

# Single Dwelling Small Site



ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
Includes predominant and secondary land uses or uses of water bodies	Includes all matters relating to built form and development (buildings and works)	Key outcomes that subdivision would achieve	Where zone might be applied/type of growth envisaged	Air quality outcome	Land quality outcome (fertility, stability, contamination, habitat, naturalness)	Water quality and quantity outcome and dams etc	Social outcomes related to amenity, safety, health, vibrancy, people scale	clustering, maximised exchange, minimised supply chains, efficient use of land	Outcomes related to archaeology, built heritage, Maori traditional sites	Outcomes related to private vehicles, freight, public transport, walking, cycling, rail, air, bridle trails and water transport.	Outcomes related to provision of water, storm water, sewerage and reservoirs	Outcomes related to the provision of schools, hospitals, parks, libraries, community gardens etc	Outcomes related to phone, internet, 3G etc	Outcomes related to facilities energy efficiency, use and networks
<p>Predominantly residential with supporting non residential, such as local centre activities for day to day needs, including dairies, homestays, schools, social services.</p> <p>Industrial activities are located 300 metres away from my house.</p>	<p>One to two storey detached, semi detached or attached terrace dwellings.</p> <p>Houses are located in close proximity to each other.</p> <p>Single houses can contain multiple units.</p> <p>Buildings are designed and located to maintain and enhance the natural character, open space and amenity values of coastal margins.</p> <p>Development is located and designed to maintain the values of natural features (e.g. cliff faces, vegetation, landforms, dunes, wetlands).</p>	<p>All significant Natural Areas and significant landscape features are legally and physically protected.</p> <p>Subdivision does not happen on sites subject to significant natural hazards.</p> <p>Sections are about 300m<sup>2</sup>.</p> <p>Lots of sufficient size to accommodate a house, garden, private open space, mature trees, car parking and access, clothes lines.</p> <p>Each site is well connected on a walkable street network that provides access to public transport, schools, local shops, and other neighbourhood amenities.</p> <p>Where possible streets orientated to make best use of sunshine (solar access).</p> <p>Subdivision pattern should enhance street connectivity.</p> <p>Lots of sufficient size to accommodate a house, garden, private open space, mature trees, car parking and access (possibly shared), clothes lines.</p> <p>Sections are less than 3500m<sup>2</sup>.</p>	<p>Are located in inner city locations such as Ponsonby.</p> <p>Are located in existing urban areas or on the urban fringe.</p> <p>Located near town centres and within identified growth areas.</p> <p>Not on productive soils, flood plains, cliff edges, areas below sea level.</p> <p>Occurs predominantly in existing urban areas of some and moderate change in the Auckland Plan development strategy.</p> <p>Occurs as a preferred option in new urban areas.</p>	<p>Houses, schools, hospitals and aged care facilities are at least 100m away from arterial and freight routes and 300m from industry.</p> <p>Zero complaints from neighbours about odours, sprays, fumes and smoke.</p> <p>All discharges from earthworks must be controlled on site.</p> <p>Particulate emission from domestic solid fuel heating halved over 2018 levels by 2020</p>	<p>People don't breathe in emissions from contaminated land.</p> <p>All house sites have provision of space for growth of mature trees.</p> <p>Sites have room for at least one tree.</p> <p>All existing mature trees are maintained.</p> <p>Able to do permaculture or other land based/natural based systems to remediate contaminated sites.</p> <p>Original topsoil is kept onsite.</p> <p>No contamination offsite.</p> <p>No increase in exposure to natural hazard risks.</p> <p>This housing environment not found adjoining pristine coastlines.</p> <p>Native fauna populations increase by 5% from 2010 levels by 2025.</p> <p>10% increase in tree cover of Auckland's Urban Forest over 10 years.</p> <p>Every stream, waterway and floodplain is planted with healthy and diverse vegetation.</p> <p>Existing mature trees are maintained.</p>	<p>Water leaving the site does not harm aquatic life.</p> <p>Only clean water leaves site.</p>	<p>My neighbour cannot easily see what I am doing in my living room or bedrooms.</p> <p>The noise I hear during the day is what people would generally expect in a compact residential neighbourhood.</p> <p>People can enjoy waterways with native vegetation, views to water and access to streams and parks.</p> <p>Noise and lighting from my neighbours does not keep me up at night.</p>	<p>People can purchase or rent in an area close to work / schools/ key community facilities where the cost is less than 30% of gross income</p>	<p>All buildings constructed before 1940 are protected from demolition or unsympathetic alterations.</p> <p>Traditional crops can be grown in private and community gardens.</p> <p>There are no crematoria within 300 metres of a Marae.</p> <p>Development does not damage or degrade maritime heritage.</p> <p>Hangars allowed.</p>	<p>Car parking need not be provided on site in locations of intensification.</p> <p>Local streets will provide a balance between pedestrians and other movements.</p> <p>Local streets will provide a prioritised balance for pedestrians over other movements.</p> <p>Only some streets will give first priority to pedestrians.</p> <p>Within each neighbourhood you can walk to 'daily-used' facilities safely, securely and within 10 minutes.</p> <p>Public transport is within 10 minutes walking distance of a dwelling.</p> <p>Outside locations of intensification or site car parking is provided but may not be sufficient for every inhabitant.</p> <p>Houses accommodating multiple households or shared housing can park at least 3 cars on site.</p> <p>I can ride my bike to surrounding neighbourhoods / key facilities and feel safe, secure &amp; enjoy the ride.</p> <p>The majority of people prefer to use non motorised forms of transport or public transport instead of the private car.</p> <p>Commercial quantities of hazardous materials are not transported through this area.</p>	<p>My house is connected to water supply, waste water, and stormwater infrastructure.</p> <p>New houses can connect to infrastructure</p> <p>Rainwater is re-used for drinking and non-potable uses</p> <p>Increase reuse of stormwater through rainwater detention tanks, reuse for gardening, flushing toilets etc.</p> <p>All public and private piped services protected from flood hazards.</p> <p>Stormwater and waste water are kept separate in new development.</p> <p>Existing combined waste water and stormwater systems are replaced with separate systems.</p> <p>New developments retain natural water systems.</p> <p>Development includes on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and mimic natural water systems.</p>	<p>Range of private and public open spaces accessible by foot.</p> <p>Opportunities for communities to maintain healthy lifestyles.</p> <p>Streets are used as open spaces.</p> <p>Social Interactions occurs because streets (Pedestrian, network), public facilities &amp; spaces are designed for all ages (small children, teenagers, parents &amp; elderly)</p>	<p>Telecommunications infrastructure does not cause nuisance to communities or pollute waterways.</p> <p>Telecommunication lines are underground.</p> <p>Access to high speed internet is available.</p> <p>Serviced by underground telecommunications lines.</p>	<p>Household units use 20% less energy from current levels by 2020.</p> <p>Electricity supply is reliable resulting in fewer power outages.</p>

ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
<p style="font-size: 48px; opacity: 0.5;">Confidential</p>											<p>Stormwater systems are integrated with natural systems.</p> <p>Existing buildings are redeveloped to include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and restore natural water systems.</p>			

# Low Rise Apartments & Terraces



ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
Includes predominant and secondary land uses or uses of water bodies	Includes all matters relating to built form and development (buildings and works)	Key outcomes that subdivision would achieve	Where zone might be applied/type of growth envisaged	Air quality outcome	Land quality outcome (fertility, stability, contamination, habitat, naturalness)	Water quality and quantity outcome and dams etc	Social outcomes related to amenity, safety, health, vibrancy, people scale	clustering, maximised exchange, minimised supply chains, efficient use of land	Outcomes related to archaeology, built heritage, Maori traditional sites	Outcomes related to private vehicles, freight, public transport, walking, cycling, rail, air, bridle trails and water transport.	Outcomes related to provision of water, storm water, sewerage and reservoirs	Outcomes related to the provision of schools, hospitals, parks, libraries, community gardens etc.	Outcomes related to phone, internet, 3G etc	Outcomes related to facilities energy efficiency, use and networks.
<p>Predominantly residential together with places of worship, Papakainga, home occupations, travellers accommodation, child care centres, small discrete brothels and dairies.</p> <p>Where located on main roads or within 5-10 mins walk from a centre offers active frontages and supporting uses such as small offices at ground level and second floor or built-in flexibility to provide for these in the future.</p>	<p>People have large enough private areas (decks/courtyards/roof gardens) where they can sit in the sun and have barbecues.</p> <p>All sites must have 50% pervious surfaces.</p> <p>Communal facilities provided for recycling and waste disposal.</p> <p>Three to five storey buildings.</p> <p>Landscaping incorporated into building design.</p> <p>Body Corporate structures maintains the quality of onsite spaces in perpetuity, including the appropriate storage of and pick-up of refuse</p> <p>Space between buildings, or light &amp; outlook.</p> <p>People can get together with others in their apartments in communal areas - either covered or uncovered.</p> <p>Solar access to private open space may be limited by the orientation of the site and building, but development will be designed to maximise solar access to private open space.</p> <p>People have large enough private areas (decks/courtyards) where they can sit in the sun</p>	<p>Lots of sufficient size to accommodate private open space (including balconies), mature trees, car parking and access, clothes lines.</p> <p>Soil is not lost during subdivision.</p> <p>Subdivision does not happen on sites subject to significant natural hazards</p> <p>Subdivision pattern should enhance street connectivity.</p> <p>Where possible streets orientated to make best use of sunshine (solar access).</p> <p>Subdivision designed to ensure rear site or rear lane access for vehicles.</p>	<p>Development only located in centres and corridors.</p> <p>Occurs predominantly in urban areas of moderate change in the Auckland Plan development strategy.</p> <p>Occurs as a preferred option in new urban areas.</p>	<p>Zero complaints from neighbours about odours, sprays, dust, fumes and smoke.</p> <p>Houses, schools, hospitals and aged care facilities are at least 100 metres distance away from arterials and freight routes.</p> <p>Zero complaints about industrial air pollution.</p> <p>No new domestic open fires for heating or incinerators for rubbish disposal.</p> <p>Air conditioning systems filter almost all polluted air.</p>	<p>Communal landscaping are planted in native species.</p> <p>Existing mature trees are retained.</p> <p>Each new house will plant two new trees.</p> <p>Original topsoil should be kept onsite.</p> <p>No contaminated soil removed from site.</p> <p>No increase in exposure to natural hazard risks</p> <p>Fertile productive soils are protected from development</p> <p>The natural character of the coastal environment is restored and rehabilitated where practicable.</p> <p>People don't breathe in emissions from contaminated land.</p> <p>Every stream, waterway and floodplain is planted with healthy and</p>	<p>Fluctuating water levels in streams sustain aquatic life.</p> <p>Don't pipe existing waterways.</p> <p>We don't lose any more wetlands.</p> <p>Water leaving the site does not harm aquatic life.</p> <p>We can swim in our streams and harbours. They have fish, are free from litter and are so clean you can see your feet.</p> <p>Water is re-used</p> <p>Communities do not experience water shortages.</p> <p>No beaches are closed due to poor water quality.</p>	<p>Existing flood risk to people and property is progressively reduced.</p> <p>No people and property put at risk of flooding.</p> <p>The noise I hear during the day is what people would generally expect in a compact residential neighbourhood.</p> <p>Looking out my living room window I don't see blank walls or high buildings.</p> <p>Residents can sleep at night and not be disturbed by: people noise, traffic, using commercial bins.</p> <p>People feel safe as measured through complaints and crime stats.</p> <p>People have sea views and access to the beach.</p> <p>The noise I hear during the day is what people would generally expect in a compact neighbourhood.</p>	<p>I can grow vegetables in a community garden</p> <p>Development occurs where the values of the land and amenity is sufficient to be profitable for developers.</p> <p>People can purchase or rent in an area close to work / schools/ key community facilities where the cost is less than 30% of gross income.</p>	<p>Maritime historic heritage and Maori heritage is retained.</p>	<p>Less parking when close to Public transport.</p> <p>The majority of people prefer to use non motorised forms of transport or public transport instead of the private car.</p> <p>Within 10 minutes walking distance of town centres and identified growth areas.</p> <p>Within 10 minutes walk of town centres, shops and amenities, libraries, parks, community gardens, banks, schools, childcare facilities, bus routes, medical facilities, and dairies.</p> <p>New development needs to consider a balance of parking on-site and on street.</p> <p>Separate entrances for people and vehicles.</p> <p>Accessways serve multiple developments.</p> <p>People cycle within the neighbourhood and to surrounding neighbourhoods.</p> <p>Safe street and driveway design allows 12yrs old children to walk/cycle to visit a friend in a neighbouring suburb without needing adult supervision.</p> <p>Commercial quantities of hazardous materials are not transported through this area.</p> <p>I do not need to own a car.</p>	<p>My house is connected to water supply, waste water, and stormwater infrastructure.</p> <p>New houses can connect to infrastructure.</p> <p>New developments retain natural water systems.</p> <p>Developments include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and mimic natural water systems.</p> <p>Stormwater and waste water are kept separate in new development.</p> <p>Existing combined waste water and stormwater systems are replaced with separate systems.</p> <p>New piped network infrastructure avoids the coastal environment.</p> <p>Stormwater systems are integrated with natural systems.</p> <p>Existing buildings are redeveloped to include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and restore natural water systems.</p>	<p>All people living in apartments must have access to private open space that is safe and easily accessed.</p> <p>Opportunities for communities to maintain healthy lifestyles.</p> <p>Safe easy access to informal and active recreation space.</p>	<p>Telecommunications infrastructure does not cause nuisance to communities or pollute waterways.</p> <p>Access to high speed internet is available.</p> <p>Serviced by underground telecommunications lines.</p>	<p>Apartments and terraces provide renewable energy systems through alternate small scale electricity generation.</p> <p>Household units use 15% less energy from current levels by 2020.</p> <p>Electricity supply is reliable resulting in fewer power outages.</p>

# Medium Rise Apartments



ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
Includes predominant and secondary land uses or uses of water bodies	Includes all matters relating to built form and development (buildings and works)	Key outcomes that subdivision would achieve	Where zone might be applied/type of growth envisaged	Air quality outcome	Land quality outcome (fertility, stability, contamination, habitat, naturalness)	Water quality and quantity outcome and dams etc	Social outcomes related to amenity, safety, health, vibrancy, people scale	clustering, maximised exchange, minimised supply chains, efficient use of land	Outcomes related to archaeology, built heritage, Maori traditional sites	Outcomes related to private vehicles, freight, public transport, walking, cycling, rail, air, bridle trails and water transport.	Outcomes related to provision of water, storm water, sewerage and reservoirs	Outcomes related to the provision of schools, hospitals, parks, libraries, community gardens etc	Outcomes related to phone, internet, 3G etc	Outcomes related to facilities energy efficiency, use and networks
Mixed uses with emphasis on residential together with offices, shops, places of worship, Papakainga, home occupations, travellers accommodation, child care centres, and small discrete brothels.	Where appropriate to the context and site size/shape, Perimeter block design supported.  Communal (permeable) gardens and green roofs accommodate rain water runoff.  Space between buildings / or light & outlook.	Body corporate manages building.  Lots of sufficient size to accommodate private open space (including balconies), mature trees, car parking and access, clothes lines.  Soil is not lost during subdivision.  Subdivision does not happen on sites subject to significant natural hazards unless entire hazard is eliminated.  Subdivision pattern should enhance street connectivity.  Where possible streets orientated to make best use of sunshine (solar access).  Subdivision designed to ensure rear site or rear lane access for vehicles.	In locations adjacent to shopping centres and transport nodes.  Within greenfield development areas.  In master planned developments close to schools and other key community facilities.  Development only located in centres and corridors  Occurs predominantly in urban areas of significant and most change in the Auckland Plan development strategy.  Occurs as a less preferred option in new urban areas.	Zero complaints from neighbours about odours, sprays, dust, fumes and smoke.  Houses, schools, hospitals and aged care facilities are at least 100 metres distance away from arterials and freight routes.  Zero complaints about industrial air pollution.  Air conditioning systems filter almost all polluted air.	Landscaping gardens are planted in native species.  No contaminated soil removed from site.  No increase in exposure to natural hazard risks.  All new development is designed to maximise efficient water use.  Fertile productive soils are protected from development.  People don't breathe in emissions from contaminated land.  The natural character of the coastal environment is restored and rehabilitated where practicable.  Every stream, waterway and floodplain is planted with healthy and diverse vegetation.	Healthy waterways that are capable of sustaining aquatic life.  Water is re-used.  Communities do not experience water shortages.	The noise I hear during the day is what people would generally expect in a compact residential neighbourhood.  No complaints by residents from anti-social behaviour associated with bars or taverns.  Existing flood risk to people and property is progressively reduced.  No people and property put at risk of flooding.  Residents can sleep at night and not be disturbed by: people noise, traffic, using commercial bins.  People feel safe as measured through complaints and crime stats.  People have sea views and access to the beach.  The noise I hear during the day is what people would generally expect in a compact residential neighbourhood.	I can grow vegetables in a community garden.  Development occurs where the values of the land and amenity is sufficient to be profitable for developers.  People can purchase or rent in an area close to work / schools/ key community facilities where the cost is less than 30% of gross income	Maritime historic heritage and Maori heritage is retained.	Residential parking on site may be in separate car parking buildings.  Car parking depends on the number of bedrooms, size of the dwelling and proximity to major public transport nodes.  The majority of people prefer to use non motorised forms of transport or public transport instead of the private car.  New development needs to consider a balance of parking on site and on street.  Visitor parking shall be prioritised on local streets wherever possible.  I feel safe walking along streets as a pedestrian.  I can catch a bus to work at any time and don't have to wait more than 10 mins if I miss one  Travel choices provided by good quality and frequent public transport services (bus or train)  People cycle within the neighbourhood and to surrounding neighbourhoods.  Cycle storage provided on site.  Within 5 minutes walk of town centres, shops and amenities, libraries, parks, community gardens, banks, schools, childcare facilities, bus routes, medical facilities, and dairies.  Safe, all-weather pedestrian linkages between public transport stops and local shops and services.  Commercial quantities of hazardous materials are not transported through this area.	My house is connected to water supply, waste water, and stormwater infrastructure.  New houses can connect to infrastructure  Stormwater and waste water are kept separate in new development  Existing combined waste water and stormwater systems are replaced with separate systems  New developments retain natural water systems.  Developments include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and mimic natural water systems.  Significant and service infrastructure protected from flood hazards.  No new buildings and major structures built in flood sensitive areas  Flood risk to existing buildings and major structures is reduced over time.  Contamination and sediment in waterways and coastal waters is reduced over time.  Stormwater systems are integrated with natural systems.  Existing buildings are redeveloped to include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and restore natural water systems.	All people living in apartments must have access to private open space that is safe and easily accessed.  Opportunities for communities to maintain healthy lifestyles.  Safe easy access to informal and active recreation space.	Telecommunications infrastructure does not cause nuisance to communities or pollute waterways.  Access to high speed internet is available.  Served by underground telecommunications lines.	All new building and redevelopment must incorporate some elements of reused building materials.  Apartments and terraces provide renewable energy systems through alternate small scale electricity generation.  Household units use 15% less energy from current levels by 2020.  Electricity supply is reliable resulting in fewer power outages.

ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
	<p>No new buildings and major structures built in flood sensitive areas.</p> <p>Three to seven storey buildings that can easily be accessed from the street and look like they fit in.</p> <p>Three to five storey buildings.</p> <p>Development sites of sufficient size to accommodate private open space (including balconies), mature trees, car parking and access, clothes lines.</p> <p>Body Corporate structures maintains the quality of onsite spaces in perpetuity, including the appropriate storage of and pick-up of refuse</p>									<p>I do not need to own a car.</p> <p>Visitor parking to accommodate and manage parking demands.</p> <p>Separate entrances for people and vehicles</p> <p>Safe street and driveway design allows 12yr olds children to walk/cycle to visit a friend in a neighbouring suburb without needing adult supervision.</p>				

Confidential

# High Rise Apartments



ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
Includes predominant and secondary land uses or uses of water bodies	Includes all matters relating to built form and development (buildings and works)	Key outcomes that subdivision would achieve	Where zone might be applied/type of growth envisaged	Air quality outcome	Land quality outcome (fertility, stability, contamination, habitat, natureiness)	Water quality and quantity outcome and dams etc	Social outcomes related to amenity, safety, health, vibrancy, people scale	clustering, maximised exchange, minimised supply chains, efficient use of land	Outcomes related to archaeology, built heritage, Maori traditional sites	Outcomes related to private vehicles, freight, public transport, walking, cycling, rail, air, bridle trails and water transport.	Outcomes related to provision of water, storm water, sewerage and reservoirs	Outcomes related to the provision of schools, hospitals, parks, libraries, community gardens etc	Outcomes related to phone, internet, 3G etc	Outcomes related to facilities energy efficiency, use and networks
Mixed uses with emphasis on residential together with offices, shops, places of worship, Papakainga, home occupations, travellers accommodation, child care centres, health services, and small discrete brothels. Apartments may be intermixed with other uses such as business and commercial. Development doesn't result in adjoining uses being constrained beyond how they currently exist. Buildings designed to enable changes. Provide communal (permeable) gardens and green roofs to accommodate rain water runoff. Private outdoor recreational and service areas will not be permeable of use.	Six plus storey - dwellings have titles separated vertically. Eight plus storey Private open spaces attached as balconies. Private open spaces attached as recessed balconies. The higher the building the greater the separation to other buildings to reduce dominance and over shadowing. Buildings designed to avoid wind tunnel effect. Range of apartment types and sizes to allow for tower/podium, as well as inter-block (no windows on the sides) types in the city centre. Minimum standards across region for things like apartments mix, room size, overall size etc. Possibly (marginally) lower standards in city centre. Landscaping incorporated into building design. Development facilitates high quality design outcomes. Building materials are used that minimise contamination of runoff. Efficient water saving devices are installed in all new houses.	Lots of sufficient size to accommodate private open space (including balconies), car parking and access. Subdivision does not happen on sites subject to significant natural hazards unless entire hazard is eliminated. People do not become sick from the soil on their property. Subdivision pattern should enhance street connectivity. Subdivisions may involve both leasehold (such as ground floor lease tenancies) and freehold (apartments).	Located amongst high intensity commercial and mixed use areas. Located adjacent to or within high intensity commercial and mixed use areas Development only located in centres and corridors. This zone is only provided for in key centres and some corridors. Occurs predominantly in urban areas of significant change in the Auckland Plan development strategy. Does not occur in new urban areas.	Excess waste, heavy vehicles and excessive noise of construction does not affect where I live or work. Zero complaints from neighbours about odours, sprays, dust, fumes and smoke. Houses, schools, hospitals and aged care facilities are at least 100 metres distance away from arterials and freight routes. Zero complaints about industrial air pollution. People don't breathe in emissions from contaminated land. Air conditioning systems filter almost all polluted air.	I feel safe from the risk of earthquakes when living in my apartment. Landscaping are planted in native species. No contaminated soil removed from sites. No increase in exposure to natural hazard risks. All new development is designed to maximise efficient water use. Fertile productive soils are protected from development. The natural character of the coastal environment is restored and rehabilitated where practicable. Every stream, waterway and floodplain is planted with healthy and diverse vegetation.	Healthy waterways that are capable of sustaining aquatic life. Fluctuating water levels in streams sustain aquatic life. Don't pipe existing waterways. We don't lose any more wetlands. We can swim in our streams and harbours. They have fish, are free from litter and are so clean you can see your feet. Rainwater is re-used for [drinking and] non-potable uses. Communities do not experience water shortages. There are waka landing sites and moorings on rivers and the coast. All new development is designed to maximise efficient water use.	A wide choice of entertainment options available. Can walk to public park/community garden. Developments support the lifestyles of a diverse community within a neighbourhood. Developments provide a diversity of housing types. Community governance models are used for the management, maintenance and evolution of neighbourhood public realm, amenities and facilities. People feel safe as measured through complaints and crime stats. Residents can sleep at night and not be unduly disturbed by: people noise, traffic, using commercial bins. Operation costs of units are affordable to residents.	An intensity of population that support surrounding businesses. Development occurs where the values of the land and amenity is sufficient to be profitable for developers. People can purchase or rent in an area close to work / schools/ key community facilities where the cost is less than 30% of gross income	Maritime historic heritage and Maori heritage is retained. Parking and dwellings can be sold separately. New development has a balance of parking on site, on other sites, and on street. Excellent access to public transport and public transport nodes. Roads are shared between cars, open space, meeting places, and pedestrians. In areas where apartments are anticipated, roads are designed as attractive open space packages prioritising pedestrian movement. The majority of people prefer to use non motorised forms of transport or public transport instead of the private car. Road network provides high level of pedestrian connectivity (small blocks, interconnected). I can walk and drive in and out of my apartment complex safely and I feel safe. Road network provides high amenity public realm (including significant street tree planting to offset reduced opportunity for planting on private land). Integrated public and private pedestrian network providing safe and legible pedestrian connections.	My house is connected to water supply, waste water, and stormwater infrastructure. New houses can connect to infrastructure Stormwater and waste water are kept separate in new development Existing combined waste water and stormwater systems are replaced with separate systems. Developments include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and mimic natural water systems. Significant and service infrastructure protected from fire hazards. Stormwater systems are integrated with natural systems. Existing buildings are redeveloped to include on-site green infrastructure (green roofs, water reuse and detention, stormwater treatment, swales etc.) and restore natural water systems. New developments retain natural water systems.	Apartments provide for the needs of a diverse society catering for all types of households from single occupants to family living. Developments provide a diversity of tenure. Developments provide a diversity of accessible, safe and secure public spaces within a neighbourhood to support individual and communal activities, exercises and events. Opportunities for communities to maintain healthy lifestyles. Safe easy access to informal and active recreation space.	Telecommunications infrastructure does not cause nuisance to communities or pollute waterways. Access to high speed internet is available. Serviced by underground telecommunications lines.	Apartments and terraces provide renewable energy systems through alternate small scale electricity generation. Household units use 15% less energy from current levels by 2020. Electricity supply is reliable resulting in fewer power outages.	

ACTIVITY (USE OF LAND AND WATER)	BUILT FORM (DESIGN AND CONSTRUCTION)	SUBDIVISION	LOCATION	NATURAL RESOURCES - AIR	NATURAL RESOURCES - LAND	NATURAL RESOURCES - WATER (INCLUDES THE SEA)	HUMAN VALUES - SOCIAL	HUMAN VALUES - ECONOMIC	HUMAN VALUES - CULTURAL	TRANSPORT	THREE WATERS INFRASTRUCTURE	SOCIAL INFRASTRUCTURE	TELECOMMUNICATIONS	ENERGY GENERATION USE and LINES
	<p>All new development is designed to maximise efficient water use.</p> <p>Provide communal (permeable) gardens and green roofs to accommodate rain water runoff.</p> <p>Private outdoor recreational and service areas will not be permeable.</p> <p>All sites must have 50% pervious surfaces.</p> <p>People have large enough private areas (balconies) where they can sit in the sun and have barbeques</p> <p>Buildings are designed in sympathy with their coastal setting or surrounding habitat.</p> <p>Communal facilities provided for recycling and waste disposal</p> <p>The higher the building the greater the separation (back to back, not necessarily sides) to other buildings to reduce dominance and over shadowing.</p> <p>Body Corporate structures maintains the quality of onsite spaces in perpetuity, including the appropriate storage of and pick-up of refuse</p>									<p>Separate entrances for people and vehicles.</p> <p>Travel demand management plans agreed for all new development.</p> <p>Major traffic generation activities provide an Integrated Transport Assessment.</p> <p>Cycle storage provided on site.</p> <p>Safe street and driveway design allows 12yr olds children to walk/cycle to visit a friend in a neighbouring suburb without needing adult supervision.</p> <p>People cycle within the neighbourhood and to surrounding neighbourhoods.</p> <p>Cycling within the neighbourhoods and to surrounding neighbourhoods is safe, secure &amp; enjoyable.</p> <p>Within 5 minutes walk of metropolitan and city centre, shops and amenities, libraries, parks, community gardens, banks, schools, childcare facilities, bus routes, medical facilities, and dairies.</p> <p>Located within 10 minutes walk of a metropolitan centre or the city centre.</p> <p>Safe, all-weather pedestrian linkages between public transport stops and local shops and services.</p> <p>Visitor parking to accommodate and manage parking demands.</p>				