

Deferred Zones and servicing

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Te Kaunihera o
te tai o Aorere

RMA

Future Development Strategy

Regional Policy Statement

Resource Management Plan

Structure Plans

LGA

Financial Strategy

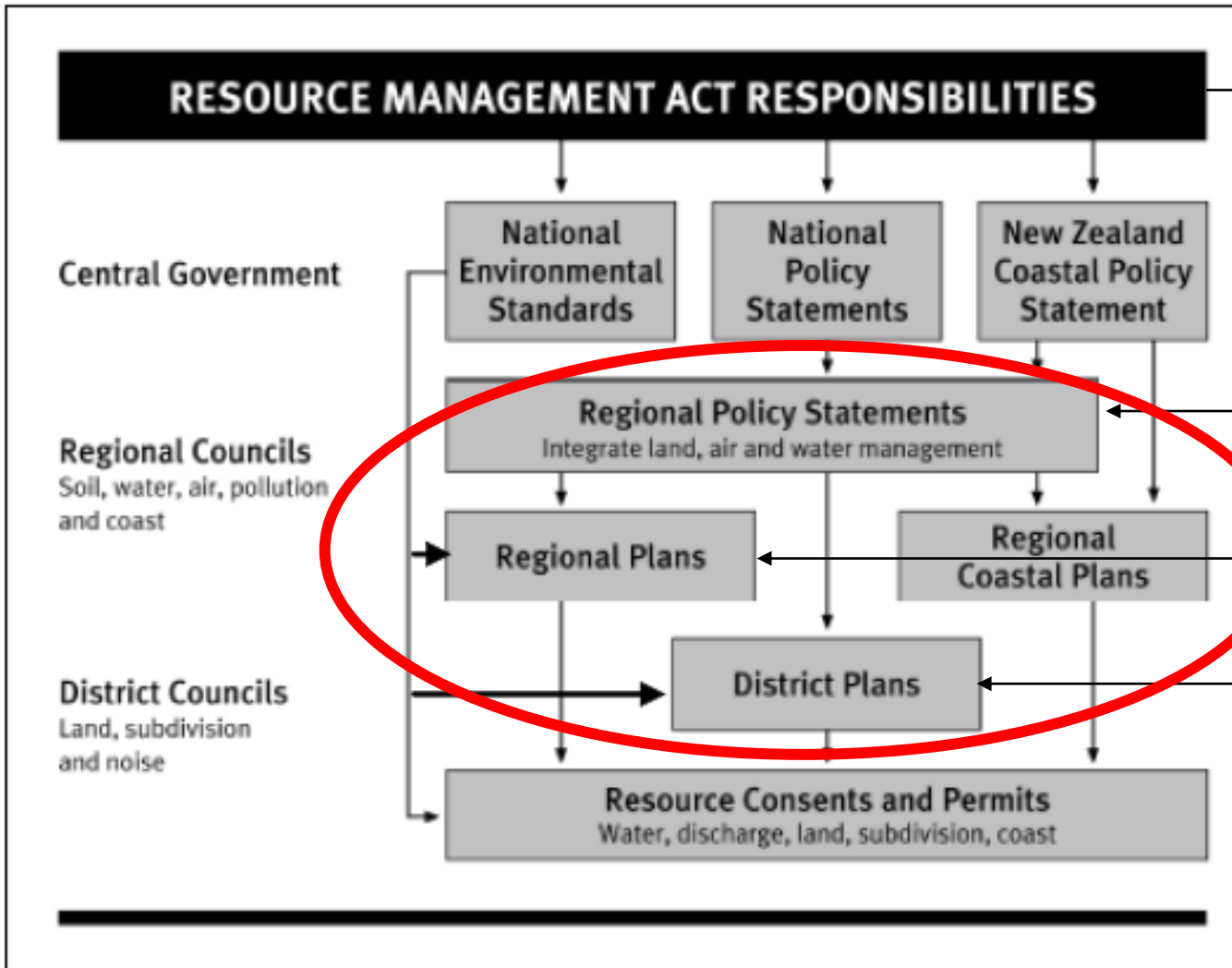
Infrastructure Strategy

Long Term Plan

Annual Plan

Asset Management Plans

Regional Land Transport Plan



**Unitary Plan
(Tasman Environment Plan)**



Making RMA plans in local communities...

- Community/land owner aspirations and environmental data shape outcomes
- Political decisions on resource allocation vs public good; short and long timeframes; certainty vs precautionary
- Iwi Trust roles in plan making
- Wide range of competing views to balance
- Political decision-making in direction setting and hearings
- Quasi and full legal processes along the way
- Environment Court and higher courts ultimate decision-makers

Zoning land

Requires a plan change under the RMA

1. Land identified – Future Development strategy
2. Detailed assessment of suitability, serviceability
3. Early discussion with land owner, community, Iwi etc
4. Draft plan change for community feedback
5. Proposed plan change
6. Submission hearings decision
7. Appeals
8. Operative – land rezoned



Deferred Zones – What are they?

Deferred zones are areas of zoned land that cannot be developed due to a lack of services.

Once services are available then the zone is “activated” and can be developed. Deferment uplift

Deferment uplift is by council resolution – purely administrative

Current zoning

Rural Residential

Rural

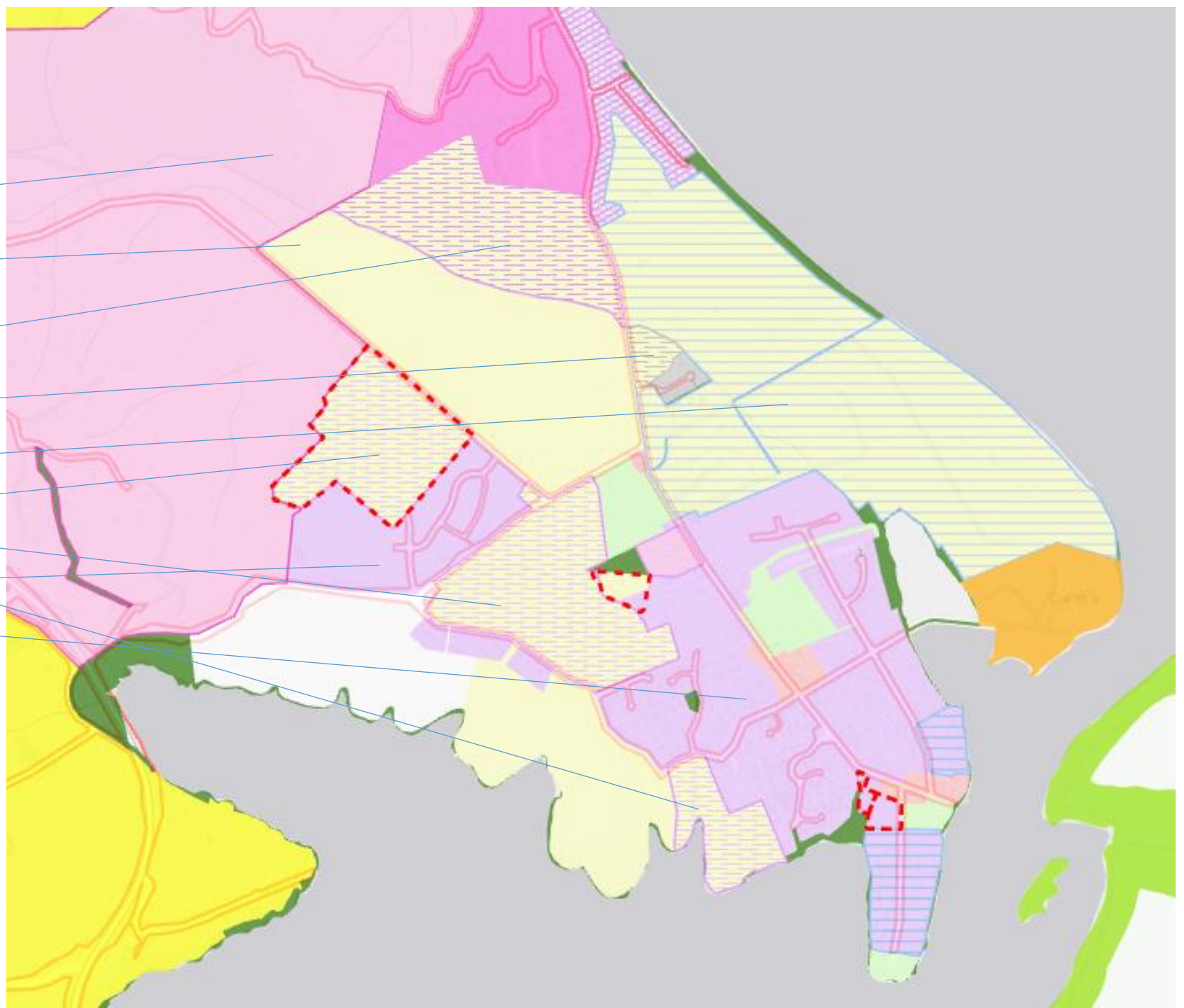
Serviced Deferred Residential

Deferred Industrial

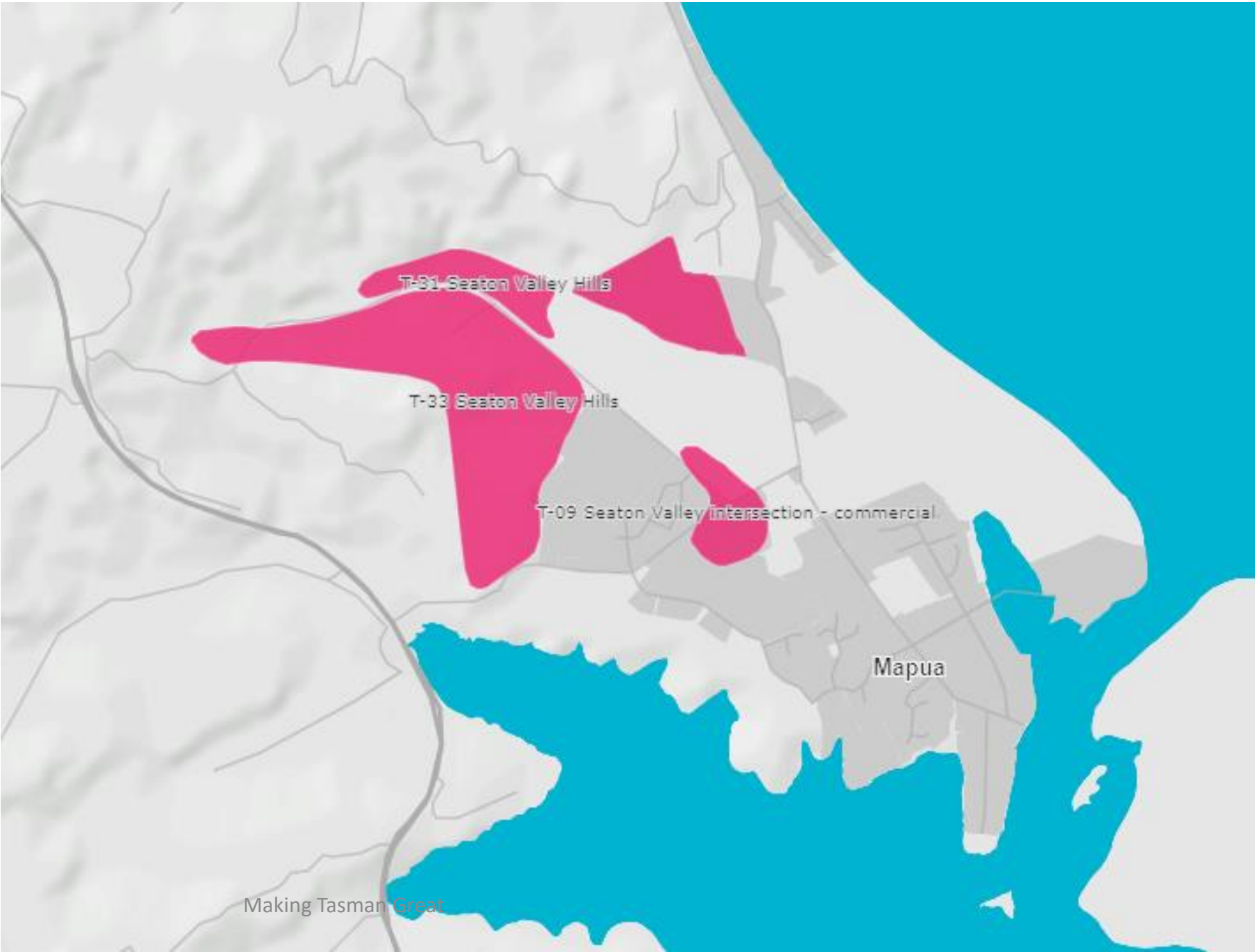
Closed Coastal

Deferred Residential

Residential

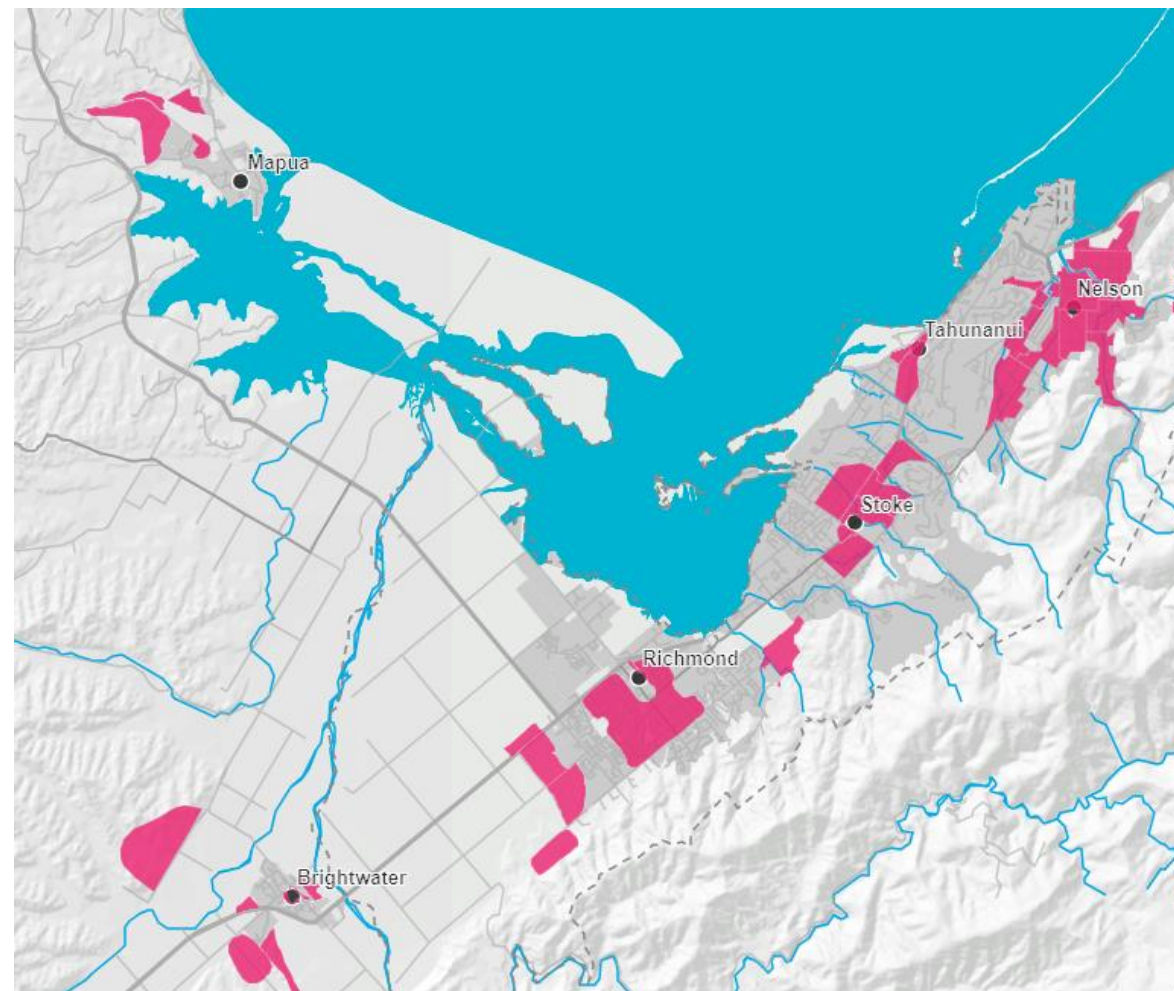


Future Zone changes?

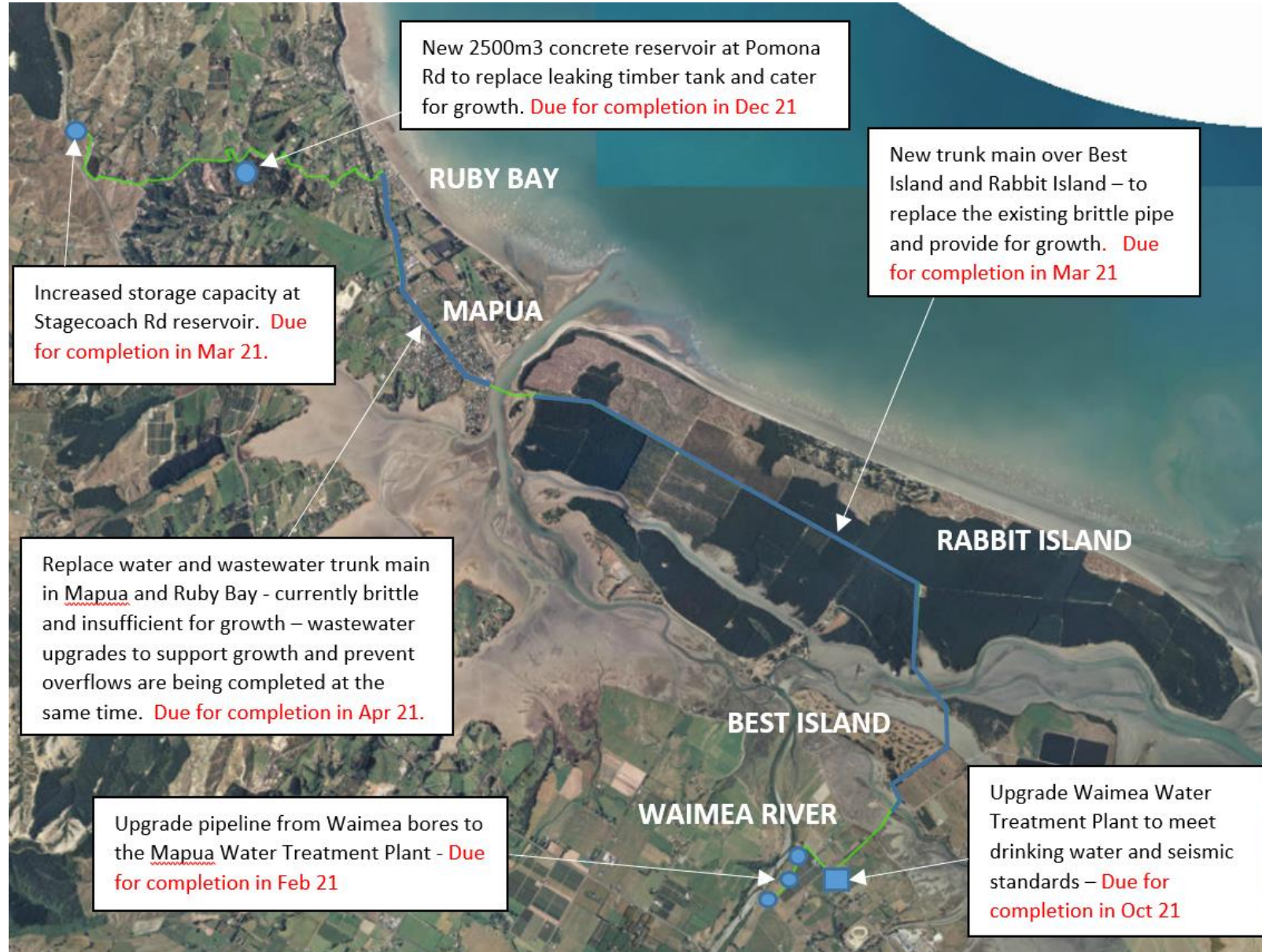


Key messages from FDS

- **Building up:** FDS encourages intensification of key growth nodes where possible
- **Building out:** But with managed & phased expansion. Some rural residential to provide sufficient capacity & choice
- 60% of future housing growth in NUA provided for by intensification – **change from past patterns of growth**



Current Water and Wastewater Projects







Storm
water

Thank You

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