FUZ – Future Urban Zone

The Future Urban Zone is a transitional zone where existing land use activities (generally rural activities) are enabled, while subdivision and development is restricted until the land is comprehensively planned and rezoned for urban use in the future. Areas of land in this zone within the Carterton and South Wairarapa Districts have been identified in the Carterton Urban Growth Strategy and the South Wairarapa Spatial Plans, which have been consulted on and adopted by respective Councils. Areas of land in this zone within Masterton District have been based on an assessment of areas suitable for future development. Each of these areas requires further consideration of specific matters for future land development. This can include matters such as potential development capacity, ease of integration with existing or planned *infrastructure,* funding and availability of community services, and *natural hazards*.

When the land is ready to be developed for urban purposes, it will be rezoned to enable that to occur (e.g., to a residential or commercial zone). The strategies, plans, and other work undertaken to identify areas suitable for future development have also identified that some further requirements such as structure planning or master planning for *infrastructure* and transport networks will be required. These requirements ensure that development progresses in an integrated and cohesive way.

Until such time as the additional requirements are completed and the land is rezoned, land within this zone may be used for a range of rural activities such as agricultural, pastoral, and horticultural activities. Ad hoc subdivision and urban development, intensive rural activities, *rural industries,* and rural-lifestyle subdivisions are discouraged in the Future Urban Zone. These types of activities are restricted to limit the fragmentation of land so as to maintain the land’s character, amenity, and productive capability in the interim, and to ensure that land uses do not compromise the future urban use of the land.

There may be a number of rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

FUZ-O1	Purpose of the Future Urban Zone
The Future Urban Zone enables existing uses and ensures that inappropriate subdivision and development does not compromise the efficient and effective transition from rural to urban environments and any necessary development of strategic three waters and transport *infrastructure* and additional infrastructure.	
FUZ-O2	**Character and amenity values of the Future Urban Zone**
The Future Urban Zone supports existing rural uses and maintains the character and amenity values of the General Rural Zone until such time as it is rezoned for urban purposes.	
FUZ-O3	**Maintaining the development potential of the Future Urban Zone**
Use and development in the Future Urban Zone does not result in any of the following: a. *structures* and *buildings* of a scale and form that will restrict or prevent future urban development; b. the efficient and effective operation of the local and wider transport network being compromised; c. the need for significant upgrades, provision, or extension to the wastewater, water supply, or stormwater networks, any other *infrastructure* in advance of planned future urban development, or any planned *infrastructure* upgrades; d. the efficient provision of *infrastructure* being compromised; e. *reverse sensitivity* effects when urban development occurs; f. *reverse sensitivity* effects on existing rural activities or infrastructure; g. the efficient form or nature of future urban development being compromised; or h. development that does not align with or compromises the outcomes of any relevant growth strategy, master plan, or structure plan regarding provision of *infrastructure* and roading corridors.	

Policies

FUZ-P1	Allow activities that are compatible with the Future Urban Zone
Provide for use and development of land in the Future Urban Zone where it supports the policies of the General Rural Zone, except where that use and development is inconsistent with FUZ-P2, FUZ-P3, and FUZ-P4, and where it does not compromise the strategic outcomes identified in growth planning documents adopted by the Councils.	
FUZ-P2	**Manage activities that are potentially incompatible with the Future Urban Zone**
Only allow activities in the Future Urban Zone and areas in immediately adjoining zones where it can be demonstrated that: a. the site design, layout and scale of the activity is compatible with the purpose, character and amenity values of the Future Urban Zone; b. it results in one principal *residential unit* and one *minor residential unit* per site; c. servicing can be achieved on-site in the first instance or subsequently by reticulated means where this does not compromise future strategic outcomes; d. areas of *indigenous vegetation* are retained where practicable; e. it does not compromise the future intended use of the Future Urban Zone; f. it avoids constraining the establishment of activities otherwise anticipated within the Future Urban Zone; and g. there are measures to internalise effects and avoid conflict arising from potential reverse sensitivity effects on activities anticipated in the Future Urban Zone. h. Enable additional infrastructure and services that support the future use of the area.	
FUZ-P3	**Avoid activities that are incompatible with the Future Urban Zone**
Avoid use and development that may result in one or more of the following: a. *structures* and *buildings* of a scale and form that will hinder or prevent future urban development; b. compromising the efficient and effective operation and provision of the local and wider transport network and/or three waters *infrastructure;* c. require significant unplanned and/or unfunded upgrade, provision, or extension to the wastewater, water supply, or stormwater networks or other *infrastructure*; d. give rise to *reverse sensitivity* effects when future urban development occurs;	

e. give rise to *reverse sensitivity* effects in relation to existing rural activities or *infrastructure;*

f. undermine the form or nature of future urban development; or

g. are in advance of detailed *infrastructure* planning, design funding, and/or commissioning.

FUZ-P4	**Avoid subdivision within the Future Urban Zone**

Avoid subdivision that will result in the fragmentation of land compromising future urban development, in particular urban form and the provision of three waters and transport *infrastructure.*

FUZ-P5	**Relocatable buildings**

Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;

b. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;

c. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and

d. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of *relocatable buildings* are avoided, remedied, or mitigated.

Rules

FUZ-R1	***Buildings* and *structures*, including construction, *additions,* and *alterations***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; iv. FUZ-S5; v. FUZ-S6; and vi. FUZ-S7. Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R1(1). Matters of discretion: 1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4. 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R2	**Demolition or removal of *buildings* and *structures***
	1. Activity status: **Permitted**. Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

FUZ-R3	***Relocatable buildings* (excluding accessory buildings)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; iv. FUZ-S5;

		v. FUZ-S6; vi. FUZ-S7; and vii. FUZ-S8.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R3(1). Matters of discretion: 1. The matters set out in FUZ-P5. 2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

FUZ-R4		***Residential activities***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; iv. FUZ-S5; v. FUZ-S6; and vi. FUZ-S7. b. The number of residential units does not exceed: i. one *residential unit* per *site*; and ii. one *minor residential unit* that has a gross floor area of no more than 80m^2 per *site*.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R4(1)(a). Matters of discretion: 1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4. 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with FUZ-R4(1)(b).

FUZ-R5	***Accessory buildings* and *structures***
	1. Activity status: **Permitted** Where: a. The *accessory building* is used for activities that are Permitted within the Future Urban Zone; and b. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; and iii. FUZ-S3.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R5(1). Matters of discretion: 1. The matters set out in FUZ-P1, FUZ-P2, FUZ-P3, and FUZ-P4. 2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R6	***Papakāinga***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; iv. FUZ-S5; and v. FUZ-S7. b. The *gross floor area* of all *community facilities* does not exceed 200m^2 per *site*.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R6(1). Matters of discretion: 1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

		2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby non-*residential activities*. 3. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. 4. The extent of impervious surfaces and landscaping. 5. *Infrastructure* requirements.

FUZ-R7		***Residential visitor accommodation (excluding visitor accommodation)***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; and iv. FUZ-S5. b. The activity only occurs within existing *residential units*.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R7(1). Matters of discretion: 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding area. 2. The extent of adverse effects on adjacent residential properties, particularly noise and privacy. 3. Alignment with any relevant growth strategy, master plan, or structure plan. 4. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R8	*Home business*
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; and iv. FUZ-S5. b. There is a maximum of one *residential unit* and one *minor residential unit* per *site* (excluding *accessory buildings*); c. No more than 50m^2 of total *gross floor area* of all *buildings* on a *site* is used for the *home business*; d. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and e. No *outdoor storage* of goods and materials.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with FUZ-R8(1)(a), (b), (d), or (e). Matters of discretion: 1. Whether the activity is compatible with the character of the surrounding neighbourhood. 2. The extent to which the intensity and scale of the activity may adversely impact on the amenity of neighbouring properties and the surrounding neighbourhood, particularly noise, privacy, and the effects on the safe and efficient functioning of the transport network generated by the activity. 3. Whether the activity is appropriately located in the Future Urban Zone. 4. Whether the adverse effects of the activity can be avoided, remedied, or mitigated. 5. Alignment with any relevant growth strategy, master plan, or structure plan. 6. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.
	3. Activity status: **Non-complying** Where: a. Compliance is not achieved with FUZ-R8(1)(c).

FUZ-R9	***Primary production*, excluding keeping of goats, *quarrying activities, intensive primary production*, and rural industry**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; and iii. FUZ-S3.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with FUZ-R9(1).

FUZ-R10	***Conservation activities***
	1. Activity status: **Permitted**.

FUZ-R11	***Rural produce retail***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; and iv. FUZ-S4; b. There is only one *rural produce retail* activity per *site*; c. The *gross floor area* is no more than 40m^2; and d. The activity does not use direct vehicle access to a State Highway.
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with FUZ-R11(1).

FUZ-R12	*Quarrying activities*
	1. Activity status: **Permitted** Where: a. It is a *farm quarry.*
	2. Activity status: **Discretionary** Where: a. Compliance is not achieved with FUZ-R12(1).

FUZ-R13	*Seasonal worker accommodation*
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. Number of workers accommodation required to enable the *primary production* activity. 2. Alignment with any relevant growth strategy, master plan, or structure plan. 3. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.

FUZ-R14	**Any activity not otherwise listed in this chapter**
	1. Activity status: **Discretionary**.

FUZ-R15	**Intensive farming**
	1. Activity status: **Non-complying.**

FUZ-R16	*Retirement village*
	1. Activity status: **Non-complying**.

FUZ-R17	*Community facility*
	1. Activity status: **Non-complying**.

FUZ-R18	**Healthcare activity**
	1. Activity status: **Non-complying**.

FUZ-R19	*Commercial activities*
	1. Activity status: **Non-complying**.

FUZ-R20	*Industrial activities*
	1. Activity status: **Non-complying**.

FUZ-R21	*Rural industry activities*
	1. Activity status: **Non-complying**.

Standards

FUZ-S1	Maximum *height*
1. The maximum height of any *building* or *structure* shall be: a. 10m above *ground level* for any *residential unit;* b. 15m above *ground level* for any frost *protection fan;* c. 12m above *ground level* for all other *buildings* and *structures*,	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for *residential units* on adjoining sites. 3. Bulk and dominance of the *building* or *structure*. 4. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 5. Whether topographical or other *site* constraints make compliance with the standard impractical. 6. Any potential electromagnetic effects caused by the structure where it is within 1km of a radio transmission mast.
FUZ-S2	**Maximum *height in relation to boundary***
1. 3m *height* above *ground level* at the boundary with a 45˚ recession plane on all side and rear boundaries.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for *residential units* on adjoining sites. 3. Bulk and dominance of the *building* or *structure.* 4. Whether an increase in building height results from site constraints or a response to *natural hazard* mitigation. 5. Whether topographical or other *site* constraints make compliance with the standard impractical.

FUZ-S3	Minimum setbacks
1. Front boundary setbacks: a. *Buildings* or *structures* must not be located within 3m of the front boundary of a site. b. Garages and carports (either separate or integrated into the principal *residential unit*) must not be located within 5m of the front boundary of a site. Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries. 2. Side and rear boundary setbacks: a. For front sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback. b. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and two boundaries shall be subject to 1.5m setbacks. c. 0m for *common wall* boundaries. Note: For the purpose of the above rule, a front site is a *site* with a legal road frontage of not less than 10m. A rear site is a *site* with a legal road frontage of less than 10m. A corner site means a *site* with two or more legal road frontages of not less than 10m each. Exceptions to side and rear boundary setbacks: a. Eaves, porches, balconies and decks or other minor building features may occupy any part of a required setback, other than the front yard setback,	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure.* 2. Site topography and orientation and whether the building can be more appropriately located to minimise adverse visual amenity effects or maintain, enhance, or restore indigenous biodiversity values. 3. Effects on nearby properties, including outlook, privacy, shading, and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site. 5. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design. 6. The extent to which the reduction in setback would affect the future ability for road widening requirements. 7. Methods to avoid or mitigate reverse sensitivity effects.

provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length. b. Unroofed swimming pools no higher than 1m above ground level. c. Rainwater tanks with a diameter not exceeding 3.5m and height above ground level not exceeding 3m. d. For sites less than 4,500m^2, *accessory buildings* may be located up to 1.5m from the side and rear. 3. *Waterbody* setbacks: a. 10m from any *surface waterbody; or* b. 25m from a *significant waterbody.* 4. *Residential units* must also not be located within: a. 10m of a lawfully established *primary production activity* under separate ownership or adjacent rural zone; b. 40m of the edge of a plantation forest under separate ownership; c. 300m of a boundary with untreated agricultural effluent disposal areas; d. 300m of an effluent holding pond; or e. 500m of an *intensive primary production activity* under separate ownership. This standard FUZ-S3 does not apply to: 1. Bridges and river crossings; 2. Fences.	
FUZ-S4	**Transport requirements for *rural produce retail* activities**
1. Must comply with RTS 3: Guidelines for Establishing Rural Selling Places.	There are no matters of discretion for this standard.

FUZ-S5	Water supply
1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Council Engineering Development Standard 2023*. 2. Where reticulated services are not available: a. All water supply and disposal systems shall be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021. b. Where a connection to Council's reticulated system is not available, an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering Development Standard 2023* and/or Wellington Water standards as applicable. 3. The suitability of any alternative means of providing an adequate supply of water for firefighting purposes. 4. The suitability of any alternative means of access to the firefighting water supply.
FUZ-S6	**Wastewater disposal**
1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council Engineering Development Standard 2023*. 2. Where reticulated services are not available: a. All wastewater treatment and disposal systems shall be contained within the site that the supply or system serves	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.

and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021. b. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater.	
FUZ-S7	**Stormwater management**
1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils, and sealed surfaces, which shall be in accordance with *Council Engineering Development Standard 2023*. 2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with *Council Engineering Development Standard 2023*. 3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.
FUZ-S8	**Relocatable buildings**
1. Building inspection report: a. Prior to the building being relocated onto a site, a building consent(s) shall	Matters of discretion: 1. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of

be obtained that covers all matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licenced Building Practitioner shall accompany the building consent application. The report shall identify all reinstatement work required to the exterior of the building and provide an estimate of the cost for the external refurbishment works after relocation; and c. The building shall be placed on permanent foundations approved by the building consent no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of the building, including painting if required, shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and e. The owner of the site on which the relocated building is placed shall certify that the reinstatement work will be completed within the 12-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous use: a. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or visitor accommodation.	the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity. 2. The requirement for any screening and landscape treatment. 3. The bulk, design, and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including: a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with FUZ-S8(1)(b); d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external cost of the external reinstatement works; e. The form, timing, release, and refund of any performance bond.