Future Urban Zone

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 at ToeToe Road and Whau Valley Road (refer FUZ Appendix 1 and FUZ Appendix 2 for the location of these areas) have been identified as unsuitable 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.

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

Prior to urban expansion, to maintain rural residential character and amenity in the Future Urban Zone by maintaining:

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 unit*s, *landscaping*/ gardens and small scale *rural production activities*.

FUZ-P3 Rural Residential Amenity

Prior to urban expansion, maintain rural residential amenity in the Future Urban Zone by ensuring that all new *buildings* and *major structure*s are:

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 structure*s, *building* platforms, *site* boundaries, *accessway*s 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.

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 *road*s, *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:

1. Designing *subdivision*s 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:

1. Limiting the number of *site*s 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 a *site* created through provision SUB-R14.1 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:

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.

FUZ-R3 Minor Building

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules FUZ-R4 – R5.*

FUZ-R4 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above *ground level*.

Activity Status when compliance not achieved: Discretionary

FUZ-R5 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structure*s are set back at least:
    a. 10m from all *site* boundaries.
    b. 6m from all *right of ways* and shared *accessway*s
    c. 27m from Mean High Water Springs and the top of the bank of any *river* than has a width exceeding 3m (excluding bridges, culverts and fences).
    d. 30m from indicative *road*s identified on the District Plan Maps.

Activity Status when compliance not achieved: Discretionary

FUZ-R6 Impervious Areas

Activity Status: Permitted

Where:

1. The *impervious area* within the *site* does not exceed 15% of the *site* area.

Activity Status when compliance not achieved: Discretionary

FUZ-R7 Indigenous Vegetation Clearance

Activity Status: Permitted

Where:

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

Activity Status when compliance not achieved: Discretionary

FUZ-R8 Principal Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 principal residential unit per 1ha *net site area*, provided that 1 principal residential unit is permitted on a *site* of any size.

Activity Status when compliance not achieved: Non-Complying

FUZ-R9 Minor Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 1 *minor residential unit* per *site*.
2. The *minor residential unit* does not have a separate *accessway* from the principal residential unit.
3. The nearest distance between the *minor residential unit* and the principal residential unit, excluding any *accessory building*s and detached *garage*s associated with either *residential unit*, does not exceed 15m.
4. The combined area of the *minor residential unit building coverage* (including accessory *building*s, *garage*s, and associated decking) is not larger than 90m^2.

Activity Status when compliance not achieved: Non-Complying

FUZ-R10 Sensitive Activity

Activity Status: Permitted

Where:

1. The *sensitive activity* (excluding non-habitable *buildings*) is set back at least:
    a. 500m from:
        i. The *Mining Area* of all Quarrying Resource Areas.
        ii. The Strategic Rural Industries Zone.
    b. 20m from:
        i. The Rural Production Zone.
        ii. *Business Zones*.
        iii. An existing *plantation forestry* on a separate *site*.

Activity Status when compliance not achieved: Discretionary

FUZ-R11 Commercial Activities

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and

2. 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; and

3. The activity generates less than 20 *traffic movements* per *site*, per *day*; and

4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and

5. The activity does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

FUZ-R12 Artisan Industrial Activity

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and

2. 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; and

3. The activity generates less than 20 *traffic movement*s per *site*, per *day*; and

4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and

5. The activity does not exceed the use of 15% of the total *gross floor area* of all *building*s on the *site*.

Activity Status when compliance not achieved: Non-Complying

FUZ-R13 Visitor Accommodation

Activity Status: Permitted

Where:

1. The activity is undertaken in an existing lawfully established *residential unit*, provided the maximum visitor occupancy, in addition to any permanent residents on the *site*, is no more than six tariff-paid visitors at any given time; OR

2. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and

3. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers (except visitors checking into accommodation) or the loading or unloading of vehicles; and

4. The activity generates less than 20 *traffic movements* per *site*, per *day*; and

5. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and

6. The activity does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

FUZ-R14 Show Homes

Activity Status: Permitted

Where:

1. The activity generates less than 25 *traffic movements* per *site*, per *day*.

2. 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.

3. The use of the residential *building* and land as a *show home* ceases within 36 months from the time of first use as a *show home*.

Activity Status where compliance not achieved: Non-Complying

FUZ-R15 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R16 Plantation Forestry

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R17 Supported Residential Care

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R18 Retirement Village

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R19 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R20 Emergency Services

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R21 Farm Quarrying

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R22 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R23 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R24 Recreational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R25 General Community

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R26 Hospitals

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R27 Intensive Livestock Farming

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ-R28 Industrial Activities (Excluding Artisan Industrial Activities)

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

FUZ Appendix 1 – Map of ToeToe Road Areas

ToeToe Road areas subject to FUZ-P6 and Rule SUB-R14.2(d) are outlined in red in the image that follows.



Figure FUZ 1. ToeToe Road areas subject to provisions

FUZ Appendix 2 – Map of Whau Valley Road Areas

Whau Valley Road areas subject to FUZ-P6 and SUB-R14.2(d) are outlined in red in the below image.

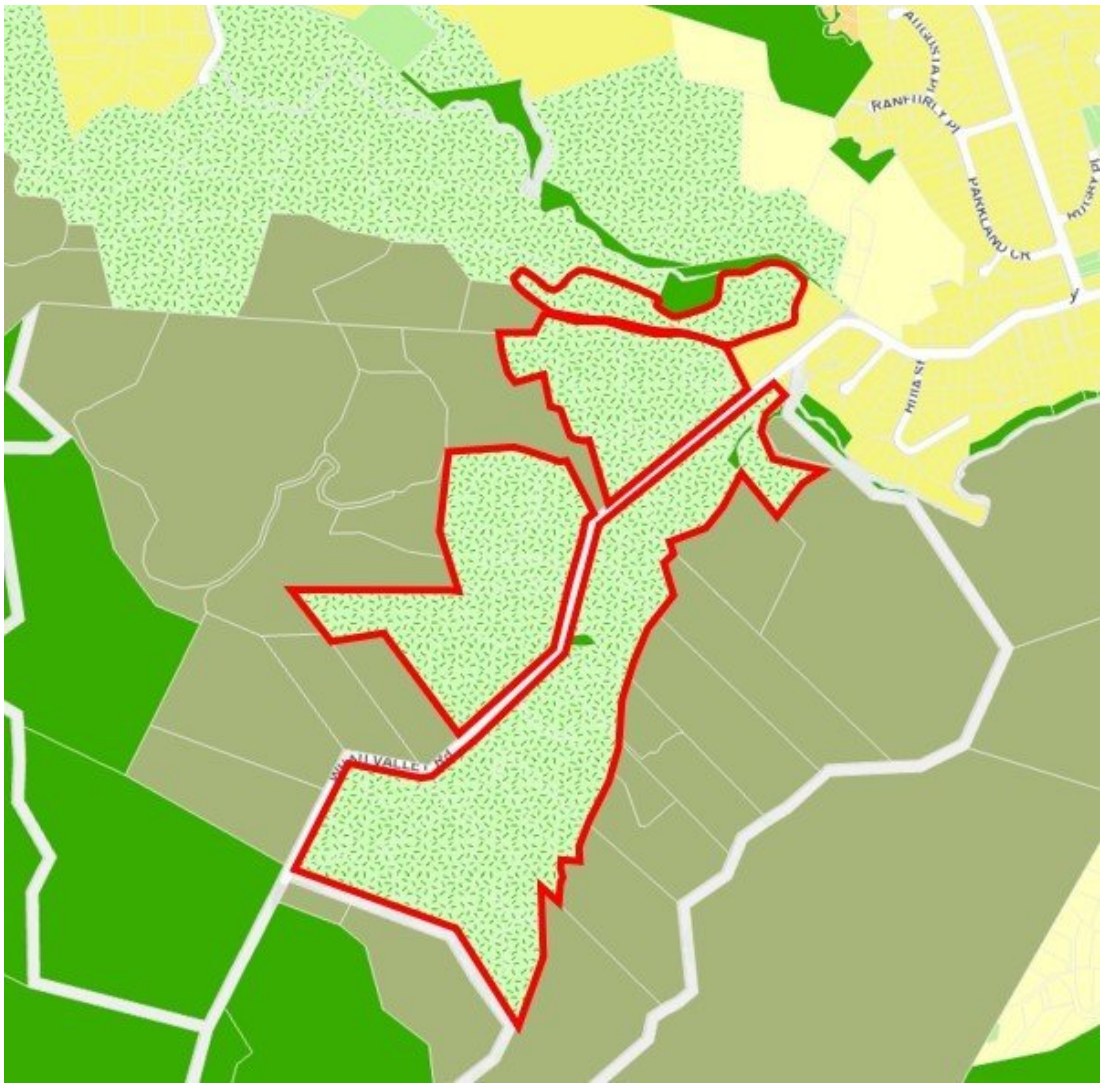


Figure FUZ 2. Whau Valley Road Areas Subject to Provisions