

Appendix A: Future Urban Zone chapter – Tracked Changes

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Kāinga ā te Wāheke Future Urban Zone Chapter, as recommended in the section 42A Report dated 19 January 2024.

This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

He Rohe Kāinga ā te Wāheke

Future Urban Zone

FUZ	Future Urban Zone
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Introduction

The purpose of the Future Urban Zone is to identify greenfield land that is suitable for urban development. The Future Urban Zone is used for land that is not ready for a residential, open space, centres or industrial zoning but has been identified for future urban use. This might be because there are a mix of activity areas that will need different zones at the end of the development phase. The Future Urban Zone allows for continued rural, conservation and recreational uses while land uses transition to urban activities. Activities and development that have the potential to obstruct or compromise future urban land uses such as fragmentation of land or contamination are restricted.

Prior to urban development, an associated Development Area overlay must be developed and incorporated into the District Plan. Development Areas contain a Development Plan for the area showing what activities are anticipated in which locations. The Development Plan ensures that development results in an integrated and cohesive urban area. Development Area overlays also contain all provisions for the Development Area, including objectives, policies, rules, standards and any particular requirements for the area to transition into a well-functioning, high-quality urban environment. The District Plan currently incorporates two Development Area overlays, one being Lincolnshire Farm and the other being Upper Stebbings and Glenside West. Both overlays have an associated Development Plan.

The objectives, policies and rules in this chapter will only apply where a Development Area overlay has not been incorporated into the District Plan for a given Future Urban Zone area.

Other relevant District Plan provisions

There may be a number of provisions 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 chapter.

Objectives	
FUZ-01	<p>Purpose</p> <p>- The Future Urban Zone assists Wellington City to meet its residential and business growth needs through efficient greenfield developments.</p>
FUZ-02	<p>Activities</p> <p>- The Future Urban Zone provides for a variety of rural activities that enable continued productive use of the rural land until such time as the land is urbanised.</p>
FUZ-03	<p>Coordinated planning and development</p> <p>- Development within the Future Urban Zone is comprehensively designed.</p>
FUZ-04	<p>Mana Whenua</p> <p>-</p>

	Mana whenua values and aspirations are recognised and provided for in Development Areas controlling new urban development in the Future Urban Zone.
Policies	
FUZ-P1	Accommodating growth - Enable activities that are in accordance with an associated Development Area.
FUZ-P2	Rural activities - Enable rural activities during the transition of the Future Urban Zone for urban development.
FUZ-P3	Incompatible activities - Avoid activities that result in fragmented land parcels or would otherwise compromise future urban development anticipated in the zone.
FUZ-P4	Mana whenua - Enable Development Areas to be used to recognise and provide for mana whenua values and aspirations.
Rules: Land use activities	
FUZ-R1	Rural activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity excludes the keeping of goats.</p>
FUZ-R2	Keeping of goats
-	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Compliance with FUZ-S5 is achieved.</p> <p>Matters of control are:</p> <p>1. Annual inspection of fences by the consent holder and reporting of results to the Council; 2. Annual reporting of stock numbers; 3. Procedures for reporting fence breaches and escapes to the Council and neighbours; 4. Procedures for stock retrieval; 5. Method of stock identification; and 6. Methods of stock disposal if the activity ceases to operate.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of FUZ-R2.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The effects of non-compliance with any standard not being met.</p>
FUZ-R3	Quarrying and mining activities
-	<p>1. Activity status: Non-complying</p>
FUZ-R4	Rural industry

1. Activity status: Non-complying	
FUZ-R5	Intensive indoor primary production
1. Activity status: Non-complying	
FUZ-R6	Pet animal boarding, breeding or day-care activities
1. Activity status: Non-complying	
FUZ-R7	All other activities
1. Activity status: Discretionary Where: a. The activity is not otherwise listed as a permitted, controlled, restricted discretionary, or non-complying activity.	
Rules: Building and structure activities	
FUZ-R8	Construction, addition or alteration to buildings and structures
1. Activity status: Permitted Where: a. The activity is not the construction of a new building; and b. Compliance with the following standards is achieved: i. FUZ-S1; ii. FUZ-S2; iii. FUZ-S3; and iv. FUZ-S4.	
2. Activity status: Discretionary Where: a. Compliance with any of the requirements of FUZ-R8.1 cannot be achieved.	
Standards	
FUZ-S1	Maximum height
1. The following maximum height limits above ground level must be complied with:	
Type of structure	Maximum height above ground level
a. Residential buildings and structures	5m, or the height of the existing residential building, whichever is the greater, up to a maximum of 8m
b. Accessory buildings and structures associated with rural activities	8m
This standard does not apply to fences or standalone walls, which are provided for in FUZ-S4.	
Assessment criteria where the standard is infringed: - 1. Whether the activity may restrict urban development anticipated in the Future Urban Zone; 2. Dominance, privacy and shading effects on adjoining properties; 3. The ability to mitigate adverse effects on adjoining properties; 4. The ability to mitigate adverse effects through screening, planting and landscaping; 5. Whether topographical or other site constraints make compliance with the standard impractical; 6. Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site; 7. The extent to which the additional height is necessary to support a rural activity; and 8. Additional criteria for accessory buildings;	

		<ul style="list-style-type: none"> a. Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site; and b. The extent to which the additional height is necessary to support a rural activity.
FUZ-S2	Maximum gross floor area	
1. The following maximum gross floor area limits must be complied with:		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Whether the activity may restrict urban development anticipated in the Future Urban Zone; 2. Dominance or privacy effects on adjoining properties; 3. The ability to mitigate adverse effects through screening, planting and landscaping; 4. Whether topographical or other site constraints make compliance with the standard impractical; and 5. Additional criteria for accessory buildings and structures: <ul style="list-style-type: none"> a. The design and siting of buildings and structures; b. Associated streetscape and visual amenity effects; c. Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site; and d. The extent to which the additional floor area is necessary to support a rural activity. -
Type of structure	Maximum gross floor area	
a. Residential buildings and accessory buildings	The combined gross floor area of all residential buildings and accessory buildings on the site shall not exceed 400m² in area.	
b. Accessory buildings for rural activities	A maximum gross floor area of 400m² for one accessory building or an aggregated total gross floor area of 800m² for the site.	
<p>-</p> <p>This standard does not apply to up to two rain water tanks, being a maximum diameter of 3.5m and a maximum height of 3m.</p>		
FUZ-S3	Boundary setbacks	
1. The following minimum boundary setback requirements must be complied with:		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Whether the activity may restrict urban development anticipated in the Future Urban Zone; 2. Dominance or privacy effects on adjacent properties; 3. The ability to mitigate adverse effects through screening, planting and landscaping; 4. Whether topographical or other site constraints make compliance with the standard impractical; and 5. Additional criteria for rural accessory buildings and structures: <ul style="list-style-type: none"> a. The design and siting of buildings and structures.
Type of structure	Minimum boundary setback	
a. Residential buildings, or accessory buildings or structures	6m from any site boundary	
b. Rural accessory buildings under 50m² in area	3m from any site boundary	
c. Rural accessory buildings over 50m² in area	6m from any site boundary	
<p>-</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> - a. Fences or standalone walls; and b. Up to two rain water tanks in a side or rear yard, not exceeding a maximum diameter of 3.5m or a 		

maximum height of 3m.	
FUZ-S4	Fences and standalone walls
<p>1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any site boundary.</p> <p>This standard does not apply to fencing for the keeping of goats which is provided in FUZ-S5.</p>	<p>Assessment criteria where the standard is infringed are those laid out in standard FUZ-S1.</p>
FUZ-S5	Fencing requirements for the keeping of goats
<p>1. All goats shall be contained within fenced areas, that meet the following requirements:-</p> <p>a. A wire post and batten fence constructed with no internal or external stays and a minimum high tensile 2.5mm diameter galvanised steel wire configuration as follows:-</p> <ul style="list-style-type: none"> i. Nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post; or ii. Seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence; <p>b. Posts must be at the following intervals:-</p> <ul style="list-style-type: none"> i. Less than 30 degrees ground slope: 5m; ii. 30 degrees to less than 45 degrees: 4m; and iii. 45 degrees or more: 3m; <p>c. Battens must be at 1m intervals; and</p> <p>d. A floodgate for any fencing crossing a waterbody that:</p> <ul style="list-style-type: none"> i. Is constructed of H3 treated 100 mm x 50 mm timber suspended from an overhead wire or rail in such a way that the spacings allow for the passage of water but not goats; ii. Is not constructed using wire netting; iii. Has a crossbar positioned in the top third of the structure; and iv. Is located on the downstream side of any culverted watercourse. 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the site. -