

17.14 DEFERRED ZONE RULES*Refer to Policy sets 5.1, 6.1, 6.3.***17.14.1 Scope of Section**

This section deals with the procedure for removal of deferrals of future urban or rural residential zones on rural, residential or rural residential zoned land in the Deferred Residential, Deferred Mixed Business, Deferred Light Industrial, Deferred Rural Residential, Deferred Tourist Services, Deferred Heavy Industrial and Deferred Papakainga zones.

C10 10/07
Op 3/14
C51 1/15
Op 9/16

This section also provides the ability to remove the indicative road, reserve or walkway symbology from the planning maps once land for the purpose of those items has been vested in Council, or the land has been otherwise acquired by Council for these purposes.

C73
Op 6/23

In conjunction with the removal of a zone's deferral, this section enables the removal of the associated deferral of the Fire Ban or Fire Sensitive Area status that may apply to some location.

17.14.2 Procedure for Removal of Deferral

- (a) Any area of land listed in Schedule 17.14A and shown on the planning maps that is zoned Rural 1, Rural 2, Rural Residential, or Residential and with a notation of Deferred Residential, Deferred Mixed Business, Deferred Light Industrial, Deferred Rural Residential, Deferred Tourist Services, Deferred Heavy Industrial, or Deferred Papakainga zone, becomes effective as the zone that is deferred, from the date that Council resolves that:
- (i) the relevant service being a reticulated water supply, wastewater, stormwater, or transportation service, as applicable, has been provided, or can be provided to the satisfaction of the Council, either for the whole or for any part of each area of land, including any part that is sought to be developed, to service the land; or
 - (ii) where applicable, the date until which the area remains deferred is now due.
- (b) Where the relevant service is to be provided by any person other than the Council, concept engineering plans for the service must be approved by the Council before the Council resolves that the deferral for the relevant zone may be removed so that the zone that was deferred becomes effective over that land that is the subject of the service provision.
- (c) The removal of the deferred status and the commencement of the new effective zone as listed in Schedule 17.14A is effected by a resolution of Council when the required services have been provided, or can be provided, to the satisfaction of the Council and the Plan is amended without further formality from that date of resolution, to show the new effective zone. Council will advise landowners when it has made a resolution.
- (d) When a resolution of Council is made for the removal of the deferred status of an area's zoning, this will also apply to the removal of the deferred status of the applicable Fire Ban or Fire Sensitive Area where either exist.
- (e) Indicative road, reserve or walkway symbology shall be removed once land has been vested with Council for the purpose of the intended road, reserve, or walkway, or the land has been otherwise acquired by Council for these purposes.

C51 1/15
Op 9/16

C22 2/11 Op 1/15
C10 10/07 Op 3/14
C51 1/15 Op 9/16

C73
Op 6/23

C73
Op 6/23

Note deleted as part of Plan Change 73.

C10 10/07 Op 3/14
C51 1/15 Op 9/16
C73
Op 6/23

17.14.20 Principal Reasons for Rules

These zones are temporary, transitional zones on land which the Council wishes to retain for future urban, more intensive activities, either when more appropriate levels of servicing are available or after a time period to maintain a coherent urban form. C22 2/11 Op 1/15
C51 1/15 Op 9/16

The rules enable either the Council or any person to provide the required services and any person may propose to service any part or all of any deferred zone area. In either case, the Council has to approve the servicing proposal, before the deferred status over the relevant part of the future zone can be removed by a resolution of Council. Services may be provided either before or after removal of any deferral. C51 1/15
Op 9/16

In the Richmond West Development Area, integrated servicing and economic or business development efficiencies are intended to be achieved through the method of zone deferrals for specific servicing and, for some land, until serviced land with the same zoning, in a defined area shown on the planning maps and identified in the rules, is substantially taken up. This will result in a sequence of supply of serviced land in the Richmond West Development Area over the long term. C10 10/07
Op 3/14
C51 1/15
Op 9/16

Note: The areas notated on the planning maps are deferred for servicing and, for some land, substantial take-up, as shown in the table below.

A, C & F	<ul style="list-style-type: none"> Upgrade the stormwater network.
G	<ul style="list-style-type: none"> Construction of the Lower Queen Street water treatment plant. Upgrade of the stormwater network. Extension of and connection to Council's bulk waste and water supply networks.
B & D	<ul style="list-style-type: none"> Construction of the Lower Queen Street water treatment plant. Construction of the Borck Creek and Poutama Drain bulk stormwater network. Extension of and connection to Council's bulk waste, water supply and stormwater networks.
H	<ul style="list-style-type: none"> Construction of the Lower Queen Street water treatment plant. Construction of the Borck Creek bulk stormwater network. Extension of and connection to Council's bulk waste, water supply and stormwater networks.
E	<ul style="list-style-type: none"> Construction of the Borck Creek bulk stormwater network. Construction of the bulk water supply network from the Richmond South High Level Reservoir to the Richmond West Development Area. Extension of and connection to Council's bulk waste, water supply and stormwater networks. Substantial take-up of serviced land in the Richmond West Development Area with the same zoning.
I	<ul style="list-style-type: none"> Construction of the bulk water supply network from the Richmond South High Level Reservoir to the Richmond West Development Area. Extension of and connection to Council's bulk waste, water supply and stormwater networks. Substantial take-up of serviced land in Area H.

Borck Creek construction will progress from the intersection of Lower Queen Street and McShane Road toward State Highway 60, Poutama Drain construction will progress from Borck Creek toward State Highway 6.

Development proposals will be considered by the Council before deferrals are removed, if services compatible with the Council's long term servicing needs as set out in the Council's Long Term Plan are provided by Council or to the satisfaction of Council. C51 1/15
Op 9/16

Indicative roads, reserves and walkways are able to be removed from the planning maps once the land for these purposes is vested with Council as part of the subdivision and development process, or the land has been otherwise acquired by Council for these purposes. This ensures redundant items on the planning maps can be simply removed. C73
Op 6/23

SCHEDULES

Schedule 17.14A: Deferred Zone Locations

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
Richmond South Development Area (planning maps 23, 57, 127 - 129, 133)						
South of Hart and Bateup Roads • 7 & 20 Paton Road	Rural 1	Reticulated water supply service required	27/8/15	Lot 1 DP 18100 Pt Lot 1 DP 17738	6915, 6915/1 and Schedule C	Residential (serviced)
South of Hart and Bateup Roads • 36 & 40 Hart Road	Rural 1	Reticulated water supply service required	3/5/18	NE part of Lot 2 DP 20243 Pt Sec Waimea East DIST	5915/7	Residential (serviced)
South of Hart and Bateup Roads: - 50 Hart Road - 72 Hart Road - 472 Hill St	Rural 1	Reticulated water supply service required	5/11/20	• Lot 1 DP 450177 • Lot 1 DP 545967 • Part of Pt Sec 34 Waimea East DIST, Lot 1 DP 431455 & Lot 1 DP 8205		Residential (serviced)
South of Hart and Bateup Roads: - Bateup Road (Reserve) - 92, 92A & 92B Bateup Road - 28, 29A, 29B & 29C Collins Road - 3, 26 & 52 Paton Road - 45 Main Road	Rural 1	Reticulated water supply service required	4/3/21	• Lot 5 DP 446793 • Lots 1, 2 & 3 DP 446793 • Lots 1, 2, 3 & 4 DP 361254 • Pt Lot 1 DP 17290 • Lot 1 DP 4858 • Lot 2 DP 17738 • Lot 1 DP 6754		Residential (serviced)
South of Hart and Bateup Roads: • Lot 2 DP 450177 - 66 Hart Road • Lots 4 & 5 DP 431455 - Hart Road • Lot 3 DP 411584 - Hart Road • Lot 2 DP 20243 - SW part of 36 Hart Road • Lot 2 DP 411584 - 68 Hart Road • Pt Sec 35 Waimea East DIST - 520 Hill St South • Lot 1 DP 8205 & Pt Sec 34 Waimea East DIST - 472 Hill St	Rural 1	Reticulated water supply service required				Residential (serviced)

CS1 1/15
Op 9/16

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9/21

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
Richmond West Development Area (planning maps 23, 57, 121 - 125, 127, 128, 130)						
Areas notated A and B (375 and 387 Lower Queen St) on the planning maps	Rural 1 and Recreation	Area A: Stormwater Area B: Reticulated water supply, wastewater and stormwater services (Borck Creek and Poutama Drain construction) required	25/9/15	Area A: Lot 1 DP 13664 Lot 6 DP 6697 Lot 3 DP 465626 Pt Sec 100 Waimea East District (two areas) Part Lot 1 DP 470387 Lot 2 DP 13664 Pt Lot 1 DP 20409	6906 S1 - S7	Residential (serviced)
			9/6/16	Part Area B: Pt Lot 2 DP 470387 Pt Lot 2 DP 446230 Pt Lot 1 DP 446230	6906/1	Residential (serviced)
			5/11/20	Part Area B: Lot 205 DP 537200 Lot 302 DP 542339 Lot 3 DP 470387 Pt Lot 3 DP 15764 Lot 303 DP 542339 Lot 304 DP 542339 Sec 6 SO 455144		Residential (serviced)
Areas notated B (395 Lower Queen Street) on the planning maps	Rural 1	Area B: Reticulated water supply, wastewater and stormwater services (Borck Creek and Poutama Drain construction) required	26/7/18	Part Area B: Sections 3 – 5 SO 506258 Section 1 SO 490525 and sections 1 & 2 SO 506258	RM1600673	Residential (serviced)
Area notated B (Borck Creek) on the planning maps			16/12/21	Part Area B: Part Lot 6 DP 520567		Open Space
Areas notated C on the planning maps	Rural 1	Area C: Stormwater service required.				Mixed Business
Areas notated D on the planning maps	Rural 1	Area D: Reticulated water, wastewater and stormwater (Borck Creek and Poutama Drain construction) services required.	5/9/19	Lot 1 DP 511566		Mixed Business
			16/12/21	Part Area D: All of D except: Lot 1 DP 20409 Sec 2 SO 450816 Sec 1 SO 512154 Sec 28 SO 455144 Sec 2 SO 512154 Lot 1 DP 511566		Residential
			16/12/21	Part Area D: Part Lot 6 DP 520567		Open Space
Areas notated E on the planning maps	Rural 1	Area E: Reticulated water from Richmond South High-Level Reservoir, wastewater, stormwater (Borck Creek construction) services required and in respect of Area E, there is substantial take-up of serviced land in the Richmond West Development Area with the same zoning.	16/12/21	Part Area E: Part Sec 16 SO 455144 Part Lot 2 DP 467493		Residential
Areas notated E (91 McShane Road) on the planning maps			16/12/21	Part Area E: Part Sec 16 SO 455144 Part Lot 2 DP 467493 Part Sec 13 SO 455144		Commercial

C51 1/15
Op 9/16

12/20

C74 12/20
Op 3/23

C74 12/20
Op 3/23

C74 12/20
Op 3/23

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
Area notated F (part) at 28 Appleby Highway, Pt Section 108 Waimea East District	Rural 1	Area F: Stormwater service required	14/12/17	Pt Section 108 Waimea East District (part of title only)	6906/1, 2 sheets	Light Industrial
Areas notated F (part), G, H and I on the planning maps	Rural 1	Area F: Stormwater service required Area G: Reticulated water, wastewater and stormwater services required	31/8/17		6960	Light Industrial
		Area H: Reticulated water, wastewater and stormwater (Borck Creek construction) services required Area I: Reticulated water, wastewater and stormwater services required and in respect of Area I, there is substantial take-up of Area H	16/12/21	Area H: All of H except Lot 5 DP20409 and Lot 6 470387 and Lot 1000 DP 556528		Residential
Richmond East Development Area (planning maps 23, 57, 130, 135)						
Parts of the Area at 118, 126 Champion Road (Pt Lot 2 DP 3780; Lot 1 DP 5661)	Rural Residential (serviced)	Reticulated wastewater service required	16/3/17			Residential (serviced)
Parts of the Area at 134 Champion Road (Pt Sec 93 Waimea East District)	Rural 2	Reticulated wastewater service required	16/3/17			Residential (serviced)
Part of Area at 134 Champion Road	Rural 2	Reticulated wastewater required	16/3/17			Rural Residential (serviced)
Parts of the Area at 138 and 140 Champion Road	Rural 2	Reticulated wastewater service required	27/8/15	Lot 1 and 2 DP 387909	6835/1	Residential (serviced)
Parts of the Area at 144 Champion Road, below the 62.5m contour	Rural 2	Reticulated water supply service required	16/3/17			Rural Residential (serviced)
Parts of the Area at 144, 206, 208 and 210 Champion Road (Pt Sec 93 Waimea East District; Lot 4 DP 2035; Lot 1 DP 19116; Pt Lot 3 DP 6202; Lot 1 DP 19012 and Sec 4 SO452872); and at Secs 1, 3 and 7 SO452872)	Rural 2	At Champion Road, reticulated wastewater service required; above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required				Rural Residential (serviced)
Mapua Development Area (planning maps 19, 54, 87)						
125 Mapua Drive	Rural 1	Reticulated water supply, wastewater and stormwater services required	22/5/14	Lot 2 DP17670		Residential (serviced)
87 – 93 Mapua Drive	Rural Residential		22/5/14 27/8/15	Lots 8 – 11 DP 480837 (Part of Lot 4 DP 469498) Lots 2 and 3 DP 480837	6848/3	Residential (serviced)
69 – 93 Mapua Drive	Rural Residential (in part)		5/11/20	Lot 1 DP 17670 Lot 2 DP 469498 Lot 3 DP 469498 Lot 3 DP 494693 Lot 1 DP 19875		Residential
Stage 2	Rural 1	Reticulated water supply, wastewater and stormwater services required and deferred until 2031				Residential (serviced)

C51 1/15
Op 9/16

11/21

C74 12/20
Op 3/23

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
Mapua Drive South	Rural 1 (in part)					Residential
166 Mapua Drive	Rural 1 (in part)	Reticulated water supply	30/9/21	Lot 2 DP 479544		Residential
Higgs Road South	Rural 1					Residential
Southern extension of the Korepo Road Rural Residential Zone	Rural 1	Reticulated water, wastewater and stormwater services required				Rural Residential (serviced)
29 Aranui Road (Lot 59, DP 17242), Mapua Special Development Area	Residential	Reticulated water supply, wastewater and stormwater services required				Residential (serviced) (rules for Mapua Special Development Area)
Between Iwa Street and Aranui Road (Lot 1 DP 17890; Lot 1 307114; and Lots 1, 77-91, 101 & 102 DP 504876)	Rural 1	Stormwater	28/9/17		Plan 6937/5	Residential
North of Warren Place, Mapua	Rural 1	Reticulated water, wastewater and stormwater services required				Light Industrial
Motueka West Development Area (planning maps 19, 52, 116, 118, 119)						
North and east of the northern and eastern greenways and south of the southern greenway	Rural 1	Reticulated water supply, wastewater and stormwater services required and in accordance with the development sequence starting from the south east to north west and from south east to south west, along the two greenways, shown by directional arrows on the planning maps				Residential (serviced)
South of the eastern greenway	Rural 1	Reticulated water, wastewater and stormwater services required and in accordance with the development sequence starting from the south east to north west, and from south east to south west, along the two greenways, as shown by directional arrows on the planning maps				Mixed Business
South of the western greenway/south of Green Lane	Rural 1	Reticulated water, wastewater and stormwater services required and in accordance with the development sequence starting from the south east to north west, and from south east to south west, along the two greenways, as shown by directional arrows on the planning maps				Light Industrial and Heavy Industrial
Corner of Pah and Queen Victoria streets	Rural 1	Reticulated water supply, wastewater, stormwater services required				Papakainga

C51 1/15
Op 9/16

12/20

11/21

C57 11/15
Op 12/18

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral	
Motueka (outside the Motueka West Development Area) (planning maps 19, 52, 119)							
South of King Edward Street, Motueka	Rural 1	Reticulated water, wastewater and stormwater services required				Residential (serviced)	C51 1/15 Op 9/16
Brightwater (planning maps 22, 56, 90)							
South east of Snowdens Bush	Rural 1	Reticulated water supply, wastewater and transport (Ellis St intersection)	15/4/21	Lot 1 DP 3638 Lot 4 DP 4841 Lot 2 DP 534911 (part) Lot 1 DP 304184 (part) Pt Sec 33 Waimea South Dist		Residential	C57 11/15 Op 12/18 9/21
<i>Reticulated water supply between Wanderers Ave & Lord Rutherford Road Removed as part of Plan Change 75</i>							C57 11/15 Op 12/18 C75 9/22 Op 10/23 12/20 C120A U69 7/22
Corner of Factory Road and River Terrace Road	Rural 1	Reticulated water supply	5/11/20	Lot 1 DP 456011 Lot 1 DP 395051		Light Industrial	C120A U69 7/22
East of River Terrace Road	Rural 1	Reticulated water supply	5/11/20	Lot 2 DP456011		Light Industrial	C120A U69 7/22
East of River Terrace Road	Rural 1	Reticulated water supply	5/11/20	Lot 2 DP3453		Light Industrial	C120A U69 7/22
104 Waimea West Road, Brightwater (Part of Pt Section 33 Waimea South District)	Rural 1	Reticulated water supply				Residential	C68 7/18 Op 6/19
Brightwater Development Area (planning maps 22, 56, 90)							
Between Lord Rutherford Road, Main Road Spring Grove (State Highway 6), and Pitfure Stream	Rural 1	Reticulated water supply. Stormwater and water supply required.				Residential	C75 9/22 Op 10/23
Wakefield Development Area (planning maps 22, 58, 91)							
<u>Between Pitfure Road, Edward Street, and Higgins Road</u>	<u>Rural 2</u>	<u>Reticulated wastewater, stormwater, and water supply required</u>				<u>Residential (serviced)</u>	C76 9/22
Wakefield (planning maps 22, 58, 91)							
Bird Lane, Wakefield	Rural 1	Stormwater services; reticulated water supply upgrade; and roading improvements to Bird Lane and the intersection with SH6.				Residential	C65 10/17 Op 4/18
<u>Higgins Road, Wakefield (Part Lot 1 DP 303114)</u>	<u>Rural-2</u>	<u>Higgins Road upgrade south of the Pitfure Bridge to ensure access in a Q400 event; and pedestrian/cycle link over the Pitfure Stream to Ryeland Avenue.</u>				<u>Rural Residential</u>	C65 10/17 Op 4/18 C76 9/22
Other Settlements and Areas							
Parts of Murchison	Rural 2	Stormwater service required				Residential (serviced)	
65 Hotham Street, Murchison	Rural 2	Reticulated water, wastewater and stormwater services required				Residential (serviced)	C77 9/22 Op 10/23
161 Fairfax Street	Rural 2	Reticulated water, wastewater and stormwater services required				Residential (serviced)	C77 9/22 Op 10/23

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
166, 170, 174, 176, 178 Fairfax Street	Rural 2	Reticulated water, wastewater and stormwater services required				Residential (serviced)
Riwaka-Kaiteriteri Road, Kaiteriteri	Rural 2	Upgrading required adjoining Riwaka-Kaiteriteri Road	11/12/14	N/A	N/A	Rural Residential
Part of Patons Rock	Rural 1	Reticulated wastewater service required				Residential (serviced)
Sandy Bay Road, Marahau	Rural 1	Reticulated wastewater and water supply services required				Tourist Services
Marahau	Rural 1	Reticulated wastewater service required				Residential (Serviced)
Old Coach Road, Mariri	Rural 2	Road upgrading required once the existing tree crop has matured and been harvested				Rural Residential

C51 1/15
 Op 9/16

C77 9/22
 Op 10/23