

## Hearing Stream 5 – 17 May 2022

### FUZ – Future Urban Zone

#### Gina Sweetman's Speaking Notes

The FUZ is a culmination of work undertaken over the last 14 years.

This has included:

- The Porirua Development Framework 2008
- The Pāuatahanui Judgeford Structure Plan 2012
- The Northern Growth Area Structure Plan 2014
- The Porirua Growth Strategy 2048, 2019

[note – the background to the FUZ and the role of these documents above is set out in 4.11 and 4.12 of the section 32 evaluation report]

The Future Urban Zone is proposed to apply to identified growth areas in the Porirua Growth Strategy. The Growth Strategy is a strategy produced under the Local Government Act and was appropriately consulted on.

The FUZ is also one of the District Plan's responses to section 31 of the RMA and Policy 2 of the NPS-UD which requires the Council to ensure that it has provided sufficient land for housing and business for the next 30 years. Council's approach to growth is addressed through the Overarching s32 evaluation report and has also been addressed in Hearing Stream 1 through the Part A Overarching report.

The intent of the FUZ is to allow existing activities to occur and allow new rural use and development, as long as it does not compromise the potential future urban development of these areas. It is in large effect a "holding zone" which will stay largely the same for the foreseeable future, until such time as Council initiates a plan change or a landowner initiates a private plan change to rezone the land. Once rezoned, relevant necessary resource consents would be required in order for development to occur.

FUZ-P1 sets out how:

- Areas for future urban development have been identified as FUZ in the PDP
- How any new areas would be identified, including a range of criteria.

In short, FUZ-P1-1 recognises areas identified for future urban development in Council's 2019 Growth Strategy 2048. FUZ-P1-2 sets out the relevant criteria for identifying new areas for future urban development. These are purposefully broader to include infrastructure and transport. The reason for this difference with clause 1 is that these two aspects were addressed as part of their identification in the Growth Strategy.

FUZ-P2 then sets out the process for land to be rezoned from FUZ for urban development to occur. This requires a structure plan to be prepared and rezoning as a Development Area. Appendix 11 sets out the guidelines for Structure Plans.

The Growth Strategy identified areas for predominantly residential development and industrial development, both to meet identified demands for growth. These areas are articulated through FUZ-O1 and FUZ-P3.

FUZ-P4 and FUZ-P6 provide the framework for interim use and development in the FUZ. This is largely consistent with the framework in the GRUZ.

One of the key focuses is avoiding the establishment of land use activities and the fragmentation of land through subdivision that may compromise future urban development.