

# Subdivision Site Priority Tool

All development sites are unique. Topography, location and current uses all define the specific characteristics of a site, which future development must respond positively to.

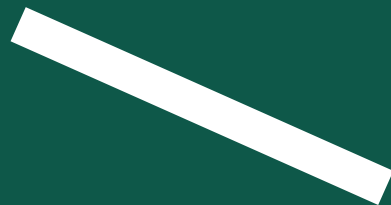
This tool helps you tailor the subdivision design guidance provided on the Auckland Design Manual to the unique characteristics of your site. The tool helps you prioritise specific ‘design outcomes’ when you are working with multiple or conflicting issues. While some design outcomes are prioritised, all are important and should be considered.

## IS YOUR SITE....

FLAT?



ON A  
SLOPE?



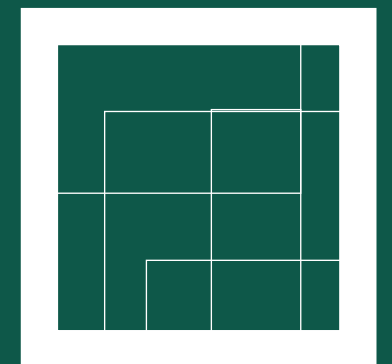
COASTAL  
OR HAZARD  
PRONE?



IN A TOWN  
CENTRE?



LARGE AND  
DIVERSE?



# IS YOUR SITE.....

<div>FLAT?</div> <div></div>	<div>ON A SLOPE?</div> <div></div>	<div>COASTAL OR HAZARD PRONE?</div> <div></div>	<div>IN A TOWN CENTRE?</div> <div></div>	<div>LARGE AND DIVERSE?</div> <div></div>
<div>PRIORITISE</div> <div><ul style="list-style-type: none"><li>• Natural Environments</li><li>• Movement Network</li><li>• Use and Activity</li><li>• Urban Structure</li><li>• Built Form</li><li>• Community</li></ul></div>	<div>PRIORITISE</div> <div><ul style="list-style-type: none"><li>• Natural Environments</li><li>• Movement Network</li><li>• Use and Activity</li><li>• Urban Structure</li><li>• Built Form</li><li>• Community</li></ul></div>	<div>PRIORITISE</div> <div><ul style="list-style-type: none"><li>• Natural Environments</li><li>• Movement Network</li><li>• Use and Activity</li><li>• Urban Structure</li><li>• Built Form</li><li>• Community</li></ul></div>	<div>PRIORITISE</div> <div><ul style="list-style-type: none"><li>• Natural Environments</li><li>• Movement Network</li><li>• Use and Activity</li><li>• Urban Structure</li><li>• Built Form</li><li>• Community</li></ul></div>	<div>Identify the characteristics of the different parts of the site and apply the relevant guidance i.e. flat, slope, coastal...</div>
<div>FOCUS ON</div> <div><ul style="list-style-type: none"><li>• Connections and connectivity</li><li>• Walkable neighbourhood</li><li>• Legible hierachies</li><li>• Mixed communitiies</li><li>• Placement and integration of amenities</li><li>• Open space provision</li></ul></div>	<div>FOCUS ON</div> <div><ul style="list-style-type: none"><li>• Landform features and topography</li><li>• Stormwater and hazards</li><li>• Orientation and outlook</li><li>• Vehicle access</li></ul></div>	<div>FOCUS ON</div> <div><ul style="list-style-type: none"><li>• Landform features and topography</li><li>• Stormwater and hazards</li><li>• Coastal environments</li><li>• Identify current and future intensification</li><li>• Placement and integration of amenities</li><li>• Open space provision</li></ul></div>	<div>FOCUS ON</div> <div><ul style="list-style-type: none"><li>• Connections and connectivity</li><li>• Walkable neighbourhoods</li><li>• Legible hierachies</li><li>• Managing speed and modes</li><li>• Vehicle emissions and road layout</li><li>• Point of Difference</li></ul></div>	<div>As recommended for each characteristic present</div>



IS YOUR SITE....

FLAT?

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## PRIORITISE

- Natural Environments
- Movement Network
- Use and Activity
- Urban Structure
- Built Form
- Community

## FOCUS ON

- Connections and connectivity
- Walkable neighbourhood
- Legible hierarchies
- Mixed communities
- Placement and integration of amenities
- Open space provision





IS YOUR SITE....

ON A SLOPE?

## PRIORITISE

- Natural Environments
- Movement Network
- Use and Activity
- Urban Structure
- Built Form
- Community

## FOCUS ON

- Landform features and topography
- Stormwater and hazards
- Orientation and outlook
- Vehicle access



IS YOUR SITE....

COASTAL  
OR HAZARD  
PRONE?

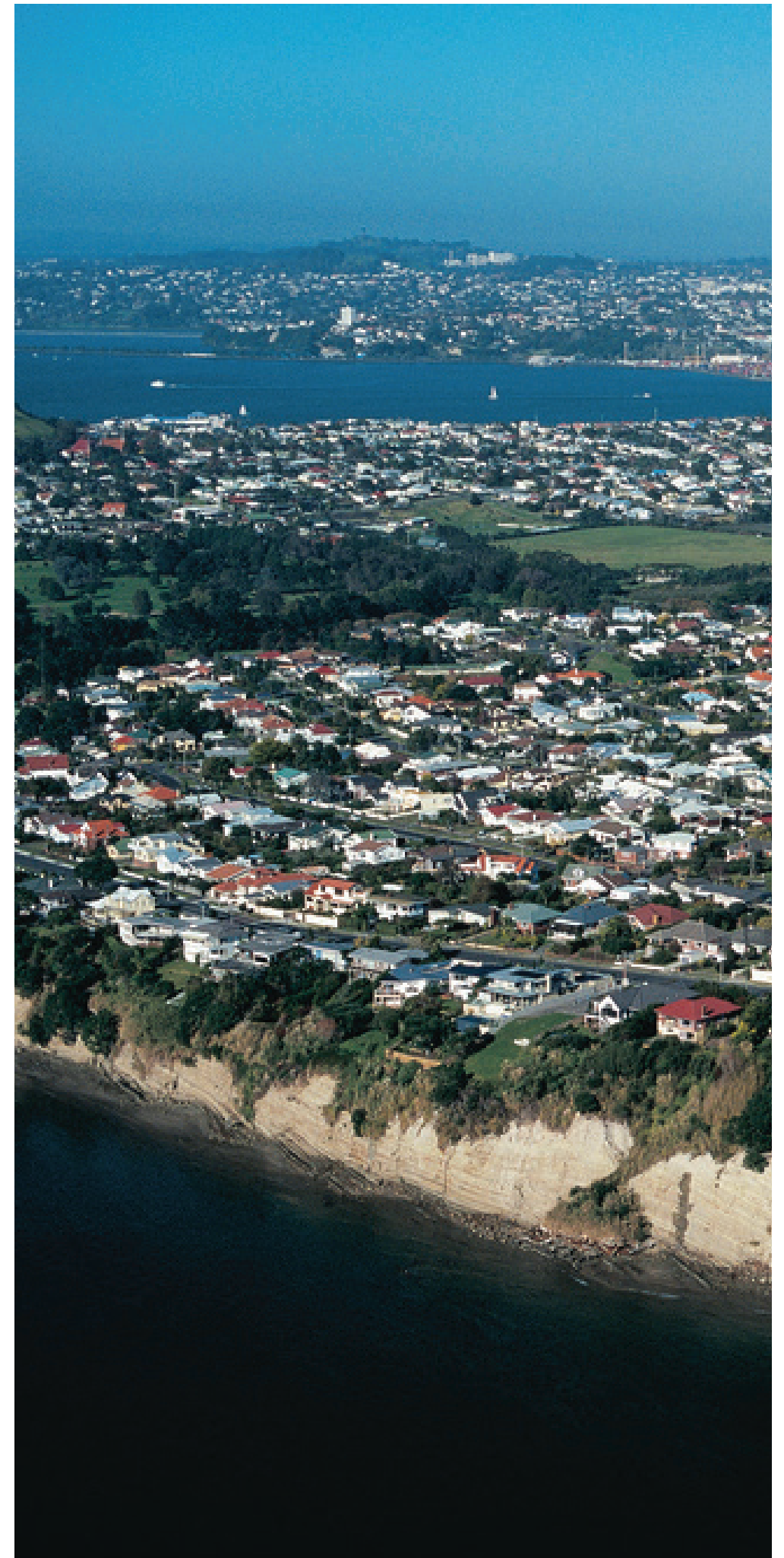


## PRIORITISE

- Natural Environments
- Movement Network
- Use and Activity
- Urban Structure
- Built Form
- Community

## FOCUS ON

- Landform features and topography
- Stormwater and hazards
- Coastal environments
- Identify current and future intensification
- Placement and integration of amenities
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IS YOUR SITE....

IN A TOWN  
CENTRE?



## PRIORITISE

- Natural Environments
- Movement Network
- Use and Activity
- Urban Structure
- Built Form
- Community

## FOCUS ON

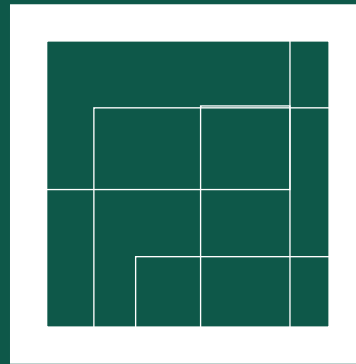
- Connections and connectivity
- Walkable neighbourhoods
- Legible hierarchies
- Managing speed and modes
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- Point of Difference





IS YOUR SITE....

LARGE AND  
DIVERSE?



The design and decision making process of *how* to develop your site is critical to the development's success.

*Which areas to develop, which areas to retain, why that development pattern, why that density, why those activities, why there?...*

Next, identify the characteristics of the different areas of the site and apply the relevant guidance i.e. flat, slope, coastal.

