

Overview

This zone applies to land that has been identified as being suitable for urbanisation in the future. 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 industrial zone) and a structure plan will be required before it can be developed. Until such time, land within this zone may be used for a range of agricultural, pastoral and horticultural activities, but other types of activities are to be managed and/or avoided to ensure the activities occurring within the zone are compatible with and do not compromise potential future urban uses.

Structure plans will be required to ensure areas within the Future Urban Zone transition successfully and efficiently into urban areas and that all the effects of development are assessed and addressed in advance of development occurring. The level of analysis and detail required in each structure plan should correspond with the type and scale of development.

Cross referencing to other relevant provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-wide Matters chapters contain provisions that may be relevant for activities occurring within the Future Urban Zone, including the specific Overlay Chapters referred to within this chapter and:

- **Transport** - The Transport Chapter contains provisions relating to transportation matters, including traffic generation (TRAN-R8).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Future urban areas may contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions that apply to subdivision within the Future Urban Zone, including SUB-R3.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light emission and the management of light spill effects.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.

Objectives	
FUZ-O1	The Future Urban Zone is the preferred location for urban growth and is managed to ensure the District's medium and long term housing and industrial needs are provided for.
FUZ-O2	Until rezoning for urban growth purposes occurs and the area to be rezoned is comprehensively planned by a structure plan: <ol style="list-style-type: none"> 1. urban growth is avoided within the Future Urban Zone areas; and 2. the Zone is predominantly used for agricultural, pastoral and horticultural activities and low density rural living activities.
FUZ-O3	The predominant rural character of the Future Urban Growth zone is retained, which includes: <ol style="list-style-type: none"> 1. low density built form with open space between buildings; 2. a diversity of topography and land quality, including land without significant rural production values and/or versatility; 3. a general absence of urban infrastructure; 4. rural roads with low traffic volumes; 5. areas of vegetation, natural features and open space.
FUZ-O4	Activities within and adjacent to the identified Future Urban Zones do not compromise the ability to develop the area for urban growth purposes.

Policies	
FUZ-P1	Allow activities that are compatible with the role, function and character of the Future Urban Zone while ensuring they will not compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes, including: <ol style="list-style-type: none"> 1. agricultural, pastoral and horticultural activities; 2. residential unit 3. minor residential units; 4. residential activities; 5. rural produce retail; 6. petroleum prospecting; 7. leisure activities; 8. residential visitor accommodation; 9. Māori purpose activities; and 10. home business.
FUZ-P2	Manage activities that may be potentially incompatible with the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes and ensure it is appropriate for such activities to establish in the Future Urban Zone, having regard to whether: <ol style="list-style-type: none"> 1. the activity will limit, restrict or constrain permitted or existing lawfully established activities and/or the ability to develop and use the Future Urban Zone for the planned urban growth purposes; 2. the purpose of the activity is compatible with and/or will support the needs of existing activities and future urban activities in the area the activity is located within; 3. any potential conflict between activities can be appropriately managed as the area transitions to an urban area in the future; 4. the activity will compromise the provision of connected transport networks that allow ease of movement within, to and from

	<p>the Future Urban Zone;</p> <p>5. the activity will affect the ability to provide adequate, coordinated and integrated infrastructure to meet the immediate and future needs of the Future Urban Zone area that the activity is located within.</p> <p>Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. large lot rural subdivision; 2. community facilities; 3. camping grounds; and 4. sport and recreation activities.
FUZ-P3	<p>Avoid activities that are incompatible with the role, function and predominant character of the Future Urban Zone and/or activities that will:</p> <ol style="list-style-type: none"> 1. constrain, limit or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes; 2. result in reverse sensitivity effects and/or conflict: <ol style="list-style-type: none"> a. with permitted activities; and/or b. between incompatible activities once urban development occurs; 3. result in adverse effects on the character and amenity of the surrounding area which cannot be avoided, or appropriately remedied or mitigated; or 4. inhibit the efficient provision of infrastructure to service future urban growth needs. <p>Incompatible activities include:</p> <ol style="list-style-type: none"> 1. small lot rural/rural lifestyle/general residential subdivision; 2. multi-unit development; 3. retirement village; 4. visitor accommodation; 5. primary production (except agricultural, pastoral and horticultural activities); 6. rural industry activities; 7. retail activities; 8. business service activities; 9. industrial activities; 10. commercial service activities; 11. petroleum exploration activities 12. petroleum production activities 13. educational facilities (except Kōhanga reo, cultural education and research facilities); 14. rural transport activities; and 15. large scale renewable electricity generation activities, including maintenance and repairs and upgrading.
FUZ-P4	<p>Maintain the role, function and predominant character of the Future Urban Zone by controlling the effects of:</p> <ol style="list-style-type: none"> 1. the maximum number of residential units per site; 2. building height, bulk and location; 3. setback from boundaries; and 4. height in relation to boundaries. 5. shelter belt heights.
FUZ-P5	<p>Ensure activities are located appropriately within the zone, having regard to the effects of the activity and:</p> <ol style="list-style-type: none"> 1. the purpose of the activity and whether the activity will provide for or support the needs of existing lawfully established activities, permitted activities and/or the urban growth planned for the area; 2. the impact on existing and future activities and the ability to manage any conflict as the area transitions to an urban area in the future; 3. the potential impact of development on any cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua, and the outcomes of any consultation with and/or cultural advice provided by tangata whenua as mana whenua and kaitiaki, including with respect to: <ol style="list-style-type: none"> a. opportunities to incorporate mātauranga Māori principles into the design and/or development of the structure plan area; b. opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and c. options to avoid, remedy or mitigate adverse effects; 4. the extent to which the activity may adversely affect an identified feature and whether any adverse effects will be appropriately avoided, remedied or mitigated; and 5. the extent to which any adverse visual effects will be appropriately minimised through screening planting, building design, siting, and the retention of existing vegetation.
FUZ-P6	<p>Require sensitive activities to be located and designed appropriately to minimise any reverse sensitivity effects, risk to people, property and the environment and/or conflict with existing primary production, rural industry and/or industrial activities.</p>
FUZ-P7	<p>Require that any structure plan prepared for the purposes of enabling Future Urban Zone land to transition into urban zoned land, provides for comprehensive, coordinated and efficient development and that it addresses, as appropriate, the following matters:</p> <ol style="list-style-type: none"> 1. the impact on existing activities and the ability to manage any potential conflict between existing activities and future activities as the area transitions to an urban area; 2. the type, location and density of development on the land to ensure it is suitable for the area; 3. the benefits of urban consolidation/intensification to support a quality compact urban form; 4. the topography and natural and physical constraints of the site, including natural hazards and areas of contamination; 5. the future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs; 6. whether staging is appropriate to ensure development occurs logically and achieves good urban form;

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| | <p>7. the relationship of the area to be structure planned with surrounding areas and the way any conflict between areas is to be managed as the area transitions to an urban area;</p> <p>8. the provision of multi-nodal transport links (including pedestrian links) and connected transport networks that allow ease of movement to, from and within the Future Urban Zone;</p> <p>9. the provision and integration of accessible open space networks, parks and esplanade strips;</p> <p>10. the potential impact of development on any cultural, spiritual and/or historic values and interests or associations of importance to tangata whenua, and the outcomes of any consultation with and/or cultural advice provided by tangata whenua as mana whenua and kaitiaki, including with respect to:</p> <ol style="list-style-type: none"> opportunities to incorporate mātauranga Māori principles into the design and/or development of the structure plan area; opportunities for tangata whenua's relationship with ancestral lands, water, sites, wāhi tapu and other taonga to be maintained or strengthened; and options to avoid, remedy or mitigate adverse effects; <p>11. the maintenance or enhancement of identified features, natural waterbodies and/or indigenous vegetation; and</p> <p>12. opportunities for the provision of business and retail activities which are complementary to the planned growth and will serve the needs of the new community.</p> |
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Rules

Refer to Part 1 for how to use this District Plan, including activity status abbreviations.

Activities Rules

Land Use Activities	
FUZ-R1	Agricultural, pastoral and horticultural activities
FUZ-R2	Residential activities
FUZ-R3	Residential unit
FUZ-R4	Minor residential unit
FUZ-R5	Māori purpose activities
FUZ-R6	Rural produce retail
FUZ-R7	Petroleum prospecting
FUZ-R8	Leisure activities
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> all Future Urban Zone Effects Standards are complied with. 	
<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the activity will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes. The extent and effect of non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). Where compliance with three or more Future Urban Zone Effects Standards are not achieved: <ol style="list-style-type: none"> whether the activity is compatible with the character and amenity of the area; the extent to which the intensity and scale of the activity and built form may adversely impact on character, amenity/or risk to people, property and the environment; safety and efficiency of the roading network; and whether the adverse effects of the activity can be avoided, remedied or mitigated. For Māori purpose activity and rural produce retail: <ol style="list-style-type: none"> whether the activity is compatible with the character and amenity of the area; the extent to which the intensity and scale of the activity and built form may adversely impact on character, amenity/or risk to people, property and the environment; Hours and days of operation; Parking and access; Safety and efficiency of the roading network; Extent of impervious surfaces and landscaping; and Infrastructure requirement. 	
FUZ-R9	Home business
<p>Activity status: PER</p>	
<p>Activity status where compliance not achieved: RDIS</p>	

<p>Where:</p> <ol style="list-style-type: none"> no more than two full-time equivalent persons who do not reside permanently in the residential unit are employed in the home business; no more than 22 vehicle movements are generated in a 24 hour period for the combined home business and residential unit; no more than eight vehicle movements per hour are generated for the combined home business and residential unit; the home business does not generate objectionable or offensive effects, including odour, dust or smoke effects, beyond the boundaries of the site; and all Future Urban Zone Effects Standards are complied with. 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity of the area. Whether the type of home business is compatible with the character and amenity of the surrounding area. Effect on amenity values of nearby residential properties, especially hours and days of operation, noise, traffic and privacy impacts. Parking and access. Safety and efficiency of the roading network. The extent and effect of non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
FUZ-R10	Residential visitor accommodation
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> the maximum number of all guests per night is six people; the activity occurs for no more than 90 days in total per site during any 12 month period; no more than 22 vehicle movements are generated in a 24 hour period for the combined visitor accommodation and residential unit; no more than eight vehicle movements per hour are generated for the combined visitor accommodation and residential unit; and all Future Urban Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity of the area. Parking and access; and the safety and efficiency of the roading network Whether the residential visitor accommodation is compatible with the character of the surrounding area; Effects on nearby agricultural, horticultural and pastoral activities. Effects on amenity values of adjacent properties. The extent and effect of non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effect Standard(s).
FUZ-R11	Keeping of goats
FUZ-R12	Sport and recreation activities
FUZ-R13	Community facilities
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> all Future Urban Zone Effects Standards are complied with. <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the activity will limit, restrict or compromise existing activities or use of the zone for permitted activities and/or the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes. The scale and location of the activity and the impact it will have on the design and layout of a structure plan for the area The purpose of the activity and whether it services the needs of the community and/or enhances social connectivity. Traffic generation, traffic and road safety and efficiency, parking and access. Management of construction work, including hours, noise, traffic generation and parking, dust, and light. Whether the activity is close to and accessible to existing centres and not in isolated locations. The potential to undermine the viability of a nearby centre. The availability of adequate existing and/or planned infrastructure to service the activity. Extent of impervious surfaces and landscaping. Location of outdoor recreation and learning areas and outdoor display and storage areas and the extent to which these may impact on rural amenity values; Hours and days of operation for community activities and sport and recreation activities. Noise and lighting Signage Impact on amenity values of nearby sensitive activities. The extent and effect of non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effects Standards. 	<p>Activity status where compliance not achieved: DIS</p>
FUZ-R14	Camping ground

<p>Activity status: RDIS Where:</p> <ol style="list-style-type: none"> all Future Urban Zone Effects Standards are complied with. <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the activity, including its scale and location, will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes. The potential to undermine the viability of a nearby centre. The availability of adequate existing and/or planned infrastructure to service the activity. Building design, siting and external appearance and any adverse effects on the character or amenity of adjacent properties and/or sensitive activities. Location of ablution, kitchen and laundry facilities. Ancillary activities to the main campground activity. Hours and days of operation. Traffic generation, traffic and road safety and efficiency, parking and access. Management of construction work, including hours, noise, traffic generation and parking, dust, and light. Noise and lighting Signage Campground Management Plan considers the Future Urban Zone Extent of impervious surfaces and landscaping. Location of outdoor display and storage areas. The extent and effect of any non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in the infringed Effects Standards. 	<p>Activity status where compliance not achieved: DIS</p>
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FUZ-R15	Any activity not otherwise listed in this table
Activity status: DIS	Activity status where compliance not achieved: N/A
FUZ-R16	Multi-unit development
FUZ-R17	Retirement village
FUZ-R18	Visitor accommodation
FUZ-R19	Primary production (excluding agricultural, pastoral and horticultural activities)
FUZ-R20	Rural industry
FUZ-R21	Industrial activities
FUZ-R22	Retail activities
FUZ-R23	Business service activities
FUZ-R24	Commercial service activities
FUZ-R25	Educational facilities (excluding Kōhanga reo, cultural education and research facilities)
FUZ-R26	Petroleum exploration activities.
FUZ-R27	Petroleum production activities
FUZ-R28	Rural transport activities
FUZ-R29	Large scale renewable electricity generation activities
Activity status: NC	

Building Activities	
FUZ-R30	Building activities (excluding relocation of a building)
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> all Future Urban Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the activity will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes. The extent and effect of non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). Where compliance with three or more Future Urban Zone Effects

	<p>Standards are not achieved:</p> <ol style="list-style-type: none"> a. whether the activity is compatible with the character and amenity of the area; b. the extent to which the intensity and scale of the activity and built form may adversely impact on character, amenity/or risk to people, property and the environment; c. safety and efficiency of the roading network; and d. whether the adverse effects of the activity can be avoided, remedied or mitigated. <ol style="list-style-type: none"> 4. For Māori purpose activity and rural produce retail: <ol style="list-style-type: none"> a. whether the activity is compatible with the character and amenity of the area; b. the extent to which the intensity and scale of the activity and built form may adversely impact on character, amenity/or risk to people, property and the environment; c. Hours and days of operation; d. Parking and access; e. Safety and efficiency of the roading network; f. Extent of impervious surfaces and landscaping; and g. Infrastructure requirement.
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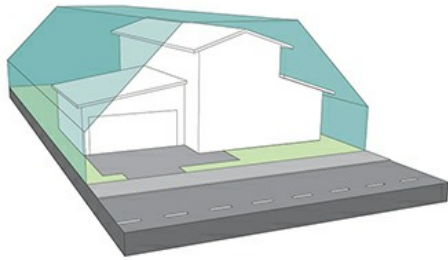
FUZ-R31	Relocation of a building
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<p>Activity status: CON Where:</p> <ol style="list-style-type: none"> 1. the building will be used as a residential unit; 2. a reinstatement works report has been prepared and submitted to the Council; and 3. all Future Urban Zone Effects Standards are complied with. <p>Matters over which control is reserved:</p> <ol style="list-style-type: none"> 1. Provision of a relocate bond. 2. Reinstatement works, including all reinstatement work that will be undertaken to reinstate the site and/or the exterior of the building within 12 months of the relocation having occurred, including any external repair, replacement, painting or cleaning. 3. Effects on amenity values of nearby rural properties and public places. 4. Duration of reconstruction, repair and/or refurbishment works to the building. 5. Use of the building. 6. The extent and effect of non-compliance with any other relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effects Standards. <p>This rule does not apply to:</p> <ol style="list-style-type: none"> 1. The relocation of a residential unit that is less than 20 years old, provided it will be used as a residential unit and all Future Urban Zone Effects Standards are complied with; 2. Non-habitable buildings which will not be used for living activities; or 3. Buildings being repositioned on the same site. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The use to which the building will be put and whether it is compatible with the future character and amenity of the zone and complementary with future activities. 2. The extent to which the relocated building will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes. 3. The impact of the location of the relocated building on the design and layout of a structure plan for the area. 4. The extent to which the location, bulk, scale and built form of the building impacts on the character and amenity values of the area. 5. Mitigation options to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping. 6. On-site amenity values. 7. Parking and access; safety, efficiency and impacts to neighbours. 8. Extent of impervious surfaces and landscaping 9. Infrastructure requirements. 10. The extent and effect of non-compliance with any relevant Future Urban Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
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Effects Standards

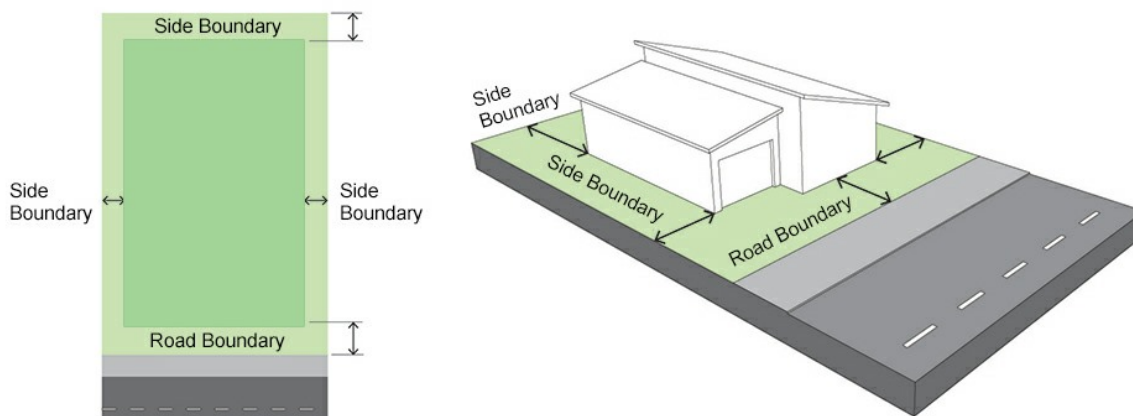
FUZ-S1	Maximum building height
<ol style="list-style-type: none"> 1. Residential buildings: 8m. 2. All other buildings and structures: 12m. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on character and amenity. 2. Site topography and orientation and whether the building can be more appropriately located to minimise adverse visual amenity effects. 3. Effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the effects of the extra height are mitigated by the shape and/or natural and physical features of the site. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design. 6. The effects of the additional building height and whether it will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes.

FUZ - Figure 86 - Maximum building height



FUZ-S2	Minimum building setbacks	
	<ol style="list-style-type: none"> 1. From a road boundary: <ol style="list-style-type: none"> a. all buildings and structures: 30m. 2. From a side boundary: <ol style="list-style-type: none"> a. agricultural, pastoral and horticultural activity buildings and structures (excluding rural industry activities): 10m b. all other buildings and structures (including rural industry activities): 15m 3. From established intensive indoor primary production buildings and structures: <ol style="list-style-type: none"> a. sensitive activities on any other site: 400m 4. From the boundary of a Special Purpose - Future Urban Zone: <ol style="list-style-type: none"> a. all buildings and structures: 100m. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Stock loading races associated with an agricultural, pastoral and horticultural activity on site. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impact on character and amenity. 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. Effect 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 adverse effects through the use of screening, planting, landscaping and alternative design. 6. The extent to which the reduction in setback would impact on the future ability for road widening. 7. The effects of the reduced building setback and whether it will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes.

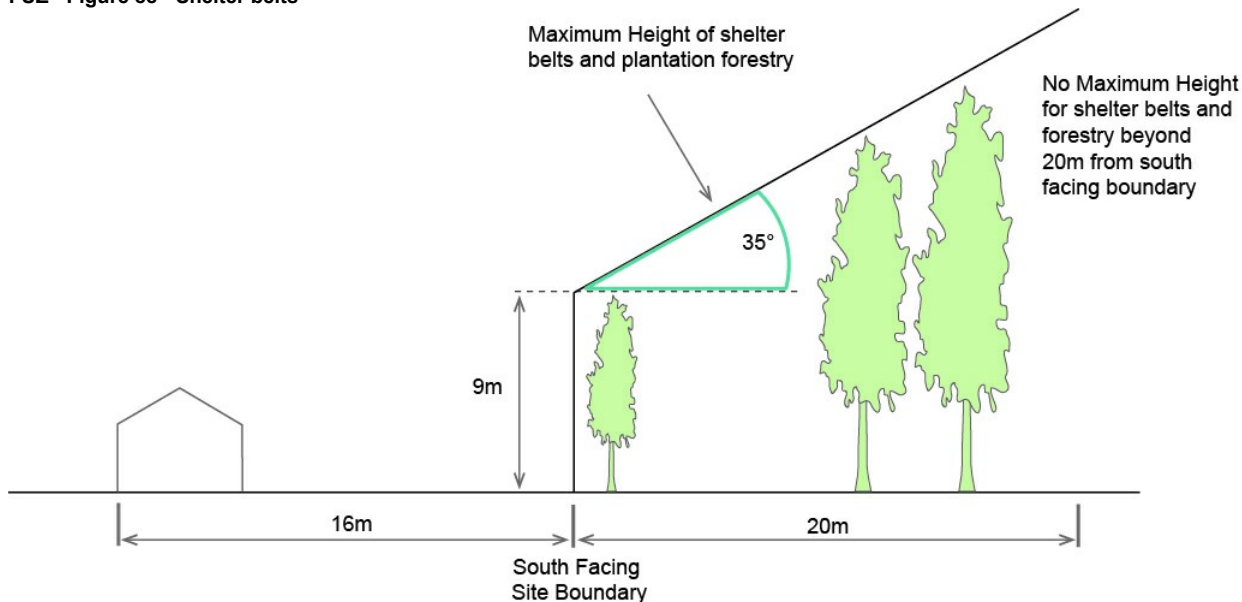
FUZ - Figure 87 - Minimum building setback



FUZ-S3	Shelter belts	
<p>The maximum height for trees planted on or after 28 November 1998 where:</p>		<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The adverse effects, in terms of shading, of noncompliance on

<ol style="list-style-type: none"> 1. Located within 20m of a side boundary that faces south west, south east or anywhere in the arc between (135° to 225° with north being 0°, see FUZ - Figure 88; and 2. An existing residential unit or horticultural use is located on an adjacent site within 16m of that boundary shall as shown on diagram. 	<ol style="list-style-type: none"> the adjoining site. 2. The extent of additional shading from noncompliance, taking into account the use of the affected sites, the amount of shadow cast and the period of time adjacent sites are affected. 3. The ability of existing topography or vegetation to mitigate any adverse shading effects from noncompliance on the adjoining site. 4. The nature of the use of the adjoining site.
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FUZ - Figure 88 - Shelter belts



FUZ-S4	Height in relation to boundary	
	<p>No part of any building shall project beyond the height in relation to boundary plane from points 3m above a site boundary.</p>	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance adversely impacts on character and amenity. 2. Site topography and orientation and whether the building can be more appropriately located to minimise adverse visual amenity effects. 3. Effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the infringement is necessary due to the shape or natural and physical features of the site. 5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design. 6. The effects of the additional height and whether it will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes.
FUZ-S5	Maximum number of residential units	
	<ol style="list-style-type: none"> 1. One residential unit per site; or 2. One residential unit and one minor residential unit per site, provided the residential unit is located within 25m of the primary residential unit on site. or 3. One residential unit and one sleep out per site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Papakāinga Housing. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The extent to which building(s) design, siting and external appearance adversely effects character and amenity. 2. Site topography and orientation and whether the building(s) can be more appropriately located to minimise adverse visual amenity effects and maintain, enhance or restore indigenous biodiversity values. 3. Effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design. 5. The effects of the additional residential unit and whether it will

	<p>limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes.</p>
FUZ-S6	Maximum gross floor area
<p>1. For rural produce retail activities: 40m² and no more than one per site. 2. For papakāinga housing: 450m² per site (total maximum for all residential units per site). 3. All other buildings: 450m² per site.</p> <p>This standard does not apply to: 1. Residential units, minor residential units and sleep outs (excluding papakāinga housing).</p>	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The extent to which building(s) design, siting and external appearance adversely effects character, amenity or indigenous biodiversity values. 2. Site topography and orientation and whether the building(s) can be more appropriately located to minimise adverse visual amenity effects from surrounding properties and public places. 3. Effect on nearby properties, including outlook, privacy, shading and sense of enclosure. 4. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design. 5. The effects of the additional gross floor area and whether it will limit, restrict or compromise the ability to comprehensively develop and use the Future Urban Zone for urban growth purposes.
FUZ-S7	Fencing requirements - goat fences
<p>All goats kept within 2km of Egmont National Park shall be contained within areas with fencing that meets the following requirements:</p> <ol style="list-style-type: none"> 1. Wire post-and-batten fence with no internal or external stays and with a minimum of high tensile 2.5mm diameter galvanised steel, and either: <ol style="list-style-type: none"> a. 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 b. 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. 2. Posts must be at the following intervals: <ol style="list-style-type: none"> a. Less than 30 degrees ground slope: 5m. b. 30 degrees to less than 45 degrees: 4m. c. 45 degrees or more: 3m. 3. Battens must be at 1m intervals. 4. Fences across waterbodies shall also require a floodgate to be constructed of H3 treated 100 mm x 50 mm timber suspended from an overhead wire or rail in such a way that the spacings will allow the passage of water but will not allow stock including goats to pass through. A cross-bar shall be positioned in the top third of the floodgate. Wire netting will not be used in floodgate construction. Flood gates across culverted watercourses shall be on the downstream side of the culvert. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The suitability of the materials and the design of any fence, enclosure or tether. 2. Effects on significant of indigenous vegetation and habitat, and proposed mitigation measures to reduce adverse effects.