

# Tupou Special Purpose Special Purpose Zone

## Overview

The Tupou Special Purpose Zone is designated as a Special Purpose zone designed to facilitate the extensive re-establishment of native forest ecosystems and indigenous biodiversity. This goal is achieved through the strategic restoration of marginal land, which historically offered limited agricultural or traditional rural production benefits. The overarching vision for the zone is to deliver substantial environmental benefits, including significant carbon sequestration and the creation of vital habitats for indigenous and threatened biodiversity.

A transformative revegetation programme commenced on the landholdings in 2023 and is scheduled to continue until at least 2029. This programme targets the restoration of 404.1 hectares, with a projected planting of 687,398 native trees and shrubs. This restoration program is intrinsically linked to and underpinned by an adaptive pest control strategy. Further, the zone incorporates the Bio Value Index (BVI), which is an innovative, science-based decision-making tool developed over two decades to measure how indigenous tree species contribute to whole ecosystems. Beyond carbon, the BVI quantifies biodiversity and ecosystem health, serving as a vital tool for driving the transition to a biodiversity-positive economy.

Beyond ecological objectives, the Tupou Special Purpose Zone also provides for eco-tourism and eco-education opportunities. This includes the development of high-end accommodation products, designed to enable visitors to immerse themselves in this high-value natural environment. This initiative is intended to support both the ecological and economic sustainability of the zone.

The Tupou Special Purpose zone provides a clear and enabling regulatory pathway dedicated to long-term ecological enhancement, ensuring that ordinary land use options are not unduly constrained by conservation endeavours.

Objectives	
<b>TUPZ-O1</b>	The Tupou Special Purpose zone is managed to enable and actively encourage large-scale native reforestation and biodiversity enhancement on marginal rural land.
<b>TUPZ-O2</b>	The Tupou Special Purpose zone supports eco-tourism and eco-education opportunities that are intrinsically linked to and enhance the zone's ecological and economic sustainability.
<b>TUPZ-O3</b>	Land use and subdivision in the Tupou Special Purpose zone: <ul style="list-style-type: none"><li>a. Protects and enhances indigenous biodiversity;</li><li>b. Enables buildings, roads and tracks necessary for the zone's operational requirements and eco-tourism and eco-education activities.</li><li>c. Does not exacerbate any natural hazards;</li><li>d. Is capable of being serviced on-site.</li></ul>
<b>TUPZ-O4</b>	The role of landowners as stewards in protecting and restoring significant natural areas and indigenous biodiversity is provided for.

Policies	
<b>TUPZ-P1</b>	Enable native reforestation and associated activities as predominant land uses on identified marginal lands.
<b>TUPZ-P2</b>	Enable earthworks and vegetation clearance to facilitate buildings, roads and tracks required for the zone's operations, eco-tourism, eco-education and overall management.
<b>TUPZ-P3</b>	Provide for eco-tourism and eco-education activities and associated infrastructure that enhances public understanding and support for the zone's environmental objectives.
<b>TUPZ-P4</b>	Require active management of pest plants and pest animals to protect and enhance native flora and fauna.
<b>TUPZ-P5</b>	Promote the protection of species that are endemic to Northland by preferentially eco-sourcing plants within the ecological district or region for reforestation and restoration activities.
<b>TUPZ-P6</b>	Ensure development is resilient to natural hazards particularly on land susceptible to natural hazards.
<b>TUPZ-P7</b>	Manage primary production activities to complement reforestation and biodiversity goals.
<b>TUPZ-P8</b>	Recognize and provide for historic heritage and sites and areas of significance for Māori.

## 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 the 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 for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character contains rules for activities within wetland, lake and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

<b>TUPZ-R1</b>	<b>New buildings or structures, or extensions or alterations to existing buildings or structures</b>	
<b>Tupou Special Purpose Zone</b>	<b>Activity status: Permitted</b>  <b>Where:</b>  <b>PER-1</b> The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted, restricted discretionary or discretionary <sup>1</sup> activity.	<b>Activity status where compliance not achieved with PER-3: Restricted Discretionary</b>  <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard</li> </ol>

<sup>1</sup> Text inserted in accordance with the Far North District Council submission for all zones.

	<p><b>PER-2</b> There is a Council approved Reforestation and Biodiversity Management Plan (RBMP) and a Pest Management Plan (PMP) in place as required by TUPZ-R10.</p> <p><b>PER-3</b> The new building or structure, or extension or alteration to an existing building or structure complies with standards: TUPZ-S1 Maximum height; TUPZ-S2 Height in relation to boundary; TUPZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); TUPZ-S4 Building or structure coverage;</p>	<p><b>Activity status where compliance not achieved with PER-1 and PER-2: Non-complying</b></p>
<b>TUPZ-R2</b>	<b>Impermeable surface coverage</b>	
<b>Tupou Special Purpose zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The impermeable surface coverage of any site is no more than 15%.</p>	<p><b>Activity status where compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. a. the extent to which landscaping or vegetation may reduce adverse effects of run-off;</li> <li>b. the effectiveness of the proposed method for controlling stormwater on site;</li> <li>c. the availability of land for disposal of effluent and stormwater on the site without creating adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites;</li> <li>d. whether low impact design methods and use of green spaces can be effectively incorporated;</li> <li>e. any potential cumulative effects on total catchment impermeability; and</li> <li>f. consideration of natural hazard mitigation and site-specific constraints.</li> </ul>
<b>TUPZ-R3</b>	<b>Residential activity</b>	
<b>Tupou Special Purpose zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p>	<p><b>Activity status where compliance is not achieved with PER-1, and PER-2: Discretionary</b></p>

	<p>The site area per residential unit is at least 40ha.</p> <p><b>PER-2</b> The number of residential units on a site does not exceed six.</p> <p><b>PER-1 does not apply to:</b> a single residential unit located on a site less than 40ha.</p>	
<b>TUPZ-R4</b>	<b>Eco-tourism accommodation</b>	
<b>Tupou Special Purpose zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The accommodation is within a residential unit or accessory building.</p> <p><b>PER-2</b> There is a Council approved RBMP and a PMP in place as required by TUPZ-R10.</p> <p><b>PER-3</b> The occupancy does not exceed 10 guests per night.</p>	<b>Activity status where compliance is not achieved with PER-1, PER-2 and PER-3: Discretionary</b>
<b>TUPZ-R5</b>	<b>Eco-tourism and Eco-education facility</b>	
<b>Tupou Special Purpose zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The Eco-tourism and Eco-education facility does not exceed GFA of 150m<sup>2</sup>.</p> <p><b>PER-2</b> There is a Council approved RBMP and a PMP in place as required by TUPZ-R10.</p> <p><b>PER-2</b> The number of Eco-tourism or Eco-education facilities does not exceed two per site.</p>	<b>Activity status where compliance is not achieved with PER-1, PER-2 and PER-3: Discretionary</b>
<b>TUPZ-R6</b>	<b>Native reforestation and biodiversity enhancement activities</b>	
<b>Tupou Special Purpose zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>TUPZ-R7</b>	<b>Pest and predator control activities</b>	
<b>Tupou Special Purpose zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>TUPZ-R8</b>	<b>Farming activity</b>	
<b>Tupou Special Purpose zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>

<b>TUPZ-R9</b>	<b>Conservation activity</b>	
<b>Tupou Special Purpose zone</b>	<b>Activity status: Permitted</b>	<b>Activity status where compliance not achieved: Not applicable</b>
<b>TUPZ-R10</b>	<b>Management Plans</b>	
<b>Tupou Special Purpose zone</b>	<p><b>Activity status: Restricted discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b> Prior to any subdivision, use or development on any site within the zone, Council shall require a Reforestation and Biodiversity Management Plan (RBMP). The RBMP will be prepared by a suitably qualified and experienced person and will be submitted containing the following information:</p> <ol style="list-style-type: none"> <li>1. Clearly defined objectives, methods, timing, measures and responsibilities for native reforestation, ecological restoration and biodiversity enhancement.</li> <li>2. Identified species selection, with a strong preference for locally sourced indigenous species where possible, along with details on planting density, weed and pest control methodologies, monitoring protocols, and provisions for long-term maintenance.</li> <li>3. Specific details on habitat creation, habitat improvement, and careful consideration for the re-introductions of native fauna.</li> <li>4. Incorporation of the Biodiversity Value Index (BVI) as a key performance indicator for monitoring and reporting the progression and success of reforestation and biodiversity enhancement.</li> </ol> <p><b>Matters of discretion are limited to:</b></p> <ol style="list-style-type: none"> <li>a. The content, details and methodologies within the RBMP.</li> <li>b. The consistency of the RBMP with the objectives and policies of the Tupou Special Purpose Zone.</li> <li>c. The adequacy of monitoring and reporting provisions to demonstrate progression and success of reforestation and biodiversity enhancement, specifically including</li> </ol>	<b>Activity status where compliance is not achieved with RDIS-1 and RDIS-2: Non-complying</b>

	<p>the application and reporting of the BVI.</p> <ul style="list-style-type: none"> <li>d. Provisions for long-term maintenance and funding of the reforestation and biodiversity enhancement efforts.</li> <li>e. Mechanisms for the review and adaptation of the RBMP over time, reflecting principles of adaptive management and responsiveness to ecological outcomes and monitoring results.</li> </ul> <p><b>RDIS-2</b></p> <p>Prior to any subdivision, use or development on any site within the zone, Council shall require a Pest Management Plan (PMP). The PMP will be prepared by a suitably qualified and experienced person and will be submitted containing the following information:</p> <ul style="list-style-type: none"> <li>1. Clearly defined objectives, methods, timing, measures and responsibilities for the control of introduced animal and plant pests within the site.</li> <li>2. Details on trapping, baiting, spraying, fencing, monitoring and safety protocols.</li> <li>3. Strategies for coordinating pest control efforts with surrounding properties.</li> <li>4. Specific methodologies tailored for managing different pest types.</li> </ul> <p><b>Matters of discretion are limited to:</b></p> <ul style="list-style-type: none"> <li>a. The content and detail of the Pest Management Strategy.</li> <li>b. The consistency of the Strategy with the objectives and policies of the Tupou Special Purpose Zone and relevant national/regional pest management plans.</li> <li>c. The adequacy of monitoring and reporting provisions to demonstrate progression and success of pest control.</li> <li>d. Provisions for long-term maintenance and funding of pest control.</li> <li>e. Measures to prevent off-site effects (e.g., spray drift, impacts on non-target species).</li> <li>f. Mechanisms for review and adaptation of the Strategy over time.</li> </ul>	
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<b>TUPZ-R11</b>	<b>Activities not otherwise listed in this chapter</b>	
<b>Tupou Special Purpose zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status where compliance not achieved: Not applicable</b>

<b>Standards</b>		
<b>TUPZ-S1</b>	<b>Maximum Height</b>	
<b>Tupou Special Purpose zone</b>	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level, except that artificial crop protection and support structures shall not exceed a height of 6m above ground level.</p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; and</li> <li>ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and</li> <li>iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or</li> <li>iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding environment;</li> <li>b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites;</li> <li>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>d. shading and loss of access to sunlight to adjoining sites;</li> <li>e. landscaping; and</li> <li>f. natural hazard mitigation and site constraints.</li> </ul>
<b>TUPZ-S2</b>	<b>Height in relation to boundary</b>	
<b>Tupou Special Purpose zone</b>	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> <li>1. 55 degrees at 2m above ground level at the northern boundary of the site; and</li> <li>2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and</li> <li>3. 35 degrees at 2m above ground level at the southern boundary of the site.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; or</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and</li> <li>c. natural hazard mitigation and site constraints.</li> </ul>

	<ul style="list-style-type: none"> <li>ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or</li> <li>iii. satellite dishes and aerals that do not exceed 1m in height and/or diameter on any elevation; or</li> <li>iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</li> </ul>	
<b>TUPZ-S3</b>	<b>Setback (excluding from MHWS or wetland, lake and river margins)</b>	
<b>Tupou Special Purpose zone</b>	<p>The new building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except:</p> <ul style="list-style-type: none"> <li>1. on sites less than 5,000m<sup>2</sup> accessory buildings can be setback to a minimum of 5m for boundaries that do not adjoin a road; or</li> <li>2. artificial crop protection and support structures must be setback at least 3m from all site boundaries; or</li> <li>3. habitable buildings must be setback at least 30m from the boundary of an unsealed road.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. fences or walls no more than 2m in height above ground level; or</li> <li>ii. uncovered decks less than 1m in height above ground level; or</li> <li>iii. underground wastewater infrastructure; or</li> <li>iv. water tanks less than 2.7m in height above ground level.</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to privacy and shading;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater;</li> <li>f. the safety and efficiency of the current or future access, egress on site and the roading network; and</li> <li>g. the impacts on existing and planned public walkways, reserves and esplanades.</li> </ul>
<b>TUPZ-S4</b>	<b>Building or structure coverage</b>	
<b>Tupou Special Purpose zone</b>	<p>The building or structure coverage of any site is no more than 12.5%.</p>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding area;</li> <li>b. any landscaping, planting and screening to mitigate any adverse effects;</li> <li>c. the extent to which private open space can be provided for future uses;</li> <li>d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and</li> <li>e. natural hazard mitigation and site constraints.</li> </ul>



## Additional and Consequential amendments

Subdivision		
SUB-S1		
Tupou Special Purpose zone	Controlled activity	Discretionary activity
	40ha	8ha
Ecosystems and indigenous biodiversity		
IB-R1	Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities	
All zones	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>It is the minimum necessary for any of the following:</p> <ol style="list-style-type: none"> <li>1. To address an immediate risk to the health and safety of the public or damage to property;</li> <li>2. To remove dead trees, provided that no more indigenous vegetation is cleared or trimmed than is necessary for safe removal;</li> <li>3. The formation of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth;</li> <li>4. Clearance for the control of pests when necessary for biosecurity reasons and to control unwanted organisms as a response to directions of a person authorised under the Biosecurity Act 1993;</li> <li>5. The sustainable non-commercial harvest of plant material for rongoā Māori (customary medicine);</li> <li>6. To create or maintain a 20m setback from a building used for a vulnerable activity (excluding accessory buildings) to the edge of the indigenous vegetation area;</li> <li>7. To allow for the construction of a single residential unit on an existing title and essential associated on-site infrastructure and access and it does not exceed 1,000m<sup>2</sup>;</li> <li>8. Clearance of vegetation provided or in a covenant or order under an Open Space Covenant under the Queen Elizabeth II National Trust Act 1977, a Ngā Whenua Rahui Kawenata, a Conservation Covenant under the Reserves Act 1977 or the Conservation Act 1987, or a Heritage covenant under the Heritage New Zealand Pouhere Taonga Act 2014;</li> <li>9. The construction of a new fence where the purpose of the new fence is to exclude stock</li> </ol>	<p><b>Activity status where compliance not achieved with PER-1: N/A – compliance assessed under IB-R2 and IB-R3 as applicable.</b></p>

	<p>and/or pests from the area of indigenous vegetation provided that the clearance does not exceed 3.5m in width;</p> <p>10. The removal or clearance from land which was previously cleared and the indigenous vegetation to be cleared is less than 10 years old;</p> <p>11. Creation and maintenance of firebreaks to manage fire risk;</p> <p>12. The harvesting of indigenous timber approved under the Forests Act 1949 via either a registered sustainable forest management plan, a registered sustainable forest management permit or a personal use approval for the harvesting and milling of indigenous timber from the Ministry of Primary Industries;</p> <p>13. The upgrade of lawfully established existing infrastructure where this is permitted under the relevant rule in Infrastructure chapter; or</p> <p>14. The operation, repair and maintenance of the following activities where they have been lawfully established:</p> <ul style="list-style-type: none"> <li>i. fences;</li> <li>ii. infrastructure;</li> <li>iii. buildings;</li> <li>iv. driveways and access;</li> <li>v. walking tracks;</li> <li>vi. cycling tracks; or</li> <li>vii. farming tracks.</li> </ul> <p>15. <u>Indigenous vegetation clearance and associated land disturbance to facilitate buildings, roads and tracks required for the Tupou Special Purpose Zone's eco-tourism, eco-education and overall management, provided that any indigenous tree removed has a Bio Value Index (BVI) value of less than 50.</u></p>	
<b>IB-R3</b>	<b>Indigenous vegetation clearance and any associated land disturbance</b>	
<b>All zones except the Tupou Special Purpose zone</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <ul style="list-style-type: none"> <li>1. It does not occur in a remnant forest; and</li> <li>2. It does not exceed the following amounts per site over a calendar year: <ul style="list-style-type: none"> <li>i. Māori Purpose zone and Treaty Settlement Land Overlay – 1,500m<sup>2</sup>;</li> <li>ii. Rural Production zone and Horticulture zone — 500m<sup>2</sup>;</li> <li>iii. Rural Lifestyle Zone; or</li> <li>iv. All other zones — 100m<sup>2</sup></li> </ul> </li> </ul>	<p><b>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</b></p>
<b>CE-S4</b>	<b>Setbacks from MHWS</b>	

<b>Coastal Environment</b>	<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"> <li>a. 30m from MHWS in the Rural Production, Rural Lifestyle, Rural Residential, Horticulture and Horticulture Processing Facilities zones; or</li> <li>b. 26m in all other zones.</li> </ul> <p><b>This standard does not apply:</b></p> <ul style="list-style-type: none"> <li>1. where there is a legally formed and maintained road between the property and MHWS;</li> <li>2. to fencing for the purposes of controlling pests and excluding stock;</li> <li>3. to structures associated with pest control;</li> <li>4. to hard protection structures that are approved by a resource consent under the Northland Regional Plan; and</li> <li>5. to lighting poles that are established by, or on behalf of, Far North District Council; and</li> <li>6. to boundary fences less than 2m high that are setback at least 20m from MHWS; and</li> <li>7. <u>to buildings and structures associated with eco-tourism and eco-education facilities in the Tupou Special Purpose zone.</u></li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the natural character of the coastal environment;</li> <li>b. screening, planting and landscaping on the site;</li> <li>c. the design and siting of the building or structure with respect to dominance on adjoining public space;</li> <li>d. natural hazard mitigation and site constraints;</li> <li>e. the effectiveness of the proposed method for controlling stormwater; and</li> <li>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</li> </ul>
<b>NATC-R1</b>	<b>New buildings or structures, and extensions or alterations to existing buildings or structures</b>	
<b>Natural Character</b>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-2</b> The building or structure, or extension or alteration to an existing building or structure on wetland, lake and river margins where it is:</p> <ul style="list-style-type: none"> <li>1. for restoration and enhancement purposes;</li> <li>2. for natural hazard mitigation undertaken by, or on behalf of, the local authority;</li> <li>3. for park management activity in the Open Space or Sport and Active Recreation zones;</li> <li>4. a post and wire fence for the purpose of protection from farm stock.;</li> <li>5. a river-crossings, including but not limited to, fords, bridges, stock-crossings and culverts;</li> </ul>	<p><b>Activity status where compliance not achieved with PER-2, PER-3 and PER-4: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. <b>effects on the characteristics, qualities and values of natural character</b></li> <li>b. <b>the matters in NATC-P6</b></li> <li>c. <b>the positive effects of the activity</b></li> </ul>

	<ol style="list-style-type: none"> <li>6. related to the construction of a river-crossings;</li> <li>7. a pumphouse utilised for the drawing of water provided they cover less than 25m<sup>2</sup> in area,</li> <li>8. infrastructure less than 10m high within a road corridor provided any pole: <ol style="list-style-type: none"> <li>a. is a single pole (monopole), and</li> <li>b. is not a pi-pole or a steel-lattice tower,</li> </ol> </li> <li>9. a lighting pole by, or on behalf of the local authority,</li> <li>10. an upgrade of an existing above ground network utility, provided: <ol style="list-style-type: none"> <li>a. it is no greater than 12.5m high or the height of the existing structure;</li> <li>b. if it is a building, the upgraded building is no greater than 20% of the GFA of the existing lawfully established building; and</li> <li>c. it does not involve replacing a pole.</li> </ol> </li> <li>11. a maimai not exceeding 10m<sup>2</sup>; or</li> <li>12. the harvesting of indigenous timber approved under the Forests Act 1949 via either a registered sustainable forest management plan, a registered sustainable forest management permit or a personal use approval for the harvesting and milling of indigenous timber from the Ministry of Primary Industries.</li> <li>13. <u>Buildings and structures associated with eco-tourism and eco-education facilities in the Tupou Special Purpose zone.</u></li> </ol> <p><b>PER-3</b> The building or structure on wetland, lake and river margins is no greater than 300m<sup>2</sup>.</p> <p><b>PER-4</b> 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>	
<b>NATC-S2</b>	<b>Earthworks or indigenous vegetation clearance</b>	
<b>Natural Character</b>	<ol style="list-style-type: none"> <li>1. Any earthworks on a site within a wetland, lake and river margins must: <ol style="list-style-type: none"> <li>a. not exceed a total area of 50m<sup>2</sup>.</li> <li>b. not exceed a cut height or fill depth of 1m; and</li> </ol> </li> </ol>	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>

	<p>c. screen exposed faces visible from public places.</p> <p>2. Any vegetation clearance on a site within a wetland, lake and river margins must not exceed a total area of 400m<sup>2</sup> within any 10 year period.</p> <p><b>This standard does not apply:</b></p> <p>1. <u>to buildings and structures associated with eco-tourism and eco-education facilities in the Tupou Special Purpose zone.</u></p>	
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