

Appendix 1 Structure plan guidelines

This appendix forms part of the regional policy statement [rps].

1.1. Introduction

Structure plans are an important method for establishing the pattern of land use and the transport and services network within a defined area. They can provide a detailed examination of the opportunities and constraints relating to the land including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards. They should identify, investigate and address the potential effects of urbanisation and development on natural and physical resources in the structure plan area and in neighbouring areas, particularly those that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character. They should then explain how the proposal will give effect to the regional policy statement and how any adverse effects of land use and development are to be avoided, remedied or mitigated by proposed plan provisions.

This will ensure that all the effects of development are addressed in advance of development occurring. A structure plan is an appropriate foundation for the plan change process required to rezone land.

This appendix sets out the following:

- (1) structure planning in the context of the plan change process;
- (2) external documents to be taken into account;
- (3) matters that the structure plan must identify, investigate and address; and
- (4) specialist documents to support the structure plan as part of the plan change process.

1.2. Structure planning in the context of the plan change process

The regional policy statement promotes the preparation of structure plans as a precursor to plan changes and to support any of the following:

- (1) identifying greenfield land suitable for urbanisation;
- (2) rezoning of existing urban areas for more intensive uses or for comprehensive redevelopment;
- (3) rezoning of Future Urban Zone land for urbanisation; and
- (4) establishing new or significantly expanding existing rural and coastal towns and villages.

Structure plans guide future development and redevelopment. The level of analysis required needs to be appropriate to the type and scale of development. Refer to the objectives and policies in the regional policy statement [B2 Urban growth](#).

1.3. External documents to be taken into account

When preparing structure plans, the external documents in the following list are to be considered where appropriate.

- (1) Auckland Plan including the directions of the Auckland Plan to be considered as an integrated whole, Auckland's High-Level Development Strategy (refer to section D of the Auckland Plan), and any sub-regional analyses prepared by the Auckland Council.
- (2) National policy statements and national environmental standards including but not limited to the New Zealand Coastal Policy Statement, the National Policy Statement for Freshwater Management and the National Environmental Standards for Electricity Transmission Activities.
- (3) This Plan, in particular the regional policy statement.
- (4) Auckland Council's 10-year budget (the long-term plan) and implementation programmes.
- (5) Local board plans and area plans.
- (6) Existing integrated catchment management plans and associated network discharge consents.
- (7) Strategies, plans, codes of practice or programmes of economic, environmental, social and cultural infrastructure providers, with particular regard to the Regional Land Transport Plan, Auckland Transport's Integrated Transport Programme and Watercare's Asset Management Plan.
- (8) Iwi planning documents.
- (9) Treaty settlement legislation.
- (10) Auckland Council's Parks and Open Space Strategy Action Plan.
- (11) Auckland Council's Auckland Design Manual.
- (12) Auckland Council's Code of Practice for Land Development and Subdivision.

1.4. Matters to identify, investigate and address

A structure plan is to identify, investigate and address the matters set out below.

1.4.1. Urban growth

- (1) The future supply and projected demand for residential and business land in the structure plan areas to achieve an appropriate capacity to meet the sub-regional growth projections in the Auckland Plan adopted under the Local Government (Auckland Council) Act 2009.
- (2) The phases and timing for the staged release of greenfield land or the staged conversion of land within the existing urban area to a more intensive

activity for urban development or for comprehensive redevelopment, in coordination with infrastructure.

- (3) The location, type and form of the urban edge, its appropriateness to the structure plan area and the surrounding area and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.
- (4) Linkages and integration with existing urban-zoned and/or rural-zoned land adjoining the structure plan area through careful edge or boundary treatment.
- (5) Opportunities to improve access to landlocked parcels, including Māori land.

1.4.2. Natural resources

- (1) The protection, maintenance and enhancement of natural resources, particularly those that have been scheduled in the Unitary Plan in relation to Mana Whenua, natural resources, and the coastal environment.
- (2) Demonstrate how proposed subdivision, use, and development will protect, maintain and enhance the values of the resources identified in 1.4.2(1) above.
- (3) The integration of green networks (such as freshwater and coastal water systems, and ecological corridors) with open space and pedestrian and cycle networks, showing how they reflect the underlying natural character values and provide opportunities for environmental restoration and biodiversity.
- (4) Measures to manage natural hazards and contamination.
- (5) The location of mineral resources and how access to regionally significant extractable deposits is to be managed.

1.4.3. Natural and built heritage

- (1) The existence of natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.

1.4.4. Use and activity

- (1) Contribution to a compact urban form and the efficient use of land in conjunction with existing urban areas to give effect to the regional policy statement.
- (2) The adoption of standard Unitary Plan methods and provisions where possible to ensure a consistent approach across the region by all of the following:
 - (a) seeking to avoid the introduction of additional zones;
 - (b) recognising the values of natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character through identification of sites or places to be scheduled and the use of existing overlays in the Plan; and
 - (c) recognising specific place-based provisions through the use of precincts.

- (3) Establishment of new centres and the expansion of existing centres in ways that complement the hierarchy and network of existing centres. Centres should be located and designed to maximise access by walking, cycling and public transport.
- (4) A mix of residential intensities sufficient to support the vitality of centres and communities and to provide housing and transport choice.
- (5) A mix and distribution of land uses within the structure plan area to provide opportunities for business activities and employment, community facilities and open space close to where people live.
- (6) The location and protection of infrastructure and management of reverse sensitivity effects on infrastructure from subdivision, use and development.
- (7) The location and protection of use and development and management of reverse sensitivity effects on use and development.

1.4.5. Urban development

- (1) A desirable urban form at the neighbourhood scale including all of the following:
 - (a) a layout providing pedestrian connectivity with a network of streets and block sizes which allow for a choice of routes, particularly near centres and public transport facilities;
 - (b) provision of a diversity of site sizes within blocks to enhance housing choice, accommodate local small-scale community facilities and where appropriate enable a range of business activity and mixed use;
 - (c) provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs;
 - (d) appropriate transitions within and at the edge of the structure plan area between different land use activities, intensities and densities; and
 - (e) the application of an integrated stormwater management approach within developments to reduce impacts on the environment while enhancing urban amenity.

1.4.6. Transport networks

- (1) Integration of land use and development with the local and strategic transport networks.
- (2) Layout of the transport network and facilities in a manner that is safe, attractive, efficient, and resilient to hazards, well connected to local facilities and integrated with land uses, the surrounding area and the wider transport network.
- (3) Support for transport and accessibility that is multi-modal and interconnected with an appropriate number and location of access points.

- (4) Transport effects on land uses and the management of these effects.

1.4.7. Infrastructure

- (1) The location and protection of existing and planned infrastructure, including network infrastructure corridors.
- (2) The location, scale and capacity of existing and new infrastructure to serve the structure plan area.
- (3) The location, scale and function of stormwater management facilities based on the principles of an integrated stormwater management approach, including the retention of natural water systems and the primary use of onsite flow and quality controls (and related impervious area limits) to manage stormwater runoff from proposed sites and roads.
- (4) The location, scale, function and provision of community facilities, including educational, health, welfare and cultural facilities and open space to cater for the needs of communities in the structure plan area and neighbouring areas.

1.4.8. Feedback from stakeholders

- (1) Feedback from landowners, infrastructure providers, council controlled organisations and communities gained through consultation during the structure planning process.

1.5. Specialist documents to support the structure plan and plan changes process

The scale and detail of the investigation and reporting required needs to be at a level appropriate to the scale of the area subject to the structure planning process and the complexity of the issues identified by the process. Reports may be required on the matters listed below to support the structure planning and plan change process.

(1) Land use:

- (a) evaluation of the identified role of and principal objectives for the structure plan area in terms of land uses and amenity values;
- (b) assessment against any relevant sub-regional spatial plan; and
- (c) analysis of anticipated land use supply and demand informing the spatial allocation of areas for different activities, intensities and densities.

(2) Infrastructure:

- (a) integrated catchment management plan - stormwater management plan, including network plans, updates to catchment or zone management plans and variations to existing or new network discharge consents, where relevant;
- (b) integrated transport assessment;
- (c) water and wastewater servicing plan; and

(d) other infrastructure plans.

(3) Impact on natural and cultural values:

(a) landscape assessment;

(b) assessment of effects on the cultural well-being of people and communities who have relationships with the area, including where appropriate mapping of local history and whakapapa;

(c) archaeological, historic heritage and special character assessment;

(d) natural heritage assessment; and

(e) freshwater and ecological assessment.

(4) Environmental risk:

(a) geotechnical assessment;

(b) land contamination and remediation assessment; and

(c) health impact assessment.

(5) Implementation:

(a) staging plan;

(b) funding plan;

(c) affordability assessment;

(d) neighbourhood design statement; and

(e) other documents depending on the characteristics of the land and water resources of the area.