

## FUTURE URBAN ZONE

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This draft chapter has been prepared as part of Council’s District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

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Working Draft

# FUTURE URBAN ZONE

## Introduction

The Future Urban Zone is essentially a holding zone where the continued land use of rural activities is enabled, and where subdivision and urban development is discouraged until the land is rezoned or comprehensive serviced development occurs. Structure planning is necessary to define the optimal type, form and extent of urban development. Rural lifestyle subdivision use and development needs to be managed given the potential negative impacts on capacity and functionality of future residential development.

## Objectives

### FUZ-01

Identify a Future Urban Zone for future residential development which reflects Council's Growth Strategy and aligns with Infrastructure Planning.

### FUZ-02

Existing activities within the Future Urban Zone are allowed to continued, provided that they do not restrict the ability of the area to be developed as a residential area.

### FUZ-03

Avoid use and development that may result in the future development potential of the Future Urban Zone being compromised.

## Policies

### FUZ-P1

To identify areas for future urban development as the future Urban Zone where

1. Consistent with Council's Growth Strategy
2. There is no increase in the risk of people's lives and properties from known Natural Hazards

### FUZ-P2

Enable rural use and development that maintains the character and amenity values of the Rural Zone until such time as it is rezoned Residential.

### FUZ-P2

Enable the establishment of new rural use and development that does not compromise the potential of Growth Precinct 1 and 2 to accommodate integrated, serviced and primarily residential urban development

### FUZ-P3

Enable development in the Future Urban Zone only where

1. Structures and buildings are of a scale and form that promote future urban development at a density expected for the Residential Zone
2. The efficient and effective operation of the roading network is not compromised
3. Essential services are installed, extended or upgraded for wastewater, stormwater and water supply networks in advance of future urban development.
4. Reverse sensitivity effects are managed to avoid impacts on future urban development.

**FUZ-P4**

To allow new residential development only where the form and site layout proposed can accommodate future urban development.

**FUZ-P6**

To only allow development within the Future Urban Zone where the size, scale and location of an area could accommodate comprehensive and integrated future development that is serviced by infrastructure or planned to be serviced by infrastructure in the Council’s Long Terms Plan.

**FUZ-P5**

To ensure any development does not compromise the efficient provision of infrastructure.

**FUZ-P6**

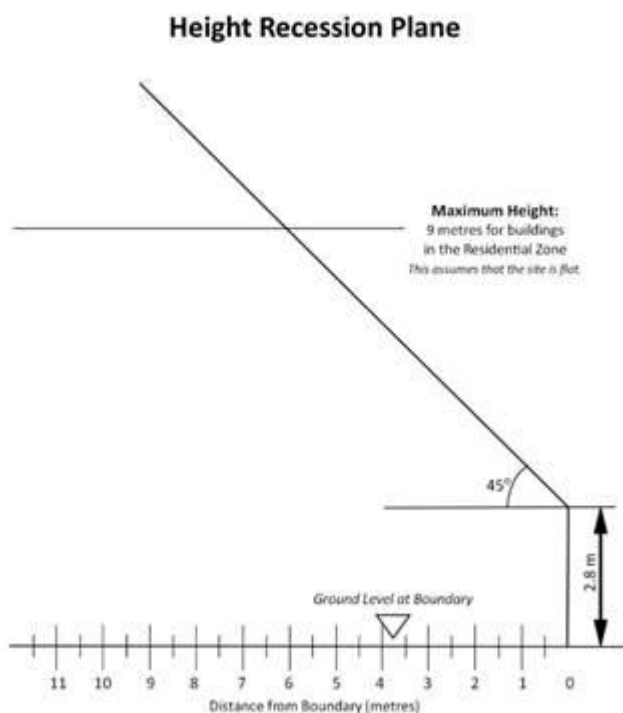
Only provide for urban development within a Future Urban Zone when a Comprehensive Development Plan has been prepared that demonstrates how the proposal integrates with the future urban development within the Growth Precinct as shown in FUZ Map 1 – Future Urban Zone Structure Plan (Appendix 1).

**Rules**

FUZ – R1 – Existing farming activities	
Future Urban Zone	<ol style="list-style-type: none"> <li>1. Activity Status: Permitted</li> </ol>
FUZ – R2 – New non-habitable buildings for farming	
Future Urban Zone	<ol style="list-style-type: none"> <li>1. Activity Status: Permitted Where: Compliance with: <ul style="list-style-type: none"> <li>- FUZ-S2 Building Envelope</li> <li>- FUZ-S4 Separation Distances Non Habitable Buildings</li> </ul> </li> </ol>
FUZ – R3 – Residential Unit	
Future Urban Zone	<ol style="list-style-type: none"> <li>1. Activity Status: Permitted <ul style="list-style-type: none"> <li>• One Residential Unit per site</li> </ul> Where: Compliance with: </li> </ol>

	<ul style="list-style-type: none"> <li>- FUZ-S1 Site Coverage – Residential Units</li> <li>- FUZ-S2 Building Envelope</li> <li>- FUZ-S3 Separation Distances – Residential Units</li> </ul>
FUZ – R4 – Accessory building	
Future Urban Zone	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> <li>- FUZ-S2 Building Envelope</li> <li>- FUZ-S4 Separation Distances – Residential Units</li> </ul>
FUZ – R5 – Any activity not otherwise provided for	
Future Urban Zone	<p>2. Activity Status: Discretionary</p>

Standards
<p>FUZ – S1 Site Coverage – Residential Units</p> <p>Maximum area covered by buildings per site 500m<sup>2</sup></p>
<p>FUZ – S2 Building Envelope</p> <p>i. Maximum height 9m</p> <p>ii. All parts of a building must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan. See Figure 1 below.</p>



- iii. The height recession plane in Standard S2.ii above does not apply to:
  - a. Eaves
  - b. Solar panels and water heaters
  - c. Antennas, aerials or chimneys
  - d. Gable roof ends, if the total area of that part of the building above the height recession plane does not exceed 1/3 of the gable end height.

**FUZ – S3 Separation Distances – Residential Units**

- i. 20m from other Residential Units
- ii. 30m from Agriculture, Pastoral Farming, Horticulture Activities
- iii. 200m from Intensive Indoor Primary Production
- iv. 500m from Quarrying Activities
- v. 500m from Rural Industry

**FUZ – S4 Separation Distances – Non-Habitable Buildings**

- i. 30m from site boundary
- ii. 30m from Residential Units
- iii. 200m from Residential Units where the building is for Intensive Indoor Primary Production

## Subdivision

FUZ SUB – R1 – Boundary Adjustments	
	1. Activity Status: Controlled Where: all minimum lot sizes are 25ha.
	2. Activity Status: Restricted Discretionary
FUZ SUB – R2 – Subdivision	
	1. Activity Status: Restricted Discretionary Where: all minimum lot sizes are 25ha.
FUZ SUB – R3 – all subdivision not otherwise provided for	
	1. Activity Status: Non-Complying
Standards	
FUZ SUB – S1 – Minimum Allotment Size Future Urban Zone – 25ha	

Appendix 1: FUZ Map 1 – Future Urban Zone Structure Plan

