

ENVIRONMENTAL SERVICES COMMITTEE

FOR THE MEETING OF 24 JULY 2018

Report for Agenda Item No 8

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District Plan Review – Zone Selection

Purpose of Report

- 1 To request the Committee agree the approach to the selection of land use zones (hereafter zones) in the District Plan Review (DPR).

Background

- 2 The Draft National Planning Standard (NPS) was released in June 2018 and prescribes (amongst other things) that a local authority must select at least one zone from the list provided in Appendix 1 of this report. As the list of Draft NPS zones provides a number of new zones that have not previously been used in the District Plan, the question then arises as to the process the Committee will use to select the zones for the DPR.

Suggested Approach

- 3 It is suggested that separate approaches are undertaken to select the zones for the DPR, being one approach for the standard zones and another for the special purpose zones. These are explained in turn below:
 - i. In respect of the standard zones (i.e. residential, rural, industrial, commercial, open space), it is suggested that the zones are recommended as part of the assessment that will be conducted on each major topic that is carried out under section 32 of the Resource Management Act 1991 (RMA), which requires an assessment of alternatives. Following this the Committee will then make a decision on the zones. An example of this is that a decision has to be made as to which of the residential zone options provided by the Draft NPS will be used. Options include: residential zone; low-density residential zone; medium density residential zone; or high density residential zone.
 - ii. The Draft NPS also provides a number of 'special purpose' zones including an airport zone, a port zone, a hospital zone, an education zone, a stadium zone and a Maori cultural zone. As these special purpose zones were not anticipated at the start of the DPR, it is appropriate for Council to closely consider what special purpose zones should be provided for in the new District Plan. It is also appropriate that Council consult those people potentially affected by the creation (or not) of the special purpose zones. Accordingly, it is considered that an assessment of what special purpose zones are required (or not) is conducted; the relevant stakeholders are consulted; and the assessment and findings of the consultation are reported back to the Committee for a decision.

- 4 It is worth noting that once zones are selected by the Committee, the Committee may reconsider the matter at the time of consultation on the Draft District Plan and also through the submission process on the Proposed District Plan.

Issues with Too Many Zones

- 5 While it might seem attractive to have various special purpose zones, an implication is that the creation of each zone comes at a considerable cost, both in terms of money and time. For example, each zone will require a separate project brief; contract; section 32 RMA report; plan provisions; officers report for the hearing; decision; and potentially appeals. Further, there may not be much need to create individual special purpose zones. For instance, the activity may be adequately provided for by another planning mechanism (e.g. a designation), or could be more cost effectively assimilated into another District Plan chapter. Alternatively, there may be options to address a number of activities under one special purpose zone (e.g. an institution zone).

Options

- 6 The options to address this matter are:
 - a. Resolve to proceed with the approach to zone selection identified above;
 - b. Resolve to amend the approach to zone selection identified above.
- 8 Although it will slightly delay work on the zones affected, resolving to proceed with the approach to zone selection identified above will ensure the Committee makes an informed decision on what special purpose zones are created and that appropriate consultation takes place.

Identification of Relevant legislation, Council policy and plans

- 9 The following documents are relevant:
 - a. Resource Management Act 1991
 - b. Timaru District Plan 2005
 - c. Long-term Plan 2015-25
 - d. Draft NPS

Funding Implications

- 10 The funding implications of the Draft NPS have been budgeted for as part of the District Plan Review.

Significance

- 11 The matter is not considered to be significant in terms of Council's significance and engagement policy.

Other Matters

- 12 There are no other relevant matters.

Conclusion

- 13 The Committee should consider the approach to the selection of zones for the District Plan Review.

Recommendation

- a. That the report be received.**
- b. That the selection of zones for the District Plan Review as provided under the Draft National Planning Standard proceed in general accordance with the following approach:**
 - i. Zones for residential, rural, industrial, commercial and open space activities will be recommended to the Committee as part of the reports prepared under Section 32 of the Resource Management Act 1991.**
 - ii. An assessment of what special purpose zones to be used is conducted. This is to include consultation with relevant stakeholders. The assessment and a summary of the consultation will then be provided to the Committee.**
 - iii. The Committee may reconsider the selection of zones after the consultation on the Draft District Plan or in response to submissions on the Proposed District Plan.**

Appendix 1 - Draft NPS Zones

DRAFT NATIONAL PLANNING STANDARD ZONINGS		Purpose Statement
Residential zones	Low-density residential zone	The purpose of the <i>Low-density residential zone</i> is to provide primarily for residential activities where there may be constraints on urban density.
	Residential zone	The purpose of the <i>Residential zone</i> is to provide primarily for residential activities in areas of suburban character.
	Medium-density residential zone	The purpose of the <i>Medium-density residential zone</i> is to provide primarily for residential activities in areas of urban character.
	High-density residential zone	The purpose of the <i>High-density residential zone</i> is to provide primarily for residential activities in areas of high density, urban character.
Rural zones	Rural zone	The purpose of the <i>Rural zone</i> is to provide primarily for primary production activities. The zone may also provide for a limited range of activities which support rural production.
	Rural production zone	The purpose of the <i>Rural production zone</i> is to prioritise primary production activities that rely on the productive nature of the soils, intensive primary production, and also providing for associated rural industry.
	Rural residential zone	The purpose of the <i>Rural residential zone</i> is to provide primarily for a residential lifestyle within a rural environment, while still enabling primary production to occur appropriate to the size of the lots.
	Rural settlement zone	The purpose of the <i>Rural settlement zone</i> is to provide primarily for a mixture of residential, commercial, light industrial activities and community activities located within rural areas that support a small settlement and surrounding rural area.
Commercial zones	Neighbourhood commercial zone	The purpose of the <i>Neighbourhood commercial zone</i> is to provide primarily for small-scale commercial activities that directly support the immediate residential neighbourhood.
	Local commercial zone	The purpose of the <i>Local commercial zone</i> is to provide primarily for a range of commercial activities that provide for the daily/weekly shopping needs of the residential catchment.
	Commercial zone	The purpose of the <i>Commercial zone</i> is to provide primarily for a broad range of commercial activities. It also provides for activities that are not sensitive to the effects generated from commercial activities.
	Mixed use zone	The purpose of the <i>Mixed-use zone</i> is to provide primarily for a mix of residential, commercial, light industrial, recreational and community activities.
	Town centre zone	The purpose of the <i>Town centre zone</i> is to provide primarily:

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		<ul style="list-style-type: none"> in smaller urban areas, for a diverse range of commercial activities and associated community, recreation, and residential activities which support both residents and visitors in secondary centres in major cities, for community, recreational, commercial and residential activities which service the immediate and wider neighbourhood areas.
	City centre zone	The purpose of the <i>City centre zone</i> is to provide primarily for a diverse range of commercial, community, recreational, and residential activities.
Industrial zones	Light industrial zone	The purpose of the <i>Light industrial zone</i> is to provide primarily for a limited range of industrial activities that are more compatible with sensitive activities.
	Industrial zone	The purpose of the <i>Industrial zone</i> is to provide primarily for a range of industrial activities. It also provides for associated activities that are not sensitive to the effects generated from industrial activities.
	Heavy industrial zone	The purpose of the <i>Heavy industrial zone</i> is to provide primarily for industrial activities that may be incompatible with sensitive activities.
Open space and recreation zones	Open space zone	The purpose of the <i>Open space zone</i> is to provide primarily for a range of passive and active recreational activities, along with limited facilities and structures, and opportunities for relaxing and socializing.
	Sport and active recreation zone	The purpose of the <i>Sport and active recreation zone</i> is to provide primarily for indoor and outdoor active recreation and sports and associated facilities, including large scale buildings and structures.
	Conservation zone	The purpose of the <i>Conservation zone</i> is to provide primarily for the ongoing management of land that has a particular conservation focus.
Special purpose zones	Airport zone	The purpose of the <i>Airport zone</i> is to: <ul style="list-style-type: none"> enable the ongoing operation and future development of airports and the surrounding airfield and aerodrome enable associated operational areas and facilities enable operations relating to the transportation of people and freight provide for aeronautical (or aviation) activities of airports, as well as operational, administrative, commercial and industrial activities associated with airports.
	Port zone	The purpose of the <i>Port zone</i> is to enable: <ul style="list-style-type: none"> the ongoing operation and future development of ports and associated operational areas and facilities operations relating to the transportation of people and freight.
	Hospital zone	The purpose of the <i>Hospital zone</i> is to provide primarily for the ongoing operation of a locally or regionally important primary medical facility, and associated health care services and healthcare facilities.

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	Education zone	The purpose of the <i>Education zone</i> is to provide primarily for educational facilities.
	Stadium zone	The purpose of the <i>Stadium zone</i> is to provide primarily for the ongoing operation of large scale sports and recreation facilities, buildings and structures. It may accommodate a range of large-scale sports, leisure, entertainment, art, recreation, or event and cultural activities.
	Future urban zone	The purpose of the <i>Future urban zone</i> is to identify land as suitable for urbanisation. The Future Urban Zone is a transitional zone.
	Māori cultural zone	The purpose of the <i>Māori cultural zone</i> is to enable a range of activities which specifically meet Māori cultural needs including but not limited to residential and commercial activities.
	[Additional Special Purpose] Zone	Additional special zones can be made only if they meet each of the following criteria: <ul style="list-style-type: none"> • Significant to the district • Could not be enabled by any other zone • Could not be enabled by the introduction of an overlay, precinct, designation, development area, or specific control