

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1.3 Integrated Development

The activities, controls and assessment criteria in the underlying zones and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

The activities in the underlying zones apply in all sub-precincts unless otherwise specified in the activity table below.

Activity	Activity Status
Framework plan	
A framework plan, amendments to an approved framework plan, or a replacement framework plan complying with clause 3.1 below	RD
A framework plan, amendments to an approved framework plan, or a replacement framework plan complying with clause 3.1 below	NC
Development	
New buildings and land uses on land subject to and in compliance with an approved framework plan	RD
New buildings and land uses on land subject to and not in compliance with an approved framework plan	NC
Residential	
Integrated residential development	RD
Subdivision	
Subdivision of land subject to and in compliance with an approved framework plan	RD
Subdivision of land subject to and not in compliance with an approved framework plan	NC

2. Notification

1. The council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land subject to the framework plan who has not provided their written approval.

3. Land use controls

1. The land use controls in the underlying zone apply in all sub precincts except those specified below.

3.1 Framework plans

1. A resource consent application for a framework plan or amendments to an approved framework plan for all or part of this precinct, the framework plan must:
 - a. apply:
 - i. to an area of 5000m² or more
 - ii. only to land within a sub-precinct that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application
 - b. be made by the freehold landowner

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- c. comply with:
 - i. the general rules and information requirements applying to framework plans specified in [clause 2.6](#) and [2.7.3](#) of the general provisions
 - ii. the special information requirements for framework plans specified in clause 5 below
- d. seek consent for the following:
 - i. the mix and location of housing types and affordable housing
 - ii. where appropriate, the provision of public open space, community or social infrastructure
 - iii. where required, new or upgraded storm and/or wastewater infrastructure
 - iv. land uses not provided for in the precinct or underlying zone
 - v. block and road layouts
- e. identify and protect significant natural, cultural and landscape features
- f. identify the location of new and improvements of existing pedestrian, cycle and other transport connections within the precinct and to the surrounding neighbourhood
- g. not exceed the following maximum building heights:

Table 1: Maximum building heights

Sub-Precinct	Height
A. Mount Smart (oranga)	11m and 3 storeys in height
B. Takanini	11m and 3 storeys in height

- 2. The maximum density controls do not apply to framework plans or development complying with an approved framework plan.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

- 1. Framework plans, amendments to an approved framework plan or a replacement framework plan
 - a. the matters set out in [clause 2.6](#) of the general provisions
 - b. the location and design of buildings
 - c. provision for activities
 - d. the location, physical extent and design of public open space
 - e. the location and design of access and parking.
- 2. Integrated residential development
 - a. Refer to the matters of discretion for four or more dwellings in the underlying zone.
- 3. Land use, development or subdivision complying with an approved framework plan
 - a. Refer to the matters of discretion for the activity in the underlying zone and/or relevant Auckland-wide rules.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

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1. Framework plans, amendments to an approved framework plan or a replacement framework plan
 - a. The location and design of buildings
 - i. The framework plan should provide for a built form that:
 - ensures development is integrated and connected with the surrounding neighbourhood
 - mitigates adverse effects on properties neighbouring the framework plan area through reduced heights, larger setbacks and landscaping or any other appropriate design response
 - the mass of large buildings, including any large facades, are modulated or includes transitional elements or use of contrast, including colour and material, to reduce apparent scale
 - a variety of housing types and sizes is provided to cater for the diverse needs of the community
 - b. Provision for activities
 - i. Land use activities provided for through a framework plan should:
 - ensure the resultant population will be adequately supported by community amenities, e.g. local convenience shopping, local parks, community facilities.
 - enable, where there is a need by the current or future residents, the the establishment of community facilities such as health, educational and care facilities.
 - include the scale and extent of any non-residential activity and ensure that adverse effects on residential sites within or adjoining the framework plan area are avoided or mitigated.
 - locate land use activities so that they can integrate with adjoining centres.
 - c. The location, physical extent and design of public open space
 - i. The framework plan should provide for development that:
 - ensures buildings and sites are located to maximise access to public open space
 - integrates natural, landscape and cultural features ensures parking, access or service areas are appropriately landscaped or screened
 - where open space is proposed, the layout and design will enable well-connected, legible and safe cycling and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure and landscape treatment.
 - the layout and design of open space will integrate with and complement the form and function of the existing public open space network.
 - protects and enhance cultural and heritage items and historic places of significance.
 - d. The location and design of access and parking
 - i. The framework plan should provide for pedestrian, cycle and vehicle access and parking that:
 - creates connections within the framework plan area and to the surrounding neighbourhood.
 - prioritises safe and efficient pedestrian movements.
 - identifies a clear road hierarchy.
 - does not dominate the street frontage.
2. Integrated residential development
 - a. Refer to the assessment criteria for four or more dwellings in the underlying zone.

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3. Land use, development and subdivision complying with an approved framework plan
 - a. Refer to the assessment criteria for the activity in the underlying zone and/or Auckland-wide rules.

5. Special information requirements

5.1 Framework plans

1. A framework plan, amendments to an approved framework plan, or a replacement framework plan must be accompanied by the following:
 - a. the overall context of the subject land area relative to existing buildings, existing public open space and transport connections and any approved buildings and approved framework plans generally
 - b. where land re-contouring is proposed, the relationship of site contours to existing and proposed streets, lanes, any public open space shown
 - c. building footprints relative to existing and proposed streets, lanes and any existing or proposed public open space
 - d. the location and layout of any proposed public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces that complement the existing public open space network
 - e. the general location of vehicle access, parking areas and loading areas.
2. The location and function of pedestrian, cycling and vehicle routes to and within the sub-precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes.
3. The general location and function of existing and proposed streets and lanes, including cross-sections where applicable.
4. Proposed building elevations and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces.
5. The general location of activity types with potential to influence the staging and design of development across the subject land area including general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities.
6. The standard to which any contaminated land is to be remediated in relation to the proposed use (activity) of the land, and the strategy or method proposed for contaminated site investigation and remediation including the proposed approach to obtaining necessary resource consents either on a site by site basis, or across the subject land area.
7. Proposed staging of demolition, earthworks and building development.
8. A design statement, where relevant for those activities specified in table below. The design statement must include information on all relevant matters, including as a minimum those matters specified in the table(s) below, as set out in [clause 2.7.2](#) of the general provisions. Drawings and illustrations must be proportionate to the complexity and significance of the project. Refer to the ADM for guidance on the preparation of design statements.

Design Statement information requirements for all Residential zones	5-8 dwellings	9-15 dwellings	16+ dwellings in all Residential zones	Non-residential buildings requiring consent
Site analysis				

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1.	Analysis plan	X	X	X	X
2.	Streetscape built form	X	X	X	X
Neighbourhood analysis					
3.	Natural and cultural environment		X	X	X
4.	Movement framework		X	X	X
5.	Bult form/character			X	X
6.	Use and activity			X	X
7.	Urban structure			X	X
Opportunities and constraints analysis					
8.	Opportunities and constraints diagram	X	X	X	X
Design response					
9.	Concept plans	X	X	X	X
10.	Landscape plan	X	X	X	X
11.	Site and flood plans	X	X	X	X
12.	Built form	X	X	X	X
13.	Shadow diagrams for buildings four storeys or more		X	X	X
14.	Streets design plan		X	X	X
15.	Urban structure			X	
16.	Public open space			X	

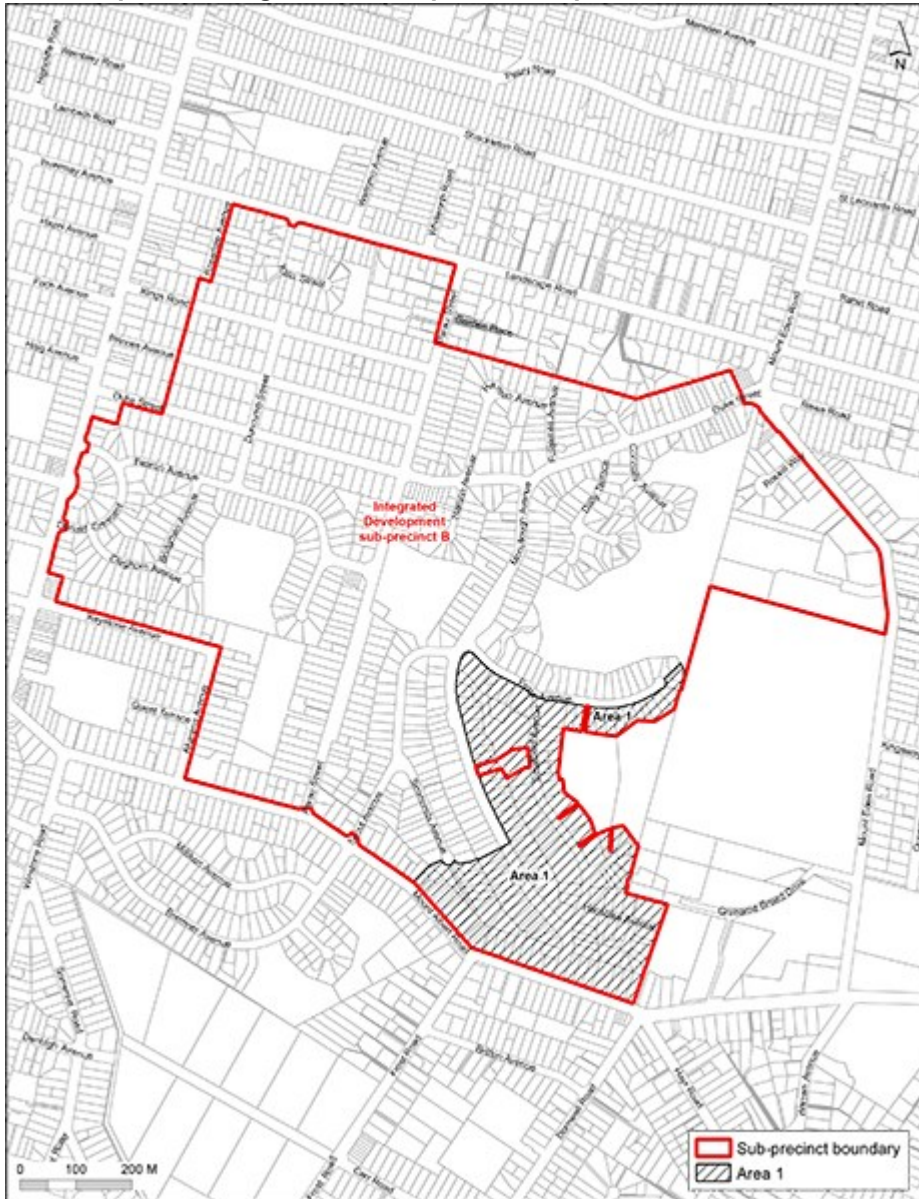
5.2 Supporting documents

1. The following supporting documents are required alongside an application for a framework plan:
 - a. Stormwater plan including location and function of stormwater management facilities based on principles of water sensitive urban design.
 - b. Stormwater network plan including updates to management plans and variations to existing or new network discharge consents.
 - c. Transport infrastructure plan including the layout of the transport network and facilities such as location of vehicle access, parking areas and loading areas; location and function of pedestrian, cycling and vehicle routes.
 - d. Landscape assessment and proposals to mitigate any impacts on the volcanic landscape in sub precinct B and D.
 - e. Where applicable, contamination assessment and standards to which contaminated land is to be remediated.

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6. Precinct plans

Precinct plan 1: Integrated development sub-precinct B



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