



FRANKLIN 2 PRECINCT PLAN CHANGE APPLICATION

URBAN DESIGN PLAN SET
FINAL
JULY 2025

AUCKLAND, NEW ZEALAND
GRAFTON DOWNS LTD

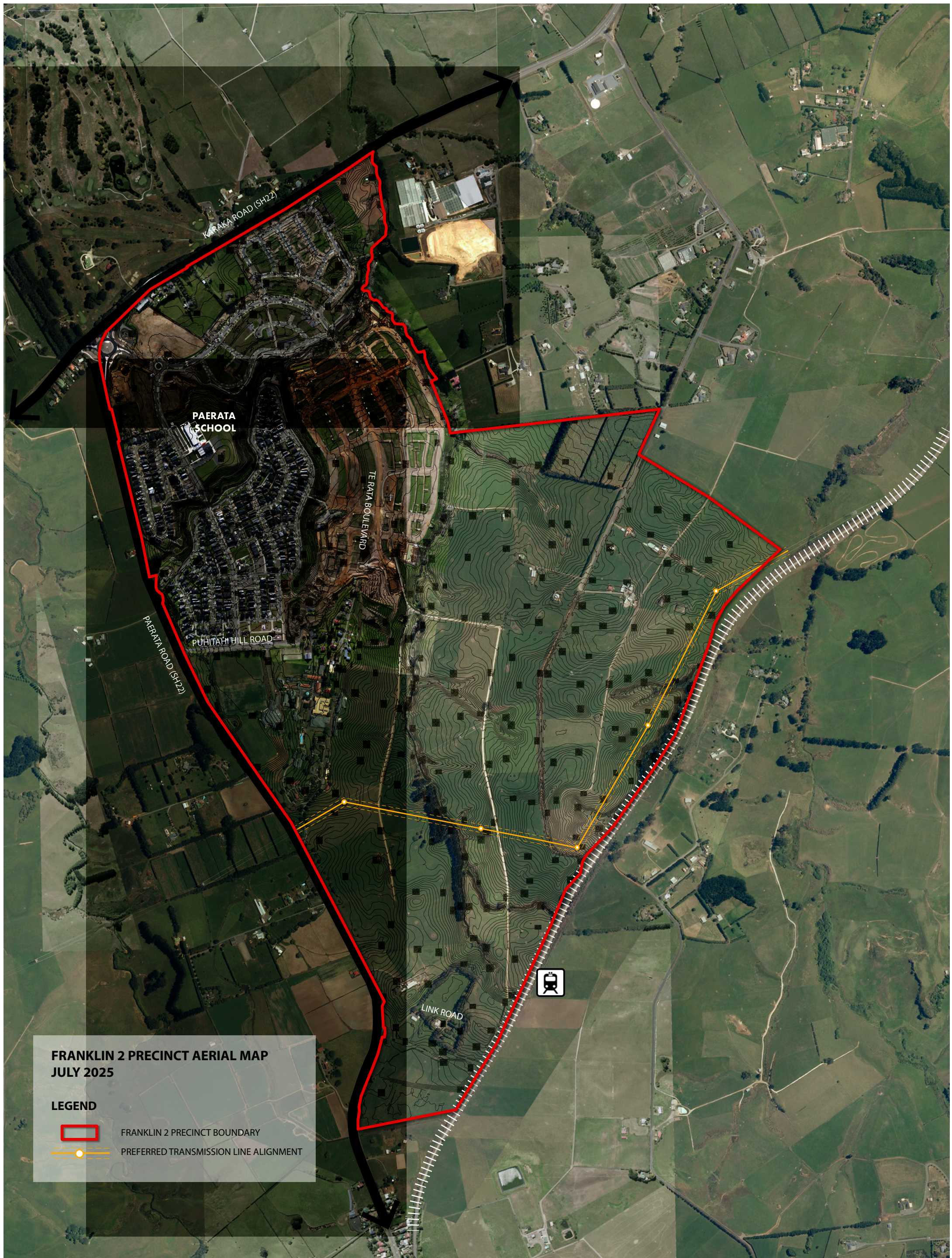


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PAERATA RISE
GRAFTON DOWNS LTD

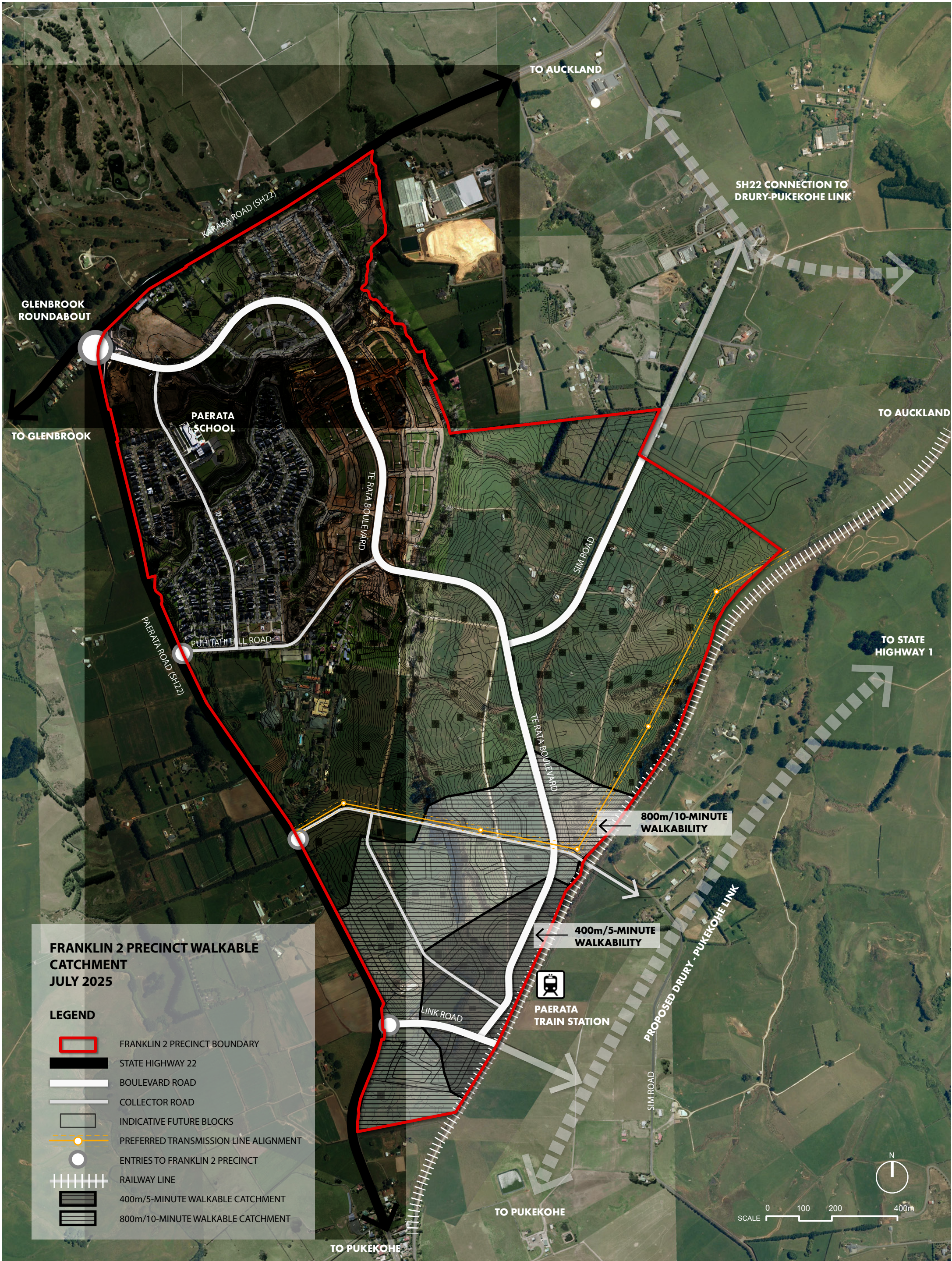
AERIAL AND TOPOGRAPHY

PLAN CHANGE APPLICATION
SCALE 1:10,000 @ A3
DRAWING NUMBER: SK001
JULY 2025

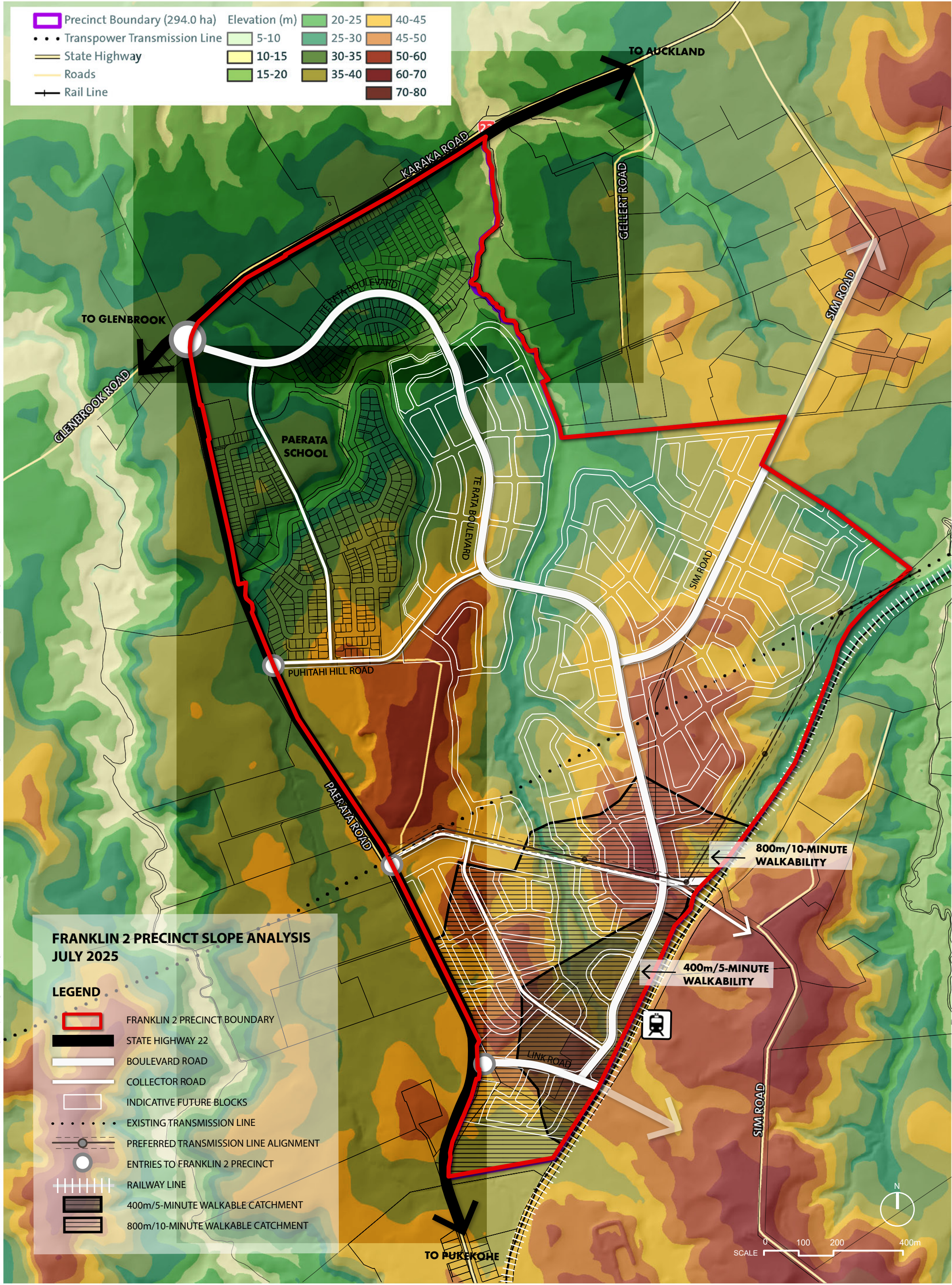
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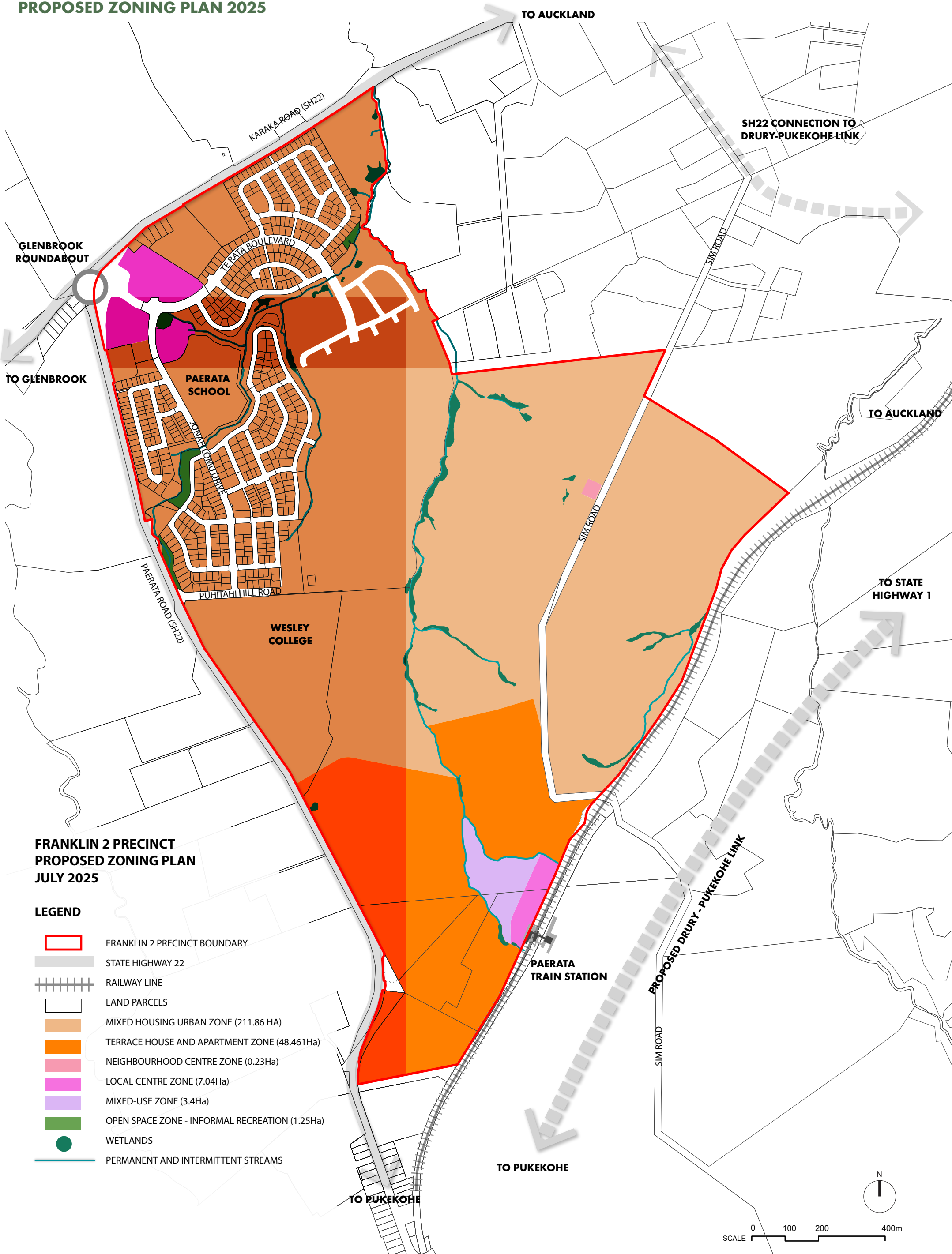


ELEVATION WITH MASTERPLAN (2025) OVERLAY



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PROPOSED ZONING PLAN 2025

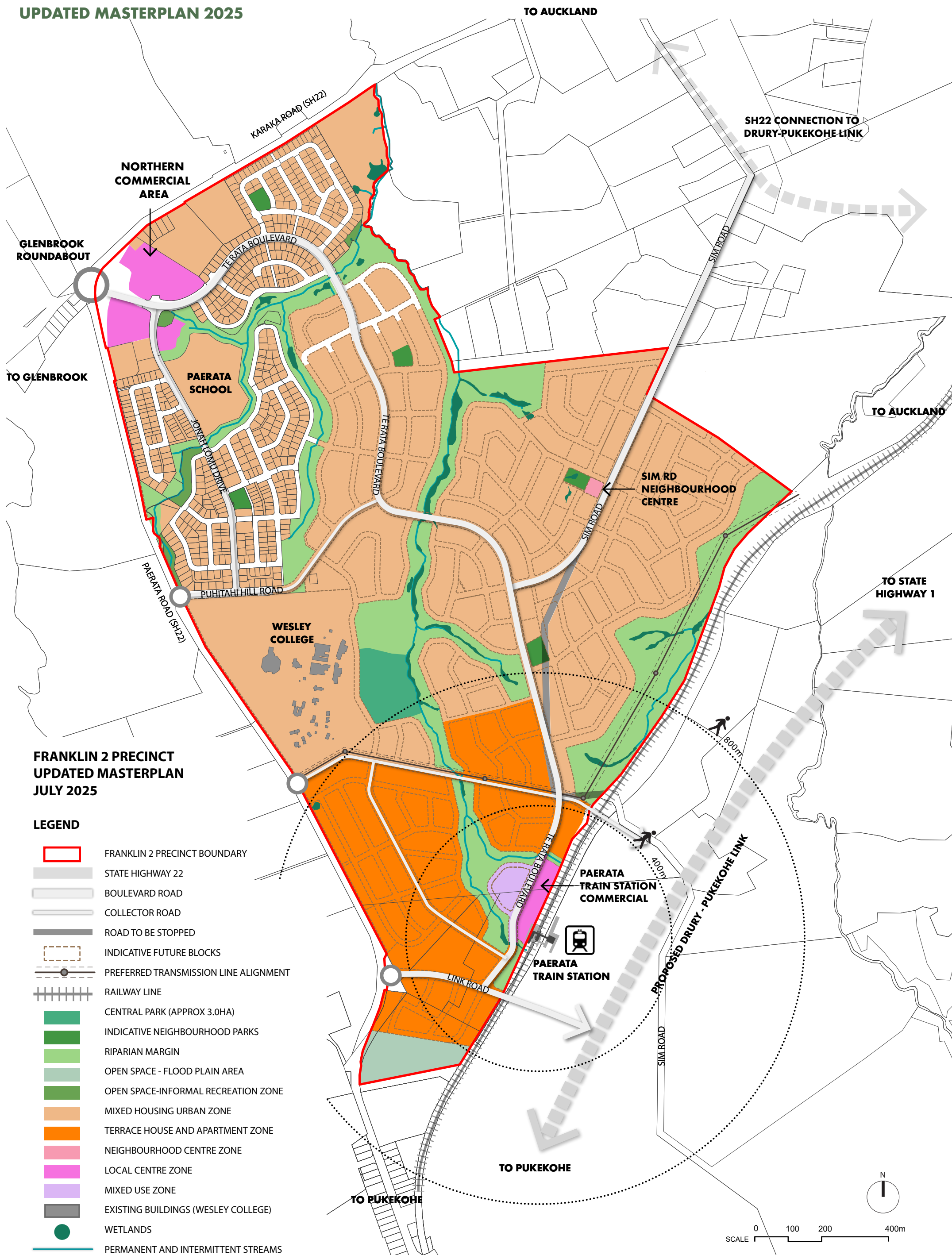


FRANKLIN 2 PRECINCT
PROPOSED ZONING PLAN
JULY 2025

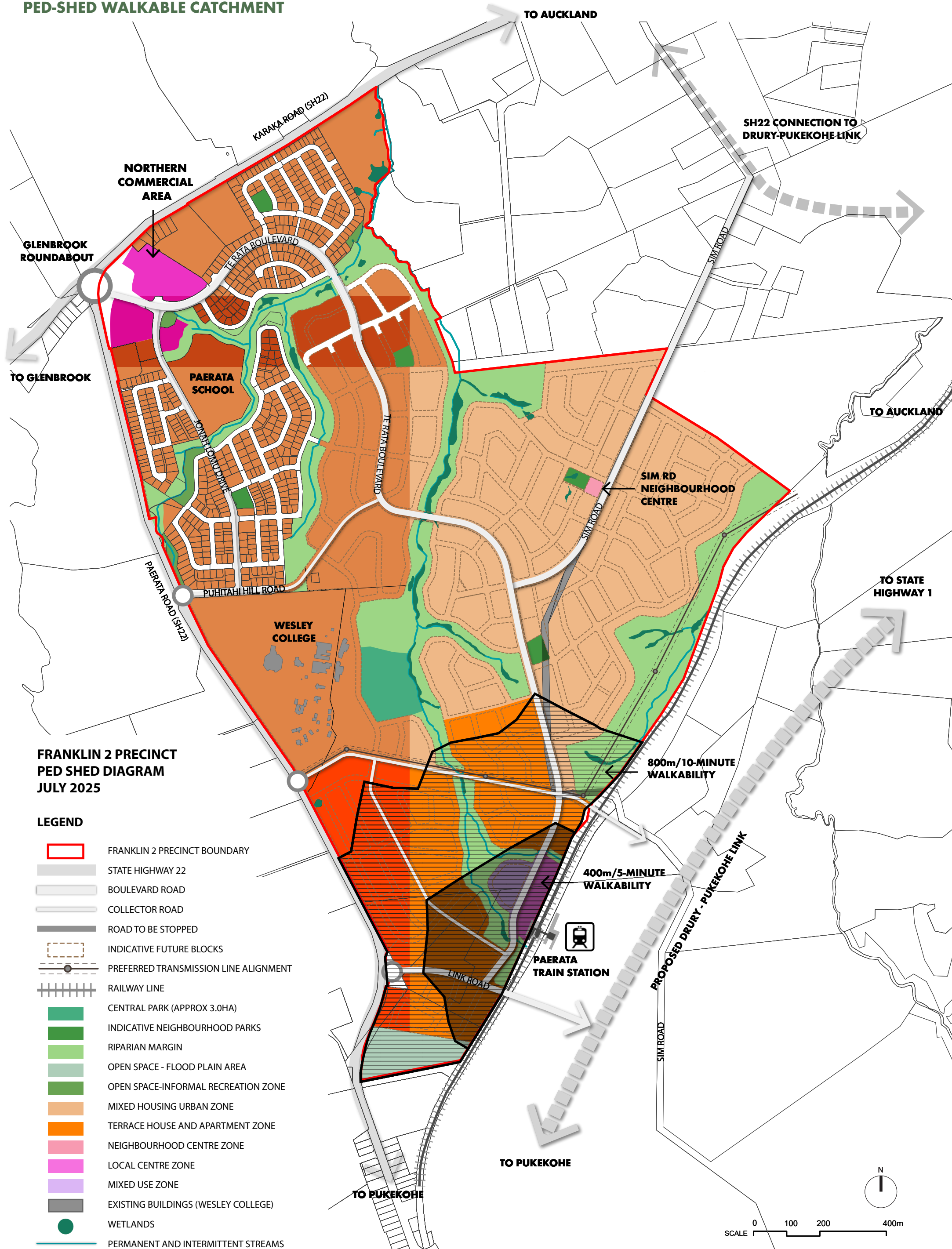
LEGEND

- FRANKLIN 2 PRECINCT BOUNDARY
- STATE HIGHWAY 22
- RAILWAY LINE
- LAND PARCELS
- MIXED HOUSING URBAN ZONE (211.86 Ha)
- TERRACE HOUSE AND APARTMENT ZONE (48.461 Ha)
- NEIGHBOURHOOD CENTRE ZONE (0.23 Ha)
- LOCAL CENTRE ZONE (7.04 Ha)
- MIXED-USE ZONE (3.4 Ha)
- OPEN SPACE ZONE - INFORMAL RECREATION (1.25 Ha)
- WETLANDS
- PERMANENT AND INTERMITTENT STREAMS

UPDATED MASTERPLAN 2025

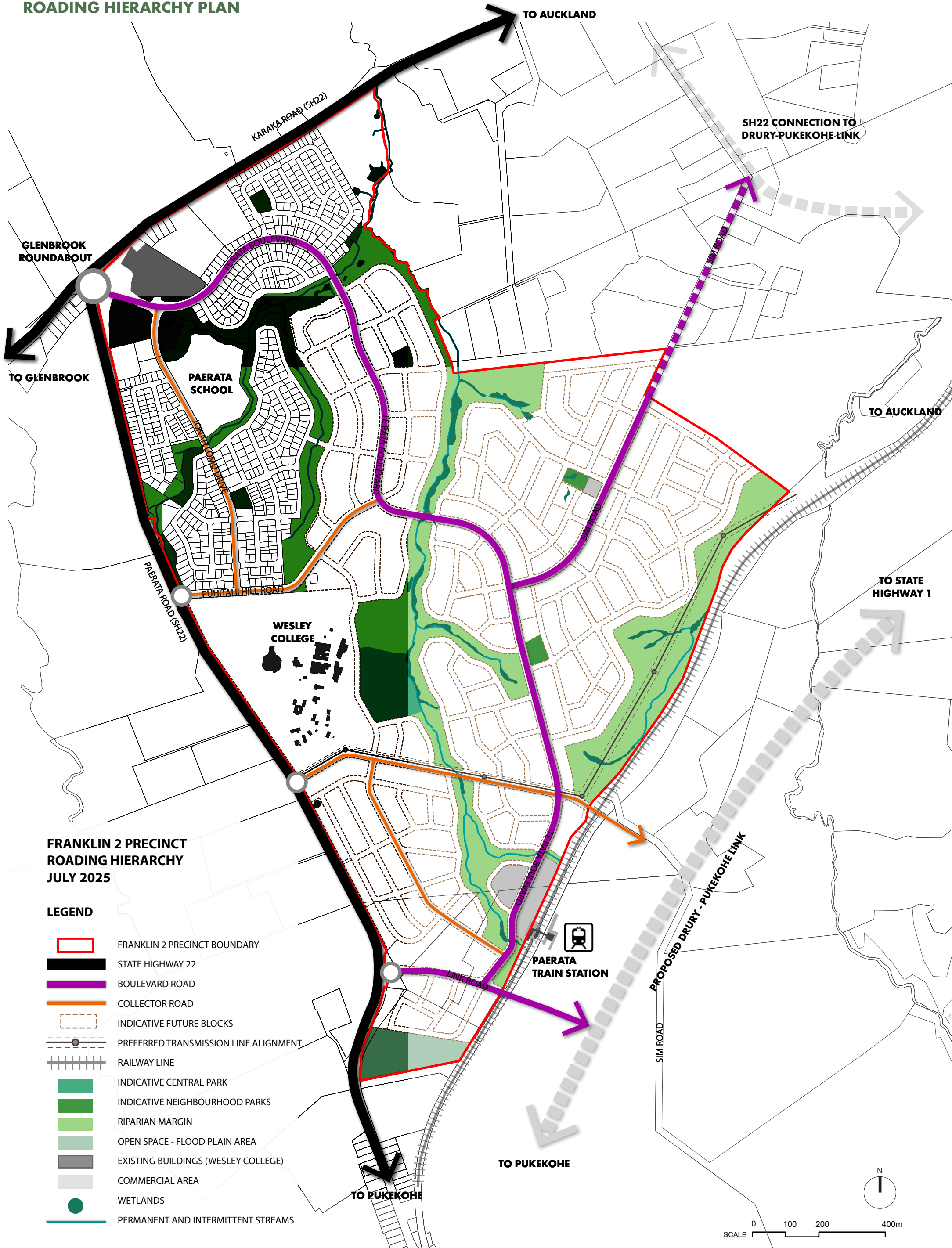


PED-SHED WALKABLE CATCHMENT

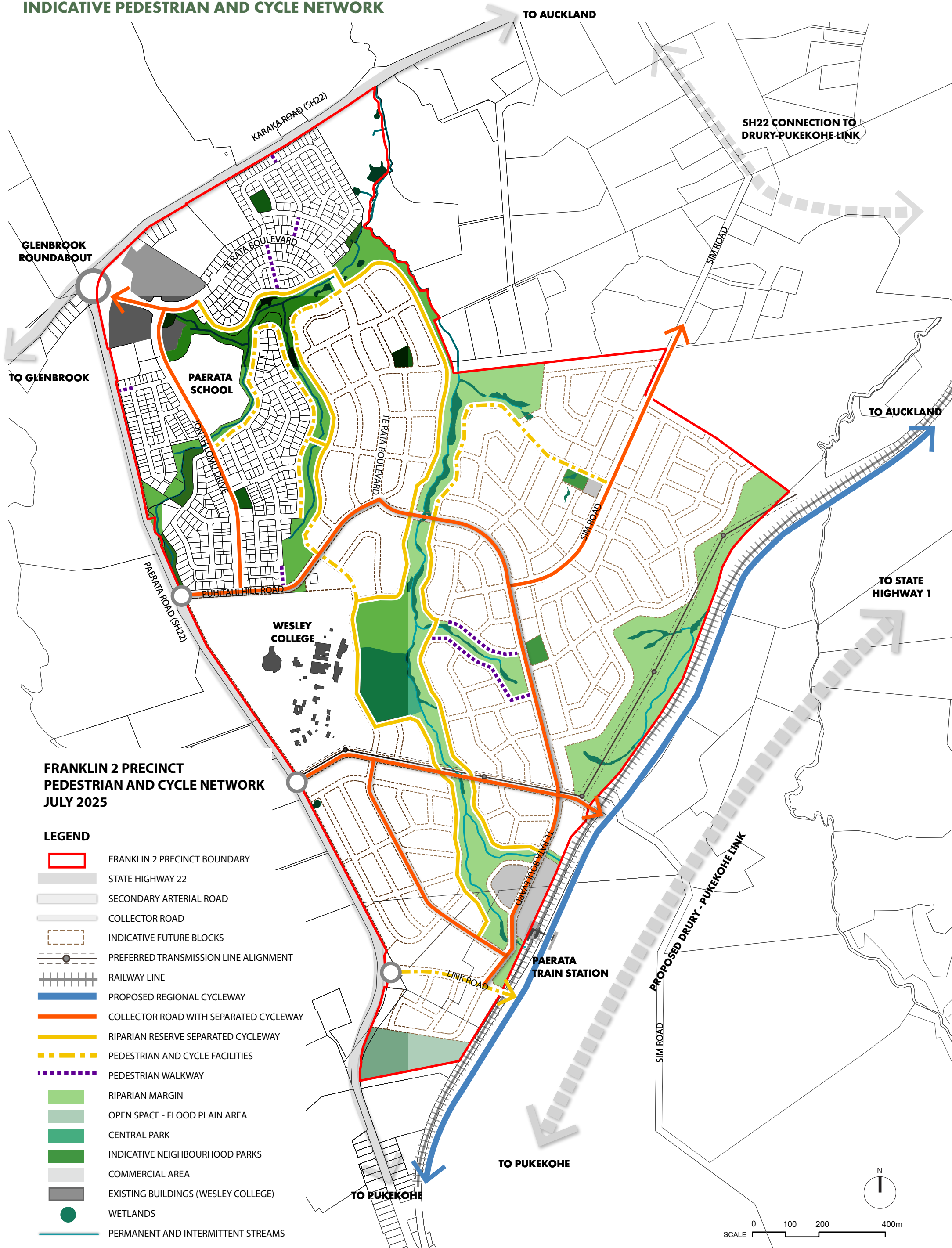




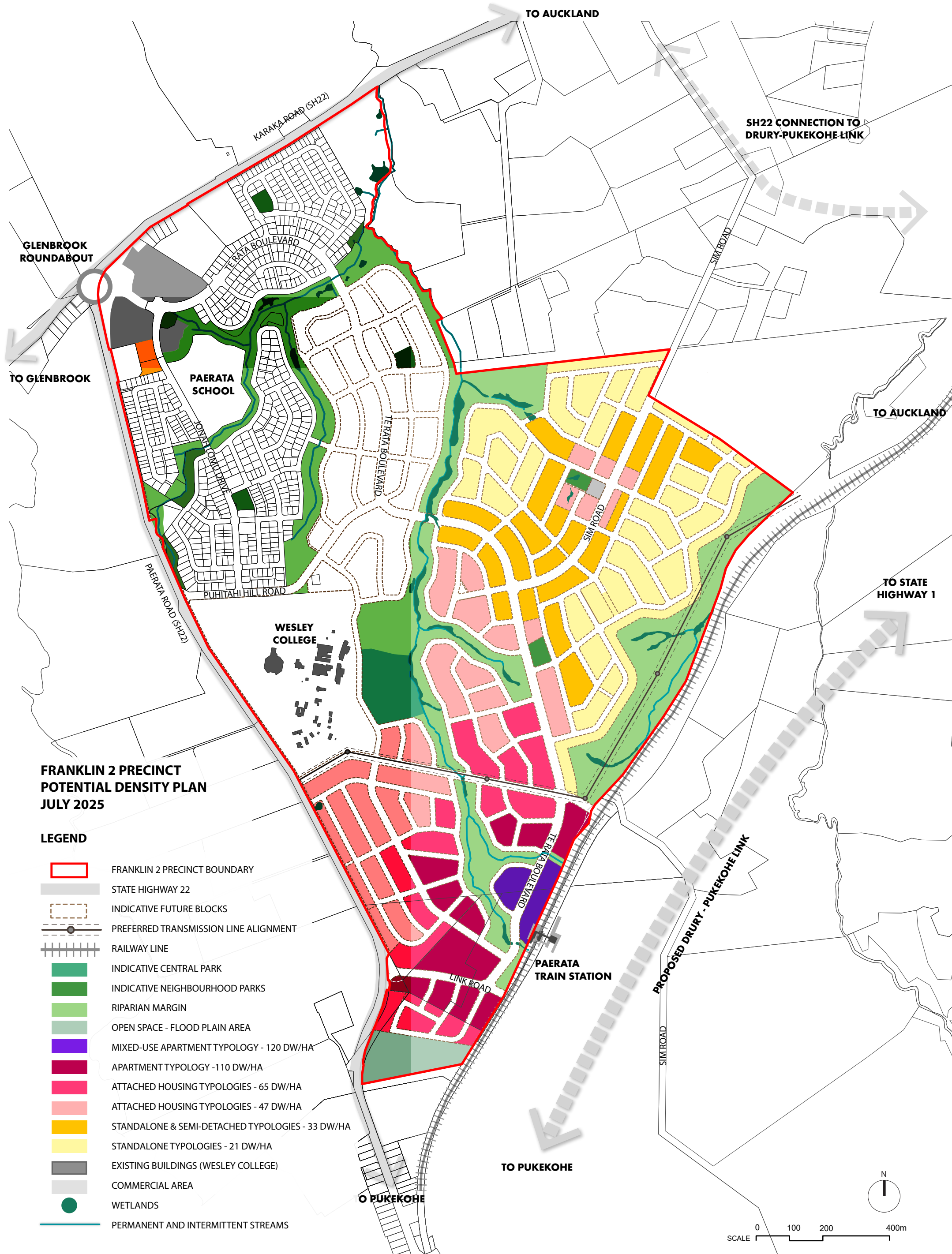
ROADING HIERARCHY PLAN



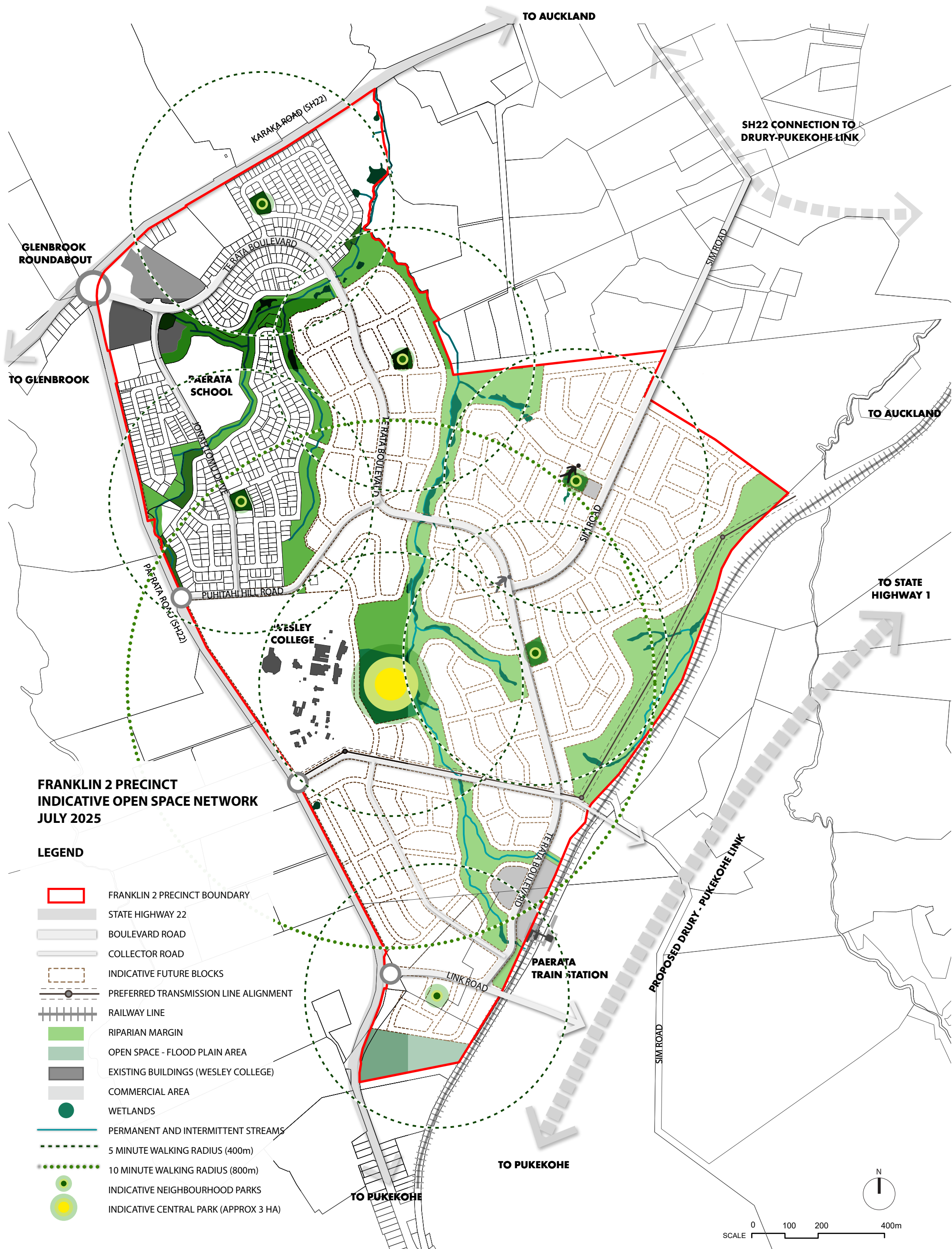
INDICATIVE PEDESTRIAN AND CYCLE NETWORK



POTENTIAL DENSITY PLAN



INDICATIVE OPEN SPACE NETWORK



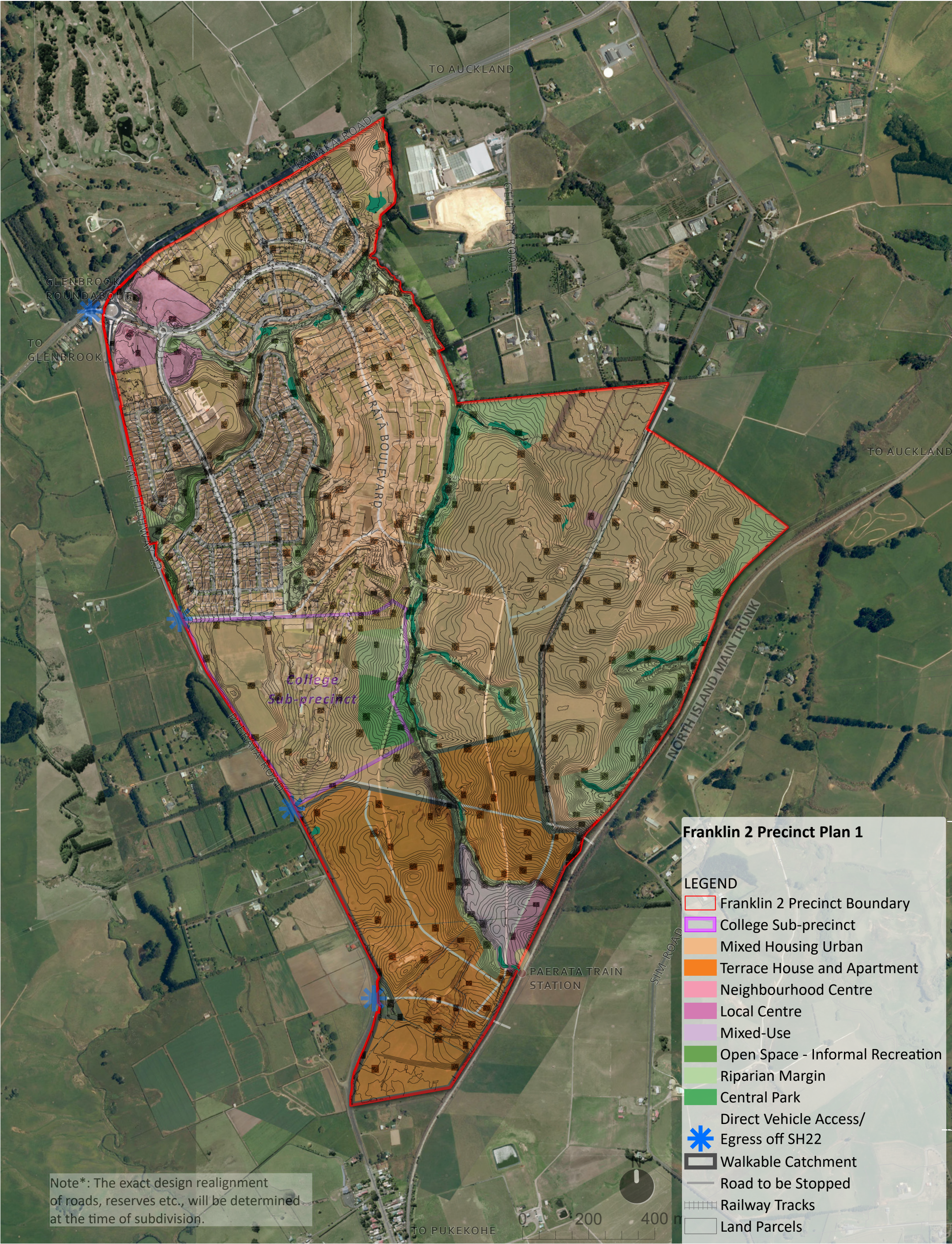
INDICATIVE STAGING PLAN



* PHASE 4 FRAMEWORK PLAN APPROVED

NOTE: PHASES SHOWN ARE NOT NECESSARILY SEQUENTIAL

PRECINCT PLAN 1 ON AERIAL PHOTO



PRECINCT PLAN 2 ON AERIAL PHOTO

