

Appendix 3.22.1

Future Urban zones – comparison – Section 32 input

Activity table comparison

- Activities not listed in the activity table are non-complying.
- Waitakere District Plan do not use Future Urban Zones, but identified areas in policy for growth areas (Policy Map Z) but these areas would be subject to either plan changes or urban concept plans.
- Franklin did not have a Future Urban Zone, however the plan did identify “structure plan areas” over the rural zone. The structure plan area signalled the area was to be urbanised following a structure plan and plan change. This is essentially a future urban zone and is included in the spreadsheet below.
- Papakura District Council Future Urban Zone not operative

Activities that are cross region e.g. earthworks cleanfill, flood protection, hazardous substances not included in the table below.

Where a district plan uses a different terminology they have been grouped under a logical activity for direct comparisons.

Qualifiers to activities have been included under the respective district plan

Activity	Proposed Unitary Plan Activity Status	Rodney DP Future Urban Zone	North Shore Residential Expansion Zone	Manukau Future development zone	Papakura PC 13 not operative	Franklin - structure plan area with underlying rural zone
Animal boarding or breeding	Without dogs – P With dogs - RD	-	D	-	P	D
Camping ground	D	-	-	-	-	D
Churches and church halls serving the local community	-	-	-	D	D	D
B&B, farm stay / home stay	-	Farm stay or home stay for not more than 10 guests accommodated within an existing household unit P	Guest house D		P	Farm stay - P
Boarding house ¹ and residential care ² centres	-	-	Up to 5 persons C			
Care centres	<10 persons at any one time - P >10 persons at any time - D	Childcare centres not more than 10 children at any one time P	Childcare centres up to 5 children P Childcare centres 6-10 children C		Childcare centre D	Child care centres in existing dwellings - D
Cemeteries and urupa	Urupa – D Cemetery - NC	-	-	D	-	Cemetery - C
Community facilities	-	-	D	-	NC	
Dairy	-	-	Not exceeding 100m2 D	-	-	-
Extension to urupa	-	-	-	-	-	-
Educational facilities	Primary school - D	-	-		NC	Schools - D
Farming	P	P	P	Excluding pig keeping, pig farming and factory farming P	P Horticulture P	P
Farm forestry	-	-	-		P	
Farm quarries	Farm or forestry - D	-	-	-	-	P
Forestry	P	-	-	-	NC	P

¹ NSDP Boardinghouse definition Means a residential building in which board and/or lodging is provided or intended to be provided for reward or payment for three or more boarders or lodgers (other than members of the family of the occupier or person in charge or control of the building) but does not include a licensed hotel or building forming part of a motor camp or hostel.

² NSDP definition: Residential Care centre: Means any building in which board, lodging, and live-in mental or physical health support is provided, including emergency housing, refuge centres and halfway houses, but excludes private or public hospitals.

Activity	Proposed Unitary Plan Activity Status	Rodney DP Future Urban Zone	North Shore Residential Expansion Zone	Manukau Future development zone	Papakura PC 13 not operative	Franklin - structure plan area with underlying rural zone
Fitch farming	Mustellid farming - PRO					NC
Garden centre	D		D	D	D	-
Golf course	-	-	D	-	-	-
Guest house ³	-	-	D	-	-	-
Health care centre	Comes under care centre definition Up to 200m ² GFA - D	-	Staffed by not more than 1 health care ⁴ provider at any one time. C Staff by not more than 2 health care providers at any one time D	-	Health professional rooms P	-
Homes for the aged	Comes under care centre definition	And daycare facilities for the elderly accommodating not more than 15 persons including the owner family and staff. P	-	-	-	-
Home occupation	P	P	P	Home enterprise P	Home enterprise P	P
Horse riding clubs and riding schools	Comes under equestrian centre - D	-	-	Greater than 2ha in area D	P	-
Household unit not exceeding one per site.	P	P	P	P		P
Intensive farming	NC	-	-		NC	Poultry hatcheries – C Intensive farming – RD Pack house - RD
Land set aside for public open space	-	-	-	P		-
Outdoor recreation utilizing natural resources in their natural state	-	P	-	Including the use of land and buildings D		Active recreation - D
Market	P	-	-			-
Marae	D	-	-		D	P
Minor household units	-	-	On sites with a minimum net site area of 600m ²			Subsidiary dwelling for aged/ infirm relatives or

³ NSDP definition Guesthouse: Means a residential unit, the owners or occupiers of which offer accommodation at a daily tariff within the residential unit, but excludes licensed premises.

⁴ NSDP definition Health Care Provider: Refers to a person acting in an independent and separate role providing medical or paramedical patient/client services relating to physical and mental health and welfare, whether in a part or full-time capacity, and includes: Acupuncturists, Chiropodists, Dentists, Dental technicians, Nurses, Medical Doctors, Occupational therapists, Naturopaths, Osteopaths, Opticians, Optometrists, Physiotherapists, Podiatrists, and Psychotherapists. For the avoidance of doubt, a person acting only in a support capacity for another Health Care Provider on the same site is not deemed to be acting in an 'independent and separate role' for the purposes of determining staff numbers at the site.

Activity	Proposed Unitary Plan Activity Status	Rodney DP Future Urban Zone	North Shore Residential Expansion Zone	Manukau Future development zone	Papakura PC 13 not operative	Franklin - structure plan area with underlying rural zone
			P On sites with a minimum net site area of less than 600m2 D			farm workers - RD
Papakainga housing	-	-	-	-	-	P
Private helipads and helicopter land areas for private use	-	-	Within areas in Appendix 12F ... D			-
Produce stall	P	Provided that there is no vehicle entry or exit to the sales area from any state highway, East Coast Road or Coastesville, Riverhead Highway P Not provided for as a permitted activity D	Provided the stall is not on a state highway or other arterial road C Sale of produce not otherwise permitted. D	Not exceeding 15m2 in floor areas for the direct sale of farm produce growth on the farm or holding on which the produce stall is located		One per site, except where access is from a state highway or motorway - P
Prospecting and exploration as defined in the Crown Minerals Act 1991 and water well drilling	Defined as mineral prospecting or mineral exploration – P Mineral extraction activities - D	-	-		Provided that the activity does not involve more than 100m3 of material, does not result in any increase in sediment flows to streams and rivers, and does not cause a dust nuisance NC That does not meet the standards for a permitted activity NC	P
Onsite primary produce manufacturing	P	-	-	-	-	RD
Riding trails and horse jumping courses	-	-	P	-	-	-
Rural Contracting	Rural commercial services - RD	-	-	-	-	Rural services - D
Recreation activities	-		-	-	D	-
Restaurants and cafes	- (restaurants accessory to	-	-	-	D	-

Activity	Proposed Unitary Plan Activity Status	Rodney DP Future Urban Zone	North Shore Residential Expansion Zone	Manukau Future development zone	Papakura PC 13 not operative	Franklin - structure plan area with underlying rural zone
	farming – RD)					
Veterinary clinic	D	-	-	-	NC	-
Visitor accommodation ⁵	-	-	D	-	Travelers accommodation D	
Any activity not listed in this table or not provided for	NC	NC	NC	NC	NC	NC
Household units exceeding one per site.	PRO	NC	NC	NC	NC	Second household on a lot larger than 40ha – P

- Means the activity is not listed in Future Urban Zone

⁵ NSDP definition Visitor accommodation: means any premises used for transient accommodation for not more than 50 days in any twelve month period by any given individual, and which is offered at a daily tariff or a pricing structure commensurate with short stay accommodation. Included in this definition are motels, hostels, timeshare accommodation, holiday flats, hotels, backpackers and any associated facilities including RESTAURANTS, bar facilities, conference facilities, swimming pools, car parks and tennis courts. CAMPING GROUNDS and boarding houses are excluded from this definition, as are any premises or developments used for permanent or long stay accommodation (i.e. stays exceeding 50 days in any twelve month period).

Table 2: Buildings and Works in the Future Urban Zone

Buildings and Works	Proposed UP activity status	Rodney status	North Shore residential expansion zone	Manukau	Papakura
Accessory buildings	NC	-	Not exceeding 50m ² P Not otherwise provided for in the table RD	Building is accessory to a permitted activity P Except for those provided for as permitted activities D	P
Construction addition, alteration of a building or accessory building	NC	New buildings and accessory buildings and additions and alterations for any permitted activity except within a structure plan, unless a subdivision consent has been granted. P	-	-	-
Construction and/or relocation of dwellings	NC	-	-	-	One per site P
Glass houses/ Greenhouses	P	-	Less than 50m ² P More than 50m ² D	-	-
Demolition or removal buildings	P	Except those protected by any Rule in this Plan P	-	-	-
Any building or works not listed in this table.	NC	-	-	-	-

Subdivision						
	UP activity status	Rodney status	North Shore residential expansion zone	Manukau	Papakura	Franklin – structure plan area with underlying rural zone*
A lot containing a heritage item for protection	-	-	-	D		-
A lot for a cemetery or urupa	-	-	-	D		-
A lot for a church or church hall	-	-	-	Where a resource for the activities has been obtained		-
Any subdivision or boundary adjustment not listed in this table	PRO	-	-	-	NC	NC
Boundary adjustment	Where the adjustment does not exceed 10% of the original net site area RD	-	-	Complying with rules in Chapter 9 D	That comply with performance standards in rule 10 & general performance standards in Rule 2. C That do not comply with either performance standards D	Boundary adjustments in accordance with Rule 22.15 - D
Natural Feature Protection Lot Subdivision	-	-	-	-	That complies with the Performance Standards set out in Rule 13 of this part of the Plan. D That does not comply with the Performance Standards set out in Rule 13 of this part of the Plan. NC	(Conservation lots) in accordance with Rule 22.9 - D
Riparian Lot Subdivision	-	-	-	-	That complies with the Performance Standards set out in Rule 12 of this part of the Plan. D That does not comply with the Performance	-

					Standards set out in Rule -12 of this part of the Plan. NC	
Subdivision	-	-	NC	-		
Subdivision for network utilities	RD			D	That complies with the Performance Standards set out in Rule 11 of this part of the Plan. C That does not comply with the Performance Standards set out in Rule 11 of this part of the Plan. D	In accordance with Rule 22.10 - D
Subdivision for lots for road severance	RD					Lots for Road Severances in accordance with Rule 22.12 - D
Subdivision complying with site area development control	-	4ha RDA				2500m ² min lot , In accordance with Rule 22.8 – D
Subdivision for the creation of open space	-			D		-
Title relocation subdivision	-	-	-	-	-	In accordance with Rule 22.13 - D
Common boundary relocation	-	-	-	-	-	In accordance with Rule 22.14 - D
Existing intensive use subdivision	-	-	-	-	-	In accordance with Rule 22.11 - D

* For all discretionary subdivision consents in “structure plan areas” with underlying rural zoning in Franklin, the applicant must be able to demonstrate that consent will not compromise the future form or urban development of the area. Specific criteria this is assessed against in Part 54.3 (interim subdivision).

Rodney District Plan Exclusions to subdivision rules Rule 13.8.1.9.2.2 Fletcher Building Products Ltd Covenant.

Links

- Parking and access -Transport
- Land disturbance
- Network utilities
- Heritage

- Signs
- Temporary activities?
- Vegetation provisions

Rural services RDC definition means activities which provide services of a rural nature to the rural community, and which have some form of DEPOT, base or storage area from which the activity is normally commenced or performed. They include agricultural, FORESTRY and fencing contractors, freight or transportation services and trucking DEPOTS, but excludes an activity which qualifies as a HOME OCCUPATION.

Depot RDC definition means a SITE or BUILDING used for storage and maintenance of machinery, plant and equipment, and the storage of materials either inside or outside, and includes depots used for transport, trucking, contracting, courier or agricultural contracting services, but excludes the use of outdoor areas for the storage of recycled or second hand BUILDINGS and goods.