

DESIGN STATEMENT INFORMATION REQUIREMENTS : COMPARISON TO LEGACY PROVISIONS	Auckland Council Guidance Note 1: Preparation of Plans	Isthmus Appendix 10	Waitakere Citywide Urban Design Rule 2	North Shore Urban Design Code Rule 15.6.2.11	Manukau Apartment Design Guide
Note: Text show in red is not required by any of the legacy district provisions					
A. CONTEXT ANALYSIS The context analysis is an analysis of built and environmental elements relevant to the development of a site. A site analysis and opportunities and constraints analysis is needed for all activities that require a design statement. A neighbourhood analysis is needed for specific larger scale or complex activities that have the potential to affect the wider neighbourhood. Refer to the special information requirements clause of the relevant zone for guidance.					
1. Site Analysis The site analysis comprises two elements, the existing site plan (a standard requirement of all resource consent applications) and streetscape character (for front sites only). The purpose of the site analysis is to analyse and record the characteristics of the site, its relationship to adjoining sites and the street, and general movement to and through the site for all users.					
A. Existing Site Plan Purpose: to record the site's natural and built features in the context of adjacent sites. Required information:	✓	✓	✓	✓	✓
a. as required by the information requirements in (insert general reference) with the addition of the following:					
a. important views to, through and from the site (e.g. to bodies of water, volcanic cones, historic heritage places, other landscape features and prominent buildings)		✓	✓		
b. Predominant winds, areas prone to high winds, overshadowing by buildings, trees or structures on adjoining sites.	✓				
Information Requirements for all resource consent applications (Chapter 6 General Provisions) All applications must be accompanied by the following plans/drawings. Plans require a north point. Plans/drawings require a scale of 1:100 or 1:200 where appropriate. Existing site plan (G.2.1) - Drawing showing the existing situation on the site, including, where relevant:	✓	✓	✓	✓	✓
a. location of the site(s) that are the subject of the application including the certificate of title boundaries, position of road boundaries and road names, legal description, street number, site area and dimensions.	✓	✓	✓	✓	✓
b. position of adjoining sites including legal description and street number	✓	✓	✓	✓	✓
c. existing site contours, spot levels and 1m contours including relationship with surrounding properties and the road	✓	✓	✓	✓	✓
d. existing boundary treatments including fencing and retaining walls (location, material and heights)	✓		✓		
e. existing vegetation on the site	✓	✓	✓		✓
f. location of any Unitary Plan overlays relative to the site					
g. footprint of all existing buildings on the site(s) and any outdoor living space	✓	✓	✓	✓	✓
h. footprint of existing buildings on adjoining sites and any outdoor living space and position of habitable room windows that have an outlook to the site	✓ (not buildings)	✓ (not buildings)	✓		✓ (not buildings)
i. any designations applying to all or part of the site	✓	✓	✓	✓	✓
j. if the site contains or adjoins a watercourse of body of tidal water, identify MHWS and/or the width of the bed of the watercourse and the extent of any riparian margin or local purpose (esplanade) reserve	✓				
k. location of any know sites or areas of significance to Mana Whenua that are on council records, in the Unitary Plan or on the NZHPT records, or that are made known to the applicant during any consultation process which may have been undertaken.		✓	✓		

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l. location and extent of any archaeological sites or historic heritage place	✓	✓	✓	✓	✓
m. any areas of the site that are subject to hazard including land instability and coastal inundation			✓		
n. location of any floodplains, overland flow paths or flood sensitive areas			✓		
o. location of any areas of contaminated soil			✓		
p. position of existing services including overhead lines, gas, power, telephone, watermains, sewers, drainage systems (wastewater, stormwater, on-site devices and drains, invert and manhole lid levels), nearest fire hydrant		✓	✓		
q. road carriageway, footpath, berm widths, existing vehicle crossings, pedestrian access and access roads		✓	✓		
r. location of street features and furniture including power poles, bus shelters, street trees, street lights, signs, on-street parking		✓	✓		
b. Streetscape character Purpose: to identify the positive aspects of the streetscape character of the immediate area and to which the proposal should respond to. This is required for front sites only. The analysis should include a minimum of the three adjoining properties either side of the site and across the street. Plans, sections, elevations and/or annotated photographs are an acceptable method of presenting this analysis. Required information (as applicable):					
a. building setback of buildings from street boundary					
b. building height, scale, massing and roof form			✓ (existing built form)		✓
c. predominant building types, architectural character, appearance and heritage			✓ (existing built form)		✓
d. architectural features and articulation of street façade, including organisational principles of proportions, rhythms, solid to void ratios and location of doors and windows.			✓ (existing built form)		✓
e. materials, finishes and colour			✓ (existing built form)		✓
f. existing vegetation					
g. type and height of fencing					
h. signage					
i. the planned future form and character of the neighbourhood as defined by either the relevant zone, precinct or overlay objectives and policies.			✓		
2. Neighbourhood Analysis A neighbourhood analysis is only required for developments of a scale that may affect the wider neighbourhood. It is a larger picture of the area and may consider the natural and cultural environment, movement, neighbourhood character, use and activity, and urban structure. It provides an understanding of the predominant development patterns and form of the neighbourhood, the overarching cultural and environmental values of the area, and how people move through the area. The special information requirements clause of the relevant zone lists those activities that require a neighbourhood analysis and the elements for which information must be provided. Multiple elements may be shown on one drawing sheet.					
A. Natural and cultural environment Purpose: To identify, at a neighbourhood scale, the natural and cultural context of the site. Required information (as applicable): a plan showing within an 400m radius of the site:					
a. predominant landscape and landform character (including ridgelines)				✓	
b. topography using 10m (maximum) contour intervals		✓			

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b. location of public open space and green spaces including biodiversity corridors		✓		✓	✓
c. watercourses and coastlines (including riparian margins and coastal inundation areas), floodplains and overland flowpaths					
d. places of cultural importance, including churches, marae, and sites of significance to Mana Whenua					
e. significant historic heritage places					
f. any significant views to, through and from the site (including to places/items of heritage value, and identified view shafts (e.g. volcanic, Auckland Museum).			✓	✓	
B. Movement					
Purpose: to identify walking, cycling, public transport and vehicular networks around the site. Required only when a new public or publicly accessible street may be required due to the scale of development. Required information (as applicable): a plan showing within a 400m radius of the site:					
a. walking and cycling networks and their accessibility for people of all ages and abilities				✓	
b. key destinations, including public open space, schools and shops		✓			
c. bus stops within 400m walking distance and rail services within 800m walking distance, routes and frequencies		✓	✓		
d. bus lanes and high occupancy vehicle lanes	Draft ITA Guidelines				
e. location of on-street parking and public parking facilities					
f. street type (arterial road etc)					✓
C. Neighbourhood Character					
Purpose: to identify the predominant built character of the wider neighbourhood. Required for both front and rear sites. Required information (as applicable): those matters specified in A.1.b Streetscape character a-f, presented at a broader level of detail, within a 400m radius of the site.					
a. building setback of buildings from street boundary			✓		
b. building height, scale, massing and roof form		✓	✓		✓
c. predominant building types, architectural character, appearance and heritage		✓	✓		✓
d. architectural features and articulation of street façade, including organisational principles of proportions, rhythms, solid to void ratios and location of doors and windows.		✓	✓		✓
e. materials, finishes and colour		✓	✓		✓
f. existing vegetation			✓		
g. type and height of fencing			✓		
h. signage					
i. future form and character: any Unitary Plan provisions which indicate that the neighbourhood has a different future form and character from that which exists			✓		
In addition to the above, where the site has a Centres zoning, the following information, for a minimum of a 400m radius from the site, is required (as applicable):					

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a. cross sections or photographs showing street enclosure (the height of building facades on either side of the street relative to street width)					
b. the location of existing active building frontages, and those which have the potential to develop into active building frontages, having regard to the provisions of the Unitary Plan					
c. location of public open spaces					
d. significant landmarks					
e. significant gateways					
D. Use and activity					
Purpose: to record land uses and activities that may inform the location and arrangement of uses and activities within the subject site giving consideration to how different uses will work together and connection into the wider neighbourhood.					
Required information (as applicable): a plan showing within a 400m radius of the site the general location and arrangement of land uses. This may include residential, retail, centres, industry, public open space, and community facilities such as schools, hospitals, recreation centres and libraries.		✓	✓	✓	✓
E. Urban structure					
Purpose: to identify the existing neighbourhood structure of sites, streets and street block configuration. This is required where new public or publicly accessible streets may be created due to the scale or type of development proposed. Required information: Plan(s) showing within a 400m radius of the site:					
a. subdivision pattern (cadastral boundaries), showing street and lot boundaries				✓	
b. street block size				✓	
c. street types. This should be shown through typical cross sections or annotated photographs of streets in the area and include the width and arrangement of footpaths, berms, street trees, on-street parking and street carriageway.				✓	
3. Opportunities and Constraints Analysis					
a. Opportunities and Constraints Diagram					
Purpose: To present a summary of the key built and environmental elements identified in the site and neighbourhood analyses that the project should respond to. The opportunities and constraints analysis should guide the design response. Required information: an annotated drawing showing:					
a. the site and adjacent sites, streets and public open spaces.					✓
b. key opportunities and constraints relevant to development on the site.					✓
Note: the applicant should also consider how any of the following matters influence the site's opportunities and constraints:					
<ul style="list-style-type: none"> a. any specialist reports provide with the application (heritage assessment, integrated transport assessment etc) b. guidance provided in pre-application discussions with council officers c. guidance provided by the Auckland Urban Design Panel or any other design review panel recognised by the council. 					

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B. DESIGN RESPONSE					
The design response shows how the proposed design has been informed by and responds to the context analysis. It has eight components, including a concept design and additional information requirements tailored to the size and complexity of the activity, as specified within the special information requirements clause of the relevant zone.					
a. Concept design					✓
Purpose: to record general design principles, form and layout that respond to the opportunities and constraints identified in the context analysis. It shows the general design concept. The required information is expected to be at an indicative level only. Sketch plans, with supporting written explanation, are acceptable.					
Required information:					
a. a written summary of key design principles, including an explanation of how the concept design responds to the site's identified opportunities and constraints and how design decisions have been made when there are competing interests.					✓
b. how the proposed design provides for equal physical access in accordance with the principles of universal design (including identification and slope of any accessible paths between buildings and carparks; slope of any accessway from the street to the front door of a building, slope of any pedestrian or vehicle accessways; and the overall dimensions of rooms, doorways, corridors and stairs) consistent with the corresponding rules in the zones.					
c. building footprint and setbacks from boundaries and buildings on adjoining sites					
d. building height, scale, massing and roof form					
e. location of outdoor living space and landscaping					
f. location of pedestrian and vehicle access, carparking and loading					
g. location of public fronts and private backs, where residential use is proposed					
h. site orientation and size, where the site is being subdivided					
i. indicative façade articulation, internal room layout, materials, finishes and colours					
j. general location and scale of earthworks (cut and fill)					
k. location and type of any new street and size of any new street block, where these are proposed					
b. Proposed Site Plan					
Purpose: To show the proposed layout of development in the context of the site and adjoining properties and any public open space (including the street).	✓	✓	✓	✓	✓
Required information: as required by G.2.2, with the exception of (k), (l) and (m), which form part of the landscape plan requirements (e) below.					
c. Proposed elevations					
Purpose: To show the height, scale, massing, proportions and architectural features of the building.					
Required information:					
a. as required by Clause G.2.3	✓	✓	✓	✓	✓
b. for any development fronting a public street, an elevation or photomontage showing the street facing façade of the proposed building and of existing buildings on either side of the proposed site.		✓			

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d. Sunlight Access Purpose: To demonstrate how sunlight access is to be maintained/provided to private outdoor living courts or public open spaces within the site and on adjoining properties. Required information: shadow diagrams showing sunlight access and shadowing to the project site, adjacent sites, streets and public open space from proposed buildings and structures on the project site and existing buildings and structures on adjacent sites at 9am, midday, 3pm and 6pm on the summer solstice, winter solstice and the equinox.		✓			✓
e. Landscape Purpose: to show how the proposed development has been designed to respond to surrounding landscape and landform and how landscape treatment has been used to enhance the function and amenity of spaces. Required information: Drawing(s) showing:					
a. the location and design of public open space, private outdoor living space, communal outdoor space, public and private streets, car parking areas and pedestrian linkages					✓
b. proposed planting, including species, grade, spacing, density and numbers	✓				
c. existing vegetation that is to be removed or retained including protected trees	✓				
d. water management systems drainage and any low impact design devices	✓				
e. location of impervious areas	✓				
f. design of any hard landscaping	✓				
g. location, extent, height and design of all proposed boundary treatments	✓				
h. location of watercourses, coastlines and riparian margins					
i. extent of any earthworks, showing existing and proposed contours, relationship to adjoining sites and the street, retaining wall locations, heights and materials	✓				
f. Streets, Accessways and Lanes Purpose: to show how the proposed development will create or maintain a movement framework which supports a permeable and connected network of streets and public spaces. Required information: where new public or private streets which are publicly accessible are proposed, drawings showing:					
a. connections between new and existing streets					
b. street type (arterial road etc)					
c. proposed design of street carriageways, berms, footpaths, materials, parking, street trees and service locations, including underground services and vehicle crossing locations and designs					
d. street lighting types, sizes and locations					
g. Urban Structure Purpose: To show how the spatial characteristics of sites, blocks and streets support good place making and legibility, and enable positive relationships between private development and public spaces. Required information: For new subdivisions, drawings and supporting written explanation showing:					
a. street block and site widths, depths, layout and orientation					

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b. building footprints, where these are known.					
For development on sites with Centres zoning, the following is also required:					
c. the location of proposed active building frontages, where business uses are proposed					
d. location of proposed public open space					
e. landmark locations and gateways					
f. views analysis.					
h. Publicly accessible open space Purpose: To show how new publicly accessible open space will fit within the wider neighbourhood and open space hierarchy, its function and design. Required information: where new public open space, development of existing public space, is proposed, drawings and supporting written explanation showing:					
a. its place of the open space within the public open space hierarchy of the wider area					
b. proposed landscape design, including existing and proposed planting, buildings and structures, walkways and ecological networks					
c. existing and proposed topography/landform					
d. proposed community and recreational facilities, such as playgrounds					
e. use of adjacent sites, building footprints, heights, elevation of building façade fronting the open space boundary and boundary treatments					
f. relationship with existing or proposed streets					
g. interface with any watercourses and/or coastlines					
h. provision for and integration of water sensitive design features such as stormwater ponds and swales					
i. how spaces have been orientated in relation to climatic conditions, such as sun and prevailing wind					
j. location, design and slope of pedestrian access, including entry points, and movement within and around the open space					
k. location, design and slope of vehicle access/car parking if applicable.					