

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.28 Whitford

1. Activity table

The activities, controls and assessment criteria in the underlying Countryside Living zone and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.

Activity table 1 - Whitford sub-precincts A and B	
Activity	Activity status
Rural	
Greenhouses <100m ²	P
Greenhouses >100m ²	D
Forestry	P
Equestrian centres – with one associated building up to 100m ²	P
Equestrian centres – with one or more associated buildings greater than 100m ²	D
Commerce	
Restaurants and cafes accessory to farming	D
Restaurants and cafes not accessory to farming	NC
Garden centres	NC
Community facilities	
Care centres for up to 10 people	P
Care centres for 10 to 50 people	D
Care centres for more than 50 people	NC
Community facilities accessory to farming	D
Community facilities not accessory to farming	NC
Education facilities accessory to farming	D
Education facilities not accessory to farming	NC
Visitor accommodation on Lot 1 DP209716, Lot 4 125200 and Lot 5 DP 125200 held in CT 82C185	D
All other visitor accommodation	NC
Earthworks	
Earthworks less than 200m ² and/or 200m ³	P
Earthworks greater than 200m ² and/or 200m ³ and less than 500m ² and/or 500m ³	RD
Earthworks greater than 500m ² and/or 500m ³ and necessary to establish a permitted, restricted discretionary or discretionary activity	D
Cleanfill disposal sites involving 200m ³ to 500m ² of material per site	RD

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Cleanfill disposal sites involving more than 500m ² of material per site and necessary to establish a permitted, restricted discretionary or discretionary activity	D
Vegetation management	
Trimming of native vegetation shown on Precinct Plan 2 for the operation, maintenance and minor upgrading of high voltage electric transmission lines designed to operate at or above 110kV	C
Pruning, alteration or removal of native vegetation shown on Precinct Plan 2 for the operation, maintenance and minor upgrading of high voltage electric transmission lines designed to operate at or above 110kV	RD
Pruning, alteration or removal of any native vegetation shown on Precinct Plan 2	D
Development	
Buildings and accessory buildings located within the specified building area identified in a plan of subdivision	P
Additions and alterations to buildings within the specified building area	P
Additions and alterations to buildings where any part is located outside the specified building platform	RD
Buildings or accessory buildings located outside the specified building area	D
Buildings for community facilities for the sole use of the occupiers of clustered housing developments	RD
Communal wastewater treatment plants or facilities within clustered housing developments	RD
Application for a specified building area	D
Subdivision	
Subdivision which meets the Auckland-wide subdivision and Whitford precinct subdivision rules	RD
Subdivision that does not meet the Auckland-wide subdivision and Whitford precinct subdivision rules	NC

2. Land use controls

- The land use controls in the Countryside living zone apply in the Whitford precinct unless otherwise specified below.

2.1 Permitted activities

2.1.1 Forestry

- Maximum planted area within the road corridor, shown in Precinct Plan 4: Location of road corridor indicative constraints areas, clause 8 below, is 1ha per site.
- Maximum planted area outside the road corridor, shown in Precinct Plan 4: Location of road corridor indicative constraints areas, clause 8 below, is 4ha per site.
- Forestry not complying with clauses 2.1.1.1 and 2 above is a discretionary activity.

2.1.2 Land disturbing activities

- Refer to [clause 4.2](#) of the Auckland-wide earthworks rules.

2.2 Restricted discretionary activities

2.2.1 Buildings for community facilities for the sole use of the occupiers of clustered housing developments

- Maximum GFA of all buildings per site 100m².

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- Buildings not complying with clause 2.2.1.1 above is a discretionary activity.

2.3 Discretionary activities

2.3.1 Visitor accommodation on Lot 1 DP209716, Lot 4 125200 and Lot 5 DP 125200 held in CT 82C185

- Visitor accommodation must be limited to land legally described in December 2012, as Lot 1 DP209716, Lot 4 125200 and Lot 5 DP 125200 held in CT 82C185. Located at 110 Jack Lachlan Drive and called Formosa Country Club.
- Visitor accommodation not complying with clause 2.3.1.1 above is a non-complying activity.

2.3.2 Pruning, alteration or removal of native vegetation shown on Precinct Plan2: Location of permanent streams and native vegetation indicative constraints areas

- Any pruning, alteration or removal of native vegetation shown on Precinct Plan 2: Location of permanent streams and native vegetation indicative constraints areas, clause 8 below, must be carried out in accordance with the Auckland-wide vegetation management rules.

3. Development controls

3.1 General

- The following development controls apply to all permitted, controlled and restricted discretionary activities in the Whitford A and B sub-precincts.

3.1.1 Yards

Table 1

Yard	Dimension
Front	10m
Side and rear	3m
Coastal	30m
Yards fronting an arterial road	20m

3.1.2 Building coverage

- Buildings must not exceed the coverage as set out below:

Table 2

Site size	Building coverage
Up to 2500m ² net site area	350m ²
Greater than 2500m ² and 4000m ² in net site area	450m ²
Greater than 4000m ² net site area	600m ²

3.2 Additional development controls

3.2.1 Buildings and accessory buildings

- Maximum GFA of all buildings other than dwellings: 100m² per site.
- All buildings, including dwellings, must be located within the specified building area identified on a consent notice attached to the Certificate of Title to the site.
- Where the Certificate of Title to a site does not have an attached consent notice specifying a building

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area, all buildings, including dwellings, are discretionary activities.

4. Dwellings not complying with clauses 3.2.1.1 or 2 above are discretionary activities.

4. Subdivision controls

The subdivision controls applying in the Whitford sub-precincts are specified below.

4.1 Subdivision density

Table 3

Whitford sub-precinct	Site density
Whitford A	No more than one site per 3.5ha gross across the entire existing site
Whitford B	No more than one site per 5ha gross across the entire existing site

1. For the purposes of this rule, the calculation of subdivision site density must not include access sites and any site created for utility or communal purposes for which consent has been granted, and that does not allow for the establishment of a future dwellings, but includes the area occupied by those sites.
2. This rule applies only until such time as the number of dwellings in the Whitford A and B sub-precincts do not exceed a total of 925 dwellings. This will be calculated by combining approved sites allowing the construction of dwellings, existing dwellings, and dwellings for which there are land use consents, Certificates of Compliance and building consents that have not lapsed.
3. The calculation of maximum permitted site density will exclude from the area of the existing site any area of planting previously legally protected or previously required to be legally protected pursuant to these subdivision.

4.2 Sites

1. The existing site:
 - a. For the purposes of this rule, existing site means all the land held in a separate certificate of title dated 8 July 2005. This was the date for public notification of the Whitford rural plan change.
2. Subdivision may be carried out in stages by making reference back to the parent site existing as at 8 July 2005 provided the total number of sites does not exceed the maximum site density.
3. Where an application for subdivision consent incorporates two or more adjoining existing sites, the total area of the land subject to the application may be treated as one site for the sole purpose of configuring and designing the subdivision. The number and size of proposed sites in the application must not exceed the total number and size of sites that would otherwise be created as a restricted discretionary activity for each of the individual existing sites.
4. In respect of any site within a subdivision capable of further subdivision under these rules, no further subdivision of that site may be done if it would result in the total permitted density being exceeded with respect to the existing site. This requirement is to be secured by a suitable legal instrument which must be registered on certificates of title to ensure ongoing compliance with this rule.
5. Where an application for subdivision consent is for an existing site held in a separate certificate of title on 8 July 2005 and contains land both inside and outside the Whitford precinct, the area of land contained within the precinct must be considered the existing site or parent site under these rules. Land outside the Whitford precinct must not be used in the calculation of the average site size for subdivision.
6. Where an application for subdivision consent includes proposed sites that cross the Whitford A and B sub-precincts boundaries, no less than 50 per cent of the net site area of a proposed site shall be

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located within the Whitford A sub-precinct to qualify as a site meeting the minimum site area requirement under these rules.

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4.3 Riparian management indicative constraints area

1. Precinct Plan 1: Location of permanent streams and slope indicative constraints areas and Precinct Plan 2: Location of permanent streams and native vegetation indicative constraints areas, clause 8 below, illustrate the indicative location of permanent streams. Where there is conflict between the location of a permanent stream mapped in Precinct Plans 1 and 2 and the physical location of the permanent stream on the site, the physical location of the permanent stream on the site applies.
2. A minimum 10m strip must be planted in accordance with the precinct rules and fenced off from each bank of all permanent streams and will constitute the riparian management indicative constraints area, provided council may approve an alternative means of excluding livestock. This constraints area must also include any wetland areas associated with permanent streams on the site. Where there is no obvious stream bank, a two-year ARI event water level as determined by a suitably qualified and experienced person will be used to determine the stream bank.
3. All buildings and structures excluding fencing must be set back a minimum of 5m from the constraints area.
4. Where the planting and revegetation required will be contiguous over more than three sites, a management structure or ongoing arrangement must be established to ensure the ongoing integrated management and maintenance of this planting and revegetation.
5. Where there is production forestry that was in existence at 8th July 2005 and is located within the riparian management indicative constraints area, the council may consent to a postponement of the planting required under this clause. This postponement can be no longer than 12 months after the clear felling harvest of the trees.
6. See Appendix 11.6.4 Whitford guidelines for native revegetation plantings for the required planting and management measures that relate to this clause.

4.4 Wastewater disposal

1. Each site must contain an area of at least 2500m² exclusive of any access areas and must contain a specified building area along with sufficient land for effluent disposal fields. The land identified for effluent disposal must include provision for a nominated wastewater disposal method appropriate to the site characteristics. The design and assessment must include an appropriate engineering and geotechnical assessment.
2. Rule 1 above will not apply when a suitable package treatment plant shared between two or more sites is constructed and operated. The treatment and land application disposal system must be approved by council. The minimum site size for a site serviced by a package treatment plant is 1000m².
3. Any wastewater disposal system must be maintained on an ongoing basis. Maintenance records must be retained and made available on each site for inspection by council officers or their agents.
4. Each wastewater disposal system must be located on the same site as any dwelling it services unless a binding agreement is entered into between any independent site and the dwelling served by that wastewater disposal system, confirming an ongoing arrangement exists for the wastewater disposal system to continue to take and treat the wastewater from those dwellings units.

4.5 Stormwater management

1. The Auckland-wide earthworks rules, [clause 4.2](#) apply.
2. Stormwater management measures must be in place prior to any impervious surfaces being formed on the site and may need to be constructed at the time of subdivision to the edge of the specified building area. The following design principles must be incorporated into the layout and design of subdivisions and roads:

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- a. the permanent, intermittent and ephemeral stream patterns must be retained
- b. there must be no direct piping of stormwater discharges to permanent streams
- c. modifications to permanent streams must be avoided
- d. appropriate methods of stormwater detention must be undertaken before stormwater is dispersed into permanent streams. These may include the following methods where appropriate: water reuse, swales and depression landscaping, dispersion into vegetative filters, dispersal trenches, detention ponds, detention tanks and vegetation planting.

4.6 Environmental mitigation and enhancement

1. The permanent protection of all areas of existing native vegetation shown on Precinct Plan 2: Location of permanent streams and native vegetation indicative constraints areas, clause 8 below, is to be secured by a suitable legal instrument which must be registered on certificates of title and binding on successors in title, and is to provide for the following:
 - a. a requirement not to destroy or damage existing areas of native vegetation shown on Precinct Plan 2, the exact dimensions to be confirmed at the stage of subdivision
 - b. all legally protected areas must be fenced unless the council approves an alternative fencing layout which effectively excludes all livestock from such areas.
2. Where the area of existing vegetation required to be protected in 1 above is less than 1ha for each additional site created, additional native vegetation planting will be required to provide a minimum of 1ha in Whitford A sub-precinct and 5000m² in Whitford B sub-precinct for each additional site.
3. The minimum requirement in 2 above can include:
 - a. the planting requirement for the riparian management indicative constraints area in clause 4.3 above; and/or
 - b. the planting required for slopes greater than 15 degrees in clause 4.7 below; and/or
 - c. areas of native vegetation shown to have been specifically planted for enhancing or mitigating provided this does not include any area planted as a condition of any previous resource consent, or through public funding.
4. The planting requirement must be located within the Whitford precinct and must be confined to areas where planting will provide:
 - a. valuable ecological linkages; and/or
 - b. significant benefits and improvements to water quality and land stability within the Whitford precinct; and/or
 - c. enhancement of existing water courses and any wetland areas to ensure their long term health and viability; and/or
 - d. a significant and sustainable forest in its own right.
5. Where the planting and revegetation required under this rule will be contiguous over more than three sites, a management structure or other appropriate ongoing arrangement must be established to ensure ongoing integrated management and maintenance of this planting and revegetation.
6. The planting plan for this clause are contained in Appendix 11.6.4 Whitford guidelines for native revegetation planting.
7. Exception. Where production forestry was in existence as at 8 July 2005 and is located within the constraints area or the slopes indicative constraints area, council may consent to a postponement of the required planting. This postponement may be no longer than 12 months after the clear felling harvest of trees within either the riparian constraint area or the slopes constraints area. A condition of

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subdivision consent to this effect will be imposed to ensure continuing compliance by the subdividing owner and subsequent owners. A consent notice will also be issued under s. 221 of the RMA specifying any such condition. The consent notice will be registered against the Certificates of Title to the relevant sites and will bind all subsequent owners of the land.

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4.7 Slopes indicative constraints area

1. For sites containing slopes steeper than 15 degrees shown in Precinct Plan 1: Location of permanent streams and slope indicative constraints areas, clause 8, a report must be prepared by a suitably qualified and experienced person identifying:
 - a. slopes steeper than 21 degrees
 - b. any slopes that exhibit signs of instability or past erosion
 - c. any slopes subject to erosion in view of their soil and slope characteristics.
2. All land identified in clause 4.7.1.a above must be planted in accordance with clause 4.10 provided the planting will not apply on slopes steeper than 21 degrees if a report prepared by a suitably qualified and experienced person confirms there is no need as those slopes do not exhibit signs of instability or past erosion, or are not subject to erosion in view of their soil and slope characteristics e.g. rocky cliff, and:
 - a. stock is to be permanently excluded from those slopes
 - b. the area is to be maintained in accordance with a management plan that controls weeds and pests.

Note

Where a production forest was in existence on 8 July 2005 and is located within the constraint area, the council may consent to postponing the required planting under this rule. This postponement may be no longer than 12 months after the clear felling harvest of trees within the constraint area at which time the required planting will be done.

A condition of subdivision consent to this effect will be imposed to ensure continuing compliance by the subdividing owner and subsequent owners. A consent notice will also be issued under the RMA specifying any such condition. The consent notice will be registered against the certificates of title to the relevant sites and will bind all subsequent owners of the land.

4.8 Recreational trails

1. Where land with recreational trails as shown on Precinct Plan 3: Location of coastal and scenic amenity indicative constraints areas, clause 8, is subdivided or developed, or where the first of any one or more of the sites legally described as allotments 57, 58 or 59 Parish of Maraetai is subdivided or developed, then provision for the trails must be made as follows:
 - a. the trail route must be generally in accordance with that indicated on Precinct Plan 3 except that a trail between points A and B is to be established on land owned by the council unless an alternative route is established by agreement between the council and the owner(s) of the land through which the alternative route would pass
 - b. the trail should provide access to scenic, historic and ecological features in the locality
 - c. the trail should be independent of the road
 - d. where it is necessary for the trail to be provided in conjunction with a road, the council may require widened berms and other amenity features along the trail route
 - e. where it is necessary to cross a major traffic route, council will consider the practicality of requiring traffic control devices to help trail users cross safely
 - f. the trail route should be sited clear of the 1 per cent AEP flood path of any natural stream system
 - g. where the trail route is provided by means of a pedestrian access way, the legal width of the access way at any point must be no less than 6m unless council believes a reduced width can provide the required level of access
 - h. the trail must be vested in council.

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2. Where a recreational trail is required as a condition of approval for a resource consent, including subdivision, the following design standards must apply:
 - a. recreational trails independent of roads
 - i. minimum width between boundaries of 5m and minimum metalled formation width of 3m
 - ii. water tables and culverts must be provided when required for stormwater control.
 - b. Recreational trails along road berms:
 - i. minimum width of 3m and a minimum metalled width of 2m.
 - c. provision must be made in the subdivision plan for any recreational trail shown on the planning maps that traverses the site to be vested in council. The trail must be located at a practicable alignment and grade.

4.9 Additional subdivision for significant enhancement planting

The council may grant consent to the subdivision of land for the purposes of enabling significant enhancement planting areas where the following standards are met:

1. Number of sites:

Sites may be created, additional to the number that would otherwise be possible pursuant to rule 4.1, provided that:

- a. 4ha of native vegetation is planted for each additional site in accordance with rule 4.10.
- b. the maximum number of sites created from any existing site must not exceed that provided for in the following table.

Table 4

Size of parent site (ha)	Maximum number of sites created under this rule
Up to 7 (Whitford sub-precinct A)	0
Up to 10 (Whitford sub-precinct B)	0
7 to 20 (Whitford sub-precinct A)	3
10 to 20 (Whitford sub-precinct B)	3
20 to 35	4
35 to 55	5
55 to 65	6
65 to 75	7
Greater than 75	8

- c. this rule applies only where the number of dwellings in the precinct does not exceed 925. This will be calculated by combining approved sites allowing the construction of dwellings, existing dwellings, and dwellings for which there are land use consents, certificates of compliance and building consents that have not lapsed.
2. Location of significant enhancement planting:
 - a. planting must be located within the Whitford precinct and must be confined to areas where it will:
 - i. provide valuable ecological linkages; or
 - ii. provide benefits and improvements to water quality and land stability; or

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- iii. enhance existing water courses, including ephemeral streams, and any wetland areas to ensure their long-term health and viability; or
- iv. provide a significant and sustainable area of native bush, and may include:
 - the planting requirement for the riparian management indicative constraint area in rule 4.3
 - the planting required for slopes greater than 15 degrees in clause 4.7.2
 - any planting provided in clause 4.10.

4.10 Minimum standards for planting

1. This rule applies to planting required or proposed pursuant to rules 4.3 - Planting in the riparian management indicative constraint area, 4.6- Planting for environmental mitigation and enhancement, and 4.7 - Planting in the slopes indicative constraints area.
2. A re-vegetation plan and programme covering the following matters is required:
 - a. pre-planting site assessment
 - b. planting plan assessment
 - c. annual monitoring programme.
3. Planting must be at a minimum density of 1.4m centres - 5100 stems/ha. A greater density may be required in some situations, for example where there is a significant weed infestation or the planting is close to streams or wetlands.
4. Permanent protection of planting and revegetation areas is to be secured by a suitable legal instrument which must be registered against the certificates of title for relevant sites before council issues the s. 224(c) certificate under the RMA, and must include requirements:
 - a. not to destroy or damage protected vegetation
 - b. for protected vegetation to remain undisturbed and weeds and pests to be adequately controlled
 - c. for all protected areas to be fenced to prevent undergrazing, unless the council approves an alternative method which effectively excludes all livestock from such areas.
5. A bond may be required to ensure that any planting is fully established and sustainable. Any such bond will be registered against the certificates of title for relevant sites and will bind successors in title.

5. Assessment - Controlled activities

5.1 Trimming of native vegetation shown on Precinct Plan 2 for the operation, maintenance and minor upgrading of high voltage electric transmission lines designed to operate at or above 110kV

5.1.1 Matters of control

1. The council will reserve its control to the matters listed for each activity below:
 - a. the extent and frequency of works
 - b. the methodology of works.

5.1.2 Assessment criteria

1. The council will consider the relevant assessment criteria below for the controlled activity listed above:
 - a. whether the works are required for compliance with the Electricity (Hazards from Trees) Regulations 2003
 - b. whether the works will adversely affect the overall quality of the area of native vegetation, including:
 - i. the botanical and ecological qualities of the native vegetation

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- ii. the impact on form, integrity and longevity of the remaining native vegetation on-site.
- c. The protection of the rural character and amenity values of the area.

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6. Assessment - Restricted discretionary activities

6.1 Buildings for community facilities for the sole use of the occupiers of clustered housing developments

6.1.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

1. Effects on rural character and amenity values.
2. Earthworks and sediment control.
3. Site stability.
4. Wastewater and stormwater disposal.
5. Alternative locations for buildings or structures.
6. Native vegetation and archaeological features.

6.1.2 Assessment criteria

The council will consider the relevant assessment criteria below for the matters of restricted discretion listed above:

1. Effects on rural character and amenity values:
 - a. the location of the building or structure should take into account the description, explanation and purpose of any indicative constraints area it lies within
 - b. the spaciousness of the precinct should be maintained within the site taking into consideration the position of the building or structure in response to the landform
 - c. the design, orientation, layout and external appearance of the building or structure should blend in with the rural landscape
 - d. the use and activities associated with the building or structure should be compatible with the rural environment and the activity should not cause conflicts with adjoining land uses
 - e. the building or structure should comply with the development and land use controls for the precinct
 - f. the purpose of the building or structure should be accessory to the clustered housing development it serves.
2. Earthworks and sediment control:
 - a. the earthworks needed to create the building and structure, and any resulting services or infrastructure, should be integrated with the surrounding landforms, surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines
 - b. the proposed earthworks and sediment controls should minimise contamination of adjacent waterways through the discharge of sediment.
3. Site stability:
 - a. the location of the building or structure should be geotechnically stable and not create an instability problem.
4. Wastewater and stormwater disposal:
 - a. the building or structure should be incorporated into an adequate wastewater disposal system together with a stormwater drainage system and not create an erosion or instability problem or water pollution.
5. Alternative locations for building and structure:

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- a. the environmental effects of other alternative locations for the building or structure should be considered and the proposed location should provide the best environmental outcome with respect to its overall design
 - b. the location of the building or structure in relation to the clustered housing development it serves
 - c. the location of the building or structure within the clustered housing development it serves.
6. Native vegetation:
- a. Whether the building or structure will require the removal of native vegetation.

6.2 Communal wastewater treatment plants or facilities within clustered housing developments

6.2.1 Matters of discretion

1. The council will restrict its discretion to:
 - a. technical standards and capacity
 - b. ongoing ownership structure
 - c. maintenance
 - d. location
 - e. design and external appearance
 - f. site stability
 - g. land drainage, sanitary sewerage and water reticulation.

6.2.2 Assessment criteria

1. The council will consider the following assessment criteria:
 - a. Technical standards and capacity
 - i. the design of the plant or facility should be of an appropriate technical standard and have sufficient capacity to service the requirements of the subdivision.
 - b. Ongoing ownership structure
 - i. there should be ongoing ownership by means of a properly Incorporated legal society or other entity with the physical and financial responsibility for repairing and maintaining the plant or facility, subject to rules and provisions for ongoing performance and maintenance to council's satisfaction.
 - c. Maintenance
 - i. the extent to which the requirements for maintenance of the plant or facility will ensure its continued effective functioning.
 - d. Location
 - i. whether any native vegetation shown on Precinct Plan 2 or known archaeological site is adversely affected.
 - e. Design and external appearance
 - i. whether the design and external appearance is in keeping with the rural character of the area.
 - f. Site stability
 - i. whether the area onto which the plant or facility is to be located is stable enough to support the structure.
 - g. Land drainage, sanitary sewerage and water reticulation
 - i. the extent to which the facility complies with the relevant engineering standards.

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6.3 Cleanfill disposal site involving 200m³ to 500m² of material per site

6.3.1 Matters of discretion

1. Council will limit its discretion to:
 - a. noise and dust
 - b. visual amenity
 - c. design and appearance
 - d. site layout
 - e. site rehabilitation
 - f. sediment control
 - g. traffic generation and routes
 - h. hours of operation.

6.3.2 Assessment criteria

1. Council will consider the following assessment criteria:
 - a. whether measures to mitigate potential noise and dust nuisance and the visual impact will retain the rural character and amenity values of the area
 - b. the appropriateness of the cleanfill regarding design and appearance of the activity and the site layout including location of the cleanfill on the site and site access
 - c. whether the cleanfill in its completed state will be sensitive in terms of appearance, form and location to the existing amenity values of the neighbourhood
 - d. whether a rehabilitation plan for the clean fill has been prepared for implementation at the completion of the cleanfill taking account of visual and soil stability effects
 - e. proposals for sediment control
 - f. the degree to which traffic generated by the cleanfill and access to the site will adversely affect any residential amenity values and whether measures to avoid, remedy or mitigate such potential adverse effects are proposed.

6.4 Pruning, alteration or removal of native vegetation shown on Precinct Plan 2 for the operation, maintenance and minor upgrading of high voltage electric transmission lines designed to operate at or above 110kV

6.4.1 Matters of discretion

1. The council will restrict its discretion to:
 - a. the extent of works
 - b. the methodology of the works
 - c. mitigation planting.

6.4.2 Assessment criteria

1. The council will consider the following assessment criteria:
 - a. tree clearance works should be limited to those necessary to ensure the safety and integrity of existing transmission lines
 - b. the works should not adversely affect the overall quality of the area of native vegetation, including its botanical and ecological qualities, its impact on form, integrity and longevity of the remaining native vegetation on-site

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- c. the works should not adversely affect the rural character and amenity values of the area
- d. the outcome of any consultation with the property owner
- e. replacement species and location.

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6.5 Alterations or additions to buildings where any part is located outside of the specified building platform

6.5.1 Matters of discretion

1. The council will restrict its discretion to:
 - a. rural character
 - b. site stability
 - c. native vegetation.

6.5.2 Assessment criteria

1. The council will consider the following assessment criteria:
 - a. the scale and location of the activity should be in keeping with the rural character of the area
 - b. the area onto which the activity is to extend should be stable enough to support the structure
 - c. the native vegetation shown on Precinct Plan 2 should not be adversely affected.

6.6 Subdivision and land disturbance activities

6.6.1 Matters of discretion

1. The council will restrict its discretion to:
 - a. extent of compliance with land use and development controls
 - b. earthworks and sediment control
 - c. site stability
 - d. wastewater disposal
 - e. protection and enhancement of riparian areas and vegetation
 - f. location of building platforms
 - g. protection and enhancement of open space
 - h. stormwater management
 - i. location of internal private ways and rights-of-way
 - j. provision of recreational trails
 - k. compatibility of application with the Whitford precinct design guide
 - l. riparian management indicative constraints area
 - m. coastal indicative constraint area
 - n. road corridor indicative constraints area
 - o. slopes indicative constraints area
 - p. scenic amenity indicative constraints area
 - q. re-vegetation planting
 - r. effects on landscape character and rural amenity values
 - s. subdivisions to create new allotments within 20m of the centre line of high voltage (110kV or higher) transmission lines
 - t. subdivisions for significant enhancement planting.

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6.6.2 Assessment criteria

The council will consider the following assessment criteria.

1. Extent of compliance with land use, subdivision and development controls
2. Earthworks and sediment control
 - a. the proposed earthworks and sediment controls must be sufficient to minimise contamination of adjacent waterways through sediment discharge
 - b. impervious areas must be limited to the minimum practical requirement.
3. Site stability
 - a. the specified building area must be stable and capable of supporting a dwelling.
4. Wastewater disposal
 - a. the site has sufficient area available to accommodate an adequate wastewater disposal system together with a stormwater drainage system which will not create an erosion or instability problem or water pollution.
5. Protection and enhancement of protected vegetation
 - a. any dwelling, accessory building, specified building area or access driveway must be located to minimise adverse effects on any native vegetation shown on Precinct Plan 2
 - b. in assessing any plan for any proposed planting:
 - i. plants should be appropriate to the locality, accommodating matters such as slope, soil type, exposures to winds, degree of shading and wetness of the site
 - ii. site preparation should include weed/pest removal and stock proof fencing
 - iii. planting should take account of the seasons and be of an appropriate size
 - iv. planting and revegetation should protect and enhance ecological values, natural landscape patterns and values.
6. Location of specified building area
 - a. any specified building areas must be located so they minimise adverse effects on rural amenity, stormwater runoff and sediment loss.
7. Protection and enhancement of open space
 - a. the extent to which a suitable legal mechanism is required to prevent the future establishment of household units in any area identified as having particular landscape or rural character value.
8. Stormwater management
 - a. proposed management techniques must be appropriate to avoid or mitigate the adverse effects of stormwater runoff on neighbouring properties, waterways and on land stability.
9. Location of internal private ways, rights-of-way or public road
 - a. these must be located at a grade, width and alignment, and with a finished surface to avoid or mitigate adverse effects on the site's rural character.
10. Provision of recreational trails
 - a. any trails shown on the subdivision plan must generally accord with those shown on the planning maps. They must be at a practical grade and alignment and link other recreational trails on adjacent properties that are also generally accord with trails shown on the planning maps
 - b. trails volunteered by a landowner or applicant additional to those shown on the planning maps may also be shown on a subdivision plan. Any volunteered trail should be of a practical grade and alignment and, where practicable, linked to trails shown on the planning maps or formed on adjoining properties.

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11. Compatibility of application with the Whitford precinct design guide
 - a. the location of any practicable building platforms and the general layout of the subdivision along with any proposed planting must comply with design guide principles.
12. Riparian management indicative constraints area
 - a. the location of the fencing should relate to the topography and the physical characteristics of the natural landform, including streams, wetlands and slopes
 - b. planting should reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession
 - c. existing exotics should be protected where these are non-invasive and have positive environmental values, such as landscape and amenity value
 - d. the protection and planting out of the riparian margins should take account of the ecological health of the stream, and the opportunities to enhance the ecosystem.
13. Coastal indicative constraints area
 - a. the natural character and landscape values of the coastal environment should not be adversely affected
 - b. development should be consistent with the key national policy documents on the management of the coastal environment, including the New Zealand Coastal Policy Statement
 - c. buildings should be sited and designed so they do not break the line and form of the landscape with special regard to ridgelines, headlands, promontories and prominent slopes. Their design should use topography or existing vegetation to screen adverse visual effects
 - d. generally they should be located in less prominent locations using a design, orientation, layout and external appearance to avoid or remedy adverse effects on the natural character of the coastal environment, coastal landscapes, amenity values, public access and the potential for future public access, natural features and ecosystems.
14. Road corridor indicative constraints area
 - a. where possible existing topographical features should be used to screen buildings and development within the area shown on Precinct Plan 4 from view from any primary roads. Buildings and driveways should not be visually obtrusive from primary roads unless mitigation planting is required under rules for riparian management and slopes indicative constraints areas
 - b. where dwellings within the road corridor cannot be screened by existing topographical features, such as for geotechnical reasons, then consideration should be given to minimising the visual effects by other means. This may include limiting the height to one storey or using building material and colours sympathetic to the surroundings. Where possible, buildings should be located to take advantage of screening afforded by the required enhancement planting
 - c. the location of new amenity, mitigation and/or screen planting should not restrict views from the road of rural land or the coast, or limit the ability to retain open space areas within the road corridor and maintain views of the landscape beyond, unless mitigation planting is required under the rules relating to riparian management and slopes indicative constraints areas
 - d. development within the road corridor should not lead to an over concentration of visible development in one vicinity
 - e. lineal or ribbon development is not allowed within the road corridor.
15. Slopes indicative constraints area
 - a. where possible, buildings should be sited to avoid land steeper than 15 degrees and susceptible to erosion.

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16. Scenic amenity indicative constraints area
 - a. buildings and driveways should not be visually obtrusive when viewed from any public road, reserve, coastal environment or public place. In prominent locations, buildings should be avoided or, if the location is necessary, such as for geotechnical reasons, height should be limited to one storey, visible building bulk minimised, and other techniques such as building materials and colours sympathetic to surroundings used.
17. Revegetation planting
 - a. the location of revegetation planting should take into account its purpose, including:
 - i. revegetation of slopes steeper than 15 degrees as shown on Precinct Plan 1 which are subject to significant risk of erosion and instability
 - ii. riparian margin and wetland restoration and coastal margin restoration
 - iii. extension of existing ecological corridors
 - iv. enhancement of ephemeral streams
 - v. enhancement of existing native vegetation
 - b. revegetation or mitigation planting should integrate with surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines.
 - c. the location of revegetation planting should not:
 - i. adversely affect the rural character and amenity values of the precinct
 - ii. undermine the intent of the various indicative constraints areas
 - d. the location should achieve the best environmental outcome for the site
 - e. consideration should be given to whether a better environmental outcome might be achieved by transferring the planting to a different site within the precinct
 - f. where the planting is within 20m either side of the centre point of a high voltage (110Kv or higher) transmission line, the species of trees to be planted should maintain safe clearance distances at a mature height, in accordance with the Electricity (Hazards from Trees) Regulations 2003. Replanting should not prevent vehicular access to existing transmission lines
 - g. the revegetation programme/plan for any proposed planting should:
 - i. include plants appropriate to the locality, allowing for matters such as slope, soil type, exposure to winds, degree of shading and wetness of the site
 - ii. include weed/pest removal and the provision of stock proof fencing as part of the preparation
 - iii. consider the season of planting
 - iv. ensure the plant size is appropriate to the locality
 - v. protect and enhance ecological values and natural landscape patterns and values
18. Effects on rural character and rural amenity values
 - a. the extent to which:
 - i. subdivision design accommodates the purpose(s) of any constraints areas it lies within open space is maintained, taking into consideration whether buildings are dispersed or clustered in response to the landform
 - ii. any earthworks integrate with surrounding natural landforms
 - iii. revegetation or mitigation planting integrates with surrounding vegetation patterns and natural boundaries i.e. streams, gullies, ridgelines

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- iv. any proposed urban elements, such as kerb and channel, subdivision entrances and entry statements, curtilage, boundary fences, boundary walls and exterior lighting, are incompatible with the precinct's rural character
 - v. the appearance of a working rural landscape is maintained e.g. pasture, vineyards, agriculture
 - vi. the locations of any buildings to be constructed, proposed planting or earthworks restrict existing views of the open countryside surrounding properties.
 - vii. the environmental effects of alternative locations for the proposed boundaries of any new sites, the proposed practicable building platforms or activities on the site have been considered and whether the proposed location provides the best environmental outcome with respect to its overall design.
19. Subdivisions to create new allotments within 20m of the centre line of high voltage (110Kv or higher) transmission lines
- a. where land is to be subdivided, creating new sites within 20m either side of the centre point of a high voltage (110Kv or higher) transmission line, regard must be given to:
 - i. the extent to which the subdivision design mitigates the effects of the lines through roads and reserves under the route of the line
 - ii. continued access to existing lines for maintenance and upgrading
 - iii. minimising risk, injury or property damage from lines
 - iv. the extent to which potential adverse visual effects are mitigated through the location of practical building platforms
 - v. the outcome of any consultation with the affected utility operator
 - vi. the extent to which any earthworks and construction of any subsequent buildings will comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 342001)
 - vii. the nature and location of any vegetation to be planted near transmission lines.
20. Subdivision for significant enhancement planting
- a. there should be no adverse effects on the rural character and amenity values within the precinct
 - b. the proposal should achieve good environmental outcomes on the parent site or an appropriate alternative site
 - c. adequate legal and physical protection should be provided for the replanted area, including fencing, weed and animal pest control
 - d. the native planting should be appropriate for the site e.g. eco-sourcing, soil type, aspect, wetness
 - e. the replanted area should be sustainable and become an ecosystem in its own right.

7. Special information requirements

7.1 Removal of native vegetation shown on Precinct Plan 2: Location of permanent streams and native vegetation indicative constraints areas.

- 1. An application to remove native vegetation must have a management plan that includes:
 - a. the nature, extent, ecological and landscape significance of all native vegetation on the site
 - b. the nature and extent of any proposed alteration to the native vegetation
 - c. the reasons for altering native vegetation

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- d. the nature and extent of any development of the site likely to affect the area of remaining native vegetation
- e. details of noxious weed and animal control
- f. details in both map and written form, and sufficient information to give a clear understanding of the plan.

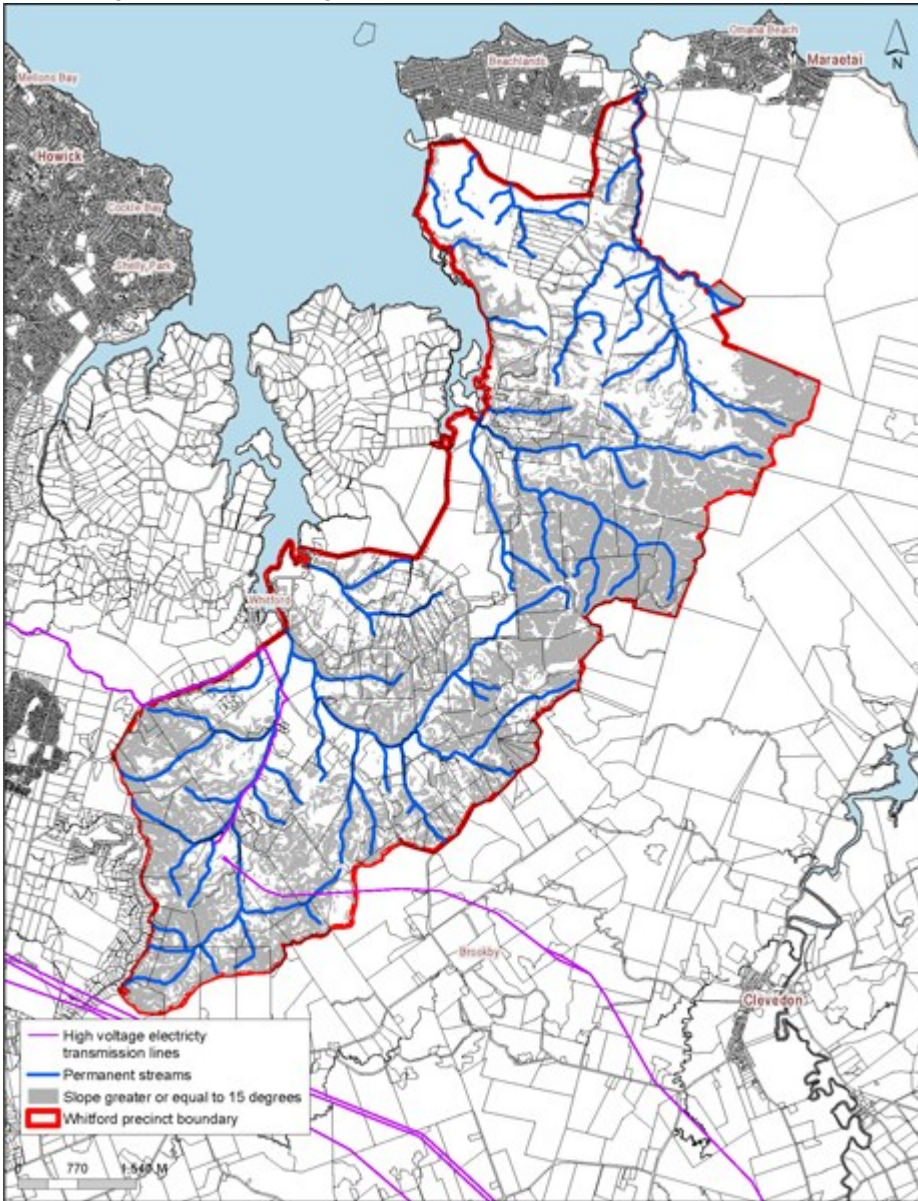
7.2 Forestry

1. An application for resource consent for production forestry must include a management plan prepared to council's satisfaction and including the following information:
 - a. location and scale of areas proposed for production forestry
 - b. an assessment of any archaeological or historic sites within the areas proposed for production forestry
 - c. an assessment of the impact of the proposal on natural habitat values of the locality and measures to be used to protect those values
 - d. an assessment of the impact of the proposal on any natural heritage overlay areas and measures to be used to preserve and protect the quality, character and values of those landscapes
 - e. methods to be used to prevent erosion during production forestry work
 - f. the time period over which production forestry will take place
 - g. measures to be used to protect water flow and quality of any bodies of water or wetlands in the vicinity
 - h. methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested
 - i. likely methods to be employed in harvesting operations
 - j. estimated volumes of timber produced and intended methods of transport of harvested timber from the site
 - k. the likely demands placed on roads and transportation facilities through the transportation of harvested timber
 - l. the application must also include a sustainable forest management plan.

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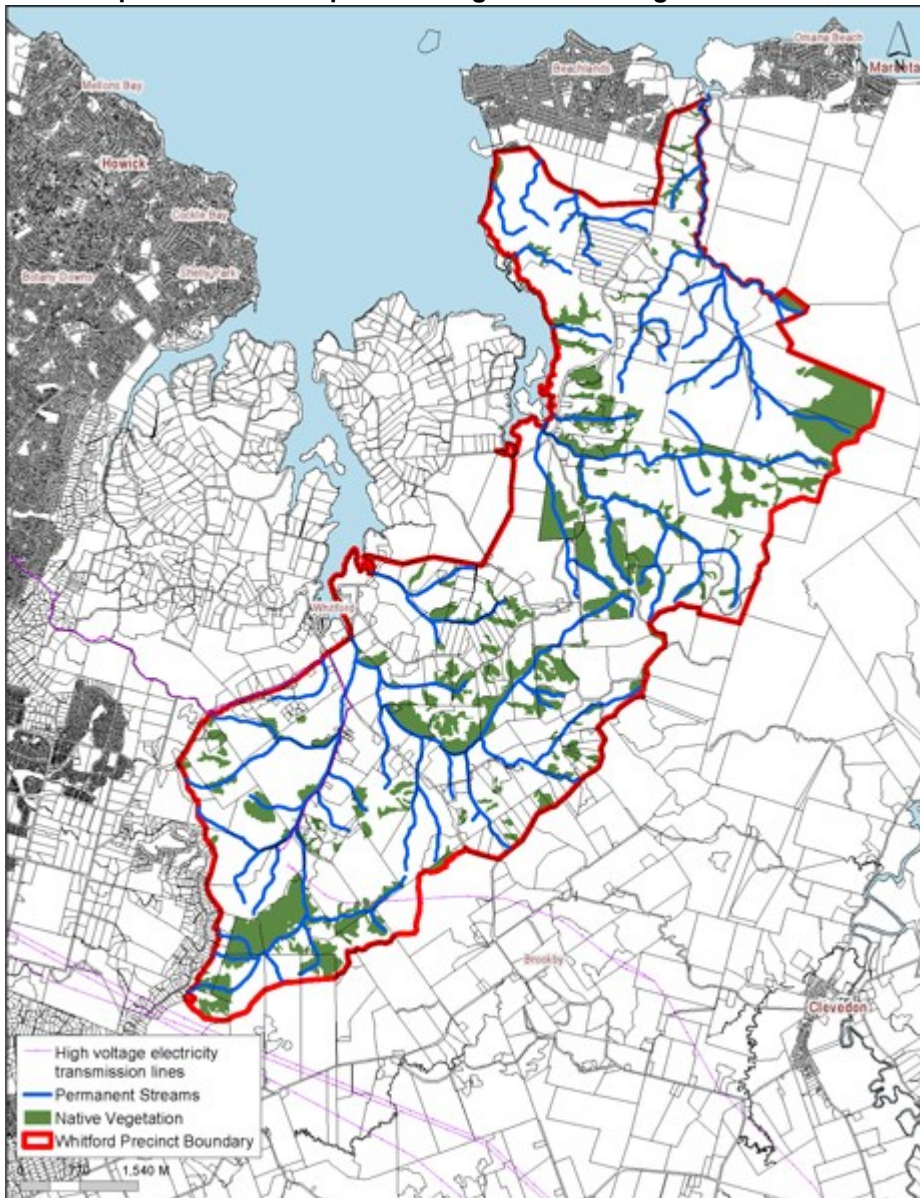
8. Precinct plans

Precinct plan 1: Whitford precinct



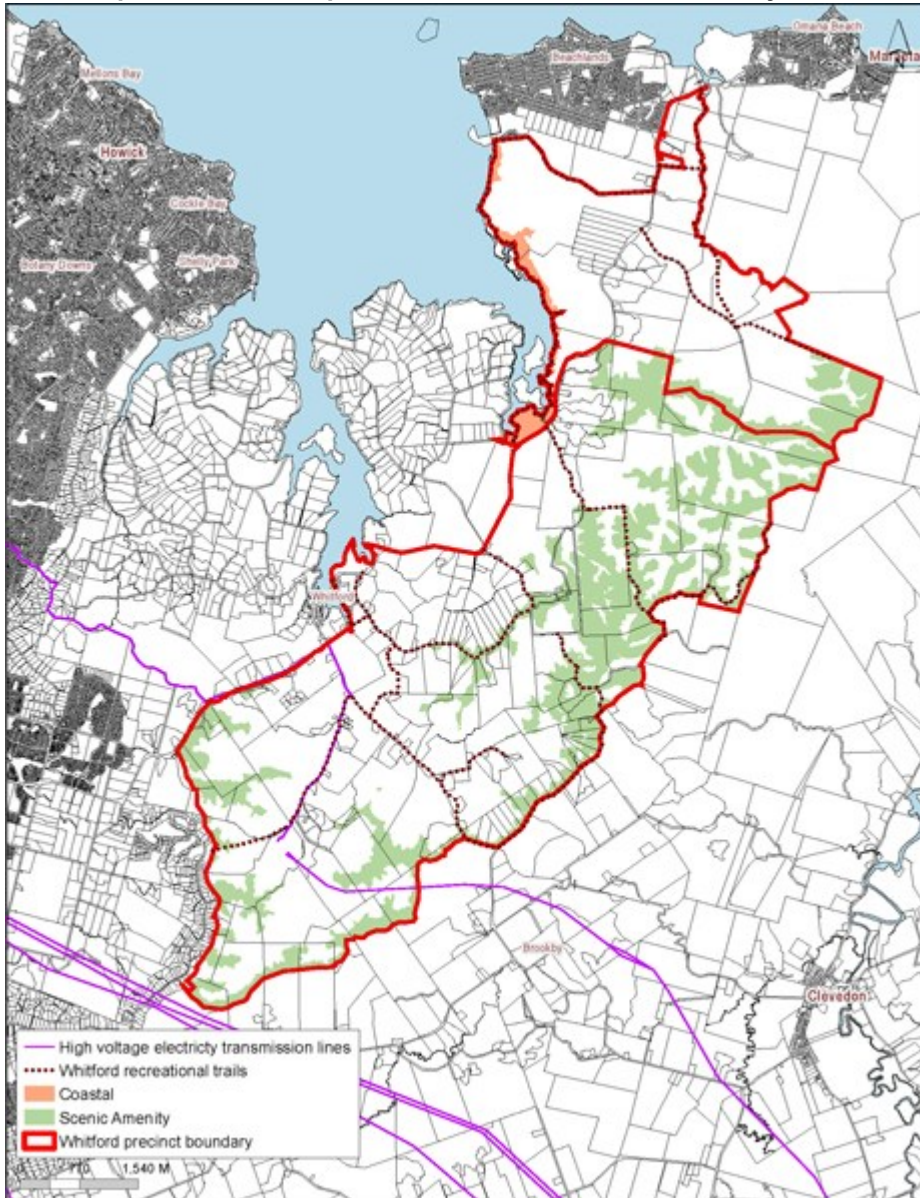
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Precinct plan 2: Whitford precinct vegetation management



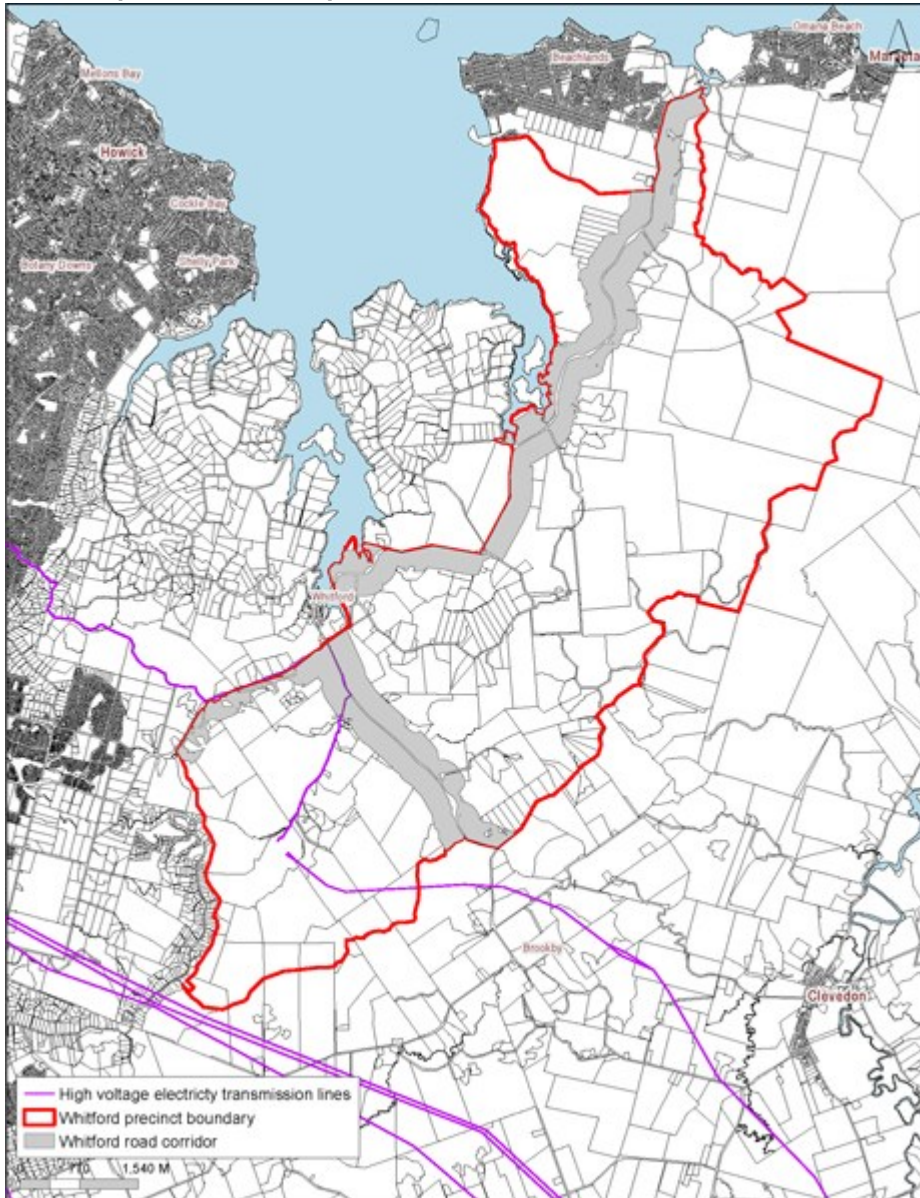
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Precinct plan 3: Whitford precinct coastal and scenic amenity



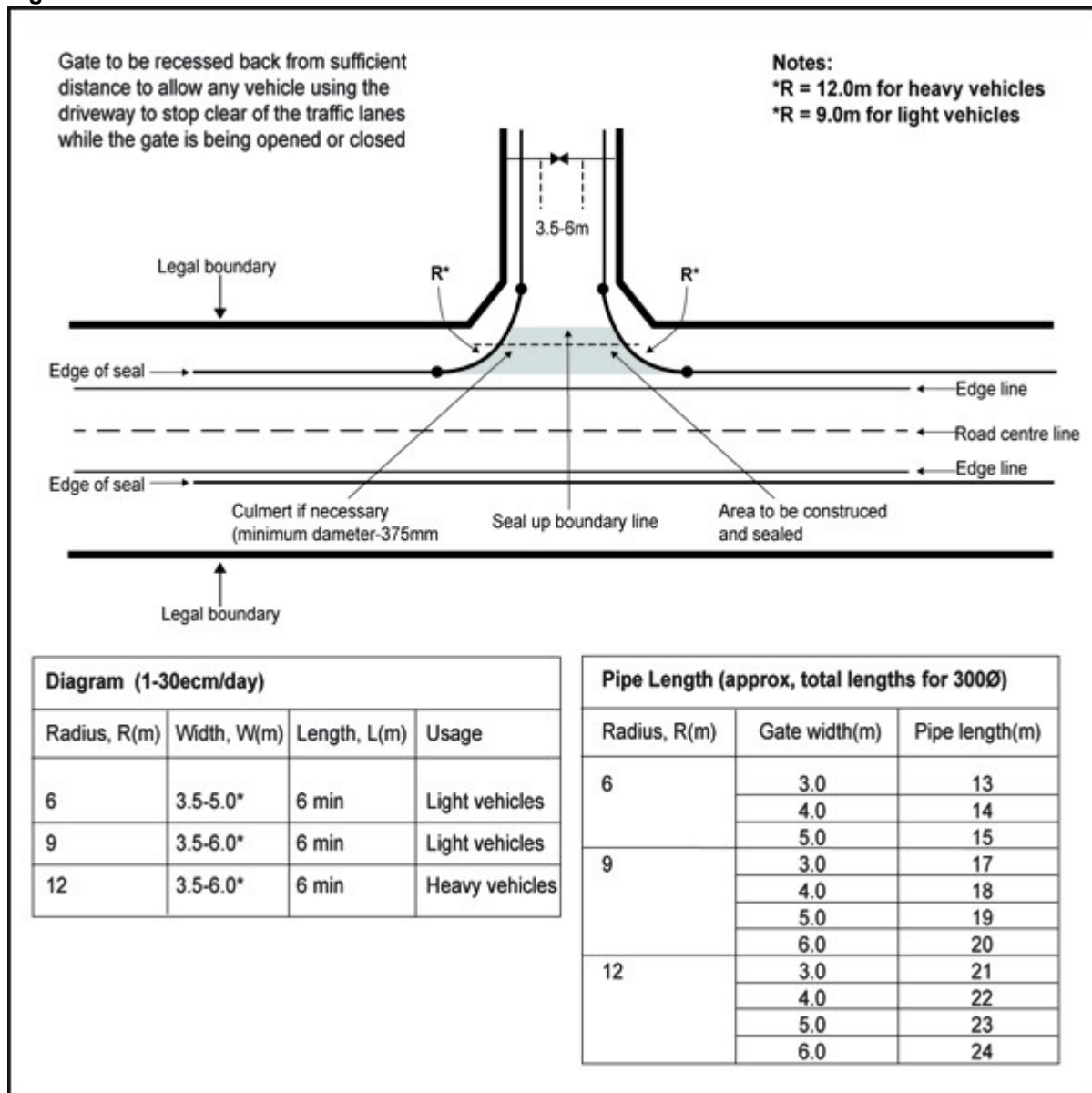
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Precinct plan 4: Whitford precinct location of road corridor



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Figure 1: Low use access



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