

Future Urban Zone | He Rohe Kāinga ā te Wāheke

Overview

The future urban zone is a special purpose zone that applies to greenfield land identified as potentially suitable for urbanisation. It is a transitional zone where land may be used for a range of rural activities that would not compromise the future use of the land for residential or rural lifestyle use. This ensures the land is appropriately managed until a plan change is prepared which identifies the final form of development.

Nine individual future urban zones are provided for in four townships – Te Kūiti, Awakino, Mokau and Waitomo Caves Village. Te Kūiti and Mokau have several future urban zones set aside. In Te Kūiti, land on Mangarino Road South, Mangarino Road North, Pukenui Road and William Street are zoned future urban in order to provide for additional residential and rural lifestyle expansion. In Mokau, land on State Highway 3 and Te Mahoe Road is set aside, in part, to provide for rural lifestyle expansion and in part, to assist with the provision of land for dwellings which might require relocation as a result of coastal erosion. For similar reasons, land for future rural lifestyle development is also identified in Awakino.

In Mokau, an area of land on North Street is identified as future urban zone. This land requires further detailed geotechnical investigation before any type of development can occur. Land zoned as future urban is also provided at Waitomo Caves Village to allow the expansion of mixed use activities envisaged in the tourism zone. The majority of land in the future urban zone has some kind of constraint which precludes live zoning. However, it is considered that the detailed investigations and structure planning process required as part of the plan change process before future subdivision and development can proceed, will fully identify the nature of these risks and constraints.

In the interim, land use and development for non-farming related industry and commercial activities are discouraged in the future urban zone because it is critical that current land use practices do not conflict with the intended future land use. Development is restricted to limit fragmentation of land before urbanisation and to maintain the land's productive capability in the short term. Structure planning will determine if alternative uses can be accommodated in the future, but farming is expected to remain the dominant activity until rezoning is appropriate.

In the future urban zone, the rules require that development occurs in a planned and integrated manner through a plan change and structure plan process. The structure plan must be comprehensively designed and coordinate with infrastructure where this is available. Appendix 5 envisages that the structure plan and plan change process can be undertaken together and outlines the information required for a structure plan to proceed. This plan specifies the final zoning of each area, and where this zoning is not proposed to be amended, there is a further expectation that a limited notified plan change process will be sufficient.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

- FUZ-01.** The potential of land in this zone to accommodate future development is not compromised by subdivision, inappropriate land use, activities or development.
- FUZ-02.** Continue to support appropriate rural activities until such time as the zone is rezoned for its new purpose.
- FUZ-03.** Ensure comprehensive and integrated structure planning is undertaken in response to growth demands to achieve high quality, compact urban form and coordinated infrastructure provision.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- FUZ-P1.** Activities which are potentially incompatible and might compromise the ability to comprehensively develop the future urban zone are avoided where:
 1. The activity will restrict or constrain permitted or existing lawfully established activities; or
 2. The activity will inhibit the ability to develop and use the future urban zone for the planned growth purposes; or
 3. The activity will compromise the provision of connected transport networks or adversely affect the efficient provision of integrated infrastructure required to meet the immediate and future needs of the future urban zone; or
 4. The activity will be incompatible with residential, tourism, settlement or rural lifestyle use once planned development occurs; or
 5. The activity will result in adverse effects on the character and amenity of the surrounding area which cannot be avoided, or appropriately remedied or mitigated.
- FUZ-P2.** Prior to undertaking a plan change and structure plan, only provide for new development and activities in the future urban zone where:
 1. The purpose of the activity is compatible with and/or will support existing activities and future activities anticipated in the new zone; and
 2. Any potential conflict between existing activities and anticipated future activities can be appropriately managed as the area transitions and develops for the planned growth purposes.
- FUZ-P3.** Avoid subdivision that will result in fragmentation of land to a size that would compromise the integrated development of intended lot sizes in the future urban zone.
- FUZ-P4.** Ensure land in the future urban zone responds to growth demands and is rezoned in accordance with its intended future use as identified below:
 - (i) Mangarino Road South, Te Kūiti – rural lifestyle zone
 - (ii) Mangarino Road North, Te Kūiti – rural lifestyle zone
 - (iii) Pukenui Road, Te Kūiti – residential zone

- (iv) William Street, Te Kūiti – residential zone
- (v) State Highway 3, Mokau – rural lifestyle zone
- (vi) Te Mahoe Road, Mokau – rural lifestyle zone
- (vii) North Street, Mokau - settlement zone
- (viii) Awakino - settlement zone
- (ix) Waitomo Caves Village – tourism zone

Rules

The rules that apply to the future urban zone are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- FUZ - Table 1 - Activities Rules; and
- Any relevant provision in Part 2 District-Wide Matters;

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 – How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

FUZ - Table 1 - Activities Rules

FUZ-R1.	Permitted activities	
Activity status: PER Where: <ol style="list-style-type: none"> 1. The activity is assessed as a permitted activity in the general rural zone; and 2. The relevant provisions will apply as if the land was zoned general rural zone. 		Activity status where compliance is not achieved: N/A
FUZ-R2.	Controlled activities	
Activity status: CON Where: <ol style="list-style-type: none"> 1. The activity is assessed as a controlled activity in the general rural zone; and 2. The relevant provisions will apply as if the land was zoned general rural zone. 		Activity status where compliance is not achieved: N/A
FUZ-R3.	Restricted discretionary activities	
Activity status: RDIS Where: <ol style="list-style-type: none"> 1. The activity is assessed as a restricted discretionary activity in the general rural zone; and 2. The relevant provisions will apply as if the land was zoned general rural zone. 		Activity status where compliance is not achieved: N/A

FUZ-R4.	Discretionary activities	
Activity status: DIS Where: <ol style="list-style-type: none"> 1. The activity is assessed as a discretionary activity in the general rural zone; and 2. The relevant provisions will apply as if the land was zoned general rural zone. 		Activity status where compliance is not achieved: N/A
FUZ-R5.	Non-complying activities	
Activity status: NC Where: <ol style="list-style-type: none"> 1. The activity is assessed as a non-complying activity in the general rural zone; and 2. The relevant provisions will apply as if the land was zoned general rural zone. 		Activity status where compliance is not achieved: N/A
FUZ-R6.	Prohibited activities	
Activity status: PR Where: <ol style="list-style-type: none"> 1. The activity is assessed as a prohibited activity in the general rural zone; and 2. The relevant provisions will apply as if the land was zoned general rural zone. 		Activity status where compliance is not achieved: N/A

Note: There are provisions in the signs and transport chapters which specifically relate to indicative roads. Also see the information requirements in [Appendix 1](#) and [Appendix 5](#) and the financial contributions chapter.