

Section 5:

ZONES

TABLE OF CONTENTS – SECTION 5.0: ZONES

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
Section 5.1: Rural Zone		5.0-2

(Words in italics in rules and assessment criteria are defined in Section 4.0 Definitions)

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	5.2-9
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

Section 5.1: Rural Zone

5.0-3

(Words in italics in rules and assessment criteria are defined in Section 4.0 Definitions)

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	5.5-8
5.5.5	ZONE DEVELOPMENT STANDARDS	5.5-8
5.5.6	ACTIVITY SPECIFIC STANDARDS	5.5-10
5.5.7	ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES	5.5-11
5.5.7.1	GENERAL ASSESSMENT CRITERIA	5.5-11
5.5.7.2	DWELLINGS	5.5-12
5.5.7.3	FARMING	5.5-12
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>)	5.5-13
5.5.7.5	EXPLORATION	5.5-13
5.5.7.6	UNDERGROUND MINING	5.5-13

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	5.7-21
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	5.9-4
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

Section 5.1: Rural Zone **5.0-6**

(Words in italics in rules and assessment criteria are defined in Section 4.0 Definitions)

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

Section 5.1: Rural Zone

5.0-7

(Words in italics in rules and assessment criteria are defined in Section 4.0 Definitions)

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	5.17-6
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