Appendix 1 Structure plan requirements for future urban zoned greenfield land

The following provisions form part of the regional policy statement and the district plan.

These provisions set out the matters in respect of the preparation of structure plans for greenfield land within the Future Urban zone prior to the change to urban zones. These are:

• How the structure plan responds to the Unitary Plan.
• The external documents to be taken into account.
• The matters that the structure plan must identify, investigate and address.
• Further specialist documents that are required to support the structure plan.

Structure planning is to be used to:

• Identify and consider land within the RUB which has a Future Urban zone and is proposed to be given an urban zone from the Unitary Plan suite of zones (residential, centres, business, public open space, special purpose zones)
• Identify and consider the scale (including densities), mix and pattern of different land uses such as residential, business and open space in the structure plan area.
• Balance often competing demands to protect existing features and the need to establish urban development and supporting infrastructure that achieve more sustainable and efficient communities.
• Identify amenity outcomes for new liveable neighbourhoods.
• Identify key infrastructure requirements to support the proposed land uses and the wider community.
• Involve key stakeholders, infrastructure providers and landowners in the development of the structure plan area

Structure planning must consider the following:

• The wider directions of the Auckland Plan, considered as an integrated whole. Particular regard must be given to the Auckland Plan Development Strategy, including the integration of the structure plan area, with the surrounding area and the sub-region.
• The objectives and policies of the Unitary Plan, in particular Part 2.2 Enabling Urban Growth.
• Any relevant national RMA documents, such as the New Zealand Coastal Policy Statement, other national policy statements and national environmental standards.
• Any relevant management plans including: local board plans, area plans, stormwater catchment, zone and/or consolidated receiving environment management plans and associated network discharge consents.
• Any relevant strategies, plans or programmes of infrastructure providers including Watercare and Auckland Transport. Particular regard should be had to the Integrated Transport Programme and Regional Land Transport Plan and Watercare’s Asset Management Plan.
• New Zealand Standard 4404:2010, and council’s Code of Practice for Land Development and
Subdivision.
• Any relevant Iwi planning documents, Treaty settlement legislation as a result of settlements, and Waitangi Tribunal claims.
• Council’s Parks and Open Space Strategy.
• Council’s Auckland Design Manual- neighbourhood section.
• The feedback of landowners, infrastructure providers and communities gained through consultation during the structure planning process.

The structure plan content

The structure plan must identify, investigate and address the following matters:

1. Urban growth

• The future supply and projected demand for residential and business land in the structure plan areas is consistent with council’s Land Release Strategy and will achieve an appropriate capacity to meet the sub–regional greenfield growth projections for new dwellings in the Auckland Plan (2012) Development Strategy.
• The phases and timing for the staged release of land for urban development with the coordination of infrastructure.
• Linkages and integration with existing urban and/or rural zoned land adjoining the structure plan area through careful edge or boundary treatment.
• Opportunities to improve access to landlocked parcels, including Maori land.

2. Natural environment

• The maintenance, enhancement and/or protection of the values of the natural character of the land and receiving environments. Developers must demonstrate how the proposed land use, subdivision and development controls respond to such values.
• The integration of green networks (such as natural freshwater and coastal systems, and ecological corridors) with open space and pedestrian networks, showing how they reflect the underlying natural character values and provides for environmental restoration and biodiversity.
• The measures to manage natural hazards and contamination, including avoidance, adaption, or remediation.
• The location of mineral resources and how they are to be managed.

3. Urban structure

• The design process and key desirable urban form at the neighbourhood scale in accordance with the objectives and polices of in Part 2.2.2 - A quality built environment, including:
  - Urban form and structures designed to maximise pedestrian connectivity with a network of streets and small block sizes allowing for a choice of routes, particularly near centres and public transport facilities.
  - The provision of a diversity of site sizes within neighbourhood blocks to maximise housing choice.
  - The provision of public open spaces which are highly visible from streets and of a scale and quality to meet identified community needs.
  - The transition within the structure plan area between different activities, densities and building
typologies.
- Incorporation of water sensitive design and green infrastructure within developments to reduce impacts on the environment while enhancing urban amenity.

4. Use and activity

• The adoption of standard Unitary Plan zones to avoid the introduction of additional zones and the recognition of place based provisions and values through the use of precincts and overlays.
• Establishment of new centres, with a diverse function and role that complements the hierarchy and network of existing centres and which are located and designed to maximize access by walking and cycling.
• A mix of residential densities and household types sufficient to support the viability of centres, public transport and mixed communities and provide housing choice.
• Mix and distribution of land uses within the structure plan area to provide opportunities for appropriate business activities and employment, community and educational facilities and open space close to where people live.
• The avoidance of reverse sensitivity effects on significant land uses and infrastructure.

5. Movement networks

• Integration of land use and the local and strategic transport network.
• The layout of the transport network and facilities (roads, public transport, cycle and pedestrian networks, parking) that are safe, direct, legible, attractive and well connected with a choice of routes to public transport, local facilities and amenities, that are integrated with land uses and the surrounding area.
• The road network and hierarchy to support the movement of different types of transport and accessibility that is interconnected and includes the location of connections to ensure a number of access points to and from the area.
• The transport related effects of the scale, intensity, mix and distribution of land uses and the mitigation and management of these effects.

6. Infrastructure

• The location, scale and capacity of public reticulated water supply and wastewater disposal networks.
• The location and function of stormwater management facilities based on, principles of water sensitive urban design, including the retention of natural water systems and the primary use of on-site flow and quality controls (and related impervious area limits) to manage stormwater from proposed sites and roads. The use of hard engineering solutions is a secondary management approach.
• The location and scale of other infrastructure.
• Social and cultural infrastructure, including educational facilities, libraries and marae, to cater for the needs of the community and neighbourhoods and the timing of its availability.

7. Heritage

• The existence of features or values which warrant protection or preservation such as historic heritage or sites and places of significance Maori.
Supporting documents

The following documents are required to support the structure plan:

1. Structure plan neighbourhood design statement
2. Stormwater network plan, including updates to catchment or zone management plans and variations to existing or new network discharge consents, where relevant.
3. Integrated transport assessment.
5. Water and wastewater servicing plan.
6. Phasing and implementation plan
7. Geotechnical assessment
8. Archaeological or heritage assessment
9. Freshwater and ecological assessment

Other documents may be required to support the structure plan, depending on the characteristics of the land and water resources of the area.