

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2, for each island.
- (3) The categories of development and assessment for development in a zone are in part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
- (8) The following are the zone codes for the planning scheme:
 - (a) environmental management and conservation zone
 - (b) township zone including a township expansion precinct

6.2 Zone codes

6.2.1 Environmental management and conservation zone


6.2.1.1 Application


The code applies where identified in the assessment benchmarks column of tables 5.4.1, 5.4.2 or 5.5.1 in part 5 of this planning scheme.

When using this code, reference should be made to section 5.3.

6.2.1.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to provide for the protection of areas identified as supporting biological diversity and ecological integrity, as well as ailan kastom and traditional practices.
- (2) The purpose of the environmental management and conservation zone code will be achieved through the following overall outcomes:
 - (a) Land within the zone is conserved to protect significant water resources, environmental and cultural heritage values, while providing for rural activities, some recreation activities and waterfront activities.
 - (b) In limited circumstances, land within the zone can be developed for urban purposes if the development:
 - (i) needs to be separated from where people live; or
 - (ii) needs to be located in a particular place or near a particular resource to be able to function; or
 - (iii) requires a large area of land that can not physically fit within the township zone; or
 - (iv) is for the purpose of a utility installation (sewerage treatment plant or water supply infrastructure) or renewable energy facility; or
 - (v) is required to support ailan kastom or traditional practices.
 - (c) Possible future housing investigation areas have been identified on a number of islands. These areas are not intended to be utilised for township purposes prior to substantive investigations of constraints (including vulnerability to natural hazards), servicing options and development feasibility, as well as negotiation with traditional owners. Parts or all of these areas may prove to be unsuitable for development as a result. Some represent very long term options that may accommodate relocation of housing and facilities in response to the increased risks associated with sea level rise.
 - (d) Development occurs in the manner intended in each local plan.

 **Editor's Note** – the activity groupings referred to in the overall outcomes above (such as rural activities, recreational activities and waterfront activities) are described in schedule 1.1.1 – defined activity groupings.

 **Editor's Note** – For the purpose of the environmental management and conservation zone code, urban purposes refers to all of the defined activity groups in schedule 1.1.1 of this planning scheme with the exception of rural activities.

6.2.2 Township zone

6.2.2.1 Application

The code applies where identified in the assessment benchmarks column of tables 5.4.1, 5.4.2 or 5.5.1, in part 5 of this planning scheme.

When using this code, reference should be made to section 5.3.

6.2.2.2 Purpose

- (1) The purpose of the township zone code is to provide for a mix of uses within townships and to identify land that may be suitable for expansion of towns over the life of the planning scheme.
- (2) The purpose of the township zone code will be achieved through the following overall outcomes:
 - (a) Expansion of the township is to occur within the township expansion precinct, unless there is an demonstrated community need for development to occur elsewhere.
 - (b) A mix of uses including residential, retail, business, education, industrial, community, tourism, recreation and open space are accommodated within the zone that supports the needs of the community.
 - (c) New community services and commercial activities are established within township centre core areas where these are designated.
 - (d) New industrial activities are located within industry core areas where these are designated.
 - (e) New development does not unduly impact on the amenity of townships or increase risk to community health and safety.
 - (f) Development occurs in the manner intended in each local plan.



Editor's Note – For the purpose of the township zone code, urban purposes refers to all of the defined activity groups in schedule 1.1.1 of this planning scheme with the exception of rural activities.

