

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6.29 Whitford Village

The activities, controls and assessment criteria in the underlying Single House, Neighbourhood Centre and Civic and Community zones and the Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

The following Activity Table relates only to sub-precinct C, which has an underlying zoning of Single House. The activities in the Single House zone apply unless otherwise specified in the Activity Table below.

For clarity, activities in the Single House, Neighbourhood Centre and Civic and Community zones apply in sub-precincts A and B.

Activity table - Whitford Village sub-precinct C	
Activity	Activity Status
A single dwelling on a site including additions and alterations to existing dwellings	P
Farming, including farming accessory buildings	P
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3 below	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3 below	NC
Any land use, development or subdivision activity complying with an approved framework plan	RD
Any land use, development or subdivision activity not complying with an approved framework plan, or prior to the approval of a framework plan	NC

2. Notification

1. Council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to:
 - a. any owner of land within the sub-precinct who has not provided their written approval
 - b. Watercare Services Limited.

3. Framework plans

1. A resource consent application for a framework plan, amendments to an approved framework plan, or a replacement framework plan must:
 - a. apply only to land within sub-precinct C that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application.
 - b. comply with:
 - i. the general rules and information requirements applying to framework plans specified in [section 2.6](#) of the general rules and special information requirements
 - ii. the special information requirements for framework plans specified in clause 8 below.
 - c. seek consent for the following land uses:
 - i. the design and location of roads
 - ii. the design and location of building platform(s)

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- iii. the design and location of noise attenuation treatment along Whitford Park and Saleyard roads
- iv. the design and location of public open space
- v. development and location of the walkway / boardwalk linking sub-precinct B to the Whitford-Maraetai Road
- vi. the provision of infrastructure for stormwater, wastewater and water supply.

4. Land use controls

1. The land use controls in the Single House, Neighbourhood Centre and Civic and Community zones apply unless otherwise specified below.

4.1 Maximum density for sub-precincts A and B

1. The number of dwellings on a site must not exceed the limits specified below:

Table 1

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

2. Dwellings in sub-precinct A must be located above street level, on the first floor or higher.
3. Development that does not comply with clauses 4.1.1 - 2 above is a discretionary activity.

4.2 Dwelling density in sub-precinct C

1. The maximum number of dwellings in sub-precinct C is 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
 - b. no more than five dwellings in any one location may be formed as a semi-detached or terrace housing development.
3. Development that does not comply with clauses 4.2.1 - 2 above is a discretionary activity.

4.3 Wastewater

1. All buildings, development and subdivision within Whitford Village precinct must be connected to a reticulated wastewater system which must serve all of sub-precinct C.
2. Further development and subdivision in sub-precinct B must be able to make arrangements to connect to wastewater system serving sub-precinct C and the system should have the capacity to serve such additional connections.
3. Where development and subdivision do not comply with clauses 4.3.1 - 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.
4. Development and subdivision not in compliance with clauses 4.3.1 - 2 above and not exempted by clause 4.3.3 is a prohibited activity.

4.4 Stormwater

1. All buildings, development and subdivision must provide a stormwater management plan.

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2. For stormwater flows in excess of the capacity of the primary system (five-year ARI storm), secondary flow paths must be provided and maintained free from significant obstructions such as buildings, and solid fences, to allow surplus stormwater from critical storms up to the 100-year ARI event to discharge with the minimum of nuisance and damage.
3. Buildings must not locate in the design flood plain as identified in the network discharge consent, or over any major overland flow path.
4. Habitable floor levels must be set according to the levels and freeboard defined in the network discharge consent.
5. Within sub-precinct C, a sediment pond with flocculation treatment must be maintained throughout the period of earthworks. This pond must remain in place for the duration of the construction of dwellings within sub-precinct B until such time as 80 per cent of the developable area, including houses and roads (measured by contributing area) is completed.
6. Development that does not comply with clauses 4.4.1 - 5 above is a discretionary activity.

4.5 Access

1. Sites must not have vehicle access to Whitford Park or Saleyard roads.
2. Access shall be designed in general accordance with [Attachment 2.2](#).

5. Development controls

The development controls in the Single House, Neighbourhood Centre and Civic and Community zones apply unless otherwise specified below.

5.1 Building height

1. Buildings in sub-precinct C must not exceed 8m in height, except that as a restricted discretionary activity no more than 10 dwellings may be contained within buildings up to 12m high.
2. Buildings that do not comply with clause 5.1.1 are a discretionary activity.

5.2 Yards

1. The yards in sub-precincts B and C are as follows:

Table 2

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	NA
Riparian	10m	10m

2. At least 50 per cent of the front yard must comprise a landscaped area.
3. Development that does not comply with clauses 5.2.1-2 is a restricted discretionary activity.

5.3 Water

1. All new dwellings must connect to a reticulated water supply.
2. Where a proposal does not meet clause 5.3.1 above, new dwellings may use roof water collection for potable water supply, provided that:

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- a. provision is made for minimum water storage of:
 - i. one 25,000l tank for single 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 3

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

- c. 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
4. Development that does not comply with clause 5.3.1 - 2 is a discretionary activity.

6. Subdivision controls

The controls in the Auckland-wide – Subdivision rules apply unless otherwise specified below.

1. The land use controls in clause 4.2 and clauses 4.4-5 above apply to all subdivision within the Whitford Village precinct.
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 in accordance with the development proposed in an approved framework plan
3. The minimum net site size in sub-precinct A is 650m², with an 800m² net site density average.
4. Any subdivision that does not comply with clause 5.1-3 above is a discretionary activity.
5. All roads, pedestrian connections and public open space must generally be located and provided as shown on Precinct Plan 1, or as modified by an approved framework plan. This information must be provided at the time of development or subdivision of the site in accordance with an approved staging plan.
6. 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.
7. A landscape management plan must be prepared and submitted for approval as part of any subdivision proposal in order to demonstrate consistency with [Attachment 2.2](#).

7. Assessment - Restricted discretionary activities

7.1 Matters of discretion

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1. Land use, development or subdivision activity in compliance with a framework plan
 - a. For an application for any land use, development or subdivision activity complying with an approved framework plan, the council will restrict its discretion to:
 - i. the matters of discretion for framework plans specified in clause 6.1.2 below, as if any reference in those matters to a "framework plan" were a reference to the proposal
 - ii. the relevant matters specified in the underlying zones and Auckland-wide rules.
2. Framework plans
 - a. The Council will restrict its discretion to the matters specified in [clause 2.6.5](#) of the general rules and special information requirements - framework plans for an application for a framework plan, amendments to an approved framework plan, or a replacement framework plan, together with the further matters listed below:
 - i. Implementing the Whitford Village structure plan
 - ii. Policies in the Whitford Village precinct
 - iii. ADM
 - iv. Land uses:
 - the design and location of roads
 - the design and location of noise attenuation treatment along Whitford Park and Saleyard roads
 - the provision of infrastructure for stormwater, wastewater and water supply.

7.2 Assessment criteria

1. Land use, development or subdivision activity in compliance with a framework plan
 - a. When considering a restricted discretionary application for any land use, development or subdivision activity complying with an approved framework plan, the council will consider:
 - i. the assessment criteria for framework plans specified in clause 6.2.2 below, as if any reference in those criteria to a "framework plan" were a reference to the proposal
 - ii. the relevant assessment criteria in the underlying zones and the Auckland-wide rules apply.
2. Framework plans
 - a. When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or a replacement framework plan, council will consider the proposal against the following criteria:
 - i. The general assessment criteria for framework plans specified in [clause 2.6.6](#) of the general rules and special information requirements - framework plans .
 - ii. Implement the Whitford Village Structure Plan along with the policies for the precinct.
 - iii. Make reference to the ADM and Appendix 11.6.4 to demonstrate how the outcomes of criteria relating to the matters listed below can be met:
 - landscape management
 - public open space
 - roads and streetscape
 - integration of uses
 - infrastructure including stormwater management, waster supply use and conservation, wastewater management and waste management.
 - iv. Design and location of roads
 - Roads should be in general accordance with Precinct Plan 1

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- Roads should be designed to integrate with the development of sites that adjoin those roads.
- Roads should be designed to ensure provision and safety of, pedestrians, cyclists, equestrians and use of the movement lane as shared space.
- v. Design and location of noise attenuation treatment: Whitford and Saleyard Roads
 - Noise attenuation should meet the standards of [clause 6.2.1](#) of the Auckland-wide - noise and vibration rules.
- vi. Provision of infrastructure
 - The proposal should not create any demand for services and infrastructure at a cost to the wider community.
 - The proposal should provide for sustainable infrastructure and servicing and in particular wastewater and the supply of water.
 - Watercare Services Limited should certify that the proposed infrastructure meets any applicable industry-accepted standards.

8. Assessment - Development control infringements

8.1 Matters of discretion

1. Where development infringes the building height and/or yard development controls, the council will restrict its discretion to the matters listed for the same development control infringements in the Single House zone.
2. Where development infringes the development controls in sub-precinct A, the council will restrict its discretion to the matters listed for the same development control infringements in the Neighbourhood Centre and Civic and Community Space zone.

8.2 Assessment criteria

1. When infringing the height and yard development controls, refer to the assessment criteria relating to the matters of discretion specified in the Single House zone.
2. When infringing the development controls, refer to the assessment criteria relating to the matters of discretion specified in the Neighbourhood Centre and Civic and Community Space zone.

9. Special information requirements

1. Any framework plan (including any amendments to an approved framework plan and any replacement framework plan) must include:
 - a. the boundaries between sub-precincts A and B
 - b. demonstrate the proposed development or subdivision is in general accordance with the Whitford Village Structure Plan and in particular the:
 - i. location and nature of pedestrian connections
 - ii. location and design of roads
 - iii. location and design of public open space
 - iv. location of natural features to be retained or enhanced
 - v. location and design of noise attenuation treatment along Whitford Park and Saleyard roads.
 - c. design guidelines including standards and conditions which are developed to achieve the matters outlined in the assessment criteria of clause 8.1.2 above
 - d. indicative location and layout of proposed sites, including their site areas and buildings types

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- e. the location of the walkway / boardwalk linking sub-precinct B to the Whitford-Maraetai Road
 - f. a landscape management plan
 - g. a infrastructure management plan
 - h. a stormwater management plan showing compliance with the network discharge consent
 - i. Any provision to be made for staging, and how that staging is to be provided for.
 - j. 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 are provided for.
2. Landscape management plans
- a. These are required for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. They must provide details on:
 - i. plant species schedules
 - ii. planting specifications including individual tree planting locations
 - iii. weed control and management
 - iv. implementation
 - v. the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features
 - vi. consistency with the New Zealand Tracks and Outdoor Visitor Structures Standard (SNZ).
3. Stormwater management plan
- a. This must demonstrate how:
 - i. the primary stormwater is managed to cope with a five-year ARI storm
 - ii. development or subdivision allows for overland flowpaths for the passage of a 100-year ARI event
 - iii. stormwater devices comply with the ARC technical publication 10
 - iv. flooding of buildings is prevented
 - v. low Impact design concepts are to be incorporated
 - vi. meets the requirements of the relevant network discharge consent.
4. Infrastructure management plan
- a. An infrastructure management plan must demonstrate how:
 - i. infrastructure provide to serve any development complies with the council code of practice or an equivalent recognised public standard
 - ii. development retains enhances and provides protection for riparian margins, coastal edges and esplanade reserves
 - iii. infrastructure for stormwater, wastewater and water supply are designed to minimise water use and generation, and maximise water re-use

10. Precinct plans

Precinct plan 1: Whitford Village precinct

