

H18. Future Urban Zone

H18.1. Zone description

The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.

Refer to Chapter B Regional Policy Statement and [Appendix 1 Structure plan guidelines](#) when preparing structure plans and plan changes to rezone sites for urban activities.

H18.2. Objectives

- (1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.
- (2) Rural activities and services are provided for to support the rural community until the land is rezoned for urban purposes.
- (3) Future urban development is not compromised by premature subdivision, use or development.
- (4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.

H18.3. Policies

- (1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).
- (2) Enable activities that are reliant on the quality of the soil or require a rural location to operate or which provide for the day to day needs of the local rural community.
- (3) Require subdivision, use and development to maintain and complement rural character and amenity.
- (4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.
- (5) Prevent the establishment of more than one dwelling on a site except for the provision for minor dwellings and workers' accommodation.
- (6) Avoid subdivision, use and development of land 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) compromise the efficient and effective operation of the local and wider transport network;

- (c) require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;
- (d) inhibit the efficient provision of infrastructure;
- (e) give rise to reverse sensitivity effects when urban development occurs;
- (f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or
- (g) undermine the form or nature of future urban development.

H18.4. Activity table [rp/dp]

Table H18.4.1 specifies the activity status of land use activities in the Future Urban Zone pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017

If any activity listed in rules (including standards) H18.4.1 to H18.6.16 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (‘Freshwater NES’) came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

If an activity provided for in rules H18.4.1 to H18.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table H18.4.1 Activity Table

Activity		Activity status
Development		
(A1)	Demolition of buildings	P
(A2)	New buildings, building additions and accessory buildings	The same activity status and standards as applies to the land use activity that the new building, building addition or accessory building is designed to accommodate
Use		
Rural		
(A3)	Farming	P
(A4)	Post-harvest facilities	D
(A5)	Rural airstrips	P
(A6)	Greenhouses	P
(A7)	Intensive farming	D
(A8)	Intensive poultry farming	D
(A9)	Free-range poultry farming	P
(A10)	Free-range poultry farming that does not comply with Standard H18.6.6	D
(A11)	Mustelid farming	Pr
(A12)	Forestry	P
(A13)	Forestry that does not comply with Standard H18.6.10	D
(A14)	Conservation planting	P
(A15)	Rural commercial services	RD
(A16)	Animal breeding or boarding	P
(A17)	Animal breeding or boarding that does not comply with Standard H18.6.11	D
(A18)	Produce sales	P
(A19)	Produce sales that do not comply with Standard H18.6.7	D
(A20)	Rural industries	RD
(A21)	On-site primary produce manufacturing	P
(A22)	Equestrian centres	RD
(A23)	Quarries - farm or forestry	P
(A24)	Quarries - farm or forestry that do not comply with Standard H18.6.13	D
(A25)	Disposal of non-residential waste or composting that complies with Standard H18.6.1.	P
(A26)	Disposal of non-residential waste or composting that does	D

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	not comply with Standard H18.6.1.	
Accommodation		
(A27)	Dwellings	P
(A28)	Dwellings that do not comply with Standard H18.6.8	NC
(A29)	Minor dwellings	RD
(A30)	Minor dwellings that do not comply with Standard H18.6.15	NC
(A31)	Workers' accommodation	RD
(A32)	Workers' accommodation that does not comply with H18.6.16	NC
(A33)	Home occupations	P
(A34)	Home occupations that do not comply with Standard H18.6.9	NC
(A35)	Camping grounds	RD
(A36)	Visitor accommodation	D
Commerce		
(A37)	Restaurants and cafes ancillary to farming carried out on the same site	RD
(A38)	Restaurants and cafes not otherwise provided for	D
(A39)	Garden centres	RD
(A40)	Markets	P
(A41)	Markets that do not comply with Standard H18.6.12	D
(A42)	Storage and lock-up facilities	D
(A43)	Show homes	D
(A44)	Veterinary clinics	RD
(A45)	Rural tourist and visitor activities	D
Community		
(A46)	Care centres for up to 10 people	P
(A47)	Care centres for more than 10 people	RD
(A48)	Community facilities	D
(A49)	Healthcare facilities	D
(A50)	Education facilities	D
(A51)	Information facilities	P
(A52)	Artworks	P
(A53)	Informal recreation	P
(A54)	Organised sport and recreation	RD
(A55)	Emergency services	RD
(A56)	Clubrooms	RD
Coastal		
(A57)	Navigational aids	P

(A58)	Boat launching facilities	D
Mana Whenua		
(A59)	Urupā	D
(A60)	Marae	D
(A61)	Customary use	P
Mineral activities		
(A62)	Mineral extraction activities	D
(A63)	Mineral prospecting	P
(A64)	Mineral prospecting that does not comply with Standard H18.6.14	D
(A65)	Mineral exploration	P
(A66)	Mineral exploration that does not comply with Standard H18.6.14	D
Cleanfill, managed fill and landfill		
(A67)	Cleanfill	D
(A68)	Managed fill disposal site	D
(A69)	Landfill	NC

H18.5. Notification

- (1) Any application for resource consent for an activity listed in Table 18.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H18.6. Standards

All activities in Table H18.4.1 Activity table must comply with the relevant applicable standards in H18.6.1 to H18.6.16.

H18.6.1. Disposal of non-residential waste or compost

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Countryside Living Zone, any urban residential zones, or the Rural – Rural and Coastal Settlement Zone.
- (2) Areas used for disposal of non-residential waste or composting must be located at least 20m from the boundary of adjoining sites in all rural zones other than the Rural – Countryside Living Zone.

H18.6.2. Maximum building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with rural landscape, character and amenity.

(1) Dwellings and buildings accessory to dwellings must not exceed 9m in height.

(2) Other accessory buildings must not exceed 15m in height.

H18.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

(1) Buildings and accessory buildings or parts of such buildings must be set back from the relevant boundary by the minimum depth listed in Table H18.6.3.1 Yards below

Table H18.6.3.1 Yards

Yard	Minimum depth
Front yard of sites adjoining arterial roads as shown on the planning map (unless otherwise specified)	20m
Front yard all other sites	10m
Side or rear yard for buildings other than dwellings and their accessory buildings (unless otherwise specified)	12m
Side or rear yard for dwellings and their accessory buildings within a Quarry Buffer Area Overlay	20m
Side or rear yard of the site for dwellings and their accessory buildings (unless otherwise specified)	6m
Riparian yard	20m from the edge of permanent and intermittent streams
Lake yard	30m
Coastal protection yard or as otherwise specified for the site in Appendix 6 Coastal protection yard	50m

H18.6.4. Buildings housing animals – minimum separation distance

Purpose: To ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the character and amenity values enjoyed by occupiers of adjoining properties, and
- opportunities for reverse sensitivity effects to arise.

- (1) Buildings housing animals must be located at least 12m from any site boundary.

H18.6.5. Maximum size of buildings for animal breeding or boarding, produce sales, and on-site primary produce manufacturing

- (1) Buildings required for, or accessory to, the following activities must not exceed the following in gross floor area:
 - (a) animal breeding or boarding, produce sales: 200m²; and
 - (b) on-site primary produce manufacturing: 500m².

H18.6.6. Free-range poultry farming

- (1) Coops and associated hard stand areas must be set back at least 20m from the nearest site boundary.

H18.6.7. Produce sales

All of the following standards apply to produce sales:

- (1) produce sales must be carried out on the site;
- (2) produce sales are not permitted on any road or on any site that has its vehicle access from a State Highway or motorway;
- (3) only produce grown or produced on the site, or on a site owned by the same landholder may be sold or offered for sale;
- (4) the type of produce offered for sale or sold must be confined to fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices, or produce or products from on-site primary produce manufacturing or handcrafts; and
- (5) the area set aside for retailing produce (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not cover more than 100m² of site area.

H18.6.8. Dwellings

- (1) A proposed dwelling must not be located on a closed road or road severance allotment.
- (2) No more than one dwelling is permitted on any site.

H18.6.9. Home occupations

The following standards apply to home occupations:

- (1) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (2) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;

- (3) no more than 10 guests may be accommodated within an existing single dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm daily;
- (5) car trips to and from the home occupation must not exceed 20 per day;
- (6) heavy vehicle trips to and from the home occupation must not exceed two per week;
- (7) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (8) [Deleted]
- (9) storage for rubbish and recycling must be provided on site and must be screened from public view;
- (10) materials or goods manufactured, serviced or repaired in the home occupation must be stored within a building on the same site; and
- (11) goods sold from the home occupation must comply with the standards for produce sales in H18.6.7.

H18.6.10. Forestry

The following standards apply to forestry:

- (1) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is a scheduled significant ecological area or the adjoining site is already afforested;
- (2) forestry must be carried out at least 5m from permanent stream, river, lake, wetland or coastal edge;
- (3) forestry must be carried out at least 5m from a scheduled significant ecological area; and
- (4) portable sawmills must not be located on a site for longer than 6 months in any 12 month period.

H18.6.11. Animal breeding or boarding

The following standards apply to animal breeding or boarding:

- (1) no animal breeding or boarding may operate on a site with an area of less than 2,000m²;
- (2) no more than 20 cats may be bred or boarded on a site at any one time;
- (3) no dogs may be bred or boarded at any time;
- (4) no more than 25 domestic pets other than cats or dogs may be bred or boarded on any site at any one time; and

- (5) all buildings or areas used for animal breeding or boarding must be located at least 20m from any boundary of the site.

H18.6.12. Markets

- (1) No market may operate on a site with an area less than 1ha;
- (2) No market may operate on any rear site.
- (3) No market may offer for sale any goods other than food and beverages, agricultural or horticultural produce, or handcrafts.
- (4) No market may operate outside the hours of 7am to 7pm on any day.

H18.6.13. Quarries - farm or forestry

- (1) Any farm or forestry quarry must not be located closer than:
 - (a) 50m from the edge of any lake, river or stream;
 - (b) 50m from the edge of any wetland larger than 1,000m²;
 - (c) 100m from either side of a foredune; or
 - (d) 100m from the landward boundary of the coastal marine area.

H18.6.14. Mineral prospecting and mineral exploration

- (1) Mineral prospecting and mineral exploration:
 - (a) must not involve any blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H18.6.15. Minor dwellings

- (1) There must be no more than one minor dwelling on any site.
- (2) A minor dwelling must comply with all of the relevant maximum height and minimum yard standards for buildings in H18.6.2 and H18.6.3.
- (3) No minor dwelling may be located on a site smaller than 1ha.
- (4) No minor dwelling may have a floor area greater than 65m² excluding outdoor decks and garaging.
- (5) Every minor dwelling must share the same driveway access with the principal dwelling.
- (6) The subdivision of the land on which a minor dwelling is located from the site on which the principal dwelling is located is a prohibited activity.

H18.6.16. Workers' accommodation

- (1) There must be no more than one building for workers' accommodation on any site.

- (2) A building for workers' accommodation must comply with all of the relevant maximum height and minimum yard standards for buildings in H18.6.2 and H18.6.3.
- (3) No building for workers' accommodation may be located on a site smaller than 5ha or greater than 40ha.
- (4) A building for workers' accommodation must not have a floor area which exceeds 120m² excluding decks and garaging.
- (5) A building for workers' accommodation may include a dormitory or equivalent shared habitable room.
- (6) A building for workers' accommodation may have more than one kitchen facility.
- (7) For the avoidance of doubt, a building for workers' accommodation may accommodate a number of seasonal workers.
- (8) The subdivision of the land on which a building for workers' accommodation is located from the site on which the principal dwelling is located is a prohibited activity.

H18.7. Assessment – controlled activities

H18.7.1. Matters of control

There are no controlled activities in this zone.

H18.8. Assessment – restricted discretionary activities

H18.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) the scale of the buildings and structures and whether their size or location will affect the future subdivision, use or development of the site for urban purposes;
- (2) the requirement for infrastructure and whether the provision of infrastructure will affect the future subdivision, use or development of the site for urban purposes;
- (3) reverse sensitivity effects on future urban development;
- (4) reverse sensitivity effects on character and amenity values for adjoining rural or urban zoned sites;
- (5) the adverse effects of noise on adjoining properties;
- (6) traffic volume and safety and traffic effects on adjoining sites;
- (7) effects on areas scheduled for natural heritage, historic heritage or natural resource values or on scheduled sites and places of significance to Mana Whenua; and

- (8) the matters applicable to restricted discretionary activities in the Rural – Rural Production Zone under [H19.12.1](#)

H18.8.2. Assessment criteria

The Council will have regard to the following policies when considering the matters listed in H18.8.1:

- (1) Policies H18.3(1), (2), (3) and (6).
- (2) the assessment criteria applicable to restricted discretionary activities in the Rural – Rural Production Zone under [H19.12.2](#)

H18.9. Special information requirements

There are no special information requirements in this zone.