

I442. Whitford Village Precinct

I442.1. Precinct Description

The Whitford Village Precinct comprises approximately 204.14 ha of land and is located at the head of Turanga Creek on the Pohutukawa Coast, 3km from the Auckland Rural Urban Boundary.

The Whitford Village Precinct provides for the limited expansion of Whitford Village for both business and residential land uses and to provide and enhance public open space and connections within the precinct. Expansion will be enabled through the provision of a developer-funded reticulated wastewater treatment and disposal system and improved water and stormwater infrastructure. The timing, provision and development of physical infrastructure is critical in managing the overall environmental effects of growth, particularly on Turanga Creek.

Change is to be managed to ensure the existing open space resources, historic heritage, landscape values and amenity values are complemented and enhanced so that a village character is retained.

The precinct is divided into three areas:

- Sub-precinct A applies to the existing business centre straddling Whitford-Maraetai Road;
- Sub-precinct B applies to existing residential areas in the village; and
- Sub-precinct C applies to greenfield land to the south of the existing village bounded by Whitford Park Road, Turanga Creek and Saleyard Road.

The zones within Sub-precinct A are Business - Neighbourhood Centre Zone, and Open Space - Civic and Community Zone. The Residential - Single House Zone applies to Sub-precincts B and C. Open Space – Conservation Zone and a small area of Coastal - Coastal Transition Zone also apply to sub-precinct C.

I442.2. Objectives

- (1) Subdivision and development within Whitford Village is designed and implemented in a comprehensive, efficient and integrated manner that protects its historic heritage, creates a distinct village centre which facilitates social interactions, avoiding ad hoc development.
- (2) A variety of housing types and site sizes is provided for the growth of Whitford Village which maintains a distinctive village character and is supported by business and social facilities and open space.
- (3) Subdivision and development recognises, maintains and enhances the natural environment, character and amenity values of Whitford Village.
- (4) Business development is consistent with the character of existing commercial activity and responsive to the amenity values of Whitford Village.

- (5) Subdivision and development in Whitford Village achieves a high standard of urban design and uses a sustainable integrated stormwater management approach.
- (6) The form and layout of subdivision and development in Whitford Village avoids adverse effects on the coastal environment, Turanga Creek, and its contributing streams.
- (7) Whitford Village has sustainable infrastructure and other services.
- (8) The impact of vehicular traffic is managed.
- (9) Areas of open space and local reserve are provided so as to protect the values of the natural environment, the wellbeing of the community and the landscape character of Whitford Village.
- (10) Connectivity within and through the precinct to the coastal and riparian margins is provided by pathways and open space linkages.
- (11) Development and/subdivision within the precinct facilitates a transport network that:
 - (a) integrates with and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice of engineering standards.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I442.3. Policies

- (1) Identify, reflect and, where appropriate, protect and enhance the historic heritage, archaeology and cultural values of Whitford Village.
- (2) Locate, design and manage commercial development and activities in a manner which protects the amenity values of adjacent residential activities.
- (3) Enable comprehensively planned development in Sub-precinct C to ensure subdivision and development is designed and implemented in general accordance with the Whitford Village: Precinct plan 1.
- (4) Encourage consultation with any other owners of land within Sub-precinct C when preparing to subdivide or develop the land.

- (5) Require subdivision or development within Sub-precinct C to demonstrate the interrelationship and future integration shown in the Whitford Village Precinct: Precinct Plan 1 with:
 - (a) other land within the sub-precinct; and
 - (b) any adjoining sub-precinct.
- (6) Enable consolidation of the existing higher density residential area in Sub-precinct B and greater flexibility of housing densities in the greenfields residential area of Sub-precinct C to create a neighbourhood with a distinctly mixed built form and character.
- (7) Obtain land for open space on land north of Whitford-Maraetai Road and between Sub-precinct A and the Turanga Creek, as shown in Whitford Village: Precinct Plan 1.
- (8) All new development should connect to a reticulated wastewater treatment and disposal system provided by developers of land within the Whitford Village Precinct and be constructed to any applicable industry-accepted standards.
- (9) Require subdivision and land use activities to provide a sustainable supply of potable water to meet the servicing demands expected by activities on the site.
- (10) Require all new developments to use an integrated stormwater management approach for the management of stormwater impacts on receiving environments in a manner that is consistent with the Whitford Integrated Catchment Management Plan.
- (11) Avoid potential reverse sensitivity effects on the Whitford by-pass from subdivision, development and activities occurring near the designated route.
- (12) Design traffic calming and parking management methods within the business area to minimise the adverse effects of traffic on the village character.
- (13) Provide for open space and connectivity at no cost to the Council in a manner consistent with the Whitford Village: Precinct plan 1.
- (14) Promote the adoption and maintenance of design that provides for energy efficiency, maximisation of the admission of natural light to buildings, the use of low environmental impact materials and water saving and re-use devices in all new development and buildings.
- (15) Require subdivision and/or development within the precinct to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on the precinct plan.

- (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles.
- (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I442.4. Activity table

The provisions in the overlay, Auckland-wide and underlying zone provisions apply in this precinct unless otherwise specified below.

Table I442.4.1 Activity Table specifies the activity status of land use, development and subdivision activities in the Whitford Village Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I442.4.1 Activity table

Activity		Activity status
Land Use		
(A1)	Any activity that does not comply with Standard I442.6.1 Maximum density for Sub-precincts A and B	D
(A2)	Any activity that does not comply with Standard I442.6.2 Maximum density in Sub-precinct C	D
(A3)	Any development or subdivision that does not comply with Wastewater Standards I442.6.3.1 to I442.6.3.2 and is not exempted by Standard I442.6.3.3	Pr
Development		
(A4)	Direct vehicle access to sites from Whitford Park Road or from Saleyard Road.	NC
(A5)	Buildings that do not comply with Standard I442.6.4 Building height	D
(A6)	Development that does not comply with Standard I442.6.6 Yards	D
(A7)	Development that does not comply with Standard I442.6.6.1 and I442.6.6.2 Water	D
Subdivision		
(A8)	Any subdivision that does not comply with Standard I442.6.7.1, I442.6.7.2 and I442.6.7.3	D

I442.5. Notification

- (1) Any application for resource consent for an activity listed in Table I442.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I442.6. Standards

The overlay and Auckland-wide standards apply in this precinct in addition to the following standards.

Any permitted activity, controlled activity or restricted discretionary activity in the zone must comply with the following standards.

I442.6.1 Maximum density for Sub-precincts A and B

- (1) The number of dwellings on a site must not exceed the limits specified in Table I442.6.1.1 below:

Table I442.6.1.1: Density of dwellings

Sub-precinct	Dwellings
Sub-precinct A	1 dwelling per site
Sub-precinct B	1 dwelling per 650m ² net site area

I442.6.2 Maximum density in Sub-precinct C

- (1) The number of dwellings in Sub-precinct C must not exceed 105.
- (2) No more than 10 sites may have a net site area of less than 350m² provided that:
- (a) the minimum net site area must be 200m²; and
 - (b) no more than five dwellings in any one location may be formed as a semi-detached or terrace housing development.

I442.6.3 Wastewater

- (1) All buildings, development and subdivision that generate the need for additional wastewater treatment and disposal within Whitford Village Sub-precinct C must be connected to a developer-funded reticulated wastewater system which must serve all of Sub-precinct C and should have the capacity to serve Sub-precincts A and B.
- (2) Further development or subdivision in Sub-precincts A or B must be able to make arrangements to connect to the wastewater system serving Sub-precinct C.
- (3) Where development and subdivision do not comply with Standard I442.6.3(1) and I442.6.3(2) above, the redevelopment of existing buildings and land may occur where there will be no increase in volumes of existing (as at November 2010) wastewater treatment and discharge.

I442.6.4 Building height

- (1) In Sub-precinct C only, no more than 10 dwellings may be contained within buildings up to 12m high.

I442.6.5 Yard

- (1) The yards in Sub-precincts B and C are as follows:

Table I442.6.5: Yards

Yard	Sub-precinct B	Sub-precinct C
Front	5m	Yard fronting Saleyard Road – 9m All other roads – 2.5m
Rear	3m	8m
Side	One of 3m and one of 1.5m	Not Applicable
Riparian	10m	10m

- (2) At least 50 per cent of the front yard must comprise a landscaped area.

I442.6.6 Water

- (1) All new dwellings must connect to a reticulated water supply.
- (2) Where a proposal does not meet Standard I442.6.6(1) above, new dwellings may use roof water collection for potable water supply, provided that:
- (a) provision is made for minimum water storage of:
 - (i) one 25,000l tank for one bedroom dwellings
 - (ii) two 25,000l tanks for dwellings with two or more bedrooms
 - (b) dwellings must comply with the following minimum roof areas:

Table I442.6.6.1: Minimum roof areas

Number of bedrooms	Minimum roof area (m ²) connected to the water storage tank
1	90
2	145
3	230
4+	295

- (a) the following water conservation devices must be used in all new buildings:
- (i) dual flush 11/5.5l toilets
 - (ii) showerhead flow restrictors
 - (iii) aerator taps.

- (3) Provision must be made for sufficient water supply and access to water supplies for fire fighting purposes consistent with New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003

I442.6.7 Subdivision

- (1) All subdivision must comply with wastewater Standard I442.6.3 and provide direct vehicle access to sites from Whitford Park Road or from Saleyard Road.
- (2) Where staging is proposed, the application must set out the means and time period for such staging particularly in relation to the provision of infrastructure that will enable future residential development.
- (3) The minimum net site size in Sub-precinct A is 650m², with an 800m² net site density average.
- (4) All roads, pedestrian connections and open space must generally be located and provided as shown on Whitford Village: Precinct Plan 1. This information must be provided at the time of development or subdivision of the site.
- (5) A landscape management plan must be prepared and submitted for approval as part of any subdivision proposal. For guidance, refer to the Whitford Village Design Guidelines.

I442.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I442.8. Assessment – restricted discretionary activities

I442.8.1 Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide, or zone provisions:

- (1) for subdivision:
 - (a) the effect of subdivision on implementing the Whitford Village: Precinct Plan 1;
 - (b) applicable policies in the Whitford Village precinct;
 - (c) the effect of land uses and subdivision on:
 - (i) the design and location of roads; and
 - (ii) the provision of infrastructure for stormwater, wastewater and water supply.

I442.8.2 Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide, or zone provisions:

- (1) for subdivision:
 - (a) the extent to which the Whitford Village: Precinct plan 1 is implemented;
 - (b) the extent to which the proposal meets the applicable policies for the Whitford Village Precinct;
 - (c) whether the design and location of roads are:
 - (i) in general accordance with Whitford Village: Precinct plan 1;
 - (ii) designed to integrate with the development of sites that adjoin those roads; and
 - (iii) designed to ensure provision and safety of pedestrians, cyclists, equestrians, and use of the movement lane as shared space.
 - (d) whether the provision of infrastructure:
 - (i) creates any demand for services and infrastructure at a cost to the wider community; and
 - (ii) provides for sustainable infrastructure and servicing and in particular wastewater and the supply of water.

I442.9. Special information requirements

An application where appropriate must be accompanied by:

I442.9.1 General

- (1) Show the boundaries between Sub-precincts A and B, if applicable.
- (2) Demonstrate that the proposed development or subdivision is in general accordance with the Whitford Village: Precinct Plan 1, and in particular the:
 - (a) location and nature of pedestrian connections;
 - (b) location and design of roads;
 - (c) location and design of public open space;
 - (d) location of natural features to be retained or enhanced; and
 - (e) location and design of noise attenuation treatment along Whitford Park Road and Saleyard Road.

- (3) Refer to the Whitford Precinct Urban design guidelines for native revegetation planting including standards and conditions which are proposed to achieve the matters outlined in the assessment criteria above.
- (4) Show the indicative location and layout of proposed sites, including their site areas and buildings types.
- (5) Show the location of the walkway/boardwalk linking Sub-precinct B to the Whitford-Maraetai Road.
- (6) Include a landscape management plan.
- (7) Include an infrastructure management plan.
- (8) Include a stormwater management plan showing compliance with the network discharge consent.
- (9) Show any provision to be made for staging, and how that staging is to be provided for.
- (10) Show any legal ownership and management arrangements necessary in respect of any communal outdoor living areas or any other communal responsibility or obligations such as shared accessways.

I442.9.2 Landscape management plans

- (1) These are required for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. They must provide details on:
 - (a) plant species schedules;
 - (b) planting specifications including individual tree planting locations;
 - (c) weed control and management;
 - (d) implementation;
 - (e) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features; and
 - (f) consistency with the New Zealand Tracks and Outdoor Visitor Structures Standard (SNZ).

I442.9.3 Subdivision and development

- (1) Public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, landscaping of public open space and roads, and other amenity features must be provided at the time of development, or subdivision or otherwise in accordance with a resource consent allowing for staging.

I442.9.4 Infrastructure management plan

- (1) An infrastructure management plan must demonstrate how:

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- (a) infrastructure provided to serve any development complies with the Council code of practice or an equivalent recognised public standard;
- (b) development retains, enhances and provides protection for riparian margins, coastal edges and esplanade reserves; and
- (c) infrastructure for stormwater, wastewater and water supply is designed to minimise water use and generation, and maximise water re-use.

I442.10. Precinct plan

I442.10.1 Whitford Village: Precinct plan 1

