

## Zoning Principles

The zoning patterns in the Proposed District Plan have been informed by the Timaru Growth Management Strategy 2018, the District Town Centre Study 2016 and a desk top land use survey. Further, reports and information on hazards and infrastructure have helped inform the zone boundaries and a detailed review of reserves, sporting and recreation facilities and conservation areas has been undertaken.

Key features for the revised zoning pattern are:

- New Rural Lifestyle zones around the northern and western edge of Timaru
- New Rural Lifestyle zones around the northern edge of Temuka
- New Rural Lifestyle zones around the northern and eastern edge of Geraldine
- A new General Residential zone at Geraldine
- A new Rural Lifestyle zone around the southern edge of Pleasant Point
- New Industrial zoning at Washdyke and Geraldine.

In addition to the above, the zone names are changing to reflect those required by the National Planning Standards. In general these are as follows:

RESIDENTIAL	
Previously	Change to
Residential 1	General Residential Zone
Residential 2	Medium Density Residential Zone
Residential 3	Rural Settlement Zone
Residential 4	General Residential Zone
Residential 5	General Residential Zone
Residential 6	General Residential Zone
INDUSTRIAL	
Previously	Change to
Industrial L	General Industrial Zone
Industrial H (including deferred)	General Industrial Zone
OPEN SPACE	
Previously	Change to
Recreation 1	Open Space Zone
Recreation 2	Split between Open Space Zone and Sports and Active Recreation Zone
Recreation 3	Split between the General Rural zone, the Open Space zone, the Natural Open Space zone and the Sports and Active Recreation zone
Public cemeteries	Open Space Zone

## COMMERCIAL

Previously	Change to
Commercial 1A	City Centre Zone
Commercial 1B and 1C	Split between the City Centre Zone and the Large Format Retail Zone
Commercial 1 zone (Temuka), (Geraldine) and (Pleasant Point)	Town Centre Zone
Commercial 2	Local Centre Zone
Commercial 2A	Large Format Retail Zone
Commercial 3	Neighbourhood Centre Zone

## RURAL

Previously	Change to
Rural 1, 2, 3, 5	General Rural zone
Rural 4A (Geraldine Downs)	Rural General Zone with an overlay
Rural 4B (Blandswood)	Open Space Zone with a Hutt Precinct overlay
Rural Residential	Rural Lifestyle Zone

### Māori Purposes Zone

A Māori Purposes Zone has been applied to land granted as Native Reserve for Māori occupation or use at Waipopo and Arowhenua.

### Overlays

In conjunction with the Planning Maps the proposed Plan will contain a number of overlays and precincts including but not limited to, Hutt Precincts, Sites and Areas of Significance to Māori, Heritage Items, Coastal Hazards, Outstanding Natural Features and Landscapes, Visual Amenity Landscapes, Significant Natural Areas and Natural Hazards.