

# Rural Production Zone | Te Rohe Ahuwhenua ki Taiwhenua

## Overview

The rural production zone provides for a number of important scheduled rural industrial activities which contribute to the economic and social well-being of the community. These activities have established over time, generally in rural locations, in close proximity to the natural resources that they require. This zone recognises that the scheduled industrial activities located within it may have effects beyond those which can be accommodated in the general rural zone and makes appropriate provision for these effects.

In order to make specific planning provisions for each of the sites, they are listed and form part of this plan as RPROZ-SCHED1 – Scheduled rural production sites. This schedule may be changed only as a result of a change to the district plan. The schedule also specifies the primary purpose of the site and whether the site is of regional significance.

Most sites in RPROZ-SCHED1 are regionally significant. Sites of regionally significant industry must meet the definition contained in the Waikato Regional Policy Statement. Similarly, sites of regionally significant infrastructure must meet the definition contained in the Waikato Regional Policy Statement or in the Manawātū-Whanganui One Plan EIT-P1(1)(a). Sites identified as significant mineral resources must meet the criteria contained in the Waikato Regional Policy Statement.

In line with the provisions of the Waikato Regional Policy Statement, where quarries are of regional significance, indicative areas of expansion are identified on the planning maps. A plan change is required to make these areas into a live zone. Identifying these areas does not pre-empt any resource consent application or plan change application decision. However, it does ensure that the resource is identified, and new development and subdivision is appropriately considered in respect of this.

Where the term regionally significant is used below it refers both to regionally significant industry, infrastructure and significant mineral resources.

## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

**RPROZ-01.** This zone provides for and recognises both the economic and social benefits afforded by the scheduled rural production sites and their unique operational requirements.

**RPROZ-02.** Recognise and provide for the ability of the sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, to continue to operate, grow and develop and to be maintained and upgraded by:

1. Avoiding or minimising the potential for reverse sensitivity effects on activities in this zone; and
2. Managing the establishment of noise sensitive activities including subdivision, use and development.

- RPROZ-03.** Ensure the adverse effects of the scheduled rural production sites are internalised, or avoided, remedied or mitigated as far as practicable.
- RPROZ-04.** Provide for the primary purpose of any scheduled activity in the rural production zone including opportunities for their growth and expansion to meet future demands, while managing the adverse effects on the environment.
- RPROZ-05.** Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment as far as practicable.
- RPROZ-06.** Ensure new development or re-development does not compromise the safety of the transport network or exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.

## Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

- RPROZ-P1.** Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by limiting the establishment or growth of noise sensitive activities on surrounding sites.
- RPROZ-P2.** Where the removal of indigenous vegetation in a significant natural area is unavoidable to provide for activities on sites identified as regionally significant, the ensuing operations must remedy or mitigate adverse effects in that order in the first instance, or if this is not possible, offset adverse effects on the indigenous biodiversity values and ecological characteristics of the significant natural area by:
1. Providing a biodiversity offset that is consistent with the framework detailed in Appendix 4 Biodiversity Offsetting Framework; and
  2. Ensuring the biodiversity offset can achieve no net loss of indigenous biodiversity values at a regional scale, preferably in the affected significant natural area, or where that is not practicable, in the ecological district in which the affected significant natural area is located.
- RPROZ-P3.** Where the location of an existing quarrying activity of significant mineral resources coincides with the karst overlay in whole or part, adverse effects on the geomorphological or hydrological characteristics of the karst system should be remedied or mitigated in that order in the first instance, or if this is not possible, offset adverse effects.
- RPROZ-P4.** Enable scheduled activities in the rural production zone, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management practices, rehabilitation plans and mitigation measures that include:
1. Managing dust, odour, noise, vibration, access, debris on roads, illumination and driver behaviour to maintain amenity values, particularly during the night time; and

2. Ensuring that noise and vibration effects are not unreasonable and do not adversely affect amenity values in the surrounding area; and
3. Ensuring that effects associated with glare, odour and particulates are appropriately managed; and
4. Avoiding remedying or mitigating adverse effects on water bodies; and
5. Undertaking remedial measures during operations as appropriate; and
6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose. <sup>A3 A5</sup>

**RPROZ-P5.** To maintain the safe and efficient functioning of the transport network, activities must:

1. Ensure the scale and location of any expansion is consistent with the capacity, design and function of the roading hierarchy or is able to offset adverse effects on the roading network; and
2. Ensure traffic generated by the activity does not compromise the safety or efficiency of the transport network; and
3. Avoid, remedy or mitigate the adverse effects of traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; and
4. Provide well located, appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity.

**RPROZ-P6.** Ensure the scale and location of any expansion of activities does not adversely affect local character or amenity by:

1. Maintaining boundary setbacks for activities and buildings; and
2. As far as practicable, ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours; and
3. Ensuring that industrial buildings are designed as far as practicable to not overshadow or overly dominate the wider surrounding area. <sup>A3 A5</sup>

**RPROZ-P7.** Recognise that meeting mineral and aggregate needs from predominantly local sources is desirable and provide for this by:

1. Recognising that quarrying activities are constrained by the location of the resource; and
2. Recognising the importance of maintaining a supply of extracted minerals.

**RPROZ-P8.** Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development in those areas surrounding RPROZ-SCHED1 – Scheduled rural production sites.

<sup>A3</sup> ENV-2025-AKL-000160 – Roy Wetini Whaanau Trust

<sup>A5</sup> ENV-2025-AKL-000162 - Te Ruunanga o Ngaati Mahuta ki te Hauaauru Trust

- RPROZ-P9.** Where reticulated water, wastewater and stormwater networks are available, discourage any development that requires servicing and infrastructure at an adverse cost to the community.
- RPROZ-P10.** Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated water, wastewater and stormwater methods.
- RPROZ-P11.** Ensure new development is designed and located to manage significant risks from natural hazards.
- RPROZ-P12.** Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.

## Rules

The rules that apply to the rural production zone are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- RPROZ - Table 1 - Activities rules; and
- RPROZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-wide matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

**RPROZ - Table 1 – Activities Rules**

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| <b>RPROZ-R1.</b> | <b>Warehouses, cool stores and covered storage areas for the storage of products produced on site – where these are ancillary to the primary purpose of any scheduled activity</b>                                     |
| <b>RPROZ-R2.</b> | <b>Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots, emergency service facilities and workshops ancillary to the primary purpose of any scheduled activity</b> |
| <b>RPROZ-R3.</b> | <b>Laboratories and research facilities ancillary to the primary purpose of any scheduled activity</b>                                                                                                                 |
| <b>RPROZ-R4.</b> | <b>Demolition and/or removal of buildings</b>                                                                                                                                                                          |
| <b>RPROZ-R5.</b> | <b>Tanks, silos and stormwater ponds</b>                                                                                                                                                                               |
| <b>RPROZ-R6.</b> | <b>Agricultural, pastoral and horticultural activities including stock underpasses, stockholding areas, loading facilities and pens</b>                                                                                |

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| RPROZ-R7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | One residential unit providing residential accommodation per each individual zone for security staff or caretakers. <sup>A4</sup>                                                                                      |                                                                                                                                                                                                                                                                                                                                                            |
| RPROZ-R8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Vehicle parking and vehicle storage ancillary to the primary purpose of any scheduled activity                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                            |
| RPROZ-R9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Helipads and facilities for their servicing and management ancillary to the primary purpose of any scheduled activity                                                                                                  |                                                                                                                                                                                                                                                                                                                                                            |
| RPROZ-R10.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Temporary overhead electrical and telecommunication lines subject to Council being formally notified of the route, voltage/type of the electrical or telecommunications link and the date by which it will be removed. |                                                                                                                                                                                                                                                                                                                                                            |
| RPROZ-R11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Accessory buildings ancillary to any permitted activity                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                            |
| <b>Activity status: PER</b><br><b>Where</b><br><div><div>1. All of the performance standards in RPROZ - Table 2 are complied with; and</div><div>2. Where the building is listed in SCHED1 - Heritage Buildings and Structures, see the historic heritage chapter.</div></div> <p><i>1Note: For the avoidance of doubt RPROZ-R1 to RPROZ-R11 apply to all sites identified in RPROZ-SCHED 1, with the exception of RPROZ-R7 which does not apply to the Taharoa Ironsands Mine (RPROZ-1).</i></p> |                                                                                                                                                                                                                        | <b>Activity status where compliance is not achieved: RDIS</b><br><b>Matters over which discretion is restricted:</b><br><div><div>(a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.</div><div><b>Activity status where compliance is not achieved with RPROZ-S8: NC</b></div></div> |
| RPROZ-R12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RPROZ-1 to RPROZ-9: Mineral prospecting and exploration                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                            |
| RPROZ-R13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RPROZ-1 to RPROZ-9: Quarrying activities                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                            |
| <b>Activity status: PER</b><br><b>Where</b><br><div><div>1. This rule only applies to sites RPROZ-1 to RPROZ-9 as listed in RPROZ-SCHED1; and</div><div>2. All of the performance standards in RPROZ - Table 2 are complied with.</div></div> <p><i>Note: The provisions of the earthworks chapter do not apply to quarrying activities.</i></p>                                                                                                                                                  |                                                                                                                                                                                                                        | <b>Activity status where compliance is not achieved: RDIS</b><br><b>Matters over which discretion is restricted:</b><br><div><div>(a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.</div></div>                                                                                     |
| RPROZ-R14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RPROZ-10 to RPROZ-11: Mineral processing including product packaging, storage and distribution activities and storage of products, by-products and waste materials processed on site                                   |                                                                                                                                                                                                                                                                                                                                                            |
| RPROZ-R15.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RPROZ-12 to RPROZ-13: Meat processing including product packaging, storage and distribution activities and storage of products, by-products and waste materials processed on site                                      |                                                                                                                                                                                                                                                                                                                                                            |

<sup>A4</sup> ENV-2025-AKL-00161 – Taharoa Ironsands Limited

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| <b>Activity status: PER</b><br><b>Where</b> <ol style="list-style-type: none"> <li>1. This rule only applies to sites RPROZ-10 to RPROZ-13 as listed in RPROZ-SCHED1; and</li> <li>2. All of the performance standards in RPROZ - Table 2 are complied with.</li> </ol> | <b>Activity status where compliance is not achieved: RDIS</b><br><b>Matters over which discretion is restricted:</b> <ol style="list-style-type: none"> <li>(a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.</li> </ol> |
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| <b>RPROZ-R16.</b> | <b>RPROZ-14 to RPROZ-17: Hydro-electric Power Generation</b> |
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Except for RPROZ-R17.4, refer to the Energy chapter.

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| <b>RPROZ-R17.</b> | <b>High trip generating activities</b> |
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While all activities in this zone must comply with the provisions in the transport chapter, for clarity, the following applies in respect of Integrated Transport Assessments:

1. All activities in the zone must comply with the provisions of TRAN-R8; and
2. For the purposes of TRAN - Table 3, RPROZ-1 to RPROZ-9 must be assessed as "Primary production – mining and quarrying activities"; and
3. For the purposes of TRAN - Table 3, RPROZ-10 to RPROZ-13 must be assessed as "Industrial activities"; and
4. For the purposes of TRAN - Table 3, RPROZ-14 to RPROZ-17 must be assessed as "Rural-based industry".

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| <b>RPROZ-R18.</b> | <b>Activities not otherwise listed in RPROZ - Table 1</b> |
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| <b>Activity status: DIS</b> | <b>Activity status where compliance is not achieved: N/A</b> |
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| <b>RPROZ-R19.</b> | <b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b> |
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| <b>Activity status: PR</b> | <b>Activity status where compliance is not achieved: N/A</b> |
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#### RPROZ – Table 2 – Performance Standards

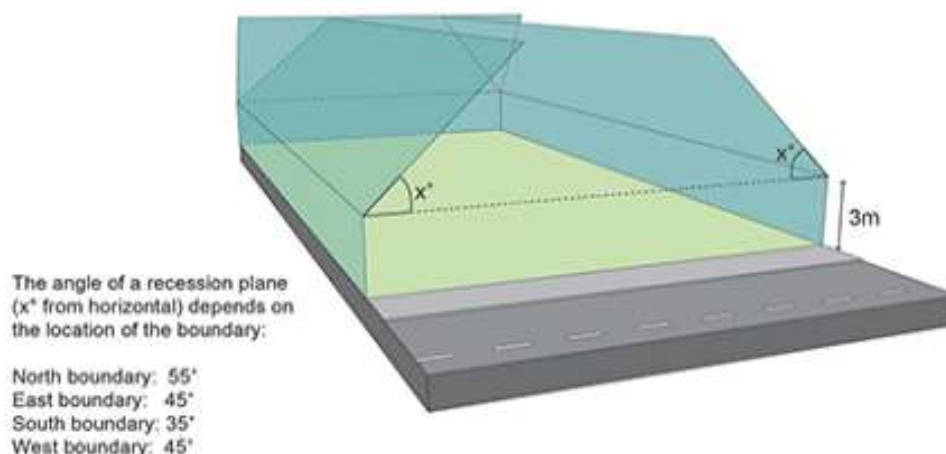
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| <b>RPROZ-S1.</b> | <b>Minimum setback from boundaries</b> |
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| <ol style="list-style-type: none"> <li>1. From road boundaries:</li> <li>2. The minimum setback for buildings or structures greater than 10 m high on all roads – 60 m; and</li> <li>3. The minimum setback from a district road boundary for all other buildings or structures – 15 m; and</li> </ol> | <b>Matters over which discretion is restricted:</b> <ol style="list-style-type: none"> <li>(a) The extent to which the landscaping, fencing or screening is able to soften the visual impact of the proposed building, structure or activity; and</li> <li>(b) The overall landscaping provided on-site; and</li> <li>(c) The extent to which the siting and external appearance of buildings, structures or</li> </ol> |
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| <ol style="list-style-type: none"> <li>4. The minimum setback from a designated State Highway boundary for all other buildings or structures – 30 m; and</li> <li>5. The minimum setback from any road boundary for deposition of overburden material or for extraction and deposition of aggregates – 30 m; AND</li> <li>6. From internal site boundaries:</li> <li>7. The minimum setback from internal site boundaries for buildings greater than 10 m high must be 60 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater; and</li> <li>8. The minimum setback from internal site boundaries for all other buildings must be 15 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater; and</li> <li>9. The minimum setback from internal site boundaries for deposition of overburden material or for extraction and deposition of aggregates must be 30 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater provided that this rule shall not apply to any common boundary with an adjoining site which is in the same holding or where the written agreement of the relevant landowner to a lesser setback is obtained and provided to Council prior to the works commencing.</li> <li>10. On rear sites all boundaries are internal boundaries; and</li> <li>11. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding.</li> </ol> <p><i>Note: Stockyards and stock loading ramps are not required to comply with this rule.</i></p> <p><i>Note: All buildings and structures must also comply with NATC-R2, CEH-R1 and CEH-R2.</i></p> | <p>activities sit within the receiving environment; and</p> <ol style="list-style-type: none"> <li>(d) The extent of the activity and the ability to internalise adverse effects; and</li> <li>(e) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</li> <li>(f) The extent to which the non-compliance and any subsequent building, structure or activities on the site adversely affects the character and amenity values of the surrounding area and/or road; and</li> <li>(g) Effects on the safety and efficiency of traffic flow; and</li> <li>(h) The extent to which the activity can be relocated to meet setback requirements; and</li> <li>(i) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain the amenity of neighbouring properties; and</li> <li>(j) Topographical and geographical features affecting odour, dust, visual impact and noise; and</li> <li>(k) The effects associated with layout, design and location of the activity, including operating hours; and</li> <li>(l) The effects of increased traffic and the timing of traffic generation; and</li> <li>(m) The extent to which the reduction in the setback is due to the shape or natural and physical features of the site.</li> </ol> |
| <b>RPROZ-S2.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Height and height in relation to boundary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ol style="list-style-type: none"> <li>1. Structures must not exceed 20 m in height as measured from ground level; and</li> <li>2. No structure or stored materials shall project beyond a building recession plane from points 3 m above site boundaries. See Figure - RPROZ 1.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building or structure; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

- (c) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and
- (d) Effects on the character and amenity values of the surrounding properties, public spaces, the adjacent zone or road; and
- (e) Effects on the visual privacy of adjoining properties.

**Figure – RPROZ 1 – Height in relation to boundary**



| RPROZ-S3.                                                                                                                                                                                                                                                                                                                     | Maximum building size and building coverage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <ol style="list-style-type: none"> <li>1. Construction, alteration or extension of buildings or structures - the maximum size of a building or structure must be no greater than 1000 m<sup>2</sup>; and</li> <li>2. The total building and structure coverage on a site must not exceed 30% of the net site area.</li> </ol> | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building or structure; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) The adverse effects on adjacent sites; and</li> <li>(d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>(e) Effects on stormwater management and overland flow paths; and</li> <li>(f) The extent of the activity and the ability to internalise adverse effects; and</li> <li>(g) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</li> </ul> |

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| <b>RPROZ-S4.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Landscaping – adjoining zones</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>1. The side and/or rear boundary of a site that adjoins a site zoned as residential, rural lifestyle, settlement, Māori purpose, tourism, future urban or open space must either:</p> <ul style="list-style-type: none"> <li>(i) Be planted and/or landscaped with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the side and/or rear boundary; or</li> <li>(ii) Be fenced with a solid, close-boarded enclosed fence made with a minimum height of 2 m in height as measured from ground level;</li> </ul> <p>AND</p> <ul style="list-style-type: none"> <li>(iii) Security fences and fences over 2 m high must be set back a minimum of 2 m from all road boundaries, including internal road boundaries, and must be landscaped to screen the fence or security fence.</li> </ul> |                                      | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and</li> <li>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</li> <li>(c) The extent of the activity and the ability to internalise adverse effects; and</li> <li>(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</li> <li>(e) The extent to which the non-compliance and any subsequent building, structure or activities on the site adversely affects the character and amenity values of any adjacent zone; and</li> <li>(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</li> </ul> |
| <b>RPROZ-S5.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Landscaping – road boundaries</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>1. All buildings, carparking areas or yard areas that are visible from an adjoining road boundary, or a public space must be screened from the road with landscaping and planting that will, within at least two years after planting, reach a minimum height of 2 m and, with the exception of vehicle crossing, be a minimum width of 2 m from the road boundary; and</p> <p>2. This rule does not apply to RPROZ-1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                      | <p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and</li> <li>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment and adjacent road; and</li> <li>(c) The extent of the activity and the ability to internalise adverse effects; and</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                   | <p>(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</p> <p>(e) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and</p> <p>(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</p>                                                                                                                                                                                                                                                                                                                      |
| <b>RPROZ-S6.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Outdoor storage screening</b> <sup>A3 A5</sup> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>1. No outdoor storage area shall be visible from an adjoining property, public space or a road. Any outdoor storage area visible from an adjoining property, public space or road must be screened from the property, public space or road by:</p> <p>(i) Planting and/or landscaping with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the side and/or rear boundary; or</p> <p>(ii) Fencing with a solid, close-boarded enclosed fence 2m high as measured from ground level.</p> <p>2. Provided this rule does not apply to overburden located on sites RPROZ-1 to RPROZ-9 (as listed in RPROZ-SCHED1).</p> |                                                   | <p><b>Matters over which discretion is restricted:</b></p> <p>(a) The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; and</p> <p>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</p> <p>(c) The extent to which the siting and external appearance of the outdoor storage, sits within the receiving environment; and</p> <p>(d) The extent to which the non-compliance adversely affects the character and amenity values of any adjacent zone; and</p> <p>(e) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</p> |
| <b>RPROZ-S7.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Servicing</b>                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>1. All developments must have an independent potable water supply for activities on the site; and</p> <p>2. All developments must have an independent water supply for fire fighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and</p> <p>3. All developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</p> <p>4. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP).</p>                                         |                                                   | <p><b>Matters over which discretion is restricted:</b></p> <p>Potable water supply</p> <p>(a) Infrastructure provision; and</p> <p>(b) Any alternative measures or mitigation measures proposed; and</p> <p>(c) Consideration of alternative locations; and Stormwater management</p> <p>(d) Effects on existing overland flow paths, surface drainage patterns, flood storage capacity and runoff volumes; and</p> <p>(e) Effects on adjoining properties and infrastructure, including cumulative effects and the potential for the activity to create,</p>                                                                                                                                                           |

<sup>A3</sup> ENV-2025-AKL-000160 – Roy Wetini Whaanau Trust

<sup>A5</sup> ENV-2025-AKL-000162 - Te Ruunanga o Ngaati Mahuta ki te Hauaauru Trust

*Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).*

*Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawatū Whanganui Regional Council.*

transfer or intensify hazard risks on adjoining sites; and

(f) Use of green infrastructure methods for stormwater management; and

Fire fighting water supply

(g) Whether fire risk can be managed through appropriate building materials and building design, site layout, setbacks, structural or engineering solutions; and

(h) Any mitigation measures to reduce the risk to people's safety, well-being and property; and

Wastewater management

(i) The type of by-product or waste proposed to be stored, treated or disposed of and its potential effects; and

(j) The location and scale of the storage facility; and

(k) The effect on surrounding properties, rural character and amenity; and

(l) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and

(m) Potential reverse sensitivity effects on any adjoining rural activities.

| RPROZ-S8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Minimum setback from water bodies – quarrying activities, mineral prospecting and exploration |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>The minimum setback for quarrying activities, mineral prospecting and exploration from the edge of any water body as measured from the closest bank – 30 m; and</li> <li>The minimum setback from the edge of any water body as measured from the closest bank for deposition of overburden material or for extraction and deposition of aggregates – 30 m; and</li> <li>For the purposes of this rule a water body is: <ol style="list-style-type: none"> <li>A perennial watercourse with a bankfull channel width of 3 m or more; or</li> <li>In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or</li> <li>A lake equal to or larger than 0.25 ha.</li> </ol> </li> </ol> | <p><b>Activity status where compliance is not achieved: NC</b></p>                            |

|                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><i>Note: For setbacks from natural wetlands see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p> |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**RPROZ-SCHED1 – Scheduled rural production sites**

| Unique Identifier | Map Ref | Site Name | Location | Legal description* | Site Type & regional significance |
|-------------------|---------|-----------|----------|--------------------|-----------------------------------|
|-------------------|---------|-----------|----------|--------------------|-----------------------------------|

**Primary Purpose – Quarrying Activities**

|         |  |                                         |                                |                                                                                                                                        |                              |
|---------|--|-----------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| RPROZ-1 |  | Taharoa Ironsands Mine                  | Taharoa Road                   | Taharoa A7J3B Block, Taharoa A7J4B Block, <sup>A3</sup><br><sup>A5</sup> Taharoa C Block                                               | Significant mineral resource |
| RPROZ-2 |  | Ravensdown Supreme Lime Quarry          | Mangarino Road                 | Pukeroa Hangatiki A56 & A58 Blocks, Lot 3 DPS 91155                                                                                    | Significant mineral resource |
| RPROZ-3 |  | Graymont Oparure Quarry                 | Oparure Road                   | Lot 2 DPS 77130                                                                                                                        | Significant mineral resource |
| RPROZ-4 |  | Rorisons Riverside Wairere Lime Quarry  | Kaitaringa road                | Lot 2 DPS 17671, Aorangi 3D1 Block                                                                                                     | Significant mineral resource |
| RPROZ-5 |  | Tuckers Quarry                          | Aria road                      | Part Section 1 & 16 Block X Totoro SD, Section 14 Block X Totoro SD, Section 31 Block IX Totoro SD, Part Lot 1 DP 4271, Lot 1 DP 14708 | Significant mineral resource |
| RPROZ-6 |  | Piopio Quarry                           | State Highway 3                | Lot 1 DPS 14880, Lot 1 DPS 39347                                                                                                       | Significant mineral resource |
| RPROZ-7 |  | Symonds Quarry Omya New Zealand Limited | Somerville Road                | Lot 2 DPS 56871, Lot 1 DPS 41887, Lot 1 DPS 50483, Lot 14 DP 20464, Section 1 SO 532312                                                | Significant mineral resource |
| RPROZ-8 |  | Greywacke Quarry                        | State Highway 30 – Bodley Road | Part Section 13 Block VIII Otanake SD                                                                                                  | Not regionally significant   |
| RPROZ-9 |  | Awakino Quarry                          | Manganui Road                  | Sections 16, 17 & 41 Block VII Awakino North SD                                                                                        | Significant mineral resource |

**Primary Purpose – Mineral Processing**

|          |  |                                                   |                     |                                                                            |                                 |
|----------|--|---------------------------------------------------|---------------------|----------------------------------------------------------------------------|---------------------------------|
| RPROZ-10 |  | Omya New Zealand Limited Mineral Processing Plant | Hangatiki East Road | Part Te Kumi A10B Block, Lot 1 DPS 10455, Lot 1 Sec 24 Block XV Orahiri SD | Regionally significant industry |
|----------|--|---------------------------------------------------|---------------------|----------------------------------------------------------------------------|---------------------------------|

<sup>A3</sup> ENV-2025-AKL-000160 – Roy Wetini Whaanau Trust

<sup>A5</sup> ENV-2025-AKL-000162 – Te Ruunanga o Ngaati Mahuta ki te Hauaauru Trust

| Unique Identifier                                        | Map Ref | Site Name                                                     | Location          | Legal description*                                                                           | Site Type & regional significance     |
|----------------------------------------------------------|---------|---------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------|---------------------------------------|
| RPROZ-11                                                 |         | Rorisons Serpentine Quarry                                    | Kohua Road        | Aorangi B2B2B2 Block                                                                         | Significant mineral resource          |
| <b>Primary Purpose – Meat Processing</b>                 |         |                                                               |                   |                                                                                              |                                       |
| RPROZ-12                                                 |         | Te Kuiti Meat Processors Limited                              | Rangitoto Road    | Part Lot 1 DP 19124                                                                          | Regionally significant industry       |
| RPROZ-13                                                 |         | Crusader Meats Limited                                        | State Highway 30  | Part Tiroa E Block                                                                           | Not regionally significant            |
| <b>Primary Purpose – Hydro-electric Power Generation</b> |         |                                                               |                   |                                                                                              |                                       |
| RPROZ-14                                                 |         | Wairere Hydro Power Station King Country Energy               | Aria Road         | Crown Land Block VI (under action) Totoro Survey District, Part Section 1 Block VI Totoro SD | Regionally significant infrastructure |
| RPROZ-15                                                 |         | Mokauiti Hydro Power Station King Country Energy              | Totoro Road       | Lot 1, 2, 3, 4 & 8 DP 9235, Section 28, 29 & 33 Block IX Totoro SD                           | Regionally significant infrastructure |
| RPROZ-16                                                 |         | Speedies Road Hydro Power Station The Lines Company           | Speedies Road     | Section 2 SO 426054, Lot 2 DP 410761                                                         | Regionally significant infrastructure |
| RPROZ-17                                                 |         | Boulder Creek Road Hydro Power Station Crusader Meats Limited | Waipa Valley Road | Lot 1 DP 367689                                                                              | Regionally significant infrastructure |

*\*Note: The rural production zone may only apply to part of the land parcels identified in this schedule. See the Planning Maps for the extent of the zone.*

#### Advice notes

#### Accidental discovery protocol

*In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:*

- *Work must cease immediately at that place and within 20m around the site;*
- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*

- 
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
  - *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
  - *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

*If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.*

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#### **Contaminated land**

*If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2011.*

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#### **Regional Council consents**

*A resource consent for some earthworks may also be required from the Waikato Regional Council or Manawātū-Whanganui Regional Council.*

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#### **Works in close proximity to any electricity line**

*Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.*

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#### **Landscaping**

*Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.*

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