

FUZ – Future urban zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The FUZ – Future urban zone identifies areas suitable for urbanisation in the future and provides for activities that are compatible with and do not compromise potential future urban use.

Objectives

FUZ-O1 Future urban zone.

- (1) Identify and protect areas adjacent to existing urban areas in order to enable future urban growth to occur in a comprehensive manner.
- (2) Future urban development is not compromised by premature subdivision, use or development.

FUZ-O2 Long-term expansion of urban areas.

- (1) Provide for the long-term expansion of urban areas that results in a connected and integrated urban form and that is able to be serviced by reticulated network infrastructure.

Policies

FUZ-P1 Transition to an urban zone.

- (1) Use the FUZ – Future urban zone to maintain development potential until such time as a plan change is undertaken to confirm the long-term urban zoning for the area. Any such plan change is to include the following:
 - (a) Confirmation that transport infrastructure and reticulated water, stormwater, and wastewater services are able to be provided; and
 - (b) A structure plan prepared in accordance with Policy FUZ-P5.

FUZ-P2 Use and development of land.

- (1) Avoid use and development where:
 - (a) The scale and form of structures and buildings will hinder or prevent future urban development; or
 - (b) The efficient and effective operation of the local and wider transport network is compromised; or
 - (c) Significant upgrades, provisions or extension to the water, wastewater or stormwater networks are required; or
 - (d) The efficient provision of infrastructure is inhibited; or
 - (e) Reverse sensitivity effects will arise when urban development occurs; or
 - (f) The form or nature of future urban development is compromised.

FUZ-P3 Retain rural character.

- (1) Retain rural character and land uses, residential unit density and character as anticipated in the GRUZ – General rural zone;
- (a) Enable use and development consistent with the GRUZ – General rural zone;
 - (b) Avoid activities where they will compromise future urban development; and
 - (c) Avoid intensive farming, forestry, and extractive industry.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

FUZ-R1	Farming	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
FUZ-R2	A home business	
(1) Activity status: PER Activity-specific standards: (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home business is either wholly contained within a building, or where outside, occupies no more than 100m ² of site area and is located where it is not visible from other sites or public roads; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:00am and before 7:00pm on any day; (e) Machinery can be operated after 7:30am and up to 7:00pm on any day; and (f) The home business shall not occupy more than 200m ² in total within buildings and outdoor storage areas.		(2) Activity status where compliance not achieved: DIS
FUZ-R3	Produce stall	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
FUZ-R4	Home stay	

(1) Activity status: PER Activity-specific standards: (a) Have no more than 5 guests.	(2) Activity status where compliance not achieved: DIS
FUZ-R5	Equestrian centre
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R6	Horse training centre
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R7	Visitors' Accommodation
(1) Activity status: PER Activity-specific standards: (a) Have no more than 5 guests; and (b) Be within a building that was existing as at 17 January 2022.	(2) Activity status where compliance not achieved: DIS
FUZ-R8	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental.
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R9	Conservation activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
FUZ-R10	Childcare
(1) Activity status: PER Activity-specific standards: (a) Have no more than four non-resident children.	(2) Activity status where compliance not achieved: DIS
FUZ-R11	Forestry where limited to the harvesting of existing forests
(1) Activity status: PER Activity-specific standards: (a) Be undertaken in accordance with the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (NES). Where compliance is not achieved with the permitted activity standards in the NES, then the activity is subject to the activity status as set out in the NES.	(2) Activity status where compliance not achieved: n/a
FUZ-R12	Buildings, structures and sensitive land use within the National Grid Yard on existing sites as of 18 July 2018
(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard:	(2) Activity status where compliance not achieved: NC

<ul style="list-style-type: none"> (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks. <p>(b) All buildings or structures permitted by Rule FUZ-R12(1)(a) must:</p> <ul style="list-style-type: none"> (i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and (ii) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is: 	
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<p>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<p>FUZ-RI3</p>	<p>Construction or alteration of a building for a sensitive land use</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid,</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p>

<p>that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<p>FUZ-R14</p>	<p>Construction or demolition of, or alteration or addition to, a building or structure</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>FUZ-R15</p>	<p>Educational facilities</p> <p>FUZ-R15 does not apply to childcare.</p>
<p>(1) Activity status: DIS</p>	
<p>FUZ-R16</p>	<p>Community facilities</p>
<p>(1) Activity status: DIS</p>	
<p>FUZ-R17</p>	<p>A dog or cat boarding, daycare, breeding or training establishment</p>
<p>(1) Activity status: DIS</p>	
<p>FUZ-R18</p>	<p>Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity</p>
<p>(1) Activity status: DIS</p>	
<p>FUZ-R19</p>	<p>Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R20</p>	<p>Any change of use of an existing building to a sensitive land use within the National Grid Yard</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R21</p>	<p>The establishment of any new sensitive land use within the National Grid Yard</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R22</p>	<p>Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R23</p>	<p>Intensive farming</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R24</p>	<p>Storage, processing or disposal of hazardous waste</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R25</p>	<p>Correctional facility</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R26</p>	<p>Quarrying activities</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R27</p>	<p>Industrial activity, including rural industry</p>
<p>(1) Activity status: NC</p>	
<p>FUZ-R28</p>	<p>Commercial activity, including rural commercial</p>

(I) Activity status: NC	
FUZ-R29	Agricultural and horticultural research facilities
(I) Activity status: NC	
FUZ-R30	Motorised sport and recreation
(I) Activity status: NC	
FUZ-R31	Transport depot;
(I) Activity status: NC	
FUZ-R32	Waste management facility
(I) Activity status: NC	
FUZ-R33	Forestry and afforestation not otherwise provided for in FUZ-R13
(I) Activity status: NC	

Land use – building

FUZ-S1	Number of residential units and seasonal worker accommodation within a lot	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) One residential unit within a Record of Title containing an area less than 40ha; (b) Within a lot Record of Title containing an area of 40ha or more, one additional residential unit is permitted for every additional 40ha of area up to a maximum of three residential units; (c) Any residential unit(s) under FUZ-S1(1)(a) and (b), or seasonal worker accommodation under FUZ-S1(1)(a)(c) must not be located within any of the following landscape and natural character areas: <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 		(2) Activity status: DIS Where: <ul style="list-style-type: none"> (a) A residential unit that complies with FUZ-S1(1)(a) or (b) and is located within an area listed in (d); or (3) Activity status: NC Where: <ul style="list-style-type: none"> (a) A residential unit that does not comply with FUZ-S1(1)(a) or (b); (b) Seasonal worker accommodation that does not comply with FUZ-S1(1)(c).
FUZ-S2	Minor residential units	
(1) Activity status: PER Where: <ul style="list-style-type: none"> (a) One minor residential unit not exceeding 120m² gross floor area (excluding accessory buildings) within a Record of Title lot. (b) The minor residential unit shall be located on the same Record of Title as an existing residential unit and shall: <ul style="list-style-type: none"> (i) Be located within 100m of the existing residential unit; (ii) Share a single driveway access with the existing residential unit. 		(2) Activity status where compliance not achieved: DIS

<p>(c) Any minor residential unit must not be located within any of the following landscape or natural character areas:</p> <ul style="list-style-type: none"> (i) Outstanding Natural Feature; (ii) Outstanding Natural Landscape; (iii) Outstanding Natural Character Area; or (iv) High Natural Character Area. 	
<p>FUZ-S3 Building height – general</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building or structure measured from the natural ground level immediately below that part of the structure must not exceed 15m, except: <ul style="list-style-type: none"> (i) The maximum height is 10m where located within 50m of a road or internal boundary; (ii) For hose drying towers associated with emergency service facilities the maximum height is 15m. (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 17m measured from the natural ground level immediately below the structure, except where located within 50m of a road or internal boundary where the maximum height is 12m. <p>Advice note: the height of frost fans is subject to FUZ-S4.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S4 Building height – frost fans</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The height of the support structure for a frost fan must not exceed 10.5m; and (b) The fan blades must not rotate higher than 13.5m above natural ground level. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S5 Height – buildings, structures and vegetation in a battlefield view shaft</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The maximum height of any building, structure or vegetation within a battlefield view shaft as shown on the planning map must not exceed 5m. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S6 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) A building or structure (excluding poles or aerials) must not protrude through the height in relation to boundary rising at an angle of 45 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Height of the building; (b) Design and location of the building; (c) Admission of daylight and sunlight to the site and other site; (d) Privacy on any other site; and (e) Amenity values of the locality.
<p>FUZ-S7 Building coverage</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) The total building coverage must not exceed: <ul style="list-style-type: none"> (i) 2% of the site area or 500m² (whichever is larger) for sites smaller than 10ha; (ii) 5,000m² for sites larger than 10ha. (b) FUZ-S7(1)(a) does not apply: <ul style="list-style-type: none"> (i) To a structure that is not a building; or (ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building. (c) No site coverage limit applies to Artificial Crop Protection Structures that meet the following standards: <ul style="list-style-type: none"> (i) Green or black cloth shall be used on vertical faces within 30m of the site boundary; (ii) Green, black or white cloth shall be used on horizontal surfaces. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>FUZ-S8 Building setbacks – all boundaries</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A habitable building located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; (iii) 25m from the boundary of an adjoining site that is 6ha or more; (iv) 12m from the boundary of an adjoining site that is less than 6ha; (b) A non-habitable building or structure located on a Record of Title less than 1.6ha must be set back a minimum of: <ul style="list-style-type: none"> (i) 7.5m from the road boundary; (ii) 17.5m from the centre line of an indicative road; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on rural amenity values; (b) Transport network safety and efficiency; (c) Reverse sensitivity effects; and (d) Where the road boundary is with an unformed paper road the likelihood of the road being formed or readily utilised by the public.

<p>(iii) 12m from every boundary other than a road boundary.</p> <p>(c) Standard FUZ-S9(1)(b) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals.</p> <p>(d) A habitable building located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 25m from every boundary other than a road boundary.</p> <p>(e) A non-habitable building or structure located on a Record of Title 1.6ha or more must be set back a minimum of:</p> <p>(i) 12m from the road boundary;</p> <p>(ii) 22m from the centre line of an indicative road;</p> <p>(iii) 12m from every boundary other than a road boundary; and</p> <p>(f) Standard FUZ-S8(1)(e) does not apply to fences or structures less than 2m in height, retaining walls, poles or aerals.</p>	
<p>FUZ-S9 Building setbacks – sensitive land use</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from a national route or regional arterial road;</p> <p>(iii) 35m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 200m from an Aggregate Extraction Area or Extractive Resource Area containing a sand resource;</p> <p>(v) 500m from an Aggregate Extraction Area or Extractive Resource Area containing a rock resource, or a Coal Mining Area;</p> <p>(vi) 100m from a site in the Tamahere Commercial Areas A and C;</p> <p>(vii) 300m from the boundary of buildings or outdoor enclosures used for an intensive farming activity. This setback does not apply to sensitive activities located on the same site as the intensive farming activity;</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<ul style="list-style-type: none"> (viii) 300m from oxidation ponds that are part of a municipal wastewater treatment facility on another site; (ix) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and (x) Not be located within the Te Uku wind farm setback shown on the planning maps. 	
<p>FUZ-S10 Building setback – noise sensitive activities</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Construction of, or addition, or alteration to a building containing a noise sensitive activity must comply with APP1 – Acoustic insulation within: <ul style="list-style-type: none"> (i) 350m of the Huntly Power Station site boundary; or (ii) The Waikato Gun Club Noise Control Boundary. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Internal design sound levels; (b) On-site amenity values; and (c) Potential for reverse sensitivity effects.
<p>FUZ-S11 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building other than provided for under Standards FUZ-S11(I)(b) and (c) must be set back a minimum of: <ul style="list-style-type: none"> (i) 32m from the margin of any lake with a size of 8ha or more; (ii) 32m from the margin of any wetland; (iii) 32m from the bank of a river with an average width of 3m or more, other than the Waikato River and Waipa River; (iv) 37m from a bank of the Waikato River and Waipa River; (v) 12m from the bank of any river with an average width of 3m or less; (vi) 12m from the margin of any lake with a size of less than 8ha; (vii) 32m from mean high water springs (b) A public amenity building, or maimai used for temporary waterfowl hunting purposes, of up to 25m² in size; (c) A pump shed (public or private) set back a minimum of 5m from any waterbody. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body; (b) Adequacy of erosion and sediment control measures; (c) The functional or operational need for the building to be located close to the waterbody; (d) Effects on public access to the waterbody; (e) Effects on rural character and amenity.
<p>FUZ-S12 Building setback – Te Kauwhata Environmental Protection Area</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building must be set back a minimum of 3m from the Te Kauwhata 	<p>(2) Activity status where compliance not achieved: DIS</p>

Part 3: Area-specific matters / Zones / Special purpose zones / FUZ – Future urban zone

Environmental Protection Area identified on the planning maps.	
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