

**Amend the Policy Section of the Plan by:-**

**INSERT A NEW POLICY 11.33, AS FOLLOWS – NEW POLICY RELATING TO SITE ANALYSIS**

A site analysis requires applicants to record the physical features or characteristics of the neighbourhood and the site. The key is to consider the interaction between existing features and characteristics and how the design of the site should respond to the identified existing and future character of the neighbourhood. A site analysis requires the following matters to be considered in relation to the neighbourhood:

- the pattern of development in the neighbourhood
- the built form, scale and character of surrounding development
- architectural and roof styles
- any other notable features or characteristics of the neighbourhood.

Explanation

The site analysis is an important part of the design process. It is necessary to ensure that development is in keeping with the optimum capacity of the site and its neighbourhood. A site analysis includes describing the site and locality, buildings, activities, traffic and pedestrian networks, to identify constraints and opportunities to ensure the proposal will relate to the surrounding context. The site analysis may consist of a series of overlays of the site and neighbourhood, but also needs to include cross sections and a written statement explaining how the design of the proposed development has responded to the site analysis. The site analysis should provide a better understanding of the proposal and may also provide opportunities to make changes to improve urban design and safety outcomes.

<b>SITE ANALYSIS RULE</b>	
<p><b><u>CITY WIDE RULE 2</u></b></p> <p><b><u>2.0 General Performance Standards</u></b></p> <p><u>The following performance standards shall apply to <i>Site Analysis</i>.</u></p> <p><b><u>2.1 Standards for Site Analysis</u></b></p> <p><u>(Note refer to the relevant Human Environment Rules for Permitted Activity or resource consent status):</u></p> <p>(a) <u>All applications for <i>medium density housing, apartments, mixed use and retail development</i> involving the construction of new <i>buildings</i> and additions over 100m<sup>2</sup> gross floor area must be accompanied by the following:</u></p> <p>(i) <u>A detailed site and neighbourhood analysis of the area within a 400m radius of the site which documents</u></p>	<p><b><u>ASSESSMENT CRITERIA</u></b></p> <p><u>(Note: refer to the relevant Human Environment rules for resource consent status.)</u></p> <p><u>2(a)</u></p> <p><u>The extent to which the <i>design response</i> for the proposal ensures that the location, scale and <i>design</i> of the <i>development</i> will complement <b>amenity values</b> and <b>neighbourhood character</b>.</u></p> <p><u>2(b)</u></p> <p><u>The extent to which the <i>buildings</i> are compatible with the size of the <i>site</i>.</u></p> <p><u>2(c)</u></p> <p><u>The extent to which <i>buildings</i> have regard to and where possible incorporate natural features on or around the <i>site</i>.</u></p> <p><u>2(d)</u></p> <p><u>The extent to which the design of <i>buildings</i></u></p>

<p><u>the existing built form and identified future desirable character of the site and surrounding neighbourhood.</u></p> <p>(ii) <u>A design response which explains how the design of the proposed development has responded to the existing and proposed neighbourhood character and satisfies the site analysis and policies and objectives of the District Plan.</u></p>	<p><u>minimises the need for earthworks and alteration to the topography of the site and avoids abrupt changes to ground levels at the boundary with adjoining sites or the street frontage.</u></p> <p><u>2(e)</u></p> <p><u>The extent to which proposed landscaping relates to the retention of vegetation on the site, street trees or planting and landscaping on adjoining land.</u></p> <p><u>2(f)</u></p> <p><u>The extent to which the design of buildings and associated features provide for, or connect to, pedestrian linkages on adjoining sites.</u></p>
<p><u>The site analysis shall include:</u></p>	
<p>(i) <u>Plans at a recognised and readable scale, North Point, boundaries and dimensions to be shown.</u></p> <p>(ii) <u>Contours at 0.5metre intervals with spot levels shown at strategic points on the external site boundaries.</u></p> <p>(iii) <u>Site plan of existing conditions accurately detailing all buildings, fences, vegetation and paved surfaces on the site. The outline of existing buildings on adjoining sites where they are adjacent to or on the boundary should be detailed. Height and dripline of vegetation on and overhanging the site is to be detailed.</u></p> <p>(iv) <u>Location and extent of all Natural Areas or other special features, as shown on the District Plan Maps.</u></p> <p>(v) <u>Existing driveways vehicle crossing details, in addition to footpath, kerb and carriageway details adjacent to the site, should be shown. Other street features such as trees, street lights, transformers, relationship/access to public transport, fire hydrants should be shown or detailed.</u></p> <p>(vi) <u>Location and use of sites, buildings and structures, including the height of walls, fences and retaining walls along site boundaries.</u></p> <p>(vii) <u>Abutting private open spaces and habitable room windows which have outlooks towards the subject site.</u></p> <p>(viii) <u>Accurately plotted services - as-built drainage (i.e. stormwater and sanitary sewer networks).</u></p> <p>(ix) <u>All existing easements, building line restrictions, and road widening</u></p>	<p><u>2(g)</u></p> <p><u>The extent to which connections to services are integrated into the development of the site.</u></p> <p><u>2(h)</u></p> <p><u>The extent to which the site development minimises adverse aural and visual effects of access and parking and rubbish storage/facilities on residential activities within the site or on adjoining sites.</u></p> <p><u>2(i)</u></p> <p><u>The extent to which opportunities for sharing vehicle access or car parking with adjoining sites to reduce vehicle crossings on the street frontage are considered.</u></p> <p><u>2(j)</u></p> <p><u>The extent to which the design and location of buildings avoids creating adverse effects such as large blank walls on the outlook from adjoining sites and transport corridors.</u></p> <p><u>Note: See also Policies: 1.1, 1.2, 1.14, 2.1, 3.1, 4.2, 10.17, 10.27, 11.1, 11.2, 11.27, 11.28, 11.33 (Policy Section of the Waitakere District Plan)</u></p> <p><b><u>RESOURCE CONSENT CONDITIONS</u></b></p> <p><u>In granting a resource consent Council may impose conditions. Conditions may include any one or more of the following matters:</u></p> <ul style="list-style-type: none"> <li><u>• Requiring alterations to design and/or location on the site</u></li> <li><u>• Requiring the retention of trees and/or other</u></li> </ul>

<p>(x) <u>designations should be shown.</u> <u>Views to and from the site should be noted.</u></p> <p>(xi) <u>Potential noise sources should be identified.</u></p> <p>(xii) <u>Community facilities and distance via the existing movement network should be noted (i.e. corner shop, bus stop, parks, schools).</u></p> <p>(xiii) <u>Contaminated soils and areas of uncertified fill on the site should be identified.</u></p> <p>(xiv) <u>Any notable natural features or heritage features should be identified.</u></p> <p>(xv) <u>Extent of any proposed building demolition.</u></p> <p><u>Assessment of <i>Controlled/Limited Discretionary/Discretionary</i> Activity applications will be limited to matters of location, design, screening and planting and will be considered in accordance with Assessment Criteria 2(a)-2(j).</u></p>	<p><u>vegetation</u></p> <ul style="list-style-type: none"> <li>• <u>Requiring provision for <i>outdoor space</i></u></li> <li>• <u>Requiring the provision of a <i>landscape treatment</i> plan and implementation of that plan within a given time</u></li> <li>• <u>Limiting the bulk and scale of <i>activities</i> and other <i>development</i></u></li> <li>• <u>The imposition of a <i>bond</i> to ensure satisfaction of conditions of consent</u></li> <li>• <u>Requiring <i>financial contributions</i> in accordance with the <i>Plan</i></u></li> <li>• <u>Requiring <i>onsite</i> or <i>offsite</i> works and services to avoid, remedy, mitigate or offset <i>adverse effects</i></u></li> <li>• <u>Such other matters provided for in section 108 of the <i>Act</i></u></li> </ul>
<p><u>NOTES</u></p> <ol style="list-style-type: none"> <li>1. <u>If an activity is not controlled or restricted in any way by any part of the <i>Plan</i> it is permitted, but may require consents under other legislation/ plans.</u></li> <li>2. <u>Activities must comply with all other relevant rules of the <i>Plan</i> or be the subject of a <i>resource consent</i>. Check all other rules in this <i>Human Environment</i> and also the <i>Natural Area Rules</i>, the <i>City-Wide Rules</i> (including <i>General Information Requirements</i>) and, where relevant, the <i>Subdivision Rules</i>.</u></li> <li>3. <u>Words in <i>italics</i> are defined - see the <i>Definitions</i> part of the <i>City-Wide Rules</i>.</u></li> <li>4. <u>Words in <b>bold</b> are explained - see the <i>Explanations</i> part of the <i>Introduction to the Rules</i>.</u></li> <li>5. <u>The Council may have a guideline to help interpret this rule - check at the Council Offices.</u></li> <li>6. <u>For <i>resource consents</i> see the <i>Information Requirements</i> in the <i>City-Wide Rules</i>.</u></li> <li>7. <u>Applicants for medium density housing, mixed use and development in town centres should have a pre-application meeting with Council staff to discuss the application prior to lodging. This process should identify potential design issues.</u></li> </ol>	

## **Add the following definition to the City Wide Rules Definitions**

**Design response** means a description of how the proposed development:

- derives from and responds to the neighbourhood and site description
- meets the intent of the site analysis policy; and
- responds to the neighbourhood character features of the area identified in any Council – initiated urban concept plan.