RESTRICTED DISCRETIONARY ACTIVITIES	6.3-7
6.3.5.5	DISCRETIONARY ACTIVITIES	6.3-7
6.3.5.6	NON-COMPLYING ACTIVITIES	6.3-7
6.3.5.7	PROHIBITED ACTIVITIES	6.3-7
6.3.5.8	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	6.3-7
6.3.6	SCHEDULE OF OUTSTANDING NATURAL FEATURES	6.3-8
6.3.7	HAURAKI DISTRICT COUNCIL LANDSCAPE COLOUR CHART	6.3-9
6.4	RECOGNITION AND PROTECTION OF SIGNIFICANT TREES	6.4-1
6.4.1	BACKGROUND	6.4-1
6.4.2	RESOURCE MANAGEMENT ISSUES	6.4-1
6.4.3	OBJECTIVES AND POLICIES	6.4-1
6.4.4	ENVIRONMENTAL RESULTS	6.4-2
6.4.5	ACTIVITIES	6.4-2
6.4.5.1	PERMITTED ACTIVITIES	6.4-2
6.4.5.2	CONTROLLED ACTIVITIES	6.4-3
6.4.5.3	RESTRICTED DISCRETIONARY ACTIVITIES	6.4-3
6.4.5.4	DISCRETIONARY ACTIVITIES	6.4-3
6.4.5.5	NON COMPLYING ACTIVITIES	6.4-3
6.4.5.6	PROHIBITED ACTIVITIES	6.4-3
6.4.5.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	6.4-3
6.4.6	SCHEDULE OF SIGNIFICANT TREES	6.4-5
6.4.7	APPENDIX 1: SIGNIFICANT TREES – PAEROA DOMAIN	6.4-12

6.4.8	APPENDIX 2: SIGNIFICANT TREES – STRUCTURE PLAN AREA 8.6.15 (FORMER PAEROA RACECOURSE)	6.4-13
6.4.9	APPENDIX 3: TREE SCHEDULE FOR STRUCTURE PLAN AREA 9.6.15 (FORMER PAEROA RACECOURSE)	6.4-14
7.0	SPECIFIC AND DISTRICT WIDE MATTERS	7.0-1
7.1	OVERVIEW OF WATER SUPPLY CATCHMENTS, FLOOD MANAGEMENT & RIVER CONTROL & COASTAL INUNDATION CONTROL	7.1-1
7.1.1	BACKGROUND	7.1-1
7.2	MANAGEMENT OF WATER SUPPLY CATCHMENTS	7.2-1
7.2.1	BACKGROUND	7.2-1
7.2.2	RESOURCE MANAGEMENT ISSUES	7.2-1
7.2.3	OBJECTIVES AND POLICIES	7.2-1
7.2.4	ENVIRONMENTAL RESULTS	7.2-2
7.2.5	ACTIVITIES	7.2-2
7.3	RIPARIAN AREAS & ESPLANADES	7.3-1
7.3.1	BACKGROUND	7.3-1
7.3.2	RESOURCE MANAGEMENT ISSUES	7.3-2
7.3.3	OBJECTIVES AND POLICIES	7.3-3
7.3.4	ENVIRONMENTAL RESULTS	7.3-4
7.3.5	RULES	7.3-4
7.3.6	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	7.3-5
7.4	PROVISION FOR NETWORK UTILITIES AND ENERGY GENERATION	7.4-1
7.4.1	BACKGROUND	7.4-1
7.4.2	RESOURCE MANAGEMENT ISSUES	7.4-2
7.4.3	OBJECTIVES AND POLICIES	7.4-3
7.4.4	ENVIRONMENTAL RESULTS	7.4-5
7.4.5	ACTIVITIES	7.4-5
7.4.5.1	PROVISION FOR ROADS	7.4-5
7.4.5.2	PROVISION FOR TELECOMMUNICATION FACILITIES	7.4-6
7.4.5.3	PROVISION FOR EXISTING ELECTRICITY TRANSMISSION LINES	7.4-6
7.4.5.4	PROVISION FOR ALL OTHER NETWORK UTILITIES EITHER IN ROADS OR ZONES	7.4-7
7.4.5.5	PROVISION FOR ENERGY GENERATION ACTIVITIES	7.4-9
7.4.6	FOR INFORMATION PURPOSES	7.4-11
7.4.7	DEVELOPMENT STANDARDS	7.4-11

7.4.8	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	7.4-13
7.4.9	APPENDIX 7.4 A - NATIONAL ENVIRONMENTAL STANDARDS FOR TELECOMMUNICATION FACILITIES	7.4-15
7.4.10	APPENDIX 7.4 B - NATIONAL ENVIRONMENTAL STANDARDS FOR ELECTRICITY TRANSMISSION ACTIVITIES	7.4-43
7.5	DESIGNATIONS	7.5-1
7.5.1	BACKGROUND	7.5-1
7.5.2	SCHEDULES OF DESIGNATIONS BY REQUIRING AUTHORITY	7.5-2
7.5.2.1	SCHEDULE OF DESIGNATIONS – MINISTER OF CORRECTIONS (A)	7.5-2
7.5.2.2	SCHEDULE OF DESIGNATIONS – MINISTER OF JUSTICE (B)	7.5-2
7.5.2.3	SCHEDULE OF DESIGNATIONS – HAURAKI DISTRICT COUNCIL (C)	7.5-2
7.5.2.4	SCHEDULE OF DESIGNATIONS – MINISTER OF EDUCATION (E)	7.5-4
7.5.2.5	SCHEDULE OF DESIGNATIONS – MINISTER OF POLICE (F)	7.5-6
7.5.2.6	SCHEDULE OF DESIGNATIONS – MINISTER OF RAILWAYS (G)	7.5-6
7.5.2.7	SCHEDULE OF DESIGNATIONS – MINISTER OF TRANSPORT (H)	7.5-6
7.5.2.8	SCHEDULE OF DESIGNATIONS – POWERCO LIMITED (J)	7.5-6
7.5.2.9	SCHEDULE OF DESIGNATIONS – CHORUS (K)	7.5-7
7.5.2.10	SCHEDULE OF DESIGNATIONS – TRANSPOWER NEW ZEALAND LIMITED (L)	7.5-7
7.5.2.11	SCHEDULE OF DESIGNATIONS – WAIKATO REGIONAL COUNCIL (M)	7.5-8
7.5.2.12	SCHEDULE OF DESIGNATIONS – TELECOM NZ LTD (N)	7.5-8
7.6	SIGNS	7.6-1
7.6.1	BACKGROUND	7.6-1
7.6.2	RESOURCE MANAGEMENT ISSUES	7.6-1
7.6.3	OBJECTIVES AND POLICIES	7.6-1
7.6.4	ENVIRONMENTAL RESULTS	7.6-3
7.6.5	GENERAL RULES - APPLICABLE TO ALL SIGNS IN ALL ZONES	7.6-3
7.6.6	PERMITTED ACTIVITIES	7.6-3
7.6.7	CONTROLLED ACTIVITIES	7.6-8
7.6.8	RESTRICTED DISCRETIONARY ACTIVITIES	7.6-8
7.6.9	DISCRETIONARY ACTIVITIES	7.6-8
7.6.10	NON COMPLYING ACTIVITIES	7.6-9
7.6.11	PROHIBITED ACTIVITIES	7.6-9
7.6.12	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	7.6-9
7.7	HAZARDOUS SUBSTANCES AND CONTAMINATED LAND	7.7-1
7.7.1	BACKGROUND	7.7-1
7.7.2	RESOURCE MANAGEMENT ISSUES	7.7-2
7.7.3	OBJECTIVES AND POLICIES	7.7-2
7.7.4	ENVIRONMENTAL RESULTS	7.7-5

7.7.5	ACTIVITIES	7.7-5
7.7.6	PERMITTED ACTIVITIES	7.7-7
7.7.7	CONTROLLED ACTIVITIES	7.7-7
7.7.8	RESTRICTED DISCRETIONARY ACTIVITIES	7.7-7
7.7.9	DISCRETIONARY ACTIVITIES	7.7-9
7.7.10	NON COMPLYING ACTIVITIES	7.7-9
7.7.11	PROHIBITED ACTIVITIES	7.7-9
7.7.12	HAZARDOUS FACILITIES SCREENING PROCEDURE (HFSP) CONSENT STATUS MATRIX	7.7-9
7.7.13	PERFORMANCE STANDARDS	7.7-10
7.7.14	EXEMPTIONS FROM THE HFSP	7.7-10
7.7.15	APPENDIX 7.7A – NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH	7.7-13
7.8	EXCAVATIONS AND PLACEMENT OF FILL (EARTHWORKS)	7.8-1
7.8.1	BACKGROUND	7.8-1
7.8.2	RESOURCE MANAGEMENT ISSUES	7.8-2
7.8.3	OBJECTIVES AND POLICIES	7.8-2
7.8.4	ENVIRONMENTAL RESULTS	7.8-3
7.8.5	ACTIVITY STATUS	7.8-3
7.8.5.1	PERMITTED ACTIVITIES	7.8-4
7.8.5.2	CONTROLLED ACTIVITIES	7.8-8
7.8.5.3	RESTRICTED DISCRETIONARY ACTIVITIES	7.8-9
7.8.5.4	DISCRETIONARY ACTIVITIES	7.8-9
7.8.5.5	NON COMPLYING ACTIVITIES	7.8-9
7.8.5.6	PROHIBITED ACTIVITIES	7.8-9
7.8.6	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	7.8-9
7.9	TRANSPORT NETWORK	7.9-1
7.9.1	BACKGROUND	7.9-1
7.9.2	RESOURCE MANAGEMENT ISSUES	7.9-3
7.9.3	OBJECTIVES AND POLICIES	7.9-4
7.9.4	ENVIRONMENTAL RESULTS	7.9-5
7.9.5	RULES	7.9-5
7.10	FINANCIAL CONTRIBUTIONS	7.10-1
7.10.1	BACKGROUND	7.10-1
7.10.2	RESOURCE MANAGEMENT ISSUES	7.10-2
7.10.3	OBJECTIVES AND POLICIES	7.10-2
7.10.4	ENVIRONMENTAL RESULTS	7.10-3
7.10.5	RULES	7.10-3

8.0	DISTRICT WIDE PERFORMANCE STANDARDS FOR DEVELOPMENT AND SUBDIVISION	8.0-1
8.1	BACKGROUND	8.1-1
8.1.1	DESCRIPTION	8.1-1
8.1.2	OBJECTIVES AND POLICIES	8.1-1
8.1.3	TYPES OF PERFORMANCE STANDARDS	8.1-2
8.1.4	ACTIVITY STATUS	8.1-3
8.2	DESIGN AND LOCATION OF BUILDINGS	8.2-1
8.2.1	SETBACK FROM PUBLIC DRAINS, LAKES, RIVERS, STREAMS, FLOODWAYS, SPILLWAYS AND FLOOD PROTECTION WORKS	8.2-1
8.2.1.1	DISCUSSION, PURPOSE AND REASONS	8.2-1
8.2.1.2	ENVIRONMENTAL RESULTS	8.2-1
8.2.1.3	STANDARDS	8.2-2
8.2.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-2
8.2.2	FLOOR LEVELS	8.2-3
8.2.2.1	DISCUSSION, PURPOSE AND REASONS	8.2-3
8.2.2.2	ENVIRONMENTAL RESULTS	8.2-3
8.2.2.3	STANDARDS	8.2-3
8.2.2.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-4
8.2.3	EROSION PROTECTION SETBACK LINES (WHIRITOA BEACH)	8.2-5
8.2.3.1	DISCUSSION, PURPOSE AND REASONS	8.2-5
8.2.3.2	ENVIRONMENTAL RESULTS	8.2-5
8.2.3.3	STANDARDS	8.2-6
8.2.3.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-6
8.2.4	SEWAGE PLANT BUFFER AREAS	8.2-7
8.2.4.1	DISCUSSION, PURPOSE AND REASONS	8.2-7
8.2.4.2	ENVIRONMENTAL RESULTS	8.2-7
8.2.4.3	STANDARDS	8.2-7
8.2.4.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-7
8.2.5	GLARE AND LIGHTING	8.2-8
8.2.5.1	DISCUSSION, PURPOSE AND REASONS	8.2-8
8.2.5.2	ENVIRONMENTAL RESULTS	8.2-8
8.2.5.3	STANDARDS	8.2-8
8.2.5.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2-9
8.2A	BUILDINGS, STRUCTURES, SUBDIVISION AND EARTHWORKS WITHIN A HIGH VOLTAGE TRANSMISSION CORRIDOR	8.2A-1
8.2A.1	SETBACK FROM HIGH VOLTAGE TRANSMISSION LINES	8.2A-1
8.2A.1.1	DISCUSSION, PURPOSE AND REASONS	8.2A-1
8.2A.1.2	ENVIRONMENTAL RESULTS	8.2A-1
8.2A.1.3	STANDARDS	8.2A-2
8.2A.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.2A-4
8.3	AMENITY MATTERS	8.3-1
8.3.1	NOISE	8.3-1
8.3.1.1	DISCUSSION, PURPOSE AND REASONS	8.3-1
8.3.1.2	ENVIRONMENTAL RESULTS	8.3-1
8.3.1.3	STANDARDS	8.3-2

8.3.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.3-8
8.3.2	VIBRATION IN THE GROUND	8.3-9
8.3.2.1	DISCUSSION, PURPOSE AND REASONS	8.3-9
8.3.2.2	ENVIRONMENTAL RESULTS	8.3-11
8.3.2.3	STANDARDS	8.3-11
8.3.2.4	EXPLANATION OF STANDARDS	8.3-12
8.3.2.5	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.3-13
8.4	VEHICLE PARKING, LOADING AND ACCESS	8.4-1
8.4.1	NUMBER AND LOCATION OF PARKING SPACES	8.4-1
8.4.1.1	DISCUSSION, PURPOSE AND REASONS	8.4-1
8.4.1.2	ENVIRONMENTAL RESULTS	8.4-1
8.4.1.3	STANDARDS	8.4-2
8.4.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-5
8.4.2	NUMBER AND LOCATION OF LOADING/DROP OFF SPACES	8.4-7
8.4.2.1	DISCUSSION, PURPOSE AND REASONS	8.4-7
8.4.2.2	ENVIRONMENTAL RESULTS	8.4-7
8.4.2.3	STANDARDS	8.4-7
8.4.2.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-8
8.4.3	VEHICLE ACCESS AND CROSSINGS	8.4-9
8.4.3.1	DISCUSSION, PURPOSE AND REASONS	8.4-9
8.4.3.2	ENVIRONMENTAL RESULTS	8.4-11
8.4.3.3	STANDARDS	8.4-11
8.4.3.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-14
8.4.4	DESIGN OF PARKING, DROP OFF AND LOADING SPACES, ACCESS AND TURNING AREAS	8.4-15
8.4.4.1	DISCUSSION, PURPOSE AND REASONS	8.4-15
8.4.4.2	ENVIRONMENTAL RESULTS	8.4-15
8.4.4.3	STANDARDS	8.4-15
8.4.4.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-16
8.4.5	FORMATION, SCREENING AND LANDSCAPING OF PARKING AND LOADING AND MANOEUVRING AREAS	8.4-17
8.4.5.1	DISCUSSION, PURPOSE AND REASONS	8.4-17
8.4.5.2	ENVIRONMENTAL RESULTS	8.4-17
8.4.5.3	STANDARDS	8.4-17
8.4.5.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-18
8.4.6	PROTECTION OF TRAFFIC SIGHT LINES	8.4-20
8.4.6.1	DISCUSSION, PURPOSE AND REASONS	8.4-20
8.4.6.2	ENVIRONMENTAL RESULTS	8.4-20
8.4.6.3	STANDARDS	8.4-20
8.4.6.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-21
8.4.7	CORNER SPLAYS	8.4-23
8.4.7.1	DISCUSSION, PURPOSE AND REASONS	8.4-23
8.4.7.2	ENVIRONMENTAL RESULTS	8.4-23
8.4.7.3	STANDARDS	8.4-23
8.4.7.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-24
8.4.8	INTERNAL ACCESS	8.4-25

8.4.8.1	DISCUSSION, PURPOSE AND REASONS	8.4-25
8.4.8.2	ENVIRONMENTAL RESULTS	8.4-25
8.4.8.3	STANDARDS	8.4-26
8.4.8.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-27
8.4.9	STREET AND ROAD DESIGN	8.4-28
8.4.9.1	DISCUSSION, PURPOSE AND REASONS	8.4-28
8.4.9.2	ENVIRONMENTAL RESULTS	8.4-28
8.4.9.3	STANDARDS	8.4-28
8.4.9.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.4-29
8.5	INFRASTRUCTURE AND SERVICES	8.5-1
8.5.1	DOMESTIC EFFLUENT DISPOSAL	8.5-1
8.5.1.1	DISCUSSION, PURPOSE AND REASONS	8.5-1
8.5.1.2	ENVIRONMENTAL RESULTS	8.5-1
8.5.1.3	STANDARDS	8.5-1
8.5.1.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-2
8.5.2	NON-DOMESTIC EFFLUENT DISPOSAL	8.5-3
8.5.2.1	DISCUSSION, PURPOSE AND REASONS	8.5-3
8.5.2.2	ENVIRONMENTAL RESULTS	8.5-3
8.5.2.3	STANDARDS	8.5-3
8.5.2.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-5
8.5.3	WATER SUPPLY	8.5-6
8.5.3.1	DISCUSSION, PURPOSE AND REASONS	8.5-6
8.5.3.2	ENVIRONMENTAL RESULTS	8.5-6
8.5.3.3	STANDARDS	8.5-6
8.5.3.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-7
8.5.4	STORMWATER DRAINAGE	8.5-8
8.5.4.1	DISCUSSION, PURPOSE AND REASONS	8.5-8
8.5.4.2	ENVIRONMENTAL RESULTS	8.5-8
8.5.4.3	STANDARDS	8.5-8
8.5.4.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-9
8.5.5	DRAINS	8.5-10
8.5.5.1	DISCUSSION, PURPOSE AND REASONS	8.5-10
8.5.5.2	ENVIRONMENTAL RESULTS	8.5-10
8.5.5.3	STANDARDS	8.5-10
8.5.5.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-10
8.5.6	TELECOMMUNICATIONS AND POWER	8.5-12
8.5.6.1	DISCUSSION, PURPOSE AND REASONS	8.5-12
8.5.6.2	ENVIRONMENTAL RESULTS	8.5-12
8.5.6.3	STANDARDS	8.5-12
8.5.6.4	RESTRICTED DISCRETIONARY ACTIVITY MATTERS	8.5-13

8.6	SECTION 8 - APPENDICES	8.6-1
8.6.1	APPENDIX 1: TABLE 3.1 – URBAN / RURAL ROAD AND ACCESS STANDARDS FOR THE HAURAKI DISTRICT	8.6-2
8.6.2	APPENDIX 2: TABLE 3.2 – URBAN ROAD AND ACCESS STANDARDS FOR THE SETTLEMENTS OF WAIKINO, KARANGAHAKE AND MACKAYTOWN	8.6-3
8.6.3	STRUCTURE PLANS	8.6-4
8.6.3.1	INTRODUCTION	8.6-4
8.6.4	APPENDIX 3: STRUCTURE PLAN – TURUA (RESIDENTIAL)	8.6-5
8.6.4.1	DESCRIPTION	8.6-5
8.6.4.2	ISSUES	8.6-6
8.6.4.3	PURPOSE	8.6-6
8.6.4.4	OBJECTIVES	8.6-6
8.6.4.5	POLICIES	8.6-6
8.6.4.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-7
8.6.4.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-7
8.6.4.8	STRUCTURE PLAN MAP – TURUA (RESIDENTIAL)	8.6-9
8.6.5	APPENDIX 4: STRUCTURE PLAN – NGATEA NORTH (RESIDENTIAL)	8.6-10
8.6.5.1	DESCRIPTION	8.6-10
8.6.5.2	ISSUES	8.6-10
8.6.5.3	PURPOSE	8.6-11
8.6.5.4	OBJECTIVES	8.6-11
8.6.5.5	POLICIES	8.6-11
8.6.5.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-11
8.6.5.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-12
8.6.5.8	STRUCTURE PLAN MAP – NGATEA NORTH (RESIDENTIAL)	8.6-14
8.6.6	APPENDIX 5: STRUCTURE PLAN – NGATEA SOUTH (RESIDENTIAL)	8.6-15
8.6.6.1	DESCRIPTION	8.6-15
8.6.6.2	ISSUES	8.6-15
8.6.6.3	PURPOSE	8.6-16
8.6.6.4	OBJECTIVES	8.6-16
8.6.6.5	POLICIES	8.6-16
8.6.6.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-16
8.6.6.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-17
8.6.6.8	STRUCTURE PLAN MAP – NGATEA SOUTH (RESIDENTIAL)	8.6-19
8.6.7	APPENDIX 6: STRUCTURE PLAN – KEREPEHI NORTH (INDUSTRIAL)	8.6-20
8.6.7.1	DESCRIPTION	8.6-20
8.6.7.2	ISSUES	8.6-20
8.6.7.3	PURPOSE	8.6-21
8.6.7.4	OBJECTIVES	8.6-21
8.6.7.5	POLICIES	8.6-21
8.6.7.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-21
8.6.7.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-22
8.6.7.8	STRUCTURE PLAN MAP – KEREPEHI NORTH (INDUSTRIAL)	8.6-24
8.6.8	APPENDIX 7: STRUCTURE PLAN – KEREPEHI SOUTH (INDUSTRIAL)	8.6-25
8.6.8.1	DESCRIPTION	8.6-25
8.6.8.2	ISSUES	8.6-26
8.6.8.3	PURPOSE	8.6-26
8.6.8.4	OBJECTIVES	8.6-26
8.6.8.5	POLICIES	8.6-26

8.6.8.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-27
8.6.8.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-27
8.6.8.8	STRUCTURE PLAN ACTIVITY SPECIFIC STANDARDS	8.6-28
8.6.8.9	STRUCTURE PLAN RESTRICTED DISCRETIONARY ASSESSMENT CRITERIA FOR STRUCTURE PLAN ACTIVITY SPECIFIC STANDARDS	8.6-29
8.6.8.10	STRUCTURE PLAN MAP – KEREPEHI SOUTH (INDUSTRIAL)	8.6.32
8.6.9	APPENDIX 8: STRUCTURE PLAN – KEREPEHI (RESIDENTIAL)	8.6-33
8.6.9.1	DESCRIPTION	8.6-33
8.6.9.2	ISSUES	8.6-34
8.6.9.3	PURPOSE	8.6-34
8.6.9.4	OBJECTIVES	8.6-34
8.6.9.5	POLICIES	8.6-34
8.6.9.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-35
8.6.9.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-35
8.6.9.8	STRUCTURE PLAN MAP – KEREPEHI (RESIDENTIAL)	8.6-37
8.6.9.9	STRUCTURE PLAN MAP – KEREPEHI – RIMU STREET SOUTH (RESIDENTIAL)	8.6-38
8.6.10	APPENDIX 9: STRUCTURE PLAN – PAEROA NORTH (RESIDENTIAL)	8.6-39
8.6.10.1	DESCRIPTION	8.6-39
8.6.10.2	ISSUES	8.6-39
8.6.10.3	PURPOSE	8.6-40
8.6.10.4	OBJECTIVES	8.6-40
8.6.10.5	POLICIES	8.6-40
8.6.10.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-40
8.6.10.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-41
8.6.10.8	STRUCTURE PLAN MAP – PAEROA NORTH (RESIDENTIAL)	8.6-43
8.6.11	APPENDIX 10: STRUCTURE PLAN – OPUKEKO, PAEROA (INDUSTRIAL)	8.6-44
8.6.11.1	DESCRIPTION	8.6-44
8.6.11.2	ISSUES	8.6-44
8.6.11.3	PURPOSE	8.6-45
8.6.11.4	OBJECTIVES	8.6-45
8.6.11.5	POLICIES	8.6-45
8.6.11.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-45
8.6.11.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-46
8.6.11.8	STRUCTURE PLAN MAP – OPUKEKO, PAEROA (INDUSTRIAL)	8.6-48
8.6.12	APPENDIX 11: STRUCTURE PLAN – WAIKINO (LOW DENSITY RESIDENTIAL)	8.6-49
8.6.12.1	DESCRIPTION	8.6-49
8.6.12.2	ISSUES	8.6-49
8.6.12.3	PURPOSE	8.6-50
8.6.12.4	OBJECTIVES	8.6-50
8.6.12.5	POLICIES	8.6-50
8.6.12.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-50
8.6.12.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-51
8.6.12.8	STRUCTURE PLAN MAP – WAIKINO (LOW DENSITY RESIDENTIAL)	8.6-53
8.6.13	APPENDIX 12: STRUCTURE PLAN – WAIHI EAST (RESIDENTIAL)	8.6-54
8.6.13.1	DESCRIPTION	8.6-54
8.6.13.2	ISSUES	8.6-54
8.6.13.3	PURPOSE	8.6-55
8.6.13.4	OBJECTIVES	8.6-55
8.6.13.5	POLICIES	8.6-55
8.6.13.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-55

8.6.13.7	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-56
8.6.13.8	STRUCTURE PLAN MAP – WAIHI EAST (RESIDENTIAL)	8.6-58
8.6.14	APPENDIX 13: DIMENSIONS, FORMATION AND CONSTRUCTION OF VEHICLE CROSSING POINTS	8.6-60
8.6.15	APPENDIX 14: PAEROA RACECOURSE STRUCTURE PLAN	8.6-65
8.6.15.1	DESCRIPTION	8.6-65
8.6.15.2	ISSUES	8.6-66
8.6.15.3	PURPOSE	8.6-67
8.6.15.4	OBJECTIVES	8.6-67
8.6.15.5	POLICIES	8.6-68
8.6.15.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-68
8.6.15.7	SUBDIVISION STANDARDS	8.6-69
	RESIDENTIAL ZONE	
8.6.15.8	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-69
8.6.15.9	PERMITTED ACTIVITIES	8.6-69
8.6.15.10	CONTROLLED ACTIVITIES	8.6-70
8.6.15.11	CONTROLLED ACTIVITY MATTERS	8.6-70
8.6.15.12	RESTRICTED DISCRETIONARY ACTIVITIES	8.6-70
8.6.15.13	RESTRICTED DISCRETIONARY ASSESSMENT MATTERS	8.6-71
8.6.15.14	DISCRETIONARY ACTIVITIES	8.6-71
8.6.15.15	NON COMPLYING ACTIVITIES	8.6-71
8.6.15.16	PROHIBITED ACTIVITIES	8.6-71
8.6.15.17	ACTIVITY SPECIFIC STANDARDS AND DEVELOPMENT STANDARDS	8.6-72
8.6.15.18	MATTERS OF DISCRETION FOR VISITOR ACCOMMODATION ACTIVITY	8.6-72
	COMMERCIAL PRECINCT	
8.6.15.19	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-72
8.6.15.20	PERMITTED ACTIVITIES	8.6-72
8.6.15.21	RESTRICTED DISCRETIONARY ACTIVITIES	8.6-73
8.6.15.22	RESTRICTED DISCRETIONARY ASSESSMENT MATTERS	8.6-73
8.6.15.23	DISCRETIONARY ACTIVITIES	8.6-73
8.6.15.24	NON COMPLYING ACTIVITIES	8.6-74
8.6.15.25	PROHIBITED ACTIVITIES	8.6-74
8.6.15.26	COMMERCIAL PRECINCT DEVELOPMENT STANDARDS	8.6-74
8.6.15.27	MATTERS OF DISCRETION	8.6-75
	SPECIAL CHARACTER PRECINCT	
8.6.15.28	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-77
8.6.15.29	PERMITTED ACTIVITIES	8.6-77
8.6.15.30	CONTROLLED ACTIVITIES	8.6-78
8.6.15.31	CONTROLLED ACTIVITY MATTERS	8.6-78
8.6.15.32	RESTRICTED DISCRETIONARY ACTIVITIES	8.6-79
8.6.15.33	RESTRICTED DISCRETIONARY ASSESSMENT MATTERS	8.6-79
8.6.15.34	DISCRETIONARY ACTIVITIES	8.6-79
8.6.15.35	NON COMPLYING ACTIVITIES	8.6-80
8.6.15.36	PROHIBITED ACTIVITIES	8.6-80
8.6.15.37	SPECIAL CHARACTER PRECINCT DEVELOPMENT STANDARDS	8.6-80
8.6.15.38	MATTERS OF DISCRETION	8.6-81
	RESERVE (PASSIVE) ZONE	
8.6.15.39	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-82
8.6.15.40	RESTRICTED DISCRETIONARY ACTIVITIES	8.6-82
8.6.15.41	DEVELOPMENT STANDARDS	8.6-83
8.6.15.42	MATTERS OF DISCRETION	8.6-83

8.6.15.43	DISCRETIONARY ACTIVITIES	8.6-83
8.6.15.44	STRUCTURE PLAN MAP	8.6-84
8.6.15.45	STRUCTURE PLAN – STREET HIERARCHY	8.6-85
8.6.15.46	STRUCTURE PLAN – TYPICAL STREET SECTIONS	8.6-86
8.6.16	APPENDIX 15: STRUCTURE PLAN – FORD ROAD, WAIHI (INDUSTRIAL)	8.6-88
8.6.16.1	DESCRIPTION	8.6-88
8.6.16.2	ISSUES	8.6-89
8.6.16.3	PURPOSE	8.6-90
8.6.16.4	OBJECTIVES	8.6-90
8.6.16.5	POLICIES	8.6-90
8.6.16.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-90
8.6.16.7	SUBDIVISION STANDARDS	8.6-91
8.6.16.8	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-92
8.6.16.9	STRUCTURE PLAN ACTIVITY SPECIFIC STANDARDS	8.6-94
8.6.16.10	STRUCTURE PLAN RESTRICTED DISCRETIONARY ASSESSMENT CRITERIA FOR STRUCTURE PLAN ACTIVITY SPECIFIC STANDARDS	8.6-96
8.6.16.11	STRUCTURE PLAN MAP – FORD ROAD, WAIHI (INDUSTRIAL)	8.6-98
8.6.16.12	NATURAL INLAND WETLAND DELINEATION PLAN – FORD ROAD, WAIHI (INDUSTRIAL)	8.6-99
8.6.17	APPENDIX 16: STRUCTURE PLAN – BRADFORD STREET, WAIHI (RESIDENTIAL)	8.6-100
8.6.17.1	DESCRIPTION	8.6-100
8.6.17.2	ISSUES	8.6-101
8.6.17.3	PURPOSE	8.6-101
8.6.17.4	OBJECTIVES	8.6-101
8.6.17.5	POLICIES	8.6-102
8.6.17.6	ACTIVITY STATUS AND RULES FOR SUBDIVISION	8.6-102
8.6.17.7	SUBDIVISION STANDARDS	8.6-103
8.6.17.8	ACTIVITY STATUS AND RULES FOR DEVELOPMENT	8.6-103
8.6.17.9	PERMITTED ACTIVITIES	8.6-103
8.6.17.10	CONTROLLED ACTIVITIES	8.6-104
8.6.17.11	CONTROLLED ACTIVITY MATTERS	8.6-104
8.6.17.12	RESTRICTED DISCRETIONARY ACTIVITIES	8.6-105
8.6.17.13	DISCRETIONARY ACTIVITIES	8.6-105
8.6.17.14	NON-COMPLYING ACTIVITIES	8.6-105
8.6.17.15	PROHIBITED ACTIVITIES	8.6-105
8.6.17.16	STRUCTURE PLAN MAP – BRADFORD STREET, WAIHI (RESIDENTIAL)	8.6-106
8.6.17.17	NATURAL INLAND WETLAND DELINEATION PLAN – BRADFORD STREET, WAIHI (RESIDENTIAL)	8.6-107
9.0	SUBDIVISION	9.0-1
9.1	BACKGROUND	9.1-1
9.1.1	DESCRIPTION	9.1-1
9.1.2	RESOURCE MANAGEMENT ISSUES	9.1-3
9.1.3	OBJECTIVES AND POLICIES	9.1-4
9.1.4	ENVIRONMENTAL RESULTS	9.1-8
9.2	SUBDIVISION ACTIVITY STATUS	9.2-1
9.2.1	DESCRIPTION	9.2-1
9.2.2	ACTIVITY STATUS	9.2-1
9.3	SUBDIVISION RULES APPLICABLE IN ALL ZONES	9.3-1
9.3.1	AMENDMENT TO CROSS LEASE, COMPANY LEASE OR UNIT TITLE	9.3-1
9.3.2	SPECIAL PURPOSE LOTS	9.3-1
9.3.3	BOUNDARY ADJUSTMENTS AND RELOCATIONS	9.3-2

9.3.4	PROTECTION OF SIGNIFICANT HERITAGE AND ENVIRONMENTAL FEATURES	9.3-3
9.4	SUBDIVISION RULES APPLICABLE FOR SPECIFIC ZONES	9.4-1
9.4.1	RURAL, COASTAL & KARANGAHAKE GORGE ZONES	9.4-1
9.4.1.1	GENERAL LOTS IN THE RURAL, COASTAL & KARANGAHAKE GORGE ZONES	9.4-1
9.4.1.2	LIFESTYLE LOTS IN THE RURAL ZONE	9.4-2
9.4.1.3	LIFESTYLE LOTS IN THE COASTAL ZONE AND RURAL ZONE (DISTRICT AMENITY LANDSCAPE AREA)	9.4-4
9.4.1.4	SURPLUS HABITABLE DWELLING LOTS IN THE RURAL ZONE (PLAINS AND AND WAIHI BASIN AREAS ONLY)	9.4-5
9.4.2	LOW DENSITY RESIDENTIAL ZONE	9.4-6
9.4.2.1	GENERAL LOTS IN THE LOW DENSITY RESIDENTIAL ZONE	9.4-6
9.4.3	RESIDENTIAL ZONE	9.4-8
9.4.3.1	GENERAL LOTS IN THE RESIDENTIAL ZONES OF WAIHI, PAEROA, NGATEA, TURUA, KEREPEHI & WHIRITOA	9.4-8
9.4.3.2	GENERAL LOTS IN THE RESIDENTIAL ZONES OF WAIKINO, KARANGAHAKE & MACKAYTOWN	9.4-9
9.4.3.3	CONTROLLED ACTIVITY ASSESSMENT MATTERS FOR ALL RESIDENTIAL ZONES	9.4-9
9.4.4	TOWN CENTRE ZONE	9.4-10
9.4.4.1	GENERAL LOTS IN THE TOWN CENTRE ZONE	9.4-10
9.4.5	INDUSTRIAL ZONE	9.4-11
9.4.5.1	GENERAL LOTS IN THE INDUSTRIAL ZONE	9.4-11
9.4.6	RESERVE ZONES	9.4-12
9.4.6.1	GENERAL LOTS IN THE RESERVE (PASSIVE) AND (ACTIVE) ZONES	9.4-12
9.4.7	FLOOD PONDING ZONE	9.4-13
9.4.7.1	GENERAL LOTS IN THE FLOOD PONDING ZONE	9.4-13
9.4.8	CONSERVATION ZONES	9.4-14
9.4.8.1	GENERAL LOTS IN THE CONSERVATION (WETLAND) AND (INDIGENOUS FOREST) ZONES	9.4-14
9.4.9	MARAE DEVELOPMENT ZONE	9.4-15
9.4.9.1	GENERAL LOTS IN THE MARAE DEVELOPMENT ZONE	9.4-15
9.4.10	TOWNSHIP ZONE	9.4-16
9.4.10.1	GENERAL LOTS IN THE TOWNSHIP ZONE	9.4-16
9.5	CONTROLLED ACTIVITY ASSESSMENT MATTERS	9.5-1
9.6	DISCRETIONARY ACTIVITY ASSESSMENT CRITERIA	9.6-1