

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4 Future Urban zone

Zone description

This zone is applied to land located on the periphery of existing urban areas within the RUB. The council has determined this land is suitable for future urban development, which will negate the need for urban development outside of the RUB. The Future Urban zone is a transitional zone which provides for the land to be used for rural activities until it is able to be developed for urban activities, via the structure plan and plan change process. A structure plan or plan change can be initiated by the council, an individual, group or partnership. The Structure Plan guidelines in [Appendix 1.1](#) set out what a structure plan needs to address.

Objectives

1. Rural activities and the functioning of the rural community continue until the land is rezoned to an urban zone.
2. Future urban development is not compromised by premature subdivision, use and development.
3. Structure planning determines future urban development form and timing.

Policies

1. Require a structure plan in accordance with the objectives and policies of the RPS - Development capacity and supply of land for urban development section and [Appendix 1.1](#) prior to the rezoning future urban zoned land for urban development.
2. Enable subdivision for network utilities, amendments to a cross lease and minor boundary adjustments and not for other types of subdivision.
3. Avoid activities that:
 - a. compromise the efficient and effective operation of the surrounding transport network
 - b. require the provision, or extension of the transport, wastewater, water supply, stormwater networks or other infrastructure ahead of the time it is needed for urban development
 - c. create or extend infrastructure out of sequence or that is not contiguous with the existing network infrastructure
 - d. attract a high proportion of users beyond the local community
 - e. will give rise to reverse sensitivity issues when urban development occurs.
4. Enable activities that are reliant on the quality of the soil, require a rural location to operate or which provide for the day to day needs of the local rural community.
5. Require building development to maintain a spacious rural character, so that the natural environment is dominant to the built form.
6. Avoid additional dwellings on a site.