

FUTURE URBAN ZONE

This colour identifies the Future Urban Zone on the Planning Maps

The Future Urban Zone applies to land identified as potentially suitable for future growth. It is a transitional zone. This means existing rural activities can continue, but we need to make sure the area can be urbanised in the future when we need more land.

Non-farming activities are discouraged to make sure we can urbanise these areas in the future. This also means properties cannot be subdivided in the meantime for lots sizes less than that provided for in the General Rural Zone, as it is harder to achieve good design when dealing with lots of small properties with lots of different owners.

Structure planning will determine if these areas are suitable for urban development, but farming will be the main activity until rezoning takes place.



Where is the Future Urban Zone located?

There are 9 areas of Future Urban Zone in four townships – Te Kūiti, Awakino, Mokau and Waitomo Caves Village. The red dots on the map above indicate the general location of the proposed future urban zones.

Are all these areas going to be urban?

Not at the moment, but in the future we may need more urban land.

Are they all going to be residential in the future?

Maybe, if and when we need extra room to grow and house our community. Each of them is likely to be a different type of residential development though.

- In Te Kūiti, land on Mangarino Road South, Mangarino Road North, Pukenui Road and William Street is identified for future residential and rural lifestyle
- In Mokau, land on State Highway 3 and Te Mahoe Road is identified for future rural lifestyle expansion and just in case we need to relocate homes due to coastal erosion
- Land for future rural lifestyle development is also identified in Awakino just in case we need to relocate homes due to coastal erosion
- In Mokau, an area of land on North Street is identified as future urban zone but needs further technical assessments first
- Waitomo Caves Village will enable expansion of the tourism zone

Can I develop my property?

Not yet. The Future Urban Zone signals areas we want to grow but you will need to have the zone changed before you can develop. As part of the zone change you will need to develop a structure plan.

How do I get the zone changed?

You will need to undertake a plan change and you will need technical reports and assessments to support the change in zone.

What is a structure plan?

It's a plan of how an area can be developed and includes key roads, footpaths, three waters infrastructure (if reticulated services are available) and features like parks.

Why can't I develop now?

The Future Urban Zone indicates areas we might need in order to grow in the future, but we do not need the extra land now. For some of these areas technical investigations will be needed to make sure it is suitable to develop.

Development requires infrastructure such as roads, water, wastewater and water supply. The Future Urban Zone does not have these things yet.

Rather than each property developing separately, we want to be able to plan for each Future Urban Zone so that we maximise development and get the best possible layout.

What can I do on my property in the meantime?

There are number of activities that you do on your property. They are all the activities that can be undertaken in the General Rural Zone. Click [here](#) to read the fact sheet on the General Rural Zone.

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)