

Section 14 - Deferred Zone

14.1 Introduction

- 14.1.1 In order to provide for the District's projected growth; land use in some locations will change over time to accommodate new land uses, such as new industrial, commercial and residential areas.
- 14.1.2 The areas that have been identified as being suitable for conversion from the current land use to a new land use post-2035, in alignment with the District Growth Strategy, are referred to in the Plan as Deferred Zones, and are identified on the Planning Maps. Deferred Zones have an objective, policy and rule framework which generally reflects existing land use and zoning, but recognises that the area is intended to evolve over time. While post-2035 is beyond the life of this District Plan, the Deferred Zones highlight the future anticipated land use and seek to ensure these areas are protected from inappropriate development. In Deferred Zones, it is critical that current land use practices do not conflict with the intended future land use, including its ability to be adequately serviced. In most cases, the provisions of the Rural Zone apply.
- 14.1.3 In the Deferred Zones, the future intended zoning and its objective, policy and rule framework will be introduced through a plan change process. That plan change will need to be comprehensively designed and co-ordinate with infrastructure provision. It is anticipated that development in Deferred Zones will occur in a planned and integrated manner through a structure plan process that is introduced into the District Plan as part of a Plan Change. The Town Concept Plans 2010 and matters listed in Section 21 - Assessment Criteria and Information Requirements provide guidance on the key matters to consider. It is noted that this includes giving effect to the strategies contained in the Te Ture Whaimana - Vision and Strategy for the Waikato River.

14.2 Resource Management Issue

- 14.2.1 Development within Deferred Zones prior to the development and approval of a comprehensive structure plan can compromise the ability of the area to be fully developed and effectively serviced for its intended future use.

14.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E and Part F, as relevant.

Objective - Deferred Zoning

- 14.3.1 Land intended for conversion from its current land use to an alternative land use in order to respond to growth demands is clearly identified, occurs in a planned manner, and its resources are protected for its anticipated future use.

Policy - Identified deferred zoning

- 14.3.1.1 Land which is intended to be converted from its current land use to respond to growth demands will have its current zoning and its deferred zoning clearly identified.

Policy - Land subject to deferred zoning

- 14.3.1.2 Land subject to deferred zoning will only accommodate land uses which do not compromise the ability for the area's natural and physical resources to be used for the purpose of the deferred zoning.

Advice Note: The intended future land use of the Deferred Zone is identified on the Planning Maps and includes land to be used for Residential Zone, Large Lot Residential Zone, Industrial Zone, Commercial Zone, and Reserves Zone.

Policies - Process for rezoning land and Structure Planning

- 14.3.1.3 Deferred Zones will be rezoned for their intended future use by way of a plan change.
- 14.3.1.4 To enable a comprehensive and integrated structure planning process as part of a plan change to ensure growth areas have an appropriate development framework in place.

14.4 Rules

The rules that apply to activities are contained in:

- (a) *The activity status tables and rules in this zone and the Rural Zone and Industrial Zone in the locations referenced below; and*
- (b) *The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.*

Advice Notes:

1. 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.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

14.4.1 Activity Status Tables

14.4.1.1	Permitted activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone, any activity listed as a permitted activity within the Rural Zone except for woodlots and commercial forestry refer Rule 14.4.1.4(a).
14.4.1.2	Controlled activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone, any activity listed as a controlled activity within the Rural Zone.

14.4.1.3	Restricted discretionary activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone any activity assessed as a restricted discretionary activity in the Rural Zone.
14.4.1.4	Discretionary activities
(a)	Commercial forestry and woodlots within a Deferred Residential Zone, Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone.
14.4.1.5	Non-complying activities
(a)	Within a Deferred Residential Zone, Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone, any activity listed as a discretionary activity or non-complying activity within the Rural Zone.
(b)	Within a Deferred Residential Zone, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone all other activities not included in the activity status tables Rules 14.4.1.1 to 14.4.1.5 and not listed as a prohibited activity.
14.4.1.6	Prohibited activities The following activities are prohibited and no resource consent will be approved
(a)	Within a Deferred Residential Zone, Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone, any activity listed as a prohibited activity within the Rural Zone.

Additional rule that applies to Deferred Zones

- 14.4.1.7 The relevant performance standards in Section 4 - Rural Zone apply as if the land was zoned rural. In addition the relevant rules in Part E District Wide Provisions and Part F District Wide Natural and Cultural Heritage also apply.

14.5 Assessment Criteria

Refer to the assessment criteria section in the relevant zone.