

Waitangi Estate Special Purpose Zone (WEZ)

Note the below provisions represent the Section 42A Reporting Officer's recommended amendments to the version proposed by Waitangi Limited as at 15 July 2025. Recommended amendments are shown with underlined used for new text and strikethrough for deleted text.

Overview

The Waitangi Estate Special Purpose Zone (WEZ) is located at Waitangi, near Paihia. The zone contains the nationally significant historic Waitangi Treaty Grounds / Te Pitowhenua and surrounding land that together comprise the Waitangi Estate. The Waitangi Estate land is administered by the Waitangi National Trust Board established under the Waitangi National Trust Board Act 1932. The Waitangi Treaty Grounds / Te Pitowhenua is where Te Tiriti o Waitangi was first signed in 1840 and is fundamental to New Zealand's cultural identity and origin as a modern bicultural nation. The grounds contain the scheduled historic Treaty House (Busby's House), the Flagstaff, Te Whare Runanga, Hobson's Memorial and the Whare Waka – Te Korowai o Maikuku. It also contains He Turu o Maikuku / Maikuku's seat, and significant plantings and trees. Together with the land these features comprise Te Pitowhenua, which is a national landmark established under the Heritage New Zealand Pouhere Taonga Act 2014. The surrounding land within the Waitangi Estate contains a mix of recreational and visitor accommodation activities, reserve land, coastal estuarine walkways, the Waitangi golf club, as well as open pastoral and bush-clad land. In recognition of its significance, the purpose of the WEZ is to preserve and further enable the lands within the Waitangi Estate to be utilised as a national place of historic interest, recreation, enjoyment, and benefit for all New Zealanders. The majority of the Waitangi Estate is located within the mapped coastal environment and some areas are mapped as containing Outstanding Natural Landscapes, Outstanding Natural Features, areas of High Natural Character, Sites and Areas of Significance to Māori or scheduled Heritage Resources. The rules and standards associated with these overlays also apply in the WEZ to ensure that the natural features and landscape values, historic heritage and cultural values of the Waitangi Estate are protected.

Development in the WEZ is managed through rules and standards applying to four sub-zones. These sub-zones are as follows:

- Te Pitowhenua (Treaty Grounds) sub-zone
- Papa Rehia (Recreation) sub-zone
- Whakanga (Tourism) sub-zone
- Ahuwhenua (General Activities) sub-zone

The purpose of the sub-zones is to enable a range of existing and future activities but direct them to appropriate locations within the WEZ, depending on where they will be compatible with the natural features and landscape values, historic heritage and cultural values of the Waitangi Estate.

Objectives	
WEZ-O1	The importance of the Waitangi Estate as a nationally significant historic site, and the contribution it makes to the cultural and social well-being of New Zealand, is recognised and provided for.
WEZ-O2	The unique characteristics and qualities that contribute to the historic, natural and cultural values of the Waitangi Estate are protected when undertaking land use activities and subdivision.
WEZ-O3	The relationship of Māori and their culture and traditions associated with the Waitangi Estate lands, adjacent coastal waters, sites, waahi tapu, and other taonga is recognised and provided for.
WEZ-O4	The Waitangi Estate lands are managed and developed to provide for recreation, tourism or other associated activities where these are supportive of, or compatible with, the historic, natural and cultural values of this nationally significant site.

Policies	
WEZ-P1	Provide for land use activities and subdivision at the Waitangi Estate where it maintains or enhances the historic, natural and cultural values of the Estate as a nationally significant historic site.
WEZ-P2	Enable commercial activities within the Waitangi Estate that are compatible with its historic, natural, and cultural values to support its management as a nationally significant historic site, while ensuring that any adverse effects of such activities are avoided, remedied or mitigated.
WEZ-P3	Enable the use of the Waitangi Estate as the national venue for commemorations associated with Waitangi Day and other significant cultural and heritage events held throughout the calendar year.
WEZ-P4	Recognise and protect Te Pitowhenua (the Waitangi Treaty Grounds) as the central historic and cultural focus of the Waitangi Estate Special Purpose zone.
WEZ-P5	Within the Whakanga (Tourism) sub-zone, enable the ongoing use and appropriate expansion, or redevelopment of established visitor accommodation and associated staff housing activities.
WEZ-P6	Within the Papa Rehia (Recreation) sub-zone, provide for recreation as the predominant activity, including open space associated with the established Waitangi Golf course, the Waitangi sportsgrounds, public boat ramp facilities, pedestrian walking tracks and the Bay of Islands Yacht Club.
WEZ-P7	Within the Ahuwhenua (General Activities) sub-zone, enable recreation and tourism activities that allow people to enjoy the Estate where: <ol style="list-style-type: none"> The scale, character and design avoids significant adverse effects on the historic and cultural values of Te Pitowhenua; Historic heritage resources are protected; The values of the coastal environment, High Natural Character and Outstanding Natural Landscapes and Features are recognised and protected; and There is appropriate infrastructure to support development.

WEZ-P8	Ensure that the siting of buildings and structures and associated infrastructure in the Waitangi Estate Special Purpose zone minimises any adverse effects on historic, natural and cultural values. This includes the provision for adequate infrastructure servicing.

Rules

Notes:

1. There may be other rules in Part 2 – District-wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to how the plan works chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and the Coastal Environment chapter should be referred to in addition to this zone chapter.
3. None of the rules in the table below apply to activities that are regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017.

WEZ-R1	New buildings or structures, relocated buildings and or extensions or alterations to existing buildings or structures	
Waitangi Estate Special Purpose zone	Activity Status: Permitted Where: PER 1: <u>The new building or structure, relocated building or extension or alteration to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity.</u>	Activity status where compliance not achieved with PER-2: Restricted Discretionary <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> a. <u>The matters of discretion of any infringed standard.</u>
	PER 2: <u>Any new building or structure, relocated building or extension, alteration to an existing building or structure complies with standards:</u> <u>WEZ-S1- Maximum height;</u> <u>WEZ-S2 – Height in relation to boundary;</u> <u>WEZ-S3 – Setback (excluding from MHWS or wetland, lake and river margins);</u> <u>WEZ-S4 – Building or Structure coverage</u> <u>WEZ-S5 - Landscaping</u>	Activity status where compliance not achieved with PER-1: Discretionary

WEZ-R2	Visitor Accommodation	
<u>Waitangi Estate Special Purpose Zone:</u> <u>Whakanga (Tourism) sub-zone</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance not achieved with PER-1:</u> Discretionary
<u>Waitangi Estate Special Purpose Zone:</u> <u>Papa Rehia (Recreation) sub-zone</u> <u>Ahuwhenua (General) Activities sub-zone</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>The occupancy does not exceed 10 guests per night.</u>	
WEZ-R3	Residential Activity	

<p>Waitangi Estate Special Purpose Zone:</p> <p>Ahuwhenua (General Activities) sub-zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The site area per residential unit is at least 40 hectares.</p> <p>PER-2</p> <p>The number of residential units on a site does not exceed ten.</p> <p>PER-1 does not apply to: a single residential unit located on a site less than 40ha.</p>	<p>Activity status where compliance not achieved with PER-1, and PER-2: Discretionary</p>
<p>WEZ-R4</p>	<p>Waitangi Commercial Activities</p>	
<p>Waitangi Estate Special Purpose Zone:</p> <p>Te Pitowhenua (Treaty Grounds) sub-zone</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1:</p> <p>The activity is either:</p> <ol style="list-style-type: none"> 1. Restaurants/cafes; or 2. Ancillary retail or tourism activities associated with the historic Waitangi Treaty Grounds. 	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
<p>Whakanga (Tourism) sub-zone</p> <p>Papa Rehia (Recreation) sub-zone</p> <p>Ahuwhenua (General Activities) sub-zone</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-2</p> <p>The GBA associated with an activity:</p> <ol style="list-style-type: none"> 1. does not exceed 100m²; and 2. is set back a minimum of 30m from any external Estate site boundary, excluding MHWS. 	

WEZ-R5	Educational facility	
Waitangi Estate Special Purpose zone	Activity status: Permitted Where: PER-1 <u>The educational facility is for the purpose of furthering knowledge and understanding of the history of the Waitangi Estate, its natural environment and the Māori cultural values associated with the Estate.</u>	Activity status where compliance is not achieved with PER-1: Discretionary
WEZ-R6	Impermeable Surfaces	
Waitangi Estate Special Purpose zone: Te Pitowhenua (Treaty Grounds) sub-zone Papa Rehia (Recreation) sub-zone Ahuwhenua (General Activities) sub-zone	Activity Status: Permitted Where: PER 1 <u>The impermeable surface coverage of any site is no more than 15%.</u>	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are limited to: <ol style="list-style-type: none"> <u>the extent to which landscaping or vegetation may reduce adverse effects of run-off,</u> <u>the effectiveness of the proposed method for controlling stormwater on site;</u> <u>the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites or downstream sites ;</u> <u>whether low impact design methods and use of green spaces can be used;</u> <u>any cumulative effects on total catchment impermeability; and</u> <u>natural hazard mitigation and site constraints.</u>

		<p>g. <u>extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies; and</u></p> <p>h. <u>The location and design of associated vehicle access, manoeuvring and parking area;</u></p> <p>i. <u>The degree to which the landscape will retain its open character and visual value;</u></p> <p>j. <u>The matters of discretion of any infringed standard.</u></p>
Whakanga (Tourism) sub-zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-2</p> <ol style="list-style-type: none"> 1. <u>At least 10% of the site must be planted in grass, vegetation or be landscaped with permeable material.</u> 2. <u>Where a connection to Council's reticulated stormwater system is not available the stormwater must be disposed of within the site¹</u> <p><u>An engineering / site suitability report is required to determine compliance with these standards</u></p>	Activity status where compliance not achieved with PER-2: Discretionary
WEZ-R7	Recreation activity	
Waitangi Estate Special Purpose zone:	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p><u>The recreation activity does not involve a motorsport activity.</u></p>	Activity status where compliance not achieved with PER-1 and PER-2: Discretionary
WEZ-R8	Farming	

¹ Plan wide consistency Engineering Standards

<u>Waitangi Estate Special Purpose Zone:</u>	<u>Activity Status: Permitted</u>	<u>Activity status where compliance not achieved: Not applicable.</u>
<u>Ahuwhenua (General Activities) sub-zone</u>		
<u>WS-R9</u>	<u>Helicopter landing area</u>	
<u>Waitangi Estate Special Purpose Zone</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> Noise generated from the operation of helicopters using the helicopter landing area complies with standard NOISE-S4 Helicopter landing areas.	<u>Activity status where compliance not achieved with PER-1: Discretionary</u>
<u>WEZ-R10</u>	<u>Conservation Activity</u>	
<u>Waitangi Estate Special Purpose Zone</u>	<u>Activity Status: Permitted</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>WEZ-R11</u>	<u>Customary Activity</u>	
<u>Waitangi Estate Special Purpose Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>WEZ-R12</u>	<u>Activities not otherwise listed in this chapter</u>	
<u>Waitangi Estate Special Purpose Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>WEZ-R13</u>	<u>Industrial activity</u>	
	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>WEZ-R14</u>	<u>Community corrections activity</u>	
	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>WEZ-R15</u>	<u>Offensive Trade</u>	

	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
WEZ-R16	Landfill, including managed fill	
	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
WEZ-S1	Maximum Height	
Waitangi Estate Special Purpose zone:	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is:</p> <ol style="list-style-type: none"> 1. Te Pitowhenua (Treaty Grounds), Papa Rehia (Recreation) and Ahuwhenua (General Activities) sub-zones – 5m above ground level. 2. Whakanga (Tourism) sub-zone – 10m above ground level. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. pou, pou haki and carvings, provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the building height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerals that do not exceed 1m in height and/or diameter on any elevation; and v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> i. the extent to which the height of the proposed building is compatible with the historic, natural and cultural values of the Waitangi Estate; ii. measures to mitigate effects on the characteristics, qualities and values of the coastal environment, and the landscape setting of Te Pitowhenua (Treaty Grounds) sub-zone; ii. dominance in relation to the road and adjoining sites; v. loss of privacy to adjoining sites; v. shading and loss of access to sunlight on adjoining sites; vi. natural hazard mitigation and site constraints; and ii. where the building or structure is located within the coastal environment, the relevant matters outlined in CE-P10.
WEZ-S2	Height in relation to boundary	
Waitangi Estate Special Purpose zone	The building or structure, relocated building or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following	Where the standard is not met, matters of discretion are restricted to:

	<p><u>recession planes measured inwards from the respective boundary:</u></p> <p><u>Te Pitowhenua (Treaty Grounds) and Ahuwhenua (General Activities) sub-zones - Any external Estate boundary:</u></p> <ul style="list-style-type: none"> a. <u>55 degrees at 2m above ground level at the northern boundary of the site; and</u> b. <u>45 degrees at 2m above ground level at the eastern and western boundaries of the site; and</u> c. <u>35 degrees at 2m above ground level at the southern boundary of the site.</u> <p><u>2. Papa Rehia (Recreation) sub-zone</u></p> <p><u>Any boundary:</u></p> <ul style="list-style-type: none"> a. <u>55 degrees at 2m above ground level at the northern boundary of the site; and</u> b. <u>45 degrees at 2m above ground level at the eastern and western boundaries of the site; and</u> c. <u>35 degrees at 2m above ground level at the southern boundary of the site.</u> <p><u>1. Whakanga (Tourism) and Papa Rehia (Recreation) sub-zones – Any boundary:</u></p> <ul style="list-style-type: none"> a. <u>35 degrees at 2m above ground level at the northern boundary of the site</u> b. <u>45 degrees at 2m above ground level at the eastern</u> 	<ul style="list-style-type: none"> i. <u>loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</u> ii. <u>shading and loss of access to sunlight on adjoining sites, including buildings and outdoor areas;</u> iii. <u>natural hazard mitigation and site constraints; and</u> iv. <u>measures to mitigate the effects of a development on Te Pitowhenua (Treaty Grounds) sub-zone or adjacent Outstanding Natural Landscape.</u>
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	<p>and western boundaries of the site.</p> <p>c. <u>35 degrees at 2m above ground level at the southern boundary of the site.</u></p> <p><u>This standard does not apply to:</u></p> <p>i. <u>pou, pou haki and carvings provided that they do not exceed the height limit by more than 1m;</u></p> <p>ii. <u>solar and water heating components provided these do not exceed the building height by more than 0.5m on any elevation;</u></p> <p>iii. <u>chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</u></p> <p>iv. <u>satellite dishes and aerals that do not exceed 1m in height and/or diameter on any elevation; and</u></p> <p>v. <u>architectural features (e.g.koruru, finials, spires) that do not exceed 1m in height on any elevation.</u></p>	
WEZ-S3	Setback (excluding from MHWS or wetland, lake and river margin)	
<p>Te Pitowhenua (Treaty Grounds) sub-zone</p> <p>Papa Rehia (Recreation) sub-zone</p> <p>Ahuwhenua (General Activities) sub-zone</p>	<p>1. <u>The new building or structure, relocated building or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except:</u></p> <p>a. <u>On sites less than 5,000m² accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road; or</u></p> <p>b. <u>Habitable buildings must be setback at least 20m from the boundary of an unsealed road; and</u></p> <p>c. <u>Habitable buildings must be set back 30m from the boundary of a site containing a commercial forest</u></p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></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</u></p>

	<p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> i. <u>fences or walls no more than 2m in height above ground level;</u> ii. <u>uncovered decks less than 1m in height above ground level; or</u> iii. <u>underground wastewater infrastructure; or</u> iv. <u>water tanks less than 2.7m in height above ground level.</u> 	<ul style="list-style-type: none"> g. <u>the impacts on existing and planned public walkways, reserves and esplanades;</u> h. <u>the health and amenity impacts of dust from unsealed roads on habitable buildings;</u> i. <u>the potential for adverse effects on areas containing historic heritage and sites of significance to Māori.</u>
<u>Whakanga (Tourism) sub-zone</u>	<p>2. <u>The new building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from all site boundaries.</u></p> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> i. <u>fences or walls no more than 2m in height above ground level;</u> ii. <u>uncovered decks less than 1m in height above ground level; or</u> iii. <u>underground wastewater infrastructure; or</u> iv. <u>water tanks less than 2.7m in height above ground level.</u> 	
<u>WEZ-S4</u>	<u>Building or Structure coverage</u>	
<p><u>Te Pitowhenua (Treaty Grounds) sub-zone</u></p> <p><u>Papa Rehia (Recreation) sub-zone</u></p> <p><u>Ahuwhenua (General Activities) sub-zone</u></p>	<p>The building or structure coverage of any site is no more than 15%.</p>	<p><u>Where the standard is not met, matters of discretion are restricted to:</u></p> <ul style="list-style-type: none"> a. <u>the character and amenity values of the surrounding area;</u> b. <u>any landscaping, planting or screening to mitigate any adverse effects;</u> c. <u>the extent to which the siting, setback and design mitigate visual dominance on adjacent sites, Te Pitowhenua (Treaty Grounds) sub-zone and the surrounding environment; and</u>

		d. <u>natural hazard mitigation and site constraints.</u>
WEZ-S5	Landscaping	
Whakanga (Tourism) sub-zone	<ol style="list-style-type: none"> 1. <u>Where the site adjoins Te Karuwha Parade, at least 50% of the Eastern Road frontage of Te Karuwha Parade shall be landscaped with plants or trees; and</u> 2. <u>The landscaping shall be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within 5 years.</u> 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. <u>the character and amenity of the streetscape and surrounding area;</u> b. <u>the character and significance of the road frontage appearance at the main road entrance to the Waitangi Estate;</u> c. <u>topographical or other site constraints making compliance with this standard impractical; and</u> d. <u>health and safety implications for pedestrians and the transport network.</u>

Consequential amendments to rules in other chapters

Amendments to standards are shown below. Additions are shown as red and underlined, with deletions shown as red with strikethrough.

Interpretation

Definitions

Waitangi Estate	All land administered by the Waitangi National Trust contained within the Waitangi Estate Special Purpose zone.
Waitangi Commercial Activities	Means commercial activities that support tourism or recreation activities in the Waitangi Estate Special Purpose Zone, including: <ul style="list-style-type: none"> a. <u>restaurants / bars / cafes;</u> b. <u>ancillary retail or tourism activities associated with the historic Waitangi Treaty Grounds;</u> c. <u>wine or beverage tasting rooms and ancillary retail;</u> d. <u>artisan galleries and ancillary retail;</u> e. <u>gift / souvenir shops;</u> f. <u>rural produce retail grown or produced on the Waitangi Estate;</u> g. <u>market stalls;</u> h. <u>wellness spa activities;</u> i. <u>golf supply, golf rental or golf retail activities;</u> j. <u>rural tourism activity.</u>
Wetland, Lake and River Margins	<p>In the Light Industrial and Heavy Industrial zones means the area of land within 20 metres of a:</p> <ul style="list-style-type: none"> a. wetland; b. lake; or c. river greater than 3m average width <p>In the General Residential, Russell Township, Quail Ridge or Mixed-Use zones or in the <u>Waitangi Estate Special Purpose Whakanga (Tourism) sub-zone</u> means the area of land within 26 metres of a:</p> <ul style="list-style-type: none"> a. wetland; b. lake; or c. river greater than 3m average width <p>In all other zones means the area of land within 30 metres of a:</p> <ul style="list-style-type: none"> a. wetland; b. lake; or c. river greater than 3m average width <p>Where a river is smaller than 3m average width means 10m of a river.</p> <p>Note: The width is measured in relation to the bed of the waterbody</p>

Energy, Infrastructure, and Transport

Renewable electricity generation

REG-R5	Free standing small scale renewable electricity generation activity (new and upgrading)	
Rural Production zone Rural Lifestyle zone Māori Purpose zone Rural Residential zone <u>Waitangi Estate Special Purpose Zone – Ahuwhenua (General Activities) Sub-zone & Whakanga (Tourism) sub-zone</u>	Activity status: Permitted Where: PER-1 No structure, including any attachments or turbine blades, exceed maximum height above ground level of 20m. PER-2 All structures occupy no more than a total area of 50m ² where the lot size is 3,000m ² or less or 150m ² where the lot size is greater than 3,000m ² . PER-3 Any structure is setback at least three times the height of the structure from the boundary of any other site and is not within the notional boundary of any other site. PER-4 The setback from a road is at least three times the height of the structure and is not within the boundary of any other site. PER-5 Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation. PER-6 Written notice is provided to Council at least two weeks prior to the installation of the structure, or the upgrade of an existing structure. The	Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 or PER-6: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> a. adverse effects resulting from the increase in the scale of the building or structure; b. adverse effects on any area with historical or cultural values, natural values or coastal values, c. visual domination, overshadowing, loss of privacy on surrounding sites; d. loss of access to sunlight and daylight on adjoining sites; e. the location and proximity of residential units and their associated outdoor areas; f. effects on the existing, planned or future use of the road or infrastructure; g. adverse effects on the natural character of the site or surrounding area; and h. shadow flicker and glare on surrounding sites, private and public roads.

	<p>written notice shall detail the location of the activity, details of ownership and management responsibilities.</p> <p>This rule does not apply to devices associated with in-stream or electricity generation.</p>	
REG-R6	Solar energy large scale or community scale renewable electricity generation activity (new and upgrading)	
<p>Rural Production zone</p> <p>Rural Lifestyle zone</p> <p>Māori Purpose zone</p> <p>Rural Residential zone</p> <p><u>Waitangi Estate Special Purpose Zone – Ahuwhenua (General Activities) Sub-zone</u></p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 No structure or device, including any attachments, exceeds a maximum height above ground level of 20m.</p> <p>PER-2 All devices and supporting structures attached to land, including solar panels, cover a total area of no more than 5,000m².</p> <p>PER-3 Any structure is setback at least three times the height of the structure (including supporting structures) from the boundary of any other site and is not within the notional boundary of any other site.</p> <p>PER-4 The setback of any structure from a road, is at least three times the height of structure or 20m, whichever is the greatest distance.</p> <p>PER-5 Written notice is provided to Council at least 1 month prior to the installation of the structures, or the upgrade of any existing structure. The</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4, or PER 5 : Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. location, scale and size of the activity; b. adverse effects on any area with historical or cultural values, natural environment values or coastal environment values; c. shadow flicker and glare on surrounding sites, waterbodies and private and public roads; d. character, level, duration of noise received at the boundary or notional boundary of another site; e. effects on migratory birds using any identified and scientifically established flight path; f. function and operational need to be in that location; g. alternative design options for the structure; and h. colour scheme of structure(s), screening and landscaping.

	written notice shall detail the location and function of the activity, details of ownership and management responsibilities, and where the electricity will be supplied to.	
REG-RY	Wind generation large scale or community scale renewable electricity generation activity (new and upgrading)	
Rural Production Zone Māori Purpose Zone Open Space Zone <u>Waitangi Estate Special Purpose Zone – Ahuwhenua (General Activities) Sub-zone</u>	Activity status: Permitted Where: PER-1 No structure or device, including any attachments or turbine blades, exceeds a maximum height above ground level of 20m. PER-2 All devices and supporting structures attached to land, including solar panels, cover a total area of no more than 5,000m ² . PER-3 Any structure is setback at least three times the height of the structure (including supporting structures) from the boundary of any other site and is not within the notional boundary of any other site. PER-4 The setback of any structure from a road, is at least three	Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4, or PER-6: Discretionary

	<p>times the height of structure or 20m, whichever is the greatest distance.</p> <p>PER-5 Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation.</p> <p>PER- 6 Written notice is provided to Council at least 1 month prior to the installation of the structures, or the upgrade of any existing structure. The written notice shall detail the location and function of the activity, details of ownership and management responsibilities, and where the electricity will be supplied to.</p>	Activity status where compliance not achieved with PER-5: Non-complying
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Historical and Cultural Values

Historic Heritage

HH-R6	Infrastructure within a site containing a scheduled Heritage Resource	
	<p>Activity status: Restricted Discretionary</p> <p>This rule shall not apply to:</p> <ol style="list-style-type: none"> 1. Infrastructure located underground where it is set back 20m from a scheduled Heritage Resource; 2. <u>Infrastructure within the Waitangi Estate Special Purpose Zone located above ground where it is located outside of the Te Pitowhenua (Treaty Grounds) sub-zone;</u> 3. Maintenance, repair or upgrading of any existing above ground infrastructure that is located within 1m either side of the original location; or 4. connections to buildings or structures for network utilities. <p>Note 1: When applying the exemption in (1), the 20m distance must be measured from the edge of the footprint of any building, site or structure as described in Schedule 2 – Schedule of historic sites, buildings and objects.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. whether the proposed infrastructure will adversely affect the heritage values of the Heritage Area Overlay; b. whether the proposed infrastructure will adversely affect the heritage values of any adjacent Scheduled Heritage Resource; c. whether there is a practicable reason why the infrastructure needs to be located within the Heritage Area Overlay; d. the colour of all exterior surfaces and their appropriateness within the Heritage Area Overlay; e. any landscaping or fencing to maintain heritage boundary treatments and curtilage; f. the location and relationship of the infrastructure in relation to adjoining sites and the road; g. any assessments or advice from a suitably qualified and experienced heritage or cultural expert (where provided); and h. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua (where provided).

Sites of Cultural Significance to Māori

SASM-R1	New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures, earthworks or indigenous vegetation clearance
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Scheduled sites and areas of significance to Māori	Activity status: Permitted Where: PER 1: The activity is undertaken by the requesting party (or parties in the case of the Waitangi Estate SPZ) listed in Schedule 3. PER 2: Any indigenous vegetation clearance is for customary purposes.	Activity status where compliance not achieved with PER 1, PER 2, PER 3 and PER 4: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> a. whether the requesting party listed in Schedule 3, the relevant iwi authority, or Heritage New Zealand Pouhere Taonga, have been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation; b. whether a cultural impact assessment has been undertaken and the extent to which the proposal responds to or incorporates the recommendations in that assessment; c. the extent to which the activity may adversely affect cultural and spiritual values; d. whether the activity will have an adverse effect on the site and area of significance to Māori; and e. the means by which any adverse effects on cultural, spiritual and heritage values can be avoided, remedied or mitigated.
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Natural Environment Values

Ecosystems and indigenous biodiversity

IB-R3	Indigenous vegetation clearance and any associated land disturbance
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All zones	Activity status: Permitted Where: PER-1 1. It does not occur in a remnant forest; and 2. It does not exceed the following amounts per site over a calendar year <ul style="list-style-type: none"> i. Māori Purpose zone and Treaty Settlement Land Overlay – 1,500m² ii. Rural Production and Horticulture Zone - 500m² iii. Rural Lifestyle zone - 250m² iv. All other zones – 100m² 	Activity status where compliance not achieved with PER-1: Discretionary
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Natural Character

NATC-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Natural Character	Activity status: Permitted Where: PER-1 The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins is: <ul style="list-style-type: none"> 1. for restoration and enhancement purposes; or 2. for natural hazard mitigation undertaken by, or on behalf of, the local authority; or 3. for park management activity in the Open Space, Sport and Active Recreation zones or <u>in the Waitangi Estate SPZ - Te Pitowhenua (Treaty Grounds) or Papa Rehia (Recreation) sub-zones; or</u> 4. a post and wire fence for the purpose of protection from farm stock.; or 5. a river crossing, including but not limited to, fords, bridges, stock crossings and culverts; or 6. related to the construction of a river crossing; 7. a pumphouses utilized for the drawing of water provided they cover 	Activity status where compliance not achieved with PER-1, PER-2 and PER-3: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> a. effects on the characteristics, qualities and values of natural character b. the matters in NATC-P6 c. the positive effects of the activity

	<p>less than 25m² in area, or</p> <p>8. infrastructure less than 10m high within a road corridor provided any pole:</p> <p>a. is a single pole (monopole), and</p> <p>b. is not a pi-pole or a steel-lattice tower, or</p> <p>9. a lighting pole by, or on behalf of the local authority, or</p> <p>10. a footpath and or paving no greater than 2m wide, or</p> <p>11. an upgrade of an existing above ground network utility, provided it:</p> <p>a. is no greater than 10m high or the height of the existing structure; and</p> <p>b. is no greater than 20% of the GFA of the existing lawfully established building or structure; and</p> <p>c. does not involve replacing a pole with a pi pole.</p> <p>PER-2 The building or structure on wetland, lake and river margins is no greater than 300m².</p> <p>PER-3 The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins complies with standard NATC-S1 Maximum height.</p>	
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Natural features and landscapes

NFL-R1	New buildings or structures, and extensions or alterations to existing buildings or structures
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<p>Within ONL and ONF</p>	<p>Activity status: Permitted</p> <p>PER-1 Any new building or structure if it is:</p> <ol style="list-style-type: none"> 1. not used for a residential activity, and 2. complies with NFL-S1 and NFL-S2, and 3. no greater than: <ol style="list-style-type: none"> a. 50m2 in ONL in the coastal environment, and b. 100m2 in ONL outside the coastal environment, and c. 50m2 in category 'A' ONF in the coastal environment, and d. 100m2 in category 'A' ONF outside the coastal environment e. 25m2 in ONF (excluding category 'A' ONF) 	<p>Activity status when compliance not achieved with PER-1: Controlled</p> <p>CON-1 The building is a residential unit on a defined building platform, where the defined building platform has been identified through an expert landscape assessment and approved as part of an existing subdivision consent.</p> <p>The matters of control are:</p> <ol style="list-style-type: none"> a. effects on the characteristics, qualities and values of ONL and ONF b. the matters in NFL-P8.
	<p>PER-2 Any extension or alteration to a lawfully established building or structure:</p> <ol style="list-style-type: none"> 1. is no greater than 20% of the GFA of the existing lawfully established building or structure, and 2. complies with NFL-S1. <p>PER-3 Any new building or structure, and extension or alteration to an existing building or structure not provided for by PER-1 or PER-2 and is:</p> <ol style="list-style-type: none"> 1. a stock fence, or 	<p>Activity status when compliance not achieved with CON-1, PER-2, and PER-3 outside the coastal environment: Restricted discretionary</p> <p>The matters of discretion are:</p> <ol style="list-style-type: none"> a. effects on the characteristics, qualities and values that make ONL and ONF outstanding b. the matters in NFL-P8. c. the positive effects of the activity.

	<p>2. infrastructure less than 10m high within a road corridor provided any pole:</p> <p>a. is a single pole (monopole), and</p> <p>b. is not a pi-pole or a steel-lattice tower, or,</p> <p>3. an upgrade of existing electricity network utilities:</p> <p>a. outside the coastal environment,</p> <p>b. in a ONL or category 'A' ONF,</p> <p>c. no greater than 10m high or the height of the existing structure</p> <p>d. no greater than 20% of the GFA of the existing lawfully established building or structure, and</p> <p>e. not replacing a pole with a pi pole.</p>	<p>Activity status when compliance not achieved with CON-1 or PER-2 within the coastal environment:</p> <p>All zones: Non-complying</p>
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Subdivision

SUB-R1	Boundary Adjustments	
All zones (except Open Space zones, Motorua Island zone, and Airport zone)	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1</p> <p>1. The boundary adjustment complies with standards:</p> <p>SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased;</p> <p>SUB-S2 Requirements for building platforms for each allotment;</p> <p>SUB-S3 Water supply;</p> <p>SUB-S4 Stormwater management;</p> <p>SUB-S5 Wastewater disposal;</p> <p>SUB-S6 Telecommunications and power supply; and</p> <p>SUB-S7 Easements for any purpose;</p> <p>CON-2</p> <p>1. the boundary adjustment does not alter:</p>	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. matters of any infringed standard; and</p> <p>b. any relevant matters of control.</p> <p>Activity status where compliance not achieved with CON-2 and CON-3: Discretionary</p>

	<p>i.the ability of existing activities to continue to be permitted under the rules and standards in this District Plan;</p> <p>ii.the degree of non compliance with zone or district wide standards;</p> <p>iii.the number and location of any access; and</p> <p>v.the number of certificates of title.</p> <p>CON-3</p> <p>1. The boundary adjustment complies with standard: SUB -S8 Esplanades.</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the 	
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	<p>New Zealand Threat Classification system lists;</p> <p>f. natural hazards or geotechnical constraints;</p> <p>g. where relevant compliance with Far North District Council Engineering Standards April 2022; and</p> <p>h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray.</p> <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	
<p>Natural Open Space zone</p> <p>Open Space zone</p> <p>Sport and Active Recreation zone</p> <p>Motorua Island zone</p> <p>Airport zone</p>	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Sub-R3	Subdivision of land to create a new allotment	
<p>Māori Purpose zone</p> <p>Ngawha Innovation and Enterprise Park</p> <p><u>Waitangi Estate</u> Special Purpose Zone</p>	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

General District-Wide Matters

Coastal Environment

CE-R1	New buildings or structures, and extensions or alterations to existing building or structures
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Coastal Environment	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 If a new building or structure is located in the General Residential Zone, Mixed Use Zone, Light Industrial Zone, Russell / Kororareka Special Purpose Zone, Māori Purpose Zone – Urban, Orongo Bay Zone, Hospital Zone, Kauri Cliff SPZ - Golf Living Sub-Zone, or Waitangi Estate SPZ – Whakanga (Tourism) Sub Zone it:</p> <ol style="list-style-type: none"> 1. is no greater than 300m²; and 2. is located outside high or outstanding natural character areas; and 3. complies with: <ol style="list-style-type: none"> a. CE-S1 Maximum height; b. CE-S2 Colour and materials; and c. CE-S4 Setbacks from MHWS. <p>PER-1(1) does not apply to: the Mixed-Use Zone, Light Industrial Zone, Māori Purpose Zone – Urban, Hospital Zone and <u>Waitangi Estate SPZ – Whakanga (Tourism) Sub-zone</u> within the following settlements: Coopers Beach, Mangonui, Opua, Paihia and Waitangi, Rawene, and Russell / Kororareka.</p> <p>PER-2 If a new building or structure is not located within any of the zones referred to in PER-1 it:</p> <ol style="list-style-type: none"> a. is not used for a residential activity; b. is no greater than: <ol style="list-style-type: none"> a. 25m² within an outstanding natural character area; 	<p>Activity status where compliance not achieved with PER-1 and PER-2: Controlled</p> <p>CON-1 The building is a residential unit on a defined building platform, where the defined building platform has been identified through a professional landscape assessment and approved as part of an existing subdivision consent.</p> <p>The matters of control are:</p> <ol style="list-style-type: none"> a. the matters in CE-P10.
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	<p>b. 50m² within a high natural character area; and</p> <p>c. 100m² in all other areas of the coastal environment; and</p> <p>d. complies with:</p> <p>a. CE-S1 Maximum height;</p> <p>b. CE-S2 Colour and materials; and</p> <p>c. CE-S4 Setbacks from MHWS.</p> <p>PER-3</p> <p>Any extension or alternation to a lawfully established building or structure is:</p> <p>1. no greater than 20% of the GFA of the existing lawfully established building or structure; and</p> <p>2. complies with CE-S1 Maximum height.</p> <p>PER-4</p> <p>Any new building or structure or an extension or alteration to an existing building or structure not provided for by PER-1, PER-2 or PER-3, where it is:</p> <p>a. fencing for the purposes of stock exclusion;</p> <p>b. an upgrade of an existing network utility where this is:</p> <p>i. outside high or outstanding natural character areas;</p> <p>ii. permitted by I-R3;</p> <p>iii. no greater than 10m high or the height of the existing structure (whichever is the greatest);</p> <p>iv. no greater than 20% of the GFA of the existing lawfully established building or structure; and</p> <p>v. not replacing a pole with a pi pole.</p>	<p>Activity status where compliance not achieved with CON-1, PER-3 and PER-4:</p> <p>(outside an outstanding natural character area) and outstanding a high natural character area): Restricted Discretionary</p> <p>The matters of discretion are:</p> <p>a. the matters in CE-P10; and</p> <p>b. positive effects.</p> <p>Activity status where compliance not achieved with CON-1, PER-3 or PER-4:</p> <p>a. Discretionary (in a high natural character area); or</p> <p>b. Non-complying (in an outstanding natural character area).</p>
CE-S1	Maximum Height	
Coastal Environment	1. The maximum height of any new building or structure above ground level is 5m; and	

	<p>2. Any extension to a building or structure must not exceed the height of the existing building above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Telecommunication facilities; ii. The Orongo Bay zone , the Kororāreka Russell Township zone and the <u>Waitangi Estate SPZ – Whakanga (Tourism) Sub-zone.</u> iii. The Mixed-Use Zone, Light Industrial Zone, Māori Purpose Zone – Urban, and Hospital Zone within the following settlements: <ul style="list-style-type: none"> a. Coopers Beach; b. Mangonui; c. Opuia; d. Paihia & Waitangi; and e. Rawene. 	
CE-S4	Setbacks from MHWS	
Coastal Environment	<p>New buildings and structures and or extension or alteration to an existing building or structure must be setback at least:</p> <ul style="list-style-type: none"> a. 30m from MHWS in the Rural Production, Rural Lifestyle, Rural Residential, Horticulture Horticulture Processing Facilities zones and the following <u>Waitangi Estate Special Purpose sub zones – Te Pitowhenua (Treaty Grounds), Papa Rehia (Recreation) and Ahuwhenua (General Activities);</u> or b. 26m in all other zones. <p>This standard does not apply:</p> <ul style="list-style-type: none"> 1. where there is a legally formed and maintained road between the property and MHWS. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.

Earthworks

EW-S1	Maximum earthworks thresholds			Where the standard is not met, matters of discretion are restricted to: refer EW-R1
All zones, except Moturoa Island, Orongo Bay	The following maximum volumes and area thresholds must not be exceeded for all earthworks undertaken on a site within a single calendar year: Zone	Volume (m ³)	Area (m ²)	
	General Residential, Mixed Use, Light Industrial, Heavy Industrial, Hospital, Horticulture Processing Facility, Carrington, Kororāreka Russell Township, Hospital, Māori Purpose -Urban, <u>Waitangi Estate Special Purpose Zone – Whakanga (Tourism) & Te Pitowhenua (Treaty Grounds) sub zone.</u>	200	2,500	
	Natural Open Space, Open Space, Sport and Active Recreation, Rural Residential, Settlement, Quail Ridge, Airport, <u>Waitangi Estate Special Purpose Zone – Papa Rehia (Recreation) sub Zone</u>	300	2,500	
	Rural Lifestyle	1000	2,500	
	Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose – Rural, <u>Waitangi Estate Special Purpose Zone –</u>	5000	2,500	

	<p><u>Ahuwhenua (General Activities) sub Zone</u></p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. earthworks for septic tanks and associated drainage fields; b. earthworks for the maintenance of existing walking tracks, farm tracks, driveways, roads and accessways c. earthworks for the operation, maintenance and repair of existing infrastructure; and c.d. earthworks for the maintenance of drains 	
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Light

Light-S1	Maximum level of light spill	
Mixed Use zone	<p>The maximum level of light spill when measured at a distance of 2m or greater from the boundary of any receiving site, or where any part of the building located within a receiving site is within 2m of the boundary of that site, when measured at the exterior surface of any window of any habitable room, must not exceed:</p> <ol style="list-style-type: none">1. 10 lux (in both the horizontal and vertical planes) within any General Residential, Rural Residential, Settlement, and Quail Ridge zones; and2. 20 lux (in both the horizontal and vertical planes) within the Mixed Use, Light Industrial, Heavy Industrial, Horticulture Processing, Orongo Bay, Open Space, and Sport and Active Recreation zones, and within the <u>Waitangi Estate Special Purpose Papa Rehia (Recreation) Sub Zone and Whakanga (Tourism) sub-zone.</u>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none">a. whether artificial lighting is for operation or functional purposes;b. whether timing, duration, direction, intensity, focus, design, height, or type of lighting contributes to avoidable or unnecessary light spill;c. adverse effects on the predominant character and amenity of the surrounding area;d. adverse effects on the health, safety and wellbeing of people and communities in the surrounding area, including the transport network; ande. the extent to which light spill or glare affects residential properties, including outdoor living space and/or
Light Industrial zone		
Heavy Industrial zone		
Horticulture Processing zone		
Orongo Bay zone		
Quail Ridge zone		
General Residential zone		
Kororāreka Russell Township		
Settlement zone		
Rural Residential zone		

Open Space zone Sport and Active Recreation zone Hospital zone Ngawha Innovation and Enterprise Park zone Airport zone <u>Waitangi Estate Special Purpose Zone Papa Rehia (Recreation) Sub Zone and Whakanga (Tourism) sub-zone.</u>		<p>has the potential to result in sleep disturbance.</p> <p>f. The extent to which artificial lighting affects the natural behaviour of indigenous fauna, including reference to best practice guidance where relevant.</p>
Rural Production zone Rural Lifestyle zone Horticulture zone Māori Purpose zone Kauri Cliffs zone Natural Open Space zone <u>Waitangi Estate Special Purpose Zone – Te Pitowhenua (Treaty</u>	<p>The maximum level of light spill measured at the notional boundary of any habitable building located within the Rural production, Rural Lifestyle, Horticulture zone, Māori Purpose, Kauri Cliffs or Natural Open Space zones or <u>Waitangi Estate Special Purpose Zone – Te Pitowhenua (Treaty Grounds) sub-zone and Ahuwhenua (General Activities) Sub Zone must not exceed:</u></p> <p>1. 10 lux (in both vertical and horizontal planes).</p>	<p>Matters of discretion are restricted to:</p> <p>a. whether artificial lighting is for operational or functional purposes;</p> <p>b. whether timing, duration, direction, intensity, focus, design, height, or type of lighting contributes to avoidable or unnecessary light spill;</p> <p>c. adverse effects on the predominant character and amenity of the surrounding area, including views and enjoyment of the night sky;</p>

Grounds) sub-zone and Anuwhenua (General Activities) Sub Zone.		<p>d. adverse effects on the health, safety and wellbeing of people and communities in the surrounding area, including the transport network; and</p> <p>e. the extent to which light spill or glare affects residential properties, including outdoor living space and/or has the potential to result in sleep disturbance.</p> <p>f. The extent to which artificial lighting affects the natural behaviour of indigenous fauna, including reference to best practice guidance where relevant</p>
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Noise

Noise-S1	General noise rules applying to noise emitted from all zones and overlays (unless provided for by a specific standard elsewhere)	
Receiving zone General Residential Māori Purpose - Urban Kororareka Russell Township Hospital Waitangi Estate Special Purpose Zone – Te Pitowhenua (Treaty Grounds)	<p>a) Noise generated in all zones, other than the zones and sites in b) and c) below:</p> <ol style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels at any point within the received property boundary: <ol style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 50 dB L_{Aeq} b. 10.00pm to 7.00am (night-time): 40 dB L_{Aeq} and 70 dB L_{AFmax} b) Noise generated in Mixed Use, Light Industrial, Horticultural Processing facilities, Ngawha Innovation and 	<p>Matters of discretion if compliance not achieved:</p> <p>a. ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities;</p> <p>b. type, scale and location of the</p>

Quail Ridge	<p>Enterprise Park, Orongo Bay, <u>Waitangi Estate Special Purpose Zone –Whakanga (Tourism), Papa Rehia (Recreation) or Ahuwhenua (General Activities) sub zones</u>, or from non-aircraft operation activity within an Airport Zone:</p> <ol style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels at any point within the receiving property boundary: <ol style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 55 dB LAeq b. 10.00pm to 7.00am (night-time): 40 dB LAeq and 75 dB LAFmax c) Noise generated in the Hospital or Heavy Industrial zones or Mineral Extraction Overlays or within any site used for substation activities which is owned and operated by a requiring authority within any zone: <ol style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels at any point within the receiving property boundary: <ol style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 55 dB LAeq b. 10.00pm to 7.00am (night-time): 45 dB LAeq and 75 dB LAFmax 	<p>activity in relation to any noise sensitive activities;</p> <p>c. hours of operation and duration of activity;</p> <p>d. the temporary or permanent nature of any adverse effects;</p> <p>e. the ability to internalise and/or minimise any conflict with adjacent activities; and</p> <p>f. any mitigation proposed, in accordance with the best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operation).</p>
Receiving Zone Rural Production Rural Lifestyle Māori Purpose – Rural Horticulture Moturoa Island	<p>d) Noise generated in all zones, other than the zones and sites in e), f) and g) below:</p> <ol style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels within the notional boundary of any noise sensitive activity within the receiving property: <ol style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 55 dB LAeq 	<p>Matters of discretion if compliance not achieved:</p> <p>a. ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving</p>

<p>Kauri Cliffs</p> <p>Ngawha Innovation and Enterprise Park</p> <p>Settlement</p> <p><u>Waitangi Estate Special Purpose Zone – Ahuwhenua (General Activities) sub zone</u></p>	<p>b. 10.00pm to 7.00am – (night-time) 40 dB LAeq and 70 dB LAFmax</p> <p>e) Noise generated in Mixed Use, Light Industrial, Horticultural Processing Facilities, Ngawha Innovation and Enterprise Park or Orongo Bay Zones, or from non-aircraft operation activity within an Airport zone:</p> <p>1. Noise shall not exceed the following rating noise levels within the notional boundary of any noise sensitive activity within the receiving property:</p> <p>a. 7.00am to 10.00pm (daytime): 55 dB LAeq</p> <p>b. 10.00pm to 7.00am (night-time): 40 dB LAeq and 75 dB LAFmax</p> <p>f) Noise generated in the Hospital or Heavy Industrial zones or in Mineral Extraction Overlays:</p> <p>1. Noise shall not exceed the following rating noise levels within the notional boundary of any noise sensitive activity within the receiving property:</p> <p>a. 7.00am to 10.00pm (daytime): 55 dB LAeq</p> <p>b. 10.00pm to 7.00am (night-time): 45 dB LAeq and 75 dB LAFmax</p> <p>g) Noise generated within any site used for substation activities which is owned and operated by a requiring authority within any zone:</p> <p>1. Noise shall not exceed the following rating noise levels within the notional boundary of any noise sensitive activity within the receiving property:</p>	<p>site and the degree to which such sounds are compatible with the surrounding activities;</p> <p>b. type, scale and location of the activity in relation to any noise sensitive activities;</p> <p>c. hours of operation and duration of activity;</p> <p>d. the temporary or permanent nature of any adverse effects;</p> <p>e. the ability to internalise and/or minimise any conflict with adjacent activities;</p> <p>f. any mitigation proposed, in accordance with the best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operation);</p>
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	<ul style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 55 dB LAeq b. 10.00pm to 7.00am (night-time): 45 dB LAeq and 75 dB LAFmax 	
Receiving Zone Rural Residential Carrington Estate	<p>h) Noise generated in all zones, other than the zones and sites in i) and j) below:</p> <ul style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels within the notional boundary of any noise sensitive activity within the receiving property: <ul style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 50 dB LAeq b. 10.00pm to 7.00am (night-time): 40 dB LAeq and 70 dB LAFmax <p>i) Noise generated in Mixed Use, Light Industrial, Horticultural Processing Facilities, Ngawha Innovation and Enterprise Park or Orongo Bay zones, or from non-aircraft operation activity within an Airport zone:</p> <ul style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels within the notional boundary of any noise sensitive activity within the receiving property: <ul style="list-style-type: none"> a. 7.00am to 10.00 pm (daytime): 55 dB LAeq b. 10.00pm to 7.00am (night-time): 40 dB LAeq and 75 dB LAFmax <p>j) Noise generated in the Hospital or Heavy Industrial zones or in Mineral Extraction Overlays or within any site used for substation activities which is owned and operated by a requiring authority within any zone:</p> <ul style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels within the notional boundary 	<p>Matters of discretion if compliance not achieved:</p> <ul style="list-style-type: none"> a. ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; b. type, scale and location of the activity in relation to any noise sensitive activities; c. hours of operation and duration of activity; d. the temporary or permanent nature of any adverse effects; e. the ability to internalise and/or minimise any conflict with adjacent activities; f. any mitigation proposed, in accordance with the best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operation); and

	<p>of any noise sensitive activity within the receiving property:</p> <ul style="list-style-type: none"> a. 7.00am to 10.00pm (daytime): 55 dB LAeq b. 10.00pm to 7.00am (night-time): 45 dB LAeq and 75 dB LAFmax 	
<p>Receiving zone</p> <p>Open Space</p> <p>Sport and Active Recreation</p> <p>Natural Open Space</p> <p><u>Waitangi Estate Special Purpose Zone – Papa Rehia (Recreation) sub-zone</u></p>	<p>k) Noise generated in all zones, Except Heavy and Light Industrial, Horticultural Processing and Orongo Bay zones:</p> <ul style="list-style-type: none"> 1. Noise shall not exceed the following rating noise levels at any point within the receiving property boundary: <ul style="list-style-type: none"> a. Open Space and Sport and Active Recreation: <ul style="list-style-type: none"> i. All times: 55 dB LAeq b. Natural Open Space: <ul style="list-style-type: none"> i. 7.00am to 10.00pm (daytime): 55 dB LAeq ii. 10.00pm to 7.00am (night-time): 45 dB LAeq 	<p>Matters of discretion if compliance not achieved:</p> <ul style="list-style-type: none"> a. ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; b. type, scale and location of the activity in relation to outdoor activities within the zone; c. hours of operation and duration of activity; d. the temporary or permanent nature of any adverse effects; e. the ability to internalise and/or minimise any conflict with adjacent activities; f. any mitigation proposed, in accordance with the best practicable option approach (e.g. site layout and design, design and

		location of structures, buildings and equipment and the timing of operation);
Receiving Zone Mixed Use <u>Waitangi Estate Special Purpose Zone –Whakanga (Tourism) sub zones</u>	<p>l) Noise generated in all zones:</p> <p>1. Noise shall not exceed the following rating noise levels at any point with the receiving property boundary:</p> <p>Sunday to Thursday</p> <p>a. 7.00am to 10.00pm(daytime): 60 dB LAeq</p> <p>b. 10.00pm to 7.00 am (night-time): 55 dB LAeq and 80 dB LAFmax</p> <p>Friday and Saturday</p> <p>a. 7.00am to midnight (daytime): 60 dB LAeq</p> <p>b. midnight to 7.00am: - 55 dB LAeq and 80 dB LAFmax</p>	<p>Matters of discretion if compliance not achieved:</p> <p>a. ambient noise levels and any special character noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities;</p> <p>b. any existing noise generating activities and the level of noise that will be received within any noise sensitive building;</p> <p>c. the primary purpose and the frequency of use of the activity;</p> <p>d. the ability to design and construct buildings accommodating noise sensitive activities with sound insulation and/or other mitigation measures to ensure the level of noise received within the building is minimised particularly at night;</p> <p>e. any mitigation proposed, in accordance with the best</p>

		practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operation); and f. the effects on any existing noise sensitive activities
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Signs

SIGN-R2	Community Signs	
All zones – except for the Waitangi Estate Special Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The sign must comply with the height, height in relation to boundary, and setback standards for the zone, except for the road boundary setback.</p> <p>PER-2 The sign complies with standards: SIGN-S1 Maximum area; SIGN-S2 Maximum height; SIGN-S4 Traffic safety; and SIGN-S5 Sign design and content.</p> <p>PER-3 Community signs are limited to one per site.;</p>	<p>Activity status where compliance not achieved with PER-1 Restricted Discretionary</p> <p>Matters of discretion are restricted to: a. the matters of discretion for the zone standard.</p> <p>Activity status where compliance not achieved with PER-2 Restricted Discretionary</p> <p>Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-3: Discretionary</p>
Sign-R15	Signs in Waitangi Estate	
Waitangi Estate Special Purpose Zone	<p>Activity status: Permitted</p> <p>PER-1 The sign must comply with the height, height in relation to boundary, and setback standards for the zone, except for the road boundary setback.</p> <p>PER-12 Signs relate to the activity occurring on the Waitangi Estate;</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-23: Discretionary</p>

	PER-23 The sign complies with standards: SIGN-S1 Maximum area; SIGN-S2 Maximum height; SIGN-S3 Maximum number; SIGN-S4 Traffic safety; and SIGN-S5 Sign design and content.	
Sign-S1	Maximum sign area per site	
...
ONFs ONLs Heritage Areas Scheduled Heritage Resource	1. The maximum total sign area within an ONF, ONL or Heritage Area must not exceed 0.5m ² ; 2. The maximum total sign area on a scheduled heritage resource must not exceed 0.25m ² . Except that: Within the Waitangi Estate SPZ, any sign within an ONL, ONF, Site of Significance to Māori or scheduled heritage resource must not exceed 1m ² . Note: This standard only has immediate legal effect for signs on or attached to a scheduled heritage resource or heritage area (Rules SIGNR9 and SIGN-R10)	Matters of discretion are restricted to: a. whether the sign contributes to the characteristics and qualities of the feature, landscape, or precinct; b. impact on the character and amenity of the surrounding area; c. whether the sign is compatible with the built form on the site; d. whether sign contributes to visual clutter; and e. any adverse cumulative effects
...
<u>Waitangi Estate Special Purpose Zone</u>	1. Any new sign within the <u>Te Pitowhenua (Treaty Grounds)</u> sub-zone must not exceed 1m ² . 2. Any new sign within the <u>Papa Rehia (Recreation) Sub-zone</u> must not exceed 3m ² . Where a sign is double sided, the maximum sign area is	Matters of discretion are restricted to: a. If located within a Feature, Landscape or area of mapped heritage whether the sign contributes to the characteristics and qualities of the overlay; b. impact on the character and amenity of the surrounding area; and specifically on Te

	<p>calculated as the area of one side of the sign.</p> <p>3. Any new sign within the <u>Whakanga (Tourism) sub-zone</u> must be less than 6m².</p> <p>4. Any new sign within the Ahuwhenua (General Activities) sub-zone must not exceed 3m².</p>	<p>Pitowhenua and its Heritage buildings and objects;</p> <p>c. whether the sign is compatible with the built form on the site;</p> <p>d. whether the sign contributes to visual clutter;</p> <p>e. whether the sign can be seen from a public place; and</p> <p>e. any adverse cumulative effects</p>
Sign-S2	Maximum height of signage	
...
Waitangi Estate Special Purpose Zone	<p>1. Within the Te Pitowhenua (Treaty Grounds) sub-zone the maximum height of any sign, including the support structure must not exceed 3m in height.</p> <p>2. Within the <u>Papa Rehia (Recreation) Sub-zone</u> and the Ahuwhenua (General Activities) sub-zone the maximum height of any sign, including the support structure must not exceed 4m in height.</p> <p>3. Within the <u>Whakanga (Tourism) sub-zone</u>:</p> <p>a. Freestanding signs must not exceed 6m in height from ground level, and</p> <p>b. Signs attached to a building must not protrude above the highest point of the building.</p>	<p>Matters of discretion are restricted to:</p> <p>a. impacts on the character and amenity of the surrounding area, and specifically on Te Pitowhenua and its Heritage buildings and objects;</p> <p>b. whether the sign is compatible with the built form on the site;</p> <p>c. whether the sign contributes to visual clutter; and</p> <p>d. any adverse cumulative effects.</p>
Sign-S3	Maximum number of signs	
...
Waitangi Estate Special Purpose Zone	<p><u>There shall be no more than two one signs per activity</u></p>	<p>Matters of discretion are restricted to:</p>

	visible beyond the Waitangi Estate.	<ul style="list-style-type: none"> a. <u>impact on the character and amenity of the surrounding area, and specifically on Te Pitowhenua and its Heritage buildings and objects;</u> b. whether the sign contributes to visual clutter; and c. any adverse cumulative effects.
Sign-S5	Sign design and content	
All zones	<p>A sign must not:</p> <ol style="list-style-type: none"> 1. Display explicit or lewd words or images; and 2. Be animated, use reflective materials or illuminated through intermittent or flashing light sources. <p>Note: (2) above does not apply to signs in the Mixed Use zone or Light Industrial zones.</p> <p>Note: This standard only has immediate legal effect for signs on or attached to a scheduled heritage resource or heritage area (Rules SIGN-R9 and SIGN-R10)</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. sign content; b. the extent of illumination when visible from a public place; c. the frequency and intensity of flashing and/or image change; d. the character and amenity of the surrounding area; and e. any nuisance caused for adjoining properties

Temporary Activities

TA-R1	Temporary activity (excluding any activity listed in the rules below as permitted or restricted discretionary)	
<p>All zones except:</p> <p>Natural Open Space zone</p> <p>General Residential zone</p> <p>Settlement zone</p> <p>Rural Residential zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The site is not used for more than two temporary activity events per calendar year, and each event does not exceed two consecutive days,</p> <p>PER-2</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4, or PER-5:</p> <p>Discretionary</p>

	<p>The activity occurs between 6.30am to 10.00pm on each day.</p> <p>PER-3 A maximum of 500 persons on the site, excluding event staff each day.</p> <p>PER-4 Any accessory building or structure is removed within seven days of the temporary activity finishing.</p> <p>PER-5 The temporary activity complies with standard: TA-S1 Road controlling authority approval.</p>	
TA-RX	Temporary Activities on the Waitangi Estate	
Waitangi Estate Special Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <ol style="list-style-type: none"> 1. In the Whakanga (Tourism) sub zone the site is not used for more than two temporary activity events per calendar year. 2. In the Ahuwhenua (General Activities) Te Pitowhenua (Treaty Grounds) and the Papa Rehia (Recreational) sub zone the site is not used for more than five temporary activity events per calendar year. 3. In the Whakanga (Tourism), Ahuwhenua (General Activities) and the Papa Rehia (Recreational) sub zones the event does not exceed two consecutive 	<p>Activity status where compliance not achieved with PER-2, PER-3, or PER-4: Discretionary</p>

	<p>days, with the exception of a week either side of <u>Waitangi Day</u>.</p> <p>PER-2 The activity occurs between 6.30am and 10.00pm on each day.</p> <p>PER-3 Any accessory building or structure is removed within seven days of the temporary activity finishing.</p> <p>PER-4 The temporary activity complies with standard: <u>TA-S1 Road controlling authority approval.</u></p>	
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Schedules

Sites of Cultural Significance to Māori

Place #	Location	Name/Description	Requesting Party	Legal Description
<u>MS09-49</u>	<u>Waitangi</u>	<u>Te Pitowhenua/Waitangi Treaty Grounds</u> <u>Wāhi Tūpuna/Tipuna</u>	<u>Heritage New Zealand Pouhere Taonga & Waitangi National Trust</u>	<u>Lot 1 DP 326610</u>