

Reporting Planner Recommended Amendments – Rural Production Zone (PROZ), Māori Purpose Zone (MPZ) and TSL Overlay

RPROZ	MPZ	TSL Overlay	Discussion
New buildings or structures, relocated buildings or extensions or alterations to existing buildings or structures			
<p>RPROZ – R1: Permitted where:</p> <p><i>PER-1</i> <i>The new building or structure, <u>relocated building</u>, or extension or alteration to an existing building or structure, will accommodate a permitted, <u>controlled or restricted discretionary</u> activity.</i></p> <p><i>PER-2:</i> <i>The new building or structure, <u>relocated building</u> or extension or alteration to an existing building or structure complies with standards:</i> <i>RPROZ-S1 Maximum height;</i> <i>RPROZ-S2 Height in relation to boundary;</i> <i>RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);</i> <i>RPROZ-S4 Setback from MHWS</i> <i>RPROZ-S5 Building or structure coverage};</i> <i>RPROZ-S6 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity)); and</i> <i>RPROZ-S7 Sensitive activities setback from boundaries of a <u>the Mineral Extraction Zone</u></i></p>	<p>MPZ – R1 (Urban & Rural): Permitted where:</p> <p><i>PER-1</i> <i>The new building or structure, <u>relocated buildings</u>, or extensions or alterations to an existing building or structure, will accommodate a permitted, <u>controlled or restricted discretionary</u> activity.</i></p> <p><i>PER-2</i> <i>The new building or structure, or extensions or alterations to an existing building or structure complies with standards:</i> <i>MPZ-S1 - Maximum height;</i> <i>MPZ-S2 - Height in relation to boundary;</i> <i>MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins);</i> <i>MPZ-S4 – Setback from MHWS;</i> <i>MPZ-S5 - Building or structure coverage;</i> <i>MPZ-S6 - On-site servicing;</i> <i>and</i> <i>MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay</i></p>	<p>TSL – R1: Permitted where:</p> <p><i>PER-1</i> <i>The new building or structure, <u>relocated buildings</u>, or extension or alteration to an existing building or structure, will accommodate a permitted activity, <u>controlled or restricted discretionary</u> activity.</i></p> <p><i>PER-2</i> <i>The new building or structure, or extension or alteration to an existing building or structure, complies with standards:</i> <i>TSL-S1 Maximum height;</i> <i>TSL-S2 Height in relation to boundary;</i> <i>TSL-S3 Setbacks (excluding from MHWS or wetland, lake and river margins);</i> <i>TSL-S4 Setback from MHWS;</i> <i>TSL-S5 Building or structure coverage; and</i> <i>TSL-S6 On-site servicing.</i></p>	<p>PER 1 is the same across all three zones/overlay</p> <p>PER 2 for RPROZ lists a lot more standards that MPZ and TSL (which are almost the same with the exception of MPZ having 1 additional standard relating to setback from boundaries with Mineral Extraction overlay)</p> <p>MPZ and TSL also have the one standard that RPROZ doesn't have- re servicing.</p> <p>They all have the same activity status where compliance not achieved.</p>

RPROZ	MPZ	TSL Overlay	Discussion
<p>extraction overlay. <u>RPROZ-SX Sensitive activities setback from intensive indoor and outdoor primary production activities; and</u> <u>RPROZ-SY Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).</u> <u>RPROZ-SZ Sensitive activities setback from the boundaries of the Heavy Industrial Zone</u></p> <p><u>Note: RPROZ-R1 does not apply to artificial crop protection structures and crop support structures.</u></p>			
<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Activity status where compliance not achieved with PER 1: Discretionary</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Activity status where compliance not achieved with PER 1: Discretionary</p>	
Impermeable surfaces Coverage			
<p>RPROZ – R2: Permitted where:</p> <p><i>PER-1</i> The impermeable surface coverage of any site is no more than 15%.</p>	<p>MPZ – R2 (Rural): Permitted where:</p> <p><i>PER-1</i> The impermeable surface coverage of any site is no more than 25%.</p>	<p>TSL – R2: Permitted where:</p> <p><i>PER-1:</i> The impermeable surface coverage of any site is no more than 35%.</p>	<p>MPZ-Urban as the largest permitted scope of impermeable surfaces (50%)</p> <p>TSL and MPZ-Rural are similar in their scope (35% and 25%) and both have a similar</p>

RPROZ	MPZ	TSL Overlay	Discussion
	<p><i>Except that:</i> On sites containing marae, the impermeable surface is no more than 50%.</p> <p>MPZ – R2 (Urban): Permitted where:</p> <p><i>PER-1</i> The impermeable surface coverage of any site is no more than 50%.</p>	<p><i>Except that:</i> On sites less than 5000m² containing marae, the impermeable surface coverage is no more than 50%.</p>	<p>exception for sites containing a marae – noting that TSL also limits this exception by lot size</p> <p>They all have the same activity status where compliance not achieved.</p>
Activity status where compliance not achieved with PER-1: Restricted Discretionary	Activity status where compliance not achieved with PER-1: Restricted Discretionary	Activity status where compliance not achieved with PER-1: Restricted Discretionary	
Residential activity	Residential activity (except for papakāinga)		
<p>RPROZ – R3: Permitted where:</p> <p><i>PER-1</i> The site area per residential unit is at least 40ha.</p> <p><i>PER-2</i> The number of residential units on a site does not exceed six.</p> <p><i>PER-1 does not apply to:</i></p> <ol style="list-style-type: none"> a single residential unit located on a site less than 40ha. <u>a minor residential unit constructed in accordance</u> 	<p>MPZ – R4 (Urban): Permitted where:</p> <p><i>PER-1</i> The site area per standalone residential unit or multi-unit development is at least 600m².</p> <p><i>Note:</i> <i>PER-1 does not apply to:</i></p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area; and papakāinga provided for in Rule MPZ-R5. 	<p>TSL – R3: Permitted where:</p> <p><i>PER-1</i> On sites less than 1200m², the site area per standalone residential unit or multi-unit development is at least 600m².</p> <p><i>PER-2</i> The number of residential units on any site does not exceed six.</p> <p><i>Note:</i> <i>PER-1 and PER-2 do not apply to:</i></p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area. papakāinga provided for in 	<p>TSL is similar to MPZ-Urban in providing for similar site area for a residential activity</p> <p>MPZ-Rural is the same as RPROZ in site area and number of residential units permitted</p> <p>They all have the same activity status where compliance not achieved.</p>

RPROZ	MPZ	TSL Overlay	Discussion
<i>with rule RPROZ-R19.</i>	<p>MPZ – R4 (Rural): Permitted where:</p> <p><i>PER-2</i> The site area per standalone residential unit is at least 40ha.</p> <p><i>PER-3</i> The number of residential units on any site does not exceed six.</p> <p><i>Note:</i> PER-2 and PER-3 do not apply to:</p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area; and papakāinga provided for in Rule MPZ-R5 	<i>Rule TSL-P4.</i>	
Activity status where compliance not achieved with PER-1 or PER-2: Discretionary	Activity status where compliance not achieved with PER-1, PER-2 and PER-3: Discretionary	Activity status where compliance not achieved with PER-1 and PER-2: Discretionary	
Visitor accommodation			
<p>RPROZ – R4: Permitted where:</p> <p><i>PER-1</i> The visitor accommodation is within a residential unit, accessory building or minor residential unit.</p> <p><i>PER-2</i> The occupancy does not exceed</p>	<p>MPZ – R6 (Urban & Rural): Permitted where:</p> <p><i>PER-1</i> The occupancy does not exceed six guests per night.</p> <p><i>Note:</i> PER-1 does not apply to marae provided for under MPZ-R7</p>	<p>TSL – R5: Permitted where:</p> <p><i>PER-1</i> The occupancy does not exceed six guests per night.</p> <p><i>Note:</i> PER-1 does not apply to marae provided for under TSL-R6.</p>	<p>TLS and MPZ have a lower threshold for occupancy rate for visitor accommodation than RPROZ but do have an exception for marae</p> <p>RPROZ also has further restrictions for visitor accommodation that MPZ and TSL don't have</p>

RPROZ	MPZ	TSL Overlay	Discussion
<p><i>10 guests per night.</i></p> <p><i>PER-3</i> <i>The site does not share access with another site.</i></p> <p><u><i>PER-4</i></u> <u><i>The visitor accommodation is set back 20m from the boundary of a site under different ownership.</i></u></p>			They all have the same activity status where compliance not achieved.
Activity status where compliance not achieved with PER-1, PER-2, or PER-3 <u>or PER-4</u> : Discretionary	Activity status where compliance not achieved with PER-1: Discretionary	Activity status where compliance not achieved: Discretionary	
Home Business			
<p>RPROZ – R5: Permitted where:</p> <p><i>PER-1</i> <i>The home business is undertaken within:</i></p> <p>1. a residential unit; or</p> <p>2. an accessory building that does not exceed 40m² GFA; or</p> <p>3. a minor residential unit.</p> <p><i>PER-2</i> <i>There is no more than two full-time equivalent persons engaged in the home business who reside off-site.</i></p> <p><i>PER-3</i> <i>All manufacturing, altering, repairing, dismantling or</i></p>	<p>MPZ – R11 (Urban & Rural): Permitted where:</p> <p><i>PER-1</i> <i>The home business is undertaken within:</i></p> <p>1. a residential unit; or</p> <p>2. an accessory building that does not exceed GFA of 40m² GFA; or</p> <p>3. a minor residential unit.</p> <p><i>PER-2</i> <i>There is no more than two full-time equivalent persons engaged in the home business who reside off-site.</i></p> <p><i>PER-3</i> <i>All manufacturing, altering, repairing, dismantling or</i></p>	N/A no corresponding rule	Slight variations in wording but the standards are the same across RPROZ and MPZ

RPROZ	MPZ	TSL Overlay	Discussion
<p><i>processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites.</i></p> <p><i>PER-4</i> <u>Hours when a business can be open to the public</u> of operation are between:</p> <ol style="list-style-type: none"> 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays 	<p><i>processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites.</i></p> <p><i>PER-4</i> Hours of operation are between:</p> <ol style="list-style-type: none"> 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays 		
Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER- 4: Discretionary	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary		
Educational facility			
<p>RPROZ – R6: Permitted where:</p> <p><i>PER-1</i> The educational facility is within a residential unit, accessory building or minor residential unit.</p> <p><i>PER-2</i> Hours of operation are between;</p> <ol style="list-style-type: none"> 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays. <p><i>PER-3</i> The number of students attending at one time does not exceed four, excluding those who reside</p>	<p>MPZ – R14 (Urban & Rural): Permitted where:</p> <p><i>PER-1</i> The educational facility is within a residential unit or accessory building.</p> <p><i>PER-2</i> The number of persons attending at any one time does not exceed four, excluding those who reside on site.</p> <p><i>These standards do not apply to:</i> Kōhanga reo activities.</p>	<p>TSL – R11: Permitted where:</p> <p><i>PER-1</i> The educational facility is within a residential unit or accessory building.</p> <p><i>PER-2</i> The number of persons attending at any one time does not exceed four, excluding those who reside on site.</p> <p><i>These standards do not apply to:</i> Kōhanga reo, <u>Kura Kaupapa</u>, <u>Whare Wānanga activities</u>.</p>	<p>The rules are the same across all three zones/overlays re number of persons attending (four)</p> <p>RPROZ also has limits on hours of occupation</p> <p>RPROZ has a more permissive activity status where compliance not achieved.</p>

RPROZ	MPZ	TSL Overlay	Discussion
onsite.			
Activity status where compliance not achieved with PER-1, PER-2 or PER-3: <u>Restricted Discretionary</u>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary	
Farming activity			
RPROZ – R7: Permitted	MPZ – R3 (Rural): Permitted where: PER-1 The farming activity does not include any offensive trade.	N/A no corresponding rule	The same rules apply to PROZ and MPZ
Activity status where compliance not achieved: Non-applicable	Activity status where compliance not achieved: with PER-1: Discretionary <u>Not applicable</u>		
Conservation activity			
RPROZ – R8: Permitted	MPZ – R12 (Urban & Rural): Permitted	TSL – R10: Permitted	The same rules apply across all
Activity status where compliance not achieved: Non-applicable	Activity status where compliance not achieved: Non-applicable	Activity status where compliance not achieved: Non-applicable	

RPROZ	MPZ	TSL Overlay	Discussion
Recreational activity			
<p>RPROZ – R9: Permitted where:</p> <p><i>PER-1</i> <i>The recreational activity is not being operated as a commercial activity.</i></p> <p><i>PER-2</i> <i>There is no motorsport activity.</i></p> <p><i>PER-3</i> <i>Any buildings or structures associated with a recreation activity are not located on highly productive land.</i></p>	<p>MPZ – R13 (Urban & Rural): Permitted</p>	<p>N/A no corresponding rule</p>	<p>RPROZ has more restrictions on the type of recreational activity than MPZ and has the additional restrictions applying to HPL</p>
<p>Activity status where compliance not achieved with PER-1, or PER-2 or PER-3: Discretionary</p>	<p>Activity status where compliance not achieved: Non-applicable</p>		
Rural produce retail			
<p>RPROZ – R10: Permitted where:</p> <p><i>PER-1</i> <i>The activity does not exceed GBA of 100m² and is set back a minimum of 30m from any internal site boundary other than a road boundary.</i></p> <p><i>PER-2</i> <i>The number of rural produce retail operations does not exceed one per site.</i></p>	<p><u>MPZ – RXXX (Rural): Permitted where:</u></p> <p><i>PER-1</i> <i><u>The activity does not exceed GBA of 100m² and is set back a minimum of 30m from any internal boundary.</u></i></p> <p><i>PER-2</i> <i><u>The number of rural produce retail operations does not exceed one per site.</u></i></p>	<p>N/A no corresponding rule</p>	<p>RPROZ and MPZ are the same in GBA and setback requirements but have some variation in wording.</p> <p>They all have the same activity status where compliance not achieved.</p>
<p>Activity status where compliance</p>	<p>Activity status where compliance</p>		

RPROZ	MPZ	TSL Overlay	Discussion
not achieved with PER-1 or PER-: Discretionary	not achieved with PER-1 or PER-: Discretionary		
Rural produce manufacturing			
<p>RPROZ – R11: Permitted where:</p> <p><i>PER-1</i> The building undertaking rural produce manufacturing does not exceed GFA of 1500m².</p> <p><i>PER-2</i> The number of rural produce manufacturing operations does not exceed one per site.</p> <p><i>PER-3</i> All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building or screened from residential units on adjoining properties.</p> <p><u>Activity status where compliance not achieved with PER-1:</u> Restricted Discretionary</p> <p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>	<p><u>MPZ – RXXX (Rural): Permitted where:</u></p> <p><i>PER-1</i> The building undertaking rural produce manufacturing does not exceed GFA of 100m².</p> <p><i>PER-2</i> The number of rural produce manufacturing operations does not exceed one per site.</p> <p><i>PER-3</i> All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building or screened from residential units on adjoining properties.</p> <p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>	N/A no corresponding rule	<p>RPROZ is more permissive: allows a larger GFA for this activity but the rest of the rules are the same</p> <p>They have a different activity status where compliance not achieved for the GFA standard with RPROZ being more permissive</p>
Cemeteries / Urupā			

RPROZ	MPZ	TSL Overlay	Discussion
RPROZ – R14: Permitted where: <u>PER-1</u> <i>The activity is not located on highly productive land.</i>	MPZ – R13 (Urban & Rural): Permitted	TSL – R18: Permitted	Permitted across all three zones/overlay just with RPROZ having the additional HPL restriction
Activity status where compliance not achieved with PER-1: Discretionary Not applicable	Activity status where compliance not achieved: Non-applicable	Activity status where compliance not achieved: Non-applicable	
Papakāinga			
RPROZ – R20: Restricted Discretionary where: <u>RDIS-1</u> <i>The number of residential units per site does not exceed 10.</i> <u>RDIS-2</u> <i>There is a legal mechanism in place to ensure that the land will stay in communal ownership and continue to be used in accordance with ancestral cultural practices.</i> <u>RDIS-3</u> <i>The activity is not located on highly productive land.</i>	MPZ – R5 (Urban): Permitted where: <u>PER-1</u> 1. <i>The site area is at least 600m²; and</i> 2. <i>The number of residential units on a site does not exceed three.</i>	TSL – R4: Permitted where: <u>PER-1</u> <i>The number of residential units does not exceed the greater of:</i> a. <i>10 residential units per site; or</i> b. <i>one residential unit per 40ha of site area.</i> <u>PER-2</u> <i>Any commercial activity associated with the papakāinga does not exceed a GBA of 250m²</i>	Permitted activity for TSL and MPZ TSL and MPZ Rural have the same restrictions re residential intensity and GBA and these are similar to RPROZ MPZ Urban is the most permissive
	MPZ – R5 (Rural): Permitted where: <u>PER-2</u> <i>The number of residential units does not exceed the greater of:</i> a. <i>one residential unit per 40ha of site area; or</i> b. <i>10 residential units per site.</i> <u>PER-3</u> <i>Any commercial activity associated with the papakāinga does not exceed a GBA of 250m².</i>		

RPROZ	MPZ	TSL Overlay	Discussion
	<p><i>Note:</i> <i>PER-2 does not apply to the land identified by the following legal description:</i></p> <ul style="list-style-type: none"> Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue. 		
<p>Activity status where compliance not achieved with RDIS-1 <u>or</u> <u>RDIS-3</u>: Discretionary</p> <p>Activity status where compliance not achieved with RDIS-2: Non complying</p>	<p>Activity Status where compliance not achieved with PER-1, PER-2 or PER- 3: Restricted Discretionary</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary</p>	
Marae			
	<p>MPZ – R7 (Rural & Urban): Permitted</p> <p>Activity status where compliance not achieved: Not applicable</p>	<p>TSL – R6: Permitted</p> <p>Activity status where compliance not achieved: Not applicable</p>	Same
Community Facility			
<p>RPROZ – R26: Discretionary</p> <p>Activity status where compliance not achieved: Not applicable</p>	<p>MPZ – R8 (Rural & Urban): Permitted</p> <p>Activity status where compliance not achieved: Not applicable</p>	<p>TSL – R7: Permitted</p> <p>Activity status where compliance not achieved: Not applicable</p>	
Customary Activity			
	<p>MPZ – R9 (Rural & Urban): Permitted</p>	<p>TSL – R8: Permitted</p>	Same

RPROZ	MPZ	TSL Overlay	Discussion
	Activity status where compliance not achieved: Not applicable	Activity status where compliance not achieved: Not applicable	
Commercial Activity			
	MPZ – R15 (Rural & Urban): Permitted where: <i>PER-1</i> <i>The commercial activity does not exceed a GBA of 250m².</i> <i>Except that:</i> <i>On any site adjoining a Settlement Zone, the commercial activity does not exceed a GBA of:</i> <ul style="list-style-type: none">• 400m² if the site is located in the settlement of Moerewa; or• 300m² in all other settlements.	TSL – R12: Permitted where: <i>PER-1</i> <i>The commercial activity does not exceed a GBA of 250m².</i>	Noting the same GBA but MPZ has an additional exception where the site adjoins the settlement zone.
	Activity status where compliance not achieved with PER-1: Discretionary	Activity status where compliance not achieved with PER-1: Discretionary	
Rural Tourism Activity			
RPROZ – R20: Restricted Discretionary <u>where:</u> <i>RDIS-1</i> <i>The activity is not located on highly productive land.</i>	MPZ – R16 (Rural): Permitted where: <i>PER-1</i> <i>The rural tourism activity does not exceed a GBA of 250m²</i>	TSL – R13: Permitted where: <i>PER-1</i> <i>The rural tourism activity does not exceed a GBA of 250m².</i>	
Activity status where compliance not achieved <u>with RDIS-1:</u> Discretionary Not applicable	Activity status where compliance not achieved with PER-1: Discretionary	Activity status where compliance not achieved with PER-1: Discretionary	
Activities Provided for in the RPOZ, but not otherwise specified in the MPZ and TSL Overlay			

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Farm quarry			
<p>RPROZ – R12: Permitted where:</p> <p><i>PER-1</i></p> <ol style="list-style-type: none"> <i>The farm quarry is not within 30m of a site boundary; and</i> <i>no more than 5,000m³ of material is extracted in a calendar year.</i> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>	N/A no corresponding rule	N/A no corresponding rule	
Catteries and dog boarding kennels			
<p>RPROZ – R13: Permitted where:</p> <p><i>PER-1</i></p> <p><i>Any building, compound or part of a site used for a cattery, is located a minimum of:</i></p> <ol style="list-style-type: none"> <i>600m from the boundary of a site within the General Residential, Mixed Use, Kororāreka Russell Township, Rural Residential, Māori Purpose - Urban, Settlement zones; or</i> <i>50m from the boundary of a site for all other zones.</i> <p><i>PER-2</i></p> <p><i>Any building, compound or part of a site used for a dog boarding kennel, is located a minimum of:</i></p> <ol style="list-style-type: none"> <i>600m from the boundary of a</i> 	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
<p>site within the General Residential, Mixed Use, Kororāreka Russell Township, Rural Residential, Māori Purpose - Urban, Settlement zones; or</p> <p>2. 300m from the boundary of a site for all other zones.</p> <p><u>PER-3</u> <u>The activity is not located on highly productive land.</u></p> <p>Activity status where compliance not achieved with PER-1, or PER-2 or PER-3: Discretionary</p>			
Plantation forestry and and plantation forestry activity Forestry activity not regulated by the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017			
<p>RPROZ – R15: Permitted where:</p> <p>PER-1 It is not located on versatile soils</p> <p>Activity status where compliance not achieved: <u>Not applicable with PER-1:</u> Discretionary</p>	N/A no corresponding rule	N/A no corresponding rule	
Additions or alterations to an existing Community Facility			
<p>RPROZ – R16: Permitted where:</p> <p><u>PER-1</u> <u>The combined GFA of all</u></p>	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
<p><i>buildings on the site does not exceed 300m² or a maximum increase of 10% of combined GFA of all buildings on the site, whichever is the greater.</i></p> <p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p>			
Emergency service facility			
<p>RPROZ – R17: Permitted where:</p> <p><i>PER-1</i> <i>The combined GFA of all buildings on the site does not exceed 150m².</i></p> <p><u><i>PER-2</i></u> <u><i>The activity is not located on highly productive land.</i></u></p> <p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p><u>Activity status where compliance not achieved with PER-2:</u> Discretionary</p>	N/A no corresponding rule	N/A no corresponding rule	
Mineral prospecting and exploration			
<p>RPROZ – R18: Permitted where:</p> <p><i>PER-1</i> <i>It is undertaken using handtools</i></p> <p>Activity status where compliance not achieved with PER-1:</p>	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
Discretionary			
<u>Rural airstrip</u>			
<u>RPROZ-RW: Permitted</u> <u>Activity status where compliance not achieved: Not applicable</u>	N/A no corresponding rule	N/A no corresponding rule	
<u>Artificial crop protection structures and crop support structures</u>			
<u>RPROZ-RX: Permitted where:</u> <u>PER-1</u> <u>The establishment of a new, or expansion of an existing, artificial crop protection structure or crop support structure, where:</u> 1. <u>The height of the structure does not exceed 6m above ground level;</u> 2. <u>The structure is set back at least 3m from all site boundaries;</u> 3. <u>Dark green or black material is used on any vertical faces within 30m of a road site boundary or a boundary with a site under different ownership except that a different colour may be used if written approval of the owner(s) of the immediately adjoining property or the road controlling authority (in the case of a road) is obtained and provided to the Council.</u> <u>PER-2</u> <u>The new, or expansion of an</u>	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
<p>existing, artificial crop protection structure or crop support structure complies with standards: <u>RPROZ-S2 Height in relation to boundary</u></p> <p><u>Activity status where compliance with PER-1 not achieved:</u> <u>Restricted Discretionary</u></p> <p>Activity status where compliance with PER-2 not achieved: <u>Restricted Discretionary</u></p>			
Seasonal worker accommodation			
<p><u>RPROZ-RY: Permitted where:</u></p> <p><u>PER-1</u> <u>The establishment of a new, or expansion of existing seasonal worker accommodation where:</u></p> <ol style="list-style-type: none"> <u>The accommodation is associated with a farming or forestry activity and is located the same landholding used for that operation;</u> <u>The accommodation comprises of a combination of communal kitchen and eating areas and sleeping and ablution facilities; and</u> <u>The accommodation provides for no more than 10 workers.;</u> <u>and</u> <u>The accommodation is not located on highly productive land.</u> 	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
Activity status where compliance with PER-1 not achieved: <u>Discretionary</u>			
Minor residential unit			
<p>RPROZ – R18: Controlled <u>Permitted</u> where:</p> <p>CON-PER-1 <i>The number of minor residential units on a site does not exceed one.</i></p> <p>CON-PER-2 <i>The site area per minor residential unit is at least one hectare.</i></p> <p>CON-PER-3 <i>The minor residential unit shares vehicle access with the principal residential unit.</i></p> <p>CON-PER-4 <i>The separation distance between the minor residential unit and the principal residential unit does not exceed 15m.</i></p> <p>CON-PER-5 <i>The minor residential unit:</i></p> <ol style="list-style-type: none"> 1. <i>does not exceed a GFA of 65m²; and</i> 2. <i>with an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage and laundry facilities.</i> 	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
<p>Activity status where compliance not achieved with <u>PER-3</u> or <u>PER-4</u> CON-3: Discretionary</p> <p>Activity status where compliance not achieved with <u>CON PER-1</u>, <u>CON PER-2</u>, <u>CON-4</u> or <u>CON PER-5</u>: Non complying</p>			
STANDARDS			
Maximum height			
<p>RPROZ-S1</p> <p><i>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.</i></p> <p><i>This standard does not apply to:</i></p> <ul style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; and ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or 	<p>MPZ (Urban)-S1</p> <p><i>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 44 8m above ground level <u>except where the site adjoins the Mixed Use zone, Light or Heavy Industrial zones, the maximum height is 12m above ground level.</u></i></p> <p><i>This standard does not apply to:</i></p> <ul style="list-style-type: none"> i. pou haki 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 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 	<p>TSL-S1</p> <p><i>The maximum height of the building or structure, or extension or alteration to an existing building or structure, is 12m above ground level.</i></p> <p><i>This standard does not apply to:</i></p> <ul style="list-style-type: none"> i. pou haki 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 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 	

RPROZ	MPZ	TSL Overlay	Discussion
iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.	v. Architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.	v. elevation; and architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.	
	MPZ (Rural)-S1 The maximum height of the building or structure, or extension or alteration to an existing building or structure is 12m above ground level. This standard does not apply to: i. pou haki 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 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 aerials that do not exceed 1m in height and/or diameter on any elevation; or v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.		
<u>NOTE: If a resource consent application is made for an infringement of RPROZ-S1 and the proposed building or structure</u>	<u>NOTE: If a resource consent application is made for an infringement of MPZ-S1 and the proposed building or structure is:</u>		

RPROZ	MPZ	TSL Overlay	Discussion
<p><i>is:</i></p> <p>a. <u>greater than 21 metres in height and within 1,000 metres of the Waipapakauri transmitter at Spains Road, Awanui, Part Lot 4 DP 43276;</u> or</p> <p>b. <u>greater than 16 metres in height within 1,000 metres of the Ōhaeawai transmitter at State Highway 12, Ōhaeawai Part Te Riu Block XII Omapere Survey District SO 43051</u> <u>then consultation will be required with Radio New Zealand to manage potential adverse electromagnetic coupling effects.</u></p>	<p>a. <u>greater than 21 metres in height and within 1,000 metres of the Waipapakauri transmitter at Spains Road, Awanui, Part Lot 4 DP 43276;</u> or</p> <p>b. <u>greater than 16 metres in height within 1,000 metres of the Ōhaeawai transmitter at State Highway 12, Ōhaeawai Part Te Riu Block XII Omapere Survey District SO 43051 then</u> <u>consultation will be required with Radio New Zealand to manage potential adverse electromagnetic coupling effects</u></p>		
Height in relation to boundary			
<p>RPROZ-S2</p> <p><i>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:</i></p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; and 2. 45 degrees at 2m above ground level at the the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. 	<p>MPZ-S2</p> <p><i>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:</i></p> <ol style="list-style-type: none"> i. 55 degrees at 2m above ground level at the northern boundary of the site; ii. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; iii. 35 degrees at 2m above ground level at the southern boundary of the site. 	<p>TSL-S2</p> <p><i>The building or structure, or extension or alteration to an existing building or structure, must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</i></p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site. 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site. 3. 35 degrees at 2m above ground level at the southern boundary of the site. 	

RPROZ	MPZ	TSL Overlay	Discussion
<p><i>This standard does not apply to:</i></p> <ul style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; or ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p><i>This standard does not apply to:</i></p> <ul style="list-style-type: none"> i. pou haki 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 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 aerials that do not exceed 1m in height and/or diameter on any elevation; v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation; vi. In the Māori Purpose Zone - Urban, a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	<p><i>This standard does not apply to:</i></p> <ul style="list-style-type: none"> i. pou haki 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 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 aerials that do not exceed 1m in height and/or diameter on any elevation; v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation; vi. a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	
Setback (excluding from MHWS or wetland, lake and river margins)			
RPROZ-S3	MPZ (Urban)-S3	TSL-S3	
<i>The new building or structure, or extension or alteration to an existing building or structure must</i>	<i>The building or structure, or extension or alteration to an existing building or structure,</i>	<i>The building or structure, or extension or alteration to an existing building or structure,</i>	

RPROZ	MPZ	TSL Overlay	Discussion
<p>be setback at least 10m from all site boundaries, except:</p> <ol style="list-style-type: none"> 1. 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 2. artificial crop protection and support structures must be setback at least 3m from all site boundaries; or 3. habitable buildings must be setback at least 230m from the boundary of an unsealed road; and 4. <u>habitable buildings must be set back 30m from the boundary of a site containing a commercial forest</u> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> i. <u>fences or walls no more than 2m in height above ground level; or</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> 	<p>must be set back at least 1.2m from all site boundaries and 3m from a road boundary, except:</p> <ol style="list-style-type: none"> i. that no setback is required for a maximum length of 10m along any one boundary other than a road boundary. ii. where the site adjoins adjoins any zone other than the General Residential Zone, building or structure, or extension or alteration to an existing building or structure, must be set back 3 metres from the relevant site boundary. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. urupā; ii. fences or walls no more than 2m in height; and iii. uncovered decks less than 0.5m in height above ground level. <p>MPZ (Rural)-S3</p> <p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 10m from all site boundaries, except:</p> <ol style="list-style-type: none"> i. where a boundary adjoins an unsealed road, habitable buildings must be setback at 	<p>must be set back at least 10m from all site boundaries, except:</p> <ol style="list-style-type: none"> i. where a boundary adjoins an unsealed road, habitable buildings must be setback at least 30m from the road; ii. where a site is less than 5,000 m², buildings must be setback at least 3 m from boundaries that do not adjoin a road or a site within the Rural Production Zone. iii. that no setback is required for a maximum of 10m along any one boundary, other than a road boundary. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. urupā; ii. fences or walls no more than 2m in height above ground level; and iii. uncovered decks less than 0.5m in height above ground level. 	

RPROZ	MPZ	TSL Overlay	Discussion
	<p>least 30m from the road;</p> <p>ii. where a site adjoins a Settlement zone, buildings or structures must be at least 1.2m from all site boundaries and 3m from the road boundary;</p> <p>iii. where a site is less than 5,000 m², buildings must be setback at least from boundaries that do not adjoin a road or a site within the Rural Production Zone.</p> <p>This standard does not apply to:</p> <p>i. urupā;</p> <p>ii. fences or walls no more than 2m in height above ground level; and</p> <p>iii. uncovered decks less than 0.5m in height above ground level.</p>		
Setbacks from MHWS			
<p>RPROZ-S4</p> <p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS.</p>	<p>MPZ-S4</p> <p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 26m from MHWS</p>	<p>TSL-S4</p> <p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 26m from MHWS.</p>	All removed
Building or structure coverage			
<p>RPROZ-S5</p> <p>The building or structure coverage of any site is no more than 125%.</p>	<p>MPZ-S5</p> <p>The combined building or structure coverage of the site is no more than 50%.</p>	<p>TSL-S5</p> <p>The combined building or structure coverage of the site is no more than 50%.</p>	Building coverage percentage is substantially higher in TSL and MPZ compared to RPROZ

RPROZ	MPZ	TSL Overlay	Discussion
Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity)			
<p>RPROZ-S6</p> <p><i>Stock holding and feeding areas, milking sheds and buildings used to house or feed stock must be set back:</i></p> <ol style="list-style-type: none"> 1. <i>From the following boundaries, at least:</i> <ol style="list-style-type: none"> a. <i>30m from any boundary;</i> <i>or</i> b. <i>100m from a boundary of of land zoned General Residential, Mixed Use, Kororāreka Russell Township, Settlement, Māori Purpose-Urban, Rural Residential; and</i> 2. <i>At least 100m from <u>sensitive activities</u> residential units on an adjoining site under separate ownership.</i> 	N/A no corresponding rule	N/A no corresponding rule	
Sensitive activities setback from boundaries of a Mineral Extraction Zone overlay			
<p>RPROZ-S7</p> <p><i>Sensitive activities (excluding non-habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction <u>Zone</u> Overlay</i></p>	<p>MPZ-S7 (Urban and Rural)</p> <p><i>Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction Overlay.</i></p>	N/A no corresponding rule	Variations in wording but same permitted standards between RPROZ and MPZ

RPROZ	MPZ	TSL Overlay	Discussion
<u>Sensitive activities setback from intensive indoor and outdoor primary production activities</u>			
<u>RPROZ-SX</u> <i>All buildings and structures used for new sensitive activities will be setback 300m from any hardstand areas, treatment systems, buildings housing animals and any other structures associated with an intensive indoor or outdoor primary production activity located on an adjoining site under separate ownership</i>	N/A no corresponding rule	N/A no corresponding rule	
<u>Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity)</u>			
<u>RPROZ-SY</u> <i>All buildings and structures used for new sensitive activities will be setback 100m from any buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity) located on an adjoining site under separate ownership.</i>	N/A no corresponding rule	N/A no corresponding rule	
<u>Sensitive activities set back from the boundaries of the Heavy Industrial Zone</u>			
<u>RPROZ-SZ</u>	N/A no corresponding rule	N/A no corresponding rule	

RPROZ	MPZ	TSL Overlay	Discussion
<i>Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of a Heavy Industrial Zone.</i>			
On-site services Servicing			
	<p>MPZ-S6</p> <p>Wastewater</p> <p>1. Where a connection to Council's reticulated wastewater systems is not available:</p> <p>a. any residential unit has a minimum exclusive use area surrounding the unit, for on-site wastewater treatment and disposal, of 2,000m².</p> <p>b. all wastewater treatment and disposal systems must be contained within the site that the system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</p> <p>c. where sewage is to be disposed to ground, the receiving area must not be:</p> <p>i. land susceptible to instability; or</p>	<p>TSL-S6</p> <p>Wastewater</p> <p>1. Where a connection to Council's reticulated wastewater systems is not available:</p> <p>a. any residential unit has a minimum exclusive use area of 2,000m² for on-site wastewater treatment and disposal.</p> <p>b. all wastewater treatment and disposal systems must be contained within the site. that the system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</p> <p>c. where sewage is to be disposed to ground, the receiving area must not be:</p> <p>i. land susceptible to instability; or</p> <p>ii. an area identified in</p>	<p>Permitted standards for servicing are the same across MPZ and TSL</p>

RPROZ	MPZ	TSL Overlay	Discussion
	<p>ii. an area identified in the District Plan as subject to inundation; or</p> <p>iii. used for the disposal of stormwater.</p> <p>d. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the above standards, shall be submitted to Council for approval at time of building consent.</p> <p>Water</p> <p>2. Where a connection to Council's reticulated water systems is not available, all residential units shall have access to potable (drinkable) water. from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.</p> <p>Stormwater</p> <p>3. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of in accordance with Far North District Engineering Standards 2022 within the site.</p>	<p>the District Plan as subject to inundation; or</p> <p>iii. used for the disposal of stormwater.</p> <p>d. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the above standards, shall be submitted to Council for approval at time of building consent.</p> <p>Water</p> <p>2. Where a connection to Council's reticulated water systems is not available, all residential units shall have access to potable (drinkable) water. from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.</p> <p>Stormwater</p> <p>3. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of <u>within the site.</u> In accordance with Far North District Engineering Standards 2022.</p>	

RPROZ	MPZ	TSL Overlay	Discussion
	<u>An engineering / site suitability report is required to determine compliance with these standards</u>	<u>An engineering / site suitability report is required to determine compliance with these standards</u>	