

Future Urban Zone (FUZ)

Issues

The Future Urban Zone (FUZ) covers five areas of rural residential [land](#). These five areas contain clusters of low density residential development situated on the fringes of Whangarei City's residential suburbs, and are addressed in adopted Urban Structure Plans.

The locations of Future Urban Zones are limited to those areas containing existing rural residential development and which allow for the future [reticulated](#) development of areas contiguous to existing [urban areas](#). The Future Urban Zone generally adjoins [Residential Zones](#) or [Open Space and Recreation Zones](#) on the inner (urban) edge and the Large Lot Residential Zone or Rural Production Zone on the outer (rural) edge.

There is a distinct rural residential amenity and character within Future Urban Zone areas which is different to the amenity of [urban areas](#) and of areas of Rural Production Zone. Part of that rural residential amenity and character relates to remnants of [rural production activities](#) such as stock loading yards, bars, sheds, fences and shelterbelts. The Future Urban Zone areas also provide amenity to the adjoining [urban areas](#) by providing a rural residential outlook until future urban expansion occurs.

The Future Urban Zone provides for a density of rural residential development that lies between the densities of the Rural Lifestyle Zones and [Residential Zones](#). It provides capacity for the future urban expansion of the City and accordingly must be managed for this purpose.

It is anticipated that most Future Urban Zone locations will be considered for rezoning to a [Residential Zone](#) once [reticulated](#) services are available. However, two clusters of Future Urban Zone (ToeToe Road and Whau Valley Road – Appendix 1 and 2 – Future Urban Zone for location of these areas) have been identified as not suitable for future urban development because of [natural hazards](#), proximity to Quarrying [Resource Areas](#) and other [land](#) use constraints, and have been zoned Future Urban Zone solely to recognise the existing level of rural residential development.

Some non-[residential activities](#) of a compatible nature, scale and location may be located within the Future Urban Zone including [commercial activities](#) that are [ancillary activities](#) to [residential activities](#).

Objectives

FUZ-O1 – Rural Residential Areas	Future Urban Zone, other than ToeToe Road and Whau Valley Road, are maintained as rural residential areas prior to being reticulated for urban expansion.
FUZ-O2 – Reticulated Urban Expansion	Subdivision and development within the Future Urban Zone does not compromise its future for reticulated urban expansion.
FUZ-O3 – Hazards, Heritage and Natural Features	Subdivision and development within the Future Urban Zone avoids hazard areas and protects heritage and natural features such as landforms, watercourses and indigenous vegetation .
FUZ-O4 – Infrastructure Services	Infrastructure services for subdivision and development within the Future Urban Zone are appropriately designed and constructed.
FUZ-O5 – Non-Residential Activities	Compatible small scale non- residential activities are provided for within the Future Urban Zone.

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Policies	
FUZ-P1 – Rural-Residential Development	To provide for existing clusters of rural-residential development, while recognising these areas, other than ToeToe Road and Whau Valley Road, are suitable for urban expansion.
FUZ-P2 – Character and Amenity	<p>Prior to urban expansion, to maintain rural residential character and amenity in the Future Urban Zone by maintaining:</p> <ol style="list-style-type: none"> 1. A sense of spaciousness with visual connections to a range of landscapes (such as Mt Parihaka, Hurupaki, Rawhitiroa and Ngararatunua scoria cones, Parakiore, Pukenui/Western Hills Forest, and Glenbervie Forest). 2. Historic heritage features (such as stone walls in Maunu, Three Mile Bush and Vinegar Hill). 3. Dominance of the natural environment (such as landscapes, vegetation and water courses) over the built environment. 4. Lack of urban amenities (such as footpaths, street lights or kerb and channelling). 5. A high level of privacy and low levels of noise and lighting. 6. A range of rural residential development with associated residential units, landscaping/gardens and small scale rural production activities.
FUZ-P3 – Rural Residential Amenity	<p>Prior to urban expansion, maintain rural residential amenity in the Future Urban Zone by ensuring that all new buildings and major structures are:</p> <ol style="list-style-type: none"> 1. Of a scale and character appropriate to the Future Urban Zone. 2. Sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight.
FUZ-P4 – Commercial and Industrial Activities	Prior to urban expansion protect rural residential character and amenity in the Future Urban Zone by avoiding commercial activities and industrial activities and providing for limited commercial activities that are ancillary activities to residential activities on the same site .
FUZ-P5 – Future Urban Expansion	To provide for future urban expansion in the Future Urban Zone by locating buildings , major structures , building platforms, allotment boundaries , access and on- site services to allow for future urban expansion including an urban level of servicing.
FUZ-P6 – Locations to Avoid Future Urban Expansion	To avoid future urban expansion in the ToeToe Road and Whau Valley Road Future Urban Zone areas due to hazards, proximity to Quarrying Resource Areas and land use constraints.
FUZ-P7 – Reticulated Services	To provide for urban expansion in Future Urban Zone areas where reticulated services are available by applying the objectives, policies and rules for the General Residential Zone to urban subdivision and subsequent land use.

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FUZ-P8 – Access and Linkages	To provide for future urban expansion by providing within each subdivision an area of protected land that allows access and linkages to existing and future services including roads , wastewater , stormwater , water , pedestrian access and open space.
FUZ-P9 – Safety, Efficiency and Parking	To avoid adverse effects from commercial activities that are ancillary activities to residential activities on pedestrian safety, road safety and efficiency, and parking.
FUZ-P10 – Reverse Sensitivity	To manage reverse sensitivity effects by avoiding the establishment of sensitive activities within close proximity to Quarrying Resource Areas , Rural Production Zone, Strategic Rural Industries Zone, Business Zones and plantation forestry .
FUZ-P11 – Environmental Features	To ensure subdivision protects and enhances environmental features by: <ol style="list-style-type: none"> 1. Designing subdivisions to respond to the topography and characteristics of the land being developed. 2. Locating accessways, services, utilities and buildings platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.
FUZ-P12 – Road Network	To ensure subdivision results in an efficient and safe road network by: <ol style="list-style-type: none"> 1. Limiting the number of allotments served by shared accessways and the number of shared accessways per subdivision. 2. Requiring Indicative Roads and cycleways to be formed.

Rules

FUZ-R1	Any Land Use Activity
	Any land use activity that is undertaken on an allotment created through provision SUB-R13 will be assessed by applying the objectives, policies and rules of land use in the General Residential Zone.
FUZ-R2	Any Activity Not Otherwise Listed in This Chapter
	Activity Status: Permitted Where: <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan.

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FUZ-R3	Minor Building	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <u>Minor buildings</u> are exempt from rules FUZ-R4 – R5. 	
FUZ-R4	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> is 8m above <u>ground level</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
FUZ-R5	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All <u>buildings</u> and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> 10m from all <u>site boundaries</u>. 6m from all <u>right of ways</u> and common <u>accesses</u>. 27m from Mean High Water Springs and the top of the bank of any <u>river</u> than has a width exceeding 3m (excluding bridges, culverts and fences). 30m from indicative <u>roads</u> identified on the District Plan Maps. 	<p>Activity Status when compliance not achieved: Discretionary</p>
FUZ-R6	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>impervious area</u> within the <u>site</u> does not exceed 15% of the <u>net site area</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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FUZ-R7	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The clearance of <u>indigenous vegetation</u>:</p> <p>Either:</p> <p>a. Does not exceed 500m² per <u>site</u> within each 10 year period from 12 December 2018; and</p> <p>b. Is not within 20m of a <u>water body</u>.</p> <p>OR</p> <p>c. Is within a single <u>urban environment allotment</u>.</p> <p>OR</p> <p>d. Is associated with:</p> <p>i. Routine maintenance within 7.5m of the <u>eaves</u> of existing <u>buildings</u> and <u>major structures</u>:</p> <p>a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.</p> <p>b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance; or</p> <p>ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities; or</p> <p>iii. Pest plant removal and biosecurity works; or</p> <p>iv. Vegetation removal for customary rights; or</p> <p>v. <u>Conservation</u> planting, including planting for ecological restoration purposes.</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

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FUZ-R8	Principal Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 <u>principal residential unit</u> per 1ha <u>net site area</u>, provided that 1 <u>principal residential unit</u> is permitted on an <u>allotment</u> of any size. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
FUZ-R9	Minor Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 <u>minor residential unit</u> per <u>site</u>. The <u>minor residential unit</u> does not have a separate <u>access</u>/driveway from the <u>principal residential unit</u>. The nearest distance between the <u>minor residential unit</u> and the <u>principal residential unit</u> does not exceed 15m. The maximum <u>gross floor area</u> of the <u>minor residential unit</u> (including decking and <u>garage</u> areas) is 90m² 	<p>Activity Status when compliance not achieved: Non-Complying</p>
FUZ-R10	Sensitive Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>sensitive activity</u> (excluding non-habitable <u>buildings</u>) is set back at least: <ol style="list-style-type: none"> 500m from: <ol style="list-style-type: none"> The <u>Mining Area</u> of all Quarrying <u>Resource Areas</u>. The <u>Strategic Rural Industries</u> Zone. 20m from: <ol style="list-style-type: none"> The Rural Production Zone. <u>Business Zones</u>. An existing <u>plantation forestry</u> on a separate <u>site</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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FUZ-R11	Commercial Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity generates less than 20 traffic movements per site, per day. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. The activity does not exceed the use of 15% of the total gross floor area of all buildings on site. The total area of signage is less than 0.25m², per site. There is no illuminated signage or moving signage. The activity is an ancillary activity to the residential use of the site. The principal operator of the activity is a permanent resident on the site. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 	<p>Activity Status when compliance not achieved with up to two of rules FUZ-R11.1 – 5: Discretionary</p> <p>Activity Status when compliance not achieved with more than two rules FUZ-R11.1 – 5: Non-Complying</p> <p>Activity Status when compliance not achieved with FUZ-R11.6 – 8: Non-Complying</p>
FUZ-R12	Farming	
FUZ-R13	Plantation Forestry	
FUZ-R14	Supported Residential Care	
FUZ-R15	Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	

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FUZ-R16	Care Centre
FUZ-R17	Emergency Services
FUZ-R18	Farm Quarrying
FUZ-R19	Place of Assembly
FUZ-R20	Educational Facilities
FUZ-R21	Recreational Facilities
FUZ-R22	General Community
<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	

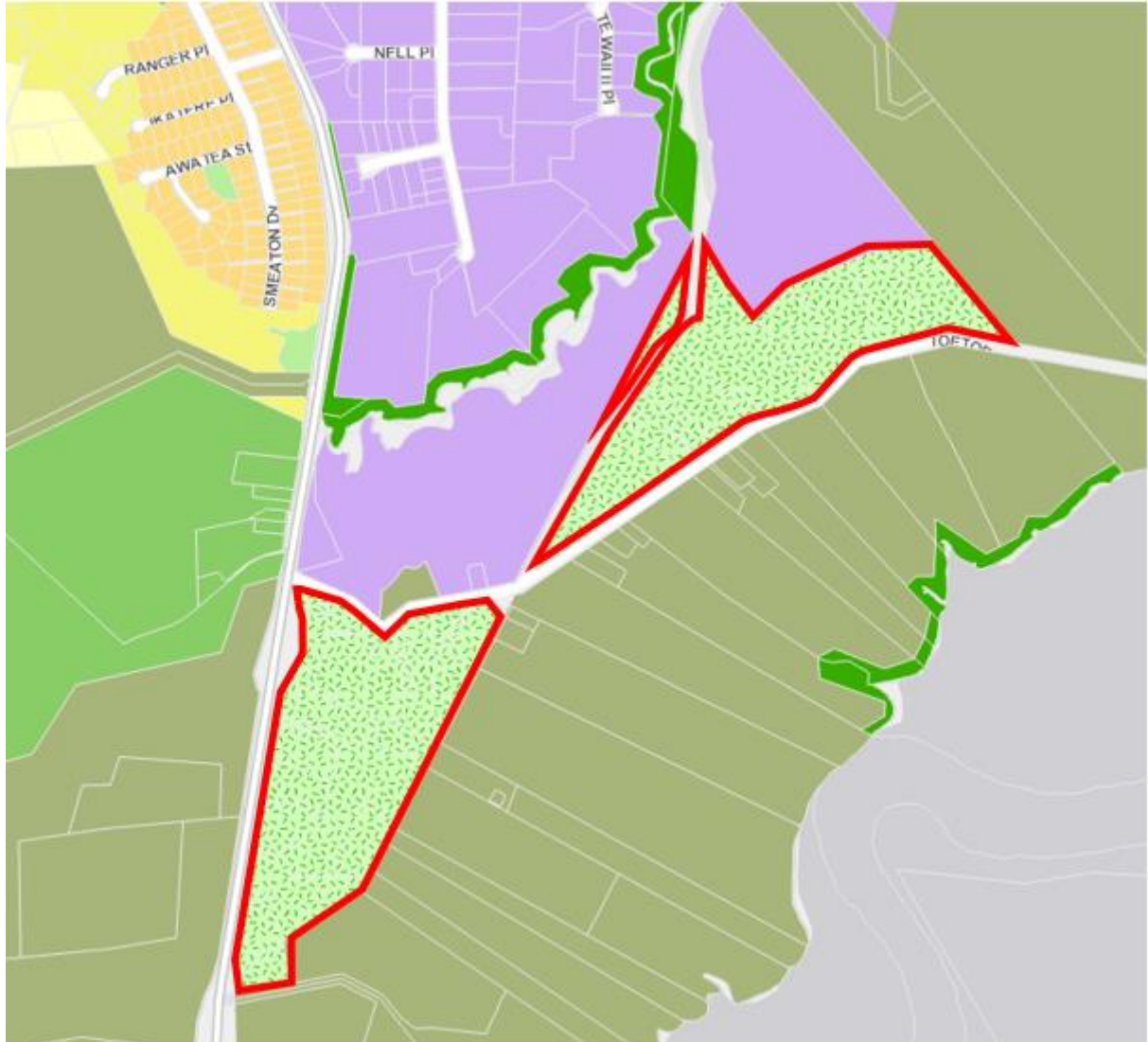
FUZ-R23	Hospitals
FUZ-R24	Intensive Livestock Farming
<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	

FUZ-R25	Industrial Activities
<p>Activity Status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. 	

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APP1 – Future Urban Zone

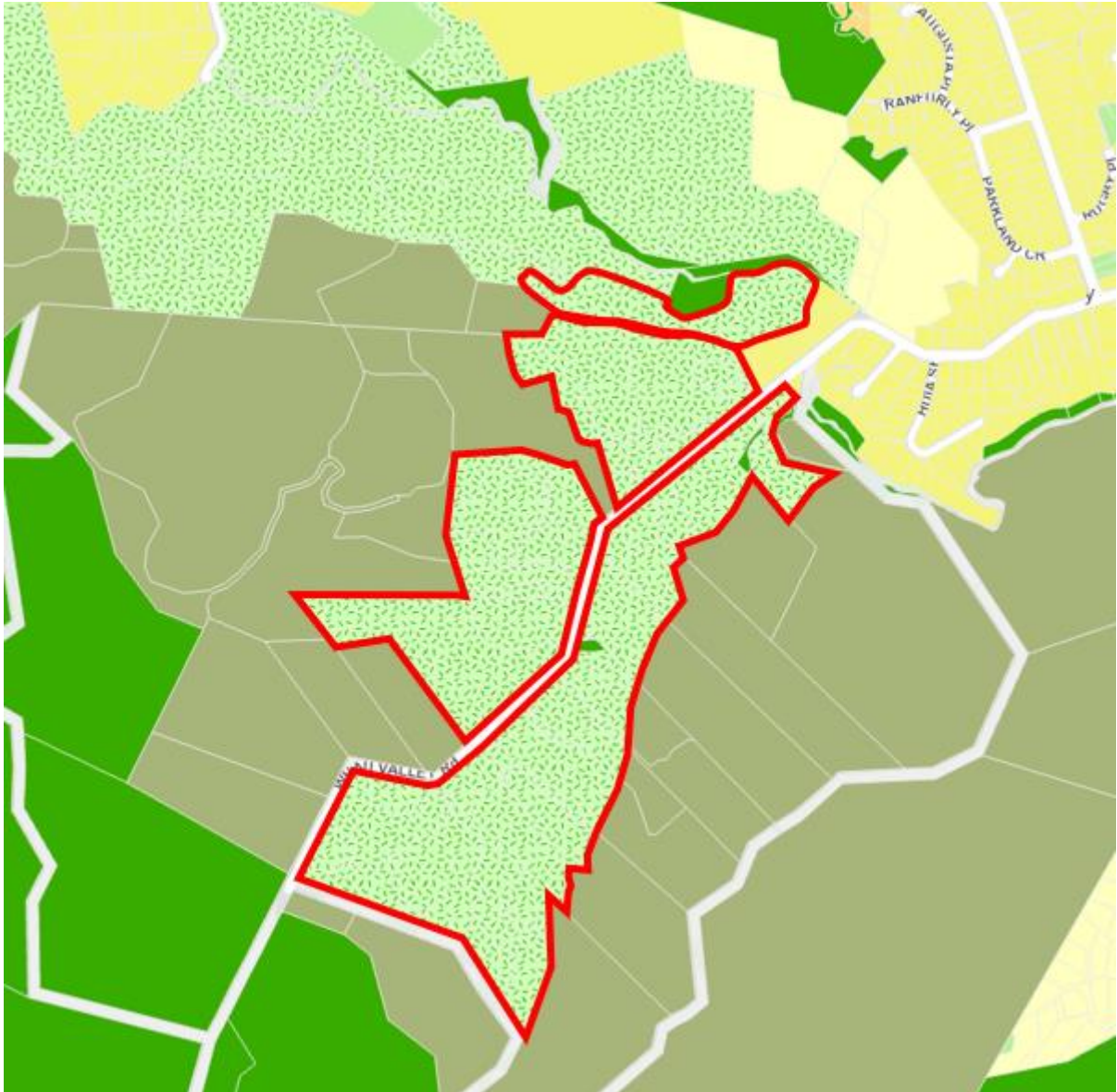
ToeToe Road areas subject to provisions FUZ-P6 and SUB-R13.5 are outlined in red.



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APP2 – Future Urban Zone

Whau Valley Road areas subject to provisions FUZ-P6 and SUB-R13.5 are outlined in red.



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Revision and Sign-off Sheet

Editor	Paragraph	Change Reference	Operative Date	Council Decision Date	Approved By
AM	New Chapter	Plan Change 86A	6 March 2019	21 February 2019	MM
EE	RUEE.2.3	Clause 20A Minor Amendment DSTPLN-659943184-195	18 June 2019	18 June 2019	MM
AKM	Whole Chapter	National Planning Standards 2019	9 March 2022	17 February 2022	DK

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