

# Rural Urban Boundary

## Proposed Auckland Unitary Plan: Fact Sheet

The Rural Urban Boundary (RUB) in the Proposed Auckland Unitary Plan replaces the Metropolitan Urban Limit. It defines the extent of urban development to 2041 and areas to be kept rural.

Its purpose is to help achieve well-planned, efficient urban development, conservation of the countryside and its productive rural landscape, and improve certainty about the sequenced provision of infrastructure to support growth and development in existing urban areas and greenfield areas.

Growth boundaries such as the RUB are commonly used by cities worldwide to achieve these goals. The RUB is one of a number of methods in the Proposed Auckland Unitary Plan to better manage Auckland's future development along with structure plans, zones, precincts, overlays and framework plans.

### What does it mean to be inside or outside the RUB?

Being inside the proposed RUB means the land is earmarked for urban growth and the provision of urban services and infrastructure over the next 30 years. This land will be zoned future urban and will need to be structure planned before urban zones are applied to the land and developments can proceed. Not all land within the RUB will be developed for housing; parks, reserves, schools, town centres and a range of other activities will be provided for in these areas.

### How much new greenfield land supply is to be provided for Auckland in these new future urban zones?

The supply of land for housing and development is an important planning issue for Auckland. The table below shows the estimated development capacity for the new greenfield areas within the RUB compared with the Greenfield Areas for Investigation capacity requirements identified in the Auckland Plan Development Strategy. The figures overpage do not include capacity for development in greenfield areas planned by previous Councils.



Warkworth, a rural town that will experience population growth over the next 30 years.

## New Greenfield Growth Capacity to 2041

New Greenfield Areas	Auckland Plan growth projections		Proposed Unitary Plan capacity	
	Total additional housing capacity required (dwellings)	Total additional employment capacity required	Total additional housing capacity provided (dwellings)*	Total additional employment capacity provided
South (Hingaia, Opaheke, Drury, Karaka, Paerata Pukekohe)	55,000	35,000	33,000 – 42,000	35,000
North West (Kumeu Huapai, Riverhead, Brigham Creek, Red Hills)	19,000	14,000	12,000 - 14,000	13,000
North (Dairy Flat, Silverdale, Warkworth)	16,000	8,000	16,000 - 20,000	11,000
<b>Total</b>	<b>90,000</b>	<b>57,000</b>	<b>61,000 – 76,000</b>	<b>60,000</b>

\* Lower and higher density range

Note: Figures may not sum due to rounding

Figures in the table also do not include greenfield growth capacity in areas around towns and serviced villages and possible growth areas at Albany, Okura and Mangere/Puhinui as a suitable 30 year RUB is yet to be confirmed for these places.

### Where has the 30 year RUB been set in the Proposed Auckland Unitary Plan?

The maps on the following pages show where new greenfield growth is provided for within the RUB. Further work to investigate a 30 year RUB for towns and serviced villages and areas where complex proposals to move the RUB have been received will continue after the Proposed Auckland Unitary Plan is notified.



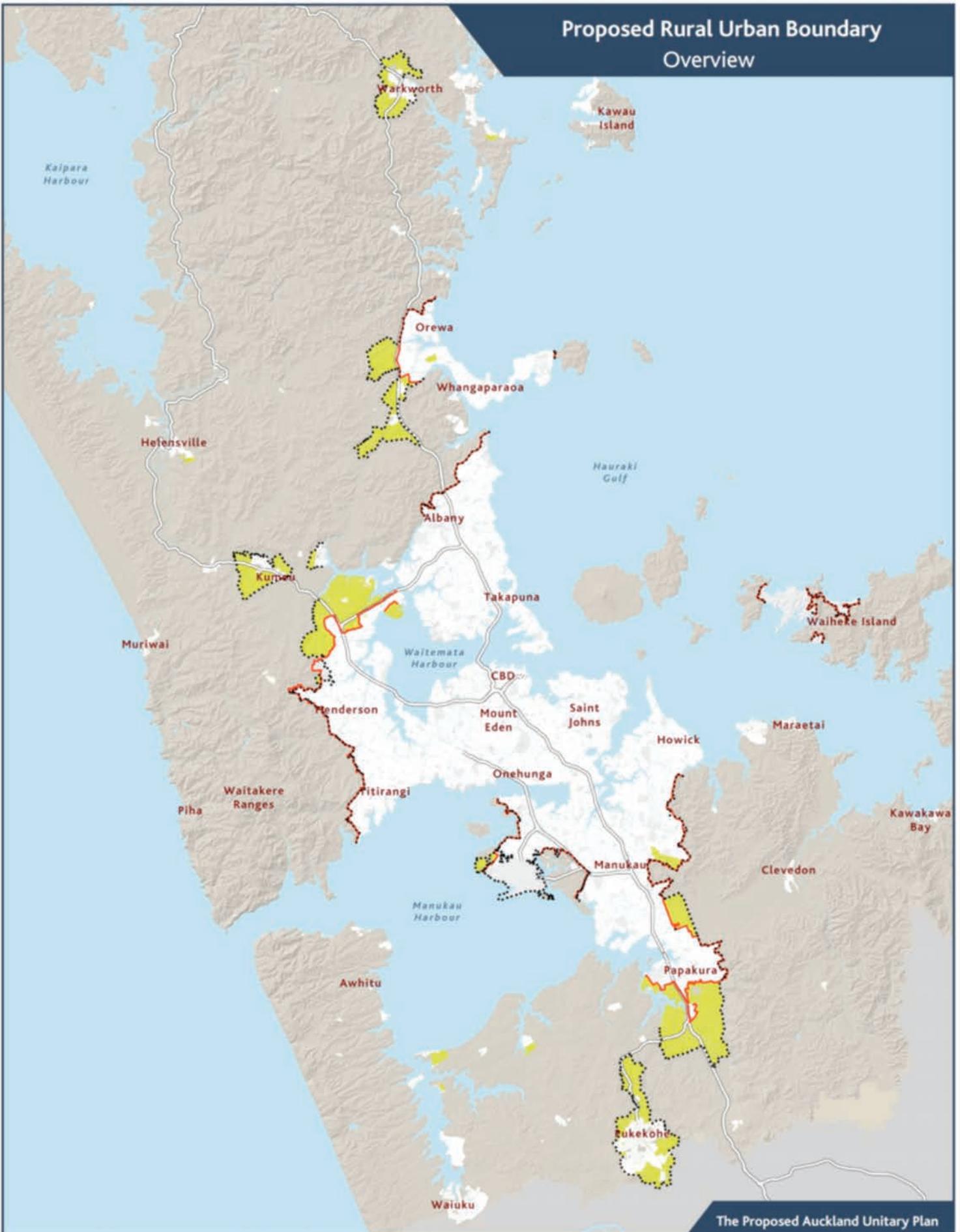
## How is the RUB being determined?

The RUB proposals in the Proposed Auckland Unitary Plan were developed from extensive research into economic, cultural and environmental issues, careful analysis of physical constraints, and considering good urban form and efficient provision of infrastructure. Following consultation with iwi, stakeholders and communities, RUB proposals were refined and put to decision makers. Key changes to the indicative options that came out with the Draft Auckland Unitary Plan from this analysis, feedback and from political decisions are as follows:

- **Warkworth:** Additional urban growth to the north and northeast of the town, and not proceeding with the Hepburn Creek option. Removal of the area of Warkworth South adjacent to the Puhoi to Warkworth motorway alignment.
- **Silverdale:** Reduction of the Wainui East growth area in the northwest and some expansion in the southwest. Removal of the northern part of the Silverdale West Business/Pine Valley area. Removal of land west of Postman Road in the Dairy Flat growth area.
- **Kumeu Huapai Whenuapai:** Removal of the southern part of the Kumeu Huapai option and southern Future Business area, and addition of urban land to the northeast of Kumeu. Removal of the western part of Red Hills North option. Removal of the western Brigham Creek option. Addition of urban land to the west of Riverhead.
- **South:** Adoption of the Corridor Focus growth scenario, with modifications which remove large parts of the Alternative business option, the Ramarama south business option, remove Karaka North and Karaka West options, remove parts of the Whangapouri option, remove Pukekohe West and Pukekohe North East option, and add more urban land to the north of Paerata.
- **Edge:** The Stage 2 RUB (Edge) work resulted in the addition of 500ha bounded by Ranfurly and Mill Roads in Takanini, 26ha at Crows, Yelash and Birdwood Roads in Massey, 17.5ha at Fairhill Place and Chateau Rise in Flat Bush, and 6.6ha at Point View Drive, East Tamaki. The RUB was amended at Massey and Swanson to exclude the land subject to the Birdwood Structure Plan and to align with the Waikare Ranges Heritage Area, which is subject to special legislation governing development in this area.



# Proposed Rural Urban Boundary Overview



The Proposed Auckland Unitary Plan



Date: 12 Sept 2013  
 Scale @ A1: 1:400,000  
 Projection: NZTM  
 Datum: NZGD2000



- Proposed Areas of Future Urban Zoning
- Existing Urban Zoning

- Rural Zoning
- Proposed Rural Urban Boundary (RUB)
- Metropolitan Urban Limits (MUL) 2010

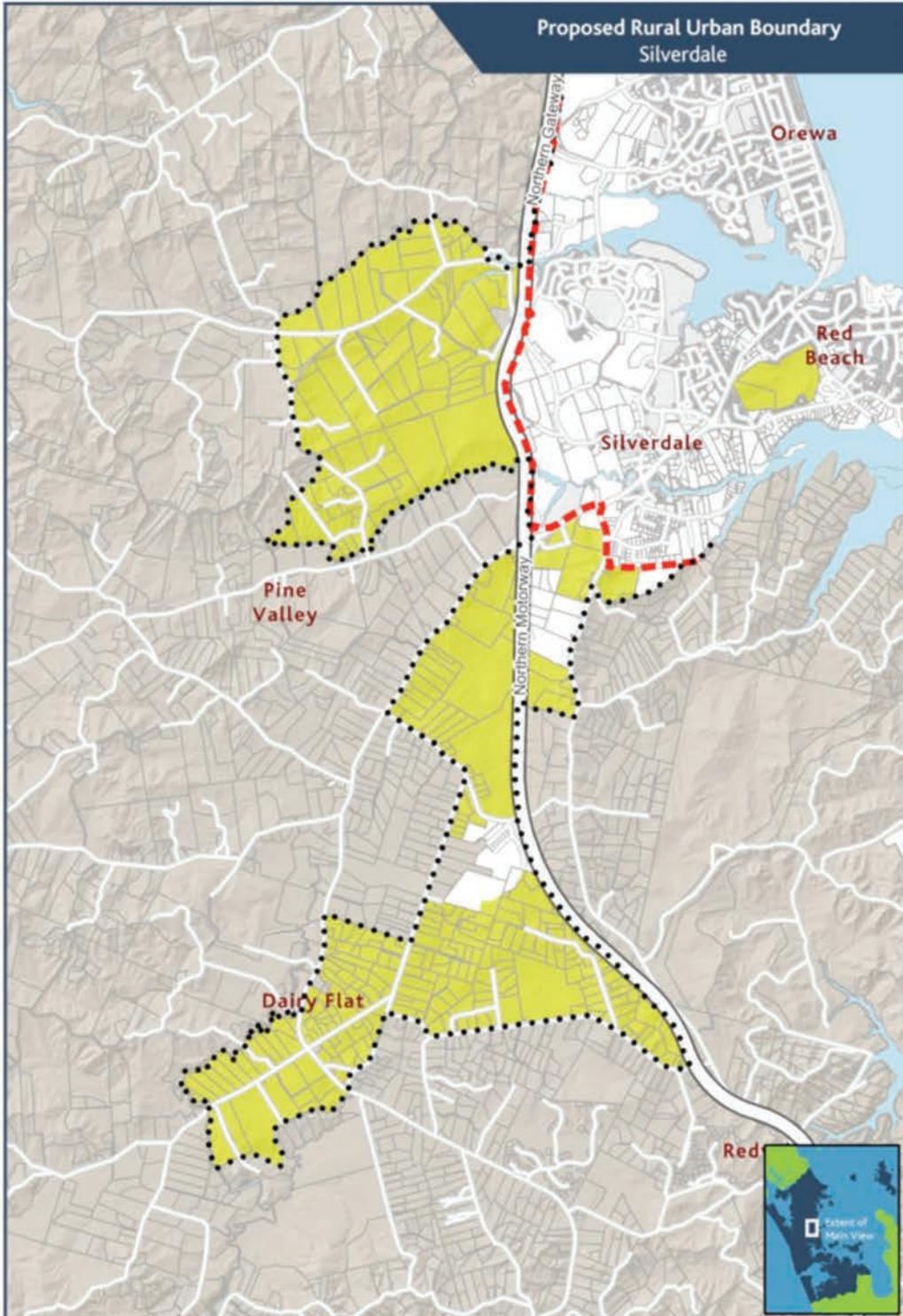
State Highways



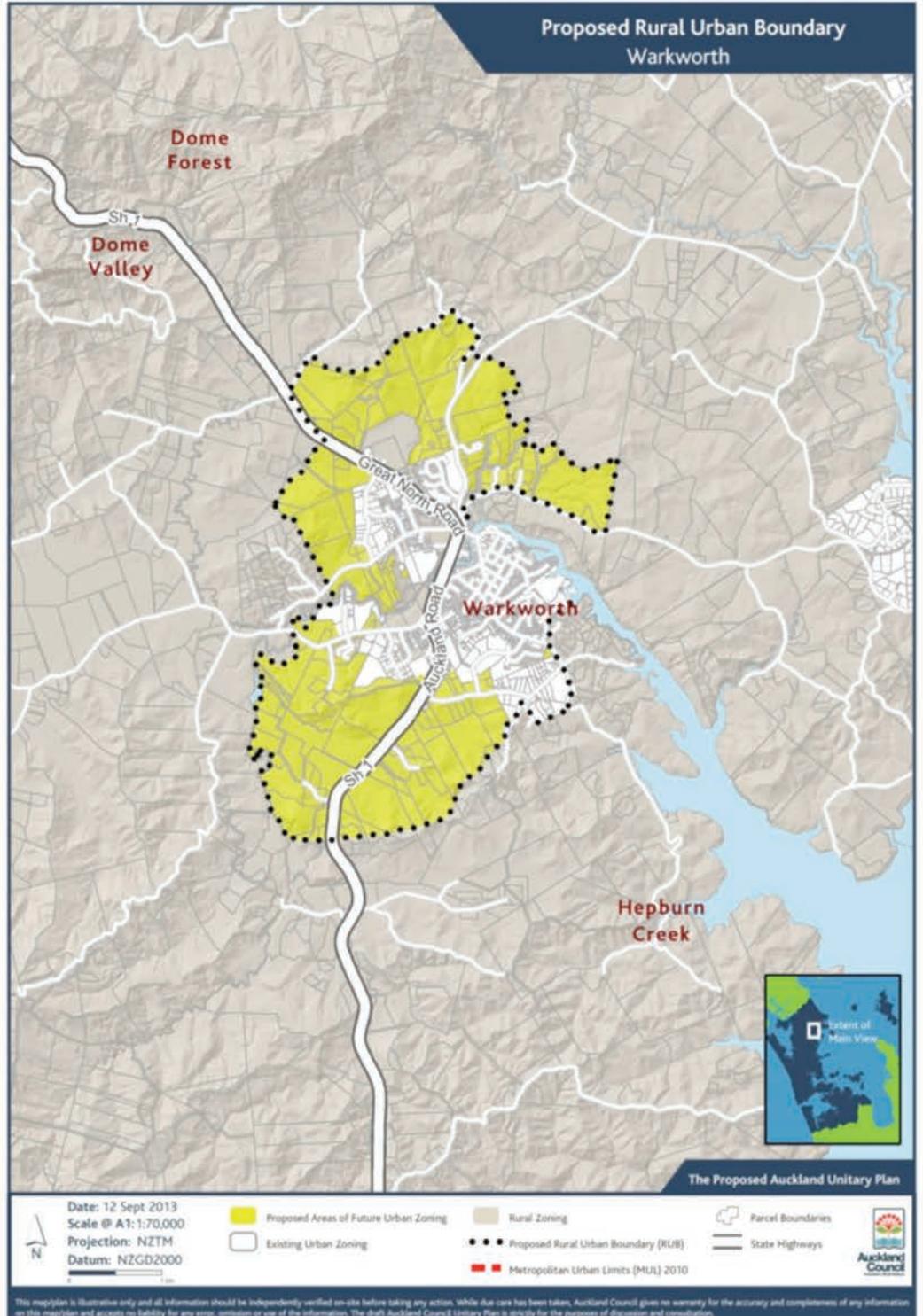
Auckland Council

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### Proposed Rural Urban Boundary Silverdale



### Proposed Rural Urban Boundary Warkworth

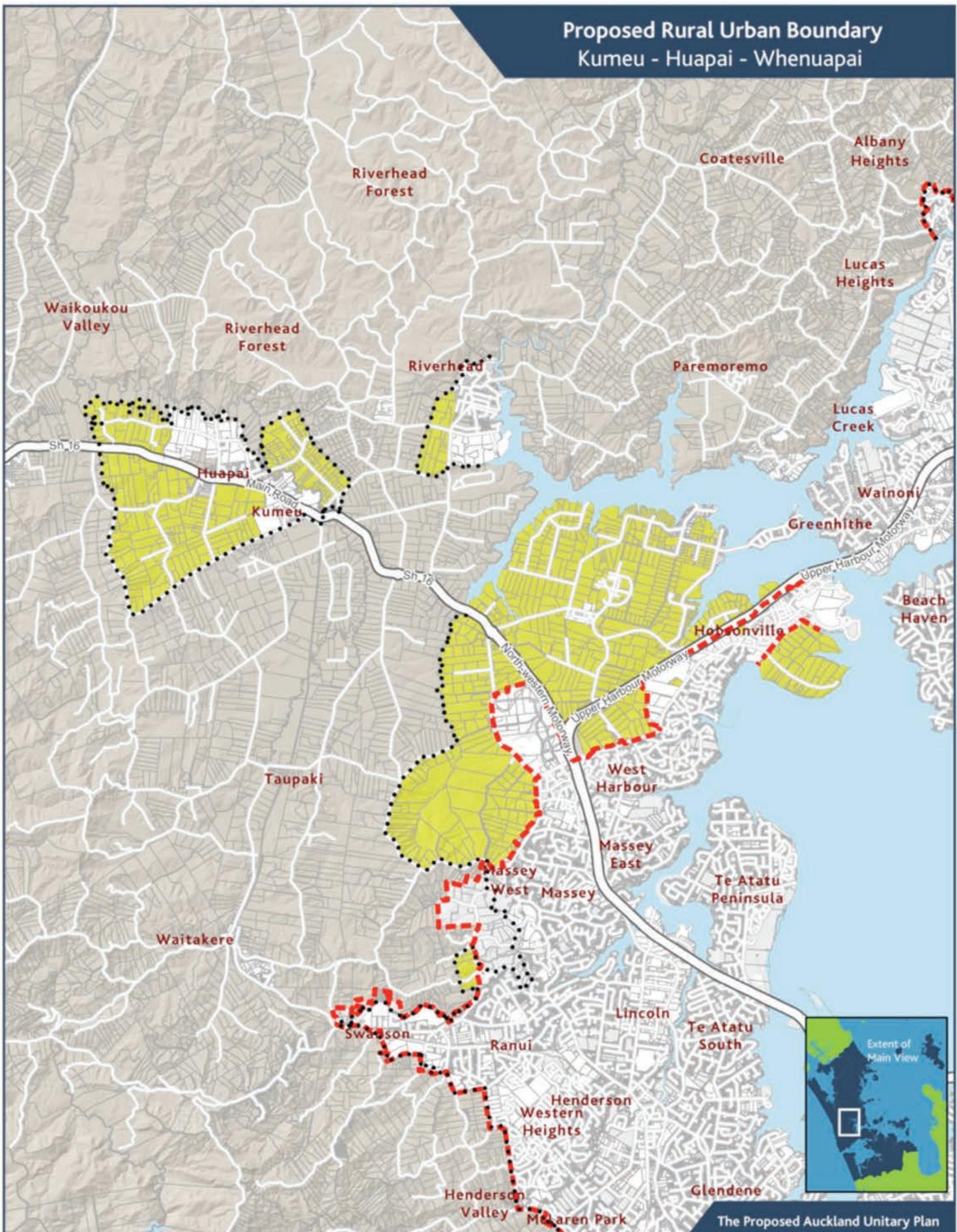


The Proposed Auckland Unitary Plan

Date: 12 Sept 2013	Scale @ A1: 1:70,000	Projection: NZTM	Datum: NZGD2000	Proposed Areas of Future Urban Zoning	Rural Zoning	Proposed Rural Urban Boundary (RUB)	Metropolitan Urban Limits (MUL) 2010	Existing Urban Zoning	Parcel Boundaries	State Highways	
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# Proposed Rural Urban Boundary Kumeu - Huapai - Whenuapai

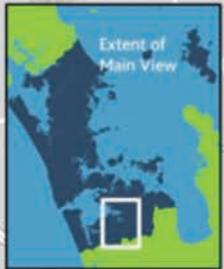
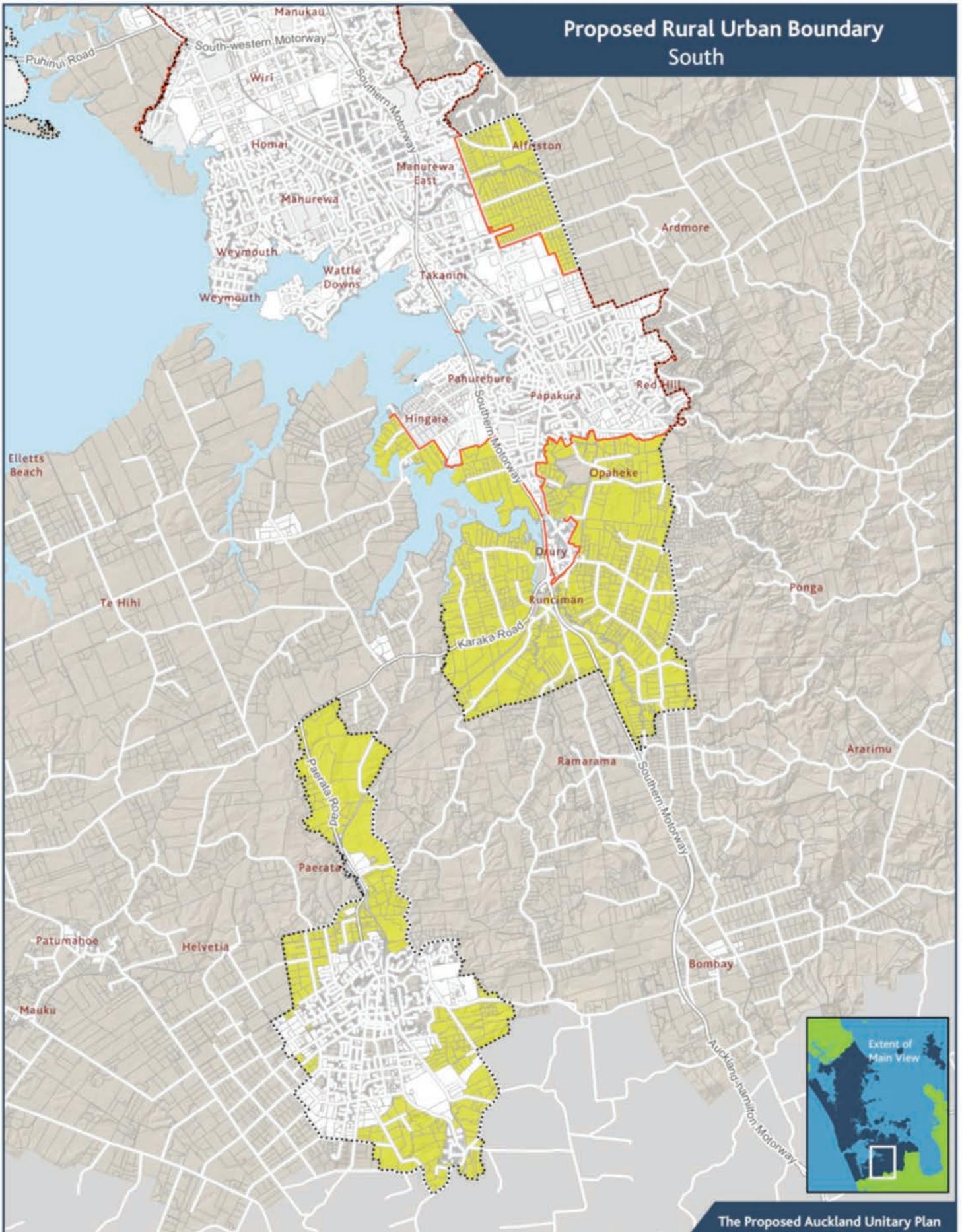


The Proposed Auckland Unitary Plan

 Date: 12 Sept 2013 Scale @ A1: 1:90,000 Projection: NZTM Datum: NZGD2000	Proposed Areas of Future Urban Zoning	Rural Zoning	Parcel Boundaries
	Existing Urban Zoning	Proposed Rural Urban Boundary (RUB)	State Highways
	Metropolitan Urban Limits (MUL) 2010		

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# Proposed Rural Urban Boundary South



The Proposed Auckland Unitary Plan



Date: 12 Sept 2013  
 Scale @ A1: 1:110,000  
 Projection: NZTM  
 Datum: NZGD2000



- Proposed Areas of Future Urban Zoning
- Existing Urban Zoning

- Rural Zoning
- Proposed Rural Urban Boundary (RUB)
- Metropolitan Urban Limits (MUL) 2010

- Parcel Boundaries
- State Highways



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