

## Chapter 17.14 — Whitford Village Special Policy Area

### 17.14.1 INTRODUCTION

#### 17.14.1.1 Area Description Introduction

The Whitford Village Special Policy Area comprises 20.414 hectares of land located at the head of Turanga Creek, 3 kilometres from the Auckland urban boundary (see Planning Maps 56 and 57).

Several factors have determined the pattern of development proposed for the Whitford Village Special Policy Area:

- (a) The existing roading pattern, specifically the location of Whitford Park Road, Saleyard Road, Whitford - Maraetai Road and Whitford Road. In addition the Whitford Bypass designation lies along the southern boundary (specifically Saleyard Road).
- (b) The location of the Turanga Creek forming a natural topographic eastern boundary and providing a coastal outlook for the northern parts of the Special Policy Area.
- (c) Whitford Park Road and the small area of existing residential land adjacent to the roundabout forming a logical western boundary.
- (d) The small area of primarily business land north of the Whitford - Maraetai Road.
- (e) The primary area available for residential expansion lying between the existing residential area, Whitford Park Road and Saleyard Road.
- (f) The lack of any reticulated services to the village in terms of water supply, wastewater removal and stormwater management.

It is intended that the Village will expand in a limited way with both business and residential land-uses. Expansion will be enabled through the provision of a reticulated wastewater disposal system developed to applicable public standards. This will enable the development of the greenfields land between Whitford Park Road, the Whitford bypass designation and the Turanga Creek (the Whitford Saleyard Residential Zone) and may also enable the further subdivision of properties within the Whitford Residential Zone.

### 17.14.2 RESOURCE MANAGEMENT ISSUES

The following issues are specific to the Whitford Village Special Policy Area.

In respect of all of the Whitford Village Special Policy Area the issues in Chapter 9 also apply.

In respect of the Whitford Residential and the Whitford Saleyard Residential zones, the Issues referred to in Chapter 13 also apply.

In respect of the Whitford Village Business Zone the Issues referred to in Chapter 14 also apply.

In respect of the Open Space 5 Zone the Issues referred to in Chapter 15 also apply.

**Issue**

**17.14.2.1 Whitford Village has its own special character derived from its historical function as a small local service town with, over time, relatively slow development of residential and commercial activities. Future development of the Village needs to recognise this special character.**

As identified in the Whitford Village Growth Strategy, good urban design, the relevant objectives and policies of the Regional Policy Statement, the Manukau District Plan and the New Zealand Coastal Policy Statement have determined the form and nature of the Whitford Village Special Policy Area provisions. The guidance provided by those documents can be summarised as requiring:

- (a) A development pattern that builds on the existing character of Whitford Village;
- (b) A development pattern that recognises, enhances and maintains existing and proposed natural and physical resources, including those resources that contribute to the historic heritage character of the village;
- (c) A development pattern that enables diversity in a way that recognises and complements the Village context;
- (d) A distinctly higher density community than the surrounding rural area;
- (e) A discernable centre and edge to the village;
- (f) A compact form;
- (g) A village heart where the layout and form of retail, transport and open space areas facilitates social interaction;
- (h) A connected pedestrian, cycle and bridal path network.

**Issue**

**17.14.2.2 There are growth pressures on Whitford Village. It is appropriate that these pressures be accommodated, but this must be done in a way that maintains a Village character, including the village's historic heritage, landscape and amenity values while enabling appropriate and efficient utilisation of the land resource.**

Provision has been made in the district plan for a limited but still significant expansion and redevelopment of the Village. While it is expected change will occur, it needs to be acknowledged this should be managed to ensure that existing resources, historic heritage, landscape values and amenities should be complemented and enhanced so that a Village character is retained.

The District Plan provisions for Whitford Village seek to mitigate the potential for conflict when allowing growth and development while protecting the Village's character including its historic heritage. The density, layout and form of the dwellings in the greenfields growth area of the Whitford Village will have the greatest impact on the landscape and amenity values of the Village. The potential for infill development within the existing Village area will also impact on these values. Further development of the business area and the interaction of that area with the adjacent roads will affect the character of the Village heart. The aim should be to ensure that the net effect of these changes will be positive.

The District Plan rules and guidelines and non-regulatory methods such as Council's own capital works programmes and general advice and advocacy of good design are all required to provide a framework which will carefully manage the design and sustainability of future development.

**Issue****17.14.2.3 Whitford Village has valuable natural open space assets that need to be managed for the benefit of the public and local ecosystems.**

As further development proceeds it is necessary that reserve and open space areas, adjoining development and the Village as a whole connect with coastal margins such as the Turanga Creek.

**Issue****17.14.2.4 The character of Whitford Village has suffered from the adverse effects of traffic, particularly through traffic, and inadequate connections within the Village.**

Appropriate traffic and parking management along with the potential diversion of heavy vehicles to the Whitford Bypass is required to avoid the road network bisecting the Village heart as it currently does. The failure to adequately control these aspects of Whitford Village development could adversely affect the nature of the village and its landscape and amenity values.

Council has notified a designation for a by-pass of the Whitford Village which would enable traffic travelling to the Whitford Rural Area, Beachlands and Maraetai and beyond to avoid travelling through the Village. It is important that new residential development within the Whitford Saleyard Residential Zone does not give rise to reverse sensitivity effects on the Whitford By-pass.

**Issue****17.14.2.5 Whitford Village has suffered from inadequate infrastructure.**

The existing Whitford Village developed without the benefit of reticulated services. None of the land within the Special Policy Area is serviced for water, wastewater or stormwater reticulation. Existing water supply is through tank supplies supplemented by truck deliveries; wastewater disposal is via septic tank systems to ground and stormwater, other than that retained in water tanks, is disposed of to roadside drains or directly to watercourses by overland flow. Continued use of these systems will not provide adequate environmental protection, particularly given the close proximity of the residential areas to the Turanga Creek.

Increased residential densities also increase impermeable areas and reduce the ability of the land to dispose of stormwater to ground through traditional soakage methods. Stormwater discharges from roads and driveways without proper treatment will increase sediment loads in local waterways and contribute to pollution in the coastal marine area. A low impact design approach to stormwater management along with stormwater treatment is needed. A Network Discharge Consent will set out a strategy and necessary works required for the management of the public stormwater system.

The Whitford Village Special Policy Area provisions require improved water, wastewater and stormwater infrastructure. In particular, a reticulated wastewater disposal system is required to be designed and constructed to applicable public standards by developers of land within the Whitford Village Special Policy Area. Infrastructure development for the greenfields residential area must be coordinated with the upgrading and retrofitting of the existing residential and business areas. This will provide some economies of scale as well as avoiding the potential for a doubling up of services.

The timing, provision and development of physical infrastructure is critical in managing the overall environmental effects associated with subdivision, use and development of land within the Whitford Village Special Policy Area.

**17.14.3 OBJECTIVES**

The Whitford Village Special Area Objectives shall apply to all zones in the Whitford Village Special Policy Area.

In respect of all of the Whitford Village Special Policy Area the Objectives in Chapter 9 also apply.

In respect of the Whitford Residential and the Whitford Saleyard Residential zones, the Objectives referred to in Chapter 13 also apply.

In respect of the Whitford Business Zone, the Objectives referred to in Chapter 14 also apply.

In respect of the Open Space 5 Zone, the Objectives referred to in Chapter 15 also apply.

### **Whitford Village Special Policy Area**

#### **Objective**

- 17.14.3.1** To ensure that subdivision and development in the Whitford Village Special Policy Area achieves high standards of urban design, recognising, and where possible enhancing character and amenity values in the Village.

*(This objective relates to Issues 17.14.2.1 – 17.14.2.3)*

#### **Objective**

- 17.14.3.2** To ensure that subdivision and development in the Whitford Village Special Policy Area recognises, maintains and where possible enhances the natural environment and amenity values of the Village.

*(This objective relates to Issue 17.14.2.3)*

#### **Objective**

- 17.14.3.3** To manage the impact of vehicular traffic on the character of the Whitford Village Special Policy Area.

*(This objective relates to Issue 17.14.2.4)*

#### **Objective**

- 17.14.3.4** To ensure connectivity through the provision of pathways and open space linkages, particularly for pedestrians and cyclists, within and through the Village and to coastal and riparian margins.

*(This objective relates to Issues 17.14.2.3 and 17.14.2.4)*

#### **Objective**

- 17.14.3.5** To promote the use of innovation in sustainable development and building design, and the utilisation of Low Impact Design methods.

*(This objective relates to Issues 17.14.2.1 – 17.14.2.3 and 17.14.2.5)*

#### **Objective**

- 17.14.3.6** To ensure that sustainable infrastructure and other services and facilities are provided for to and within the Whitford Village Special Policy Area to avoid adverse effects on amenity values and the natural environment, and to protect the safety and health of the community.

*(This objective relates to Issue 17.14.2.5)*

#### **Objective**

- 17.14.3.7** To ensure that subdivision and development of the Whitford Village Special Policy Area protects the Village's historic heritage.

*(This objective relates to Issue 17.14.2.2)*

**Whitford Residential Zone and Whitford Saleyard Residential Zone****Objective**

**17.14.3.8** To ensure residential areas within the Whitford Village Special Policy Area provide for a diverse range of living styles while maintaining a distinctive village character.

*(This objective relates to Issues 17.14.2.1 and 17.14.2.2)*

**Whitford Business Zone****Objective**

**17.14.3.9** To enhance amenity values within the Whitford Village business area and to encourage business development consistent with the character of existing commercial activity.

*(This objective relates to Issues 17.14.2.1 and 17.14.2.2)*

**Public Open Space 5 Zone****Objective**

**17.14.3.10** To ensure areas of open space and local reserve are provided and managed so as to protect the values of the natural environment, the wellbeing of the community and the landscape character of the Whitford Village Special Policy Area.

*(This objective relates to Issues 17.14.2.3)*

**17.14.4 POLICIES AND METHODS**

The Whitford Village Special Area Policies shall apply to all zones in the Whitford Village Special Area.

In respect of all of the Whitford Village Special Policy Area the Policies in Chapter 9 also apply.

In respect of the Whitford Residential and the Whitford Saleyard Residential zones, the Policies referred to in Chapter 13 also apply.

In respect of the Whitford Business Zone the Policies referred to in Chapter 14 also apply.

In respect of the Public Open Space 5 Zone the Policies referred to in Chapter 15 also apply.

**Whitford Village Special Policy Area****Policy**

**17.14.4.1** Subdivision, activities and development within the Whitford Village Special Policy Area should be consistent with the Whitford Village Special Policy Area Design and Environmental Guidelines, which provide direction on best practice urban design.

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2, 17.14.3.8 and 17.14.3.9)*

**Methods**

- Whitford Village Special Policy Area
- Whitford Business Zone
- Whitford Residential Zone
- Whitford Saleyard Residential Zone
- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council/ community projects managing Natural Resources
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Policy****17.14.4.2**

**Internal linkages should be generally consistent with the Whitford Village Special Policy Area Design and Environmental Guidelines, for use by pedestrians and cyclists.**

*(This policy seeks to achieve Objectives 17.14.3.4 and 17.14.3.10)*

**Methods**

- Whitford Village Special Policy Area
- Whitford Business Zone
- Whitford Residential Zone
- Whitford Saleyard Residential Zone
- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Policy****17.14.4.3**

**Development within the Whitford Special Policy Area should be designed, established and maintained in such a way that specific recognition is given to solar orientation and maximising admission of natural light to buildings, the use of materials with low adverse environmental impact for building, energy efficiency, water saving devices and re-use of water.**

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2, 17.14.3.8 and 17.14.3.9)*

**Methods**

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Policy****17.14.4.4**

**All new developments should provide Low Impact Design methods for the management of stormwater consistent with the Integrated Catchment Management Plan.**

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.5 and 17.14.3.6)*

**Methods**

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Policy****17.14.4.5**

**All new development should connect to a reticulated wastewater treatment and disposal system provided by developers of land within the Whitford Village Special Policy Area and constructed to any applicable industry-accepted standards.**

*(This policy seeks to achieve Objective 17.14.3.6)*

**Methods**

- Consultation with Watercare Services Limited in respect of identifying any applicable industry-accepted standards.
- Conditions of resource consent, including certification that the reticulated wastewater treatment and disposal system is to be designed and constructed to any applicable industry-accepted standards.

**Policy****17.14.4.6**

**Subdivision and land use activities shall be designed in such a way as to provide a sustainable supply of potable water to meet the servicing demands expected by activities on the site, by:**

- Requiring connection to a communal bore water supply for residential development of sites less than 800m<sup>2</sup>
- Requiring minimum roof areas
- Requiring minimum sizes of water tanks
- Requiring the use of water saving devices

*(This policy seeks to achieve Objective 17.14.3.6)*

#### Methods

- Conditions of resource consent

#### Policy

**17.14.4.7 Development within the Whitford Village Special Policy Area should identify, reflect, and where appropriate, protect and enhance the village's heritage character, built heritage, archaeology and cultural values.**

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2 and 17.14.3.7)*

#### Methods

- Archaeological assessment of the Special Policy Area
- Scheduling of significant built heritage in the Village
- Assessment criteria
- Conditions of resource consent
- Council education and advice

#### Whitford Residential Zone

#### Policy

**17.14.4.8 Development in the Whitford Residential Zone should be permitted at a higher density than traditionally provided for, in a way that is consistent with the Whitford Village Special Policy Area provisions including the Design and Environmental Guidelines.**

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2 and 17.14.3.8)*

#### Methods

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering



**Whitford Saleyard Residential Zone****Policy**

**17.14.4.9** Development in the Whitford Saleyard Residential Zone should be comprehensively planned across the entire zone and should be designed to be generally consistent with the Whitford Village Special Policy Area Design and Environmental Guidelines.

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2 and 17.14.3.8)*

**Methods**

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Policy**

**17.14.4.10** Subdivision, development and activities near the designated route of the Whitford By-pass shall be designed, established and maintained so as to avoid potential adverse effects on the operation and maintenance of the Whitford By-pass. The design and layout of subdivision and development must ensure that potential reverse sensitivity effects on the Whitford By-pass are avoided through the adoption of methods such as noise attenuation fencing and the setback of building platforms.

*(This policy seeks to achieve Objective 17.14.3.1)*

**Methods**

- Conditions of resource consent
- Council education and advice

**Whitford Business Zone****Policy**

**17.14.4.11** Development and activities within the Whitford Business Zone should be located, designed and managed in a manner which protects the amenity values of adjacent residential activities including the scale and character of the buildings and visual and aural privacy.

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2 and 17.14.3.9)*

**Methods**

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Policy**

**17.14.4.12 Traffic calming and parking management methods within the Whitford Business Zone should be designed to minimise the adverse effects of traffic on village character.**

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2, 17.14.3.3 and 17.14.3.9)*

**Methods**

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Council education and advice
- Provision of Services, Advocacy and Partnering

**Public Open Space 5 Zone****Policy**

**17.14.4.13 The provision and management of areas of public open space should be consistent with the Whitford Village Special Policy Area Design and Environmental Guidelines.**

*(This policy seeks to achieve Objectives 17.14.3.1, 17.14.3.2 and 17.14.3.10)*

**Methods**

- Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13)
- Conditions of resource consent
- Council education and advice
- Provision of Services, Advocacy and Partnering

**17.14.5 IMPLEMENTATION****17.14.5.1 Regulatory Methods****17.14.5.1.1 Whitford Village Special Policy Area**

In providing for subdivision and development the Whitford Village Special Policy Area provisions seek to ensure that:

- (a) Provision is made for further residential and commercial development, at an appropriate scale to maintain the amenity values enjoyed in a small rural community.
- (b) Provision is made for a diversity of development design and density, carefully managed in such a way that development remains at least consistent with and where possible enhances a Village character.
- (c) The various residential, commercial and open space parts of the Village are connected as much as is possible, particularly for pedestrians.

- (d) The adverse effects of road traffic, and particularly through traffic, are minimised.
- (e) Stormwater collection, treatment, reticulation and discharges maintain and where possible enhance the level and quality of water systems, groundwater and the marine environment.
- (f) Low Impact Design methods are utilised as a key design principle.
- (g) Wastewater collection, treatment and discharge methods have been prepared in consultation with Watercare Services Limited and do not result in adverse effects on the terrestrial and marine environment.
- (h) The required reticulated wastewater treatment and disposal system is to be designed and constructed to any applicable industry-accepted standards and shall be available before any further subdivision or development occurs.
- (i) Conservation and efficiency in water use is encouraged.
- (j) Where used, roof water is stored and treated for potable use in preference to using other sources particularly where there may be a potential for saltwater intrusion and/or adverse effects on ground water tables.
- (k) The form and layout of subdivision and development minimises the effects of generated stormwater and ensures that stormwater treatment and disposal does not create adverse effects on the environment.
- (l) There is a strategy for the enhancement and maintenance of coastal and riparian for public access, enjoyment and ecological health.
- (m) The historic heritage of the Village is protected from inappropriate subdivision, use and development.

#### 17.14.5.1.2 Whitford Village Special Policy Area Design and Environmental Guidelines

The primary resource management strategy for the Whitford Village Special Policy Area is to allow for and guide the comprehensive and integrated growth of the Village (see 17.14.13) while protecting its village character, including its historic heritage values. The Whitford Village Special Policy Area Design and Environmental Guidelines have been prepared to assist in the achievement of this strategy (see 17.14.13). The Guidelines are intended to encourage integrated approach to the use and development of the Whitford Village Special Policy Area within the context of the wider Whitford area and the long-term growth directions envisaged for Whitford, as developed through the Whitford Study and the Whitford Village Growth Strategy.

That is:

- limited further growth of Whitford Village within defensible long-term boundaries;
- consolidation of growth on the existing village;
- development which maintains and enhances the character and amenity of Whitford Village; and
- a conservative and stringent development approach adopted for the Whitford Rural Area.

**17.14.5.1.3 Zoning and Rules/Standards**

The following regulatory methods apply to the Whitford Village Special Policy Area:

- Whitford Village Special Policy Area Structure Plan Maps;
- Public Open Space 5 Zone;
- Whitford Business Zone;
- Whitford Residential Zone; and
- Whitford Saleyard Residential Zone.

**17.14.5.2 Non Regulatory Methods**

In addition to the regulatory methods contained in the Plan, the Council will also use non-regulatory methods to help achieve the objectives.

**(a) Managing Natural Resources**

The Whitford Integrated Catchment Management Plan (ICMP) provides the basis for stormwater management and will be used as the basis for a Discharge Consent. The ICMP approaches stormwater management on a catchment by catchment basis and ensures that these issues are dealt with in a coordinated manner. The Council will also encourage the retirement and fencing of riparian areas and where possible the revegetation of these areas with appropriate native species. ARC Technical Publication 148 (Riparian Zone Management Guidelines) contains methods and principles to guide riparian planting.

**(b) Provision of Services, Advocacy and Partnering**

The Council will actively assist applicants with education and advice on development within the Village and assessment of applications for resource consents. The Council wishes to take a proactive and co-operative role in developing innovative design solutions for land subdivision, use and development within this area.

**(c) Land Purchase**

The Council will continue to make strategic land purchases where appropriate within the Whitford Village Special Policy Area, in particular for those areas designated for public open space. These will be made in accordance with the provisions in the District Plan. Council will also utilise Financial or Development Contributions from development within the Whitford Village Special Policy Area to fund a boardwalk linking the development area within Whitford Village Special Policy Area Structure Plan Map 2 with the existing village. The developer of the greenfields land will be required to construct the walkway/boardwalk linking this area to the Whitford - Maraetai Road at the time of constructing the first stage of the development. This is to ensure that the pedestrian/cycleway linkage is in place from the beginning of development.

**17.14.6 ANTICIPATED ENVIRONMENTAL RESULTS**

The Development Strategy implemented through the District Plan and Whitford Village Special Policy Area provisions will enable the following environmental outcomes to be achieved:

- A vibrant and safe village character that promotes diversity while recognising and where appropriate protecting the Village's cultural and historic heritage;

- For all new development and redevelopment of residential, business and community facilities, high standards of urban design;
- Development that promotes sustainability in urban form, construction methods and enhancement of natural resources;
- Clear identification of the sustainable extent of the Village's future development;
- New multiple internal linkages for pedestrian, equine, traffic and cycle circulation and the creation of linkages with other resources and destinations outside the Village;
- Natural streams and watercourses maintained and enhanced;
- Protection and enhancement of terrestrial ecology and natural heritage;
- Protection and enhancement of the receiving waters of the streams and Turanga Creek;
- The efficient, effective, healthy and safe provision and maintenance of physical infrastructure;
- Maintained functionality of overland flowpaths; and
- Subdivision, use and development that avoids potential reverse sensitivity effects on the Whitford By-pass.

#### 17.14.7 PROCEDURES FOR MONITORING

In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the anticipated environmental results contained within this section, the following procedures for monitoring apply:

- Monitor the establishment of all new development and redevelopment;
- Monitor the establishment and maintenance of wastewater services;
- Monitor the development and maintenance of sustainability in urban form, construction methods, enhancement of natural resources and Low Impact Design;
- Monitor progress towards achieving greater connectivity within the Village and to coastal and riparian margins;
- Survey the type and nature and effects of businesses operating within the Village;
- The monitoring procedures contained in 9.7.1 shall also apply.

## **17.14.8 DESCRIPTION AND EXPLANATION OF DISTRICT PLAN CONTROLS**

### **17.14.8.1 Whitford Village Special Policy Area**

The geographic boundaries of this Special Policy Area are shown on Planning Maps 56 and 57.

The Whitford Village Special Policy Area includes land zoned as Whitford Residential, Whitford Saleyard Residential, Public Open Space 5 and Whitford Business.

### **17.14.8.2 Development Controls**

#### **17.14.8.2.1 Whitford Village Special Policy Area Design and Environmental Guidelines**

The Whitford Village Special Policy Area Design and Environmental Guidelines set out the indicative development anticipated for the Village area (see 17.14.13).

The Guidelines break the Whitford Village Special Policy Area into two parts-being Whitford Village Special Policy Area Structure Plan Map 1 and Whitford Village Special Policy Area Structure Plan Map 2. Map 1 shows the existing Village area and Map 2 shows the new residential extension to the existing Village. The separation of the maps allows for specific management of development to differentiate between enhancement of and infill within the existing Village and the more prescriptive development in Special Policy Area Structure Plan Map 2 where a particular urban design outcome is required.

In the case of the existing residential and business areas those are identified separately so as to allow for particular rules that take a different approach to subdivision and development as opposed to the provisions for the new residential areas. Special Policy Area Structure Plan Maps 1 and 2 also show indicative open space, roading and required pedestrian connections.

#### **17.14.8.2.2 Comprehensive Development**

The Whitford Village Special Policy Area provisions require a comprehensive development planning approach for subdivision and development within the Whitford Village Special Policy Area Structure Plan Map 2. "Comprehensive Development" means a comprehensively planned and designed development where all land use and/or subdivision consents are required to be submitted together. The comprehensive development planning provisions encourage subdivision and development to be designed and implemented in a comprehensive manner rather than through small-scale ad hoc development processes.

#### **17.14.8.2.3 Housing Density**

The Whitford Village Special Policy Area provisions have been developed to encourage a village that is easily identified as a distinctly higher density community, within the surrounding low density rural landscape. Therefore the average housing density in the residential zones within the Whitford Village Special Policy Area shall be a maximum of 1 residential unit per 800m<sup>2</sup> net site area in the Whitford Residential Zone and there is a limit of 105 dwellings provided for within the Whitford Saleyard Residential Zone. Any activity in the Whitford Saleyard Residential Zone exceeding 105 household units shall be a discretionary activity. It is anticipated that the comprehensively planned area will provide for a range of housing types sympathetic to the rural context and will, together, offer a visual solution closer to a collective townscape experience rather than typical suburban housing development.

#### **17.14.8.2.4 Business**

Whitford Village has a small area of Business zoned land located primarily on the north side of the Whitford - Maraetai Road and west of Whitford Wharf Road. Some additional Whitford Business land is shown on the south side of the Whitford - Maraetai Road, which reflects some of the existing land uses already in place along with a logical extension for the area. The business land adjacent to Turanga Creek is also zoned Whitford Business zone reflecting its proximity to the coastal environment and a desire to raise the environmental standards associated with any development in this zone. Small scale business development is seen as the appropriate means of servicing an expanded Whitford Village.

#### **17.14.8.2.5 Low Impact Design Methods**

The Whitford Village Special Policy Area introduces a focus on the use and application of Low Impact Design principles to future development within the Special Policy Area. These principles are intended to foster sustainability and also enable the reduction of urban impacts on the nearby water systems and coastal marine areas. The Whitford Village Special Policy Area has been developed using this approach resulting in a design that addresses stormwater, plantings, roading, permeable/impermeable areas in an integrated manner. The Low Impact Design principles are articulated in the Whitford Village Special Policy Area Design and Environmental Guidelines.

#### **17.14.8.2.6 Stormwater Quality Control**

All developments within the Whitford Village Special Policy Area must provide a Stormwater Management Plan which will demonstrate how the primary stormwater is managed to cope with a 5 year Annual Recurrence Interval (ARI) storm, allow for overland flowpaths for the passage of a critical 100 year ARI event, how stormwater treatment devices comply with ARC Technical Publication 10, flooding of buildings is prevented and that Low Impact Design concepts are to be incorporated wherever practicable.

#### **17.14.8.2.7 Sediment Control**

Earthworks and erosion effects shall be managed through sediment ponds designed and maintained in accordance with Council standards. Best Management Practices are adopted for sediment and contaminant removal on development within the Whitford Village Special Policy Area Structure Plan Map 1, and extra controls are to be placed on the area covered by Whitford Village Special Policy Area Structure Plan Map 2.

#### **17.14.8.2.8 Stream and Riparian Management**

A minimum 10 metre strip shall be protected either side of all permanent streams and landward of the Coastal Marine Area, and shall constitute a Riparian Management Area. Stream and riparian areas shall be enhanced with protection works and planting. A riparian management plan will be prepared by Council, which will identify management strategies for public land, land that will be subject to subdivision, and land that will remain in private ownership. The management plan will include strategies for weed management, vegetation enhancement and fencing from stock. Within the Whitford Village Special Policy Area, culverting or piping of any perennial watercourses identified in the Integrated Catchment Management Plan will not be permitted.

#### **17.14.8.2.9 Public Open Space and Linkages**

The Whitford Village Special Policy Area provisions include new Public Open Space areas including Esplanade reserves. These will facilitate access along the creek margins between Whitford - Maraetai Road and Whites Ford (located just upstream from the proposed Whitford By-pass designation).



There are indicative linkages between the new and old Village areas. Linkages permeating the Whitford Saleyard Residential Zone, as shown on the Whitford Village Special Policy Area Structure Plan Maps, will be secured through the development control process, and will be required to be held in public ownership.

Secure public open space linkages between the village and coastal environment are achieved through designating a Public Open Space 5 zoning on land north of the Whitford Maraetai Road and between the proposed Whitford Business Zone and the Turanga Creek.

#### **17.14.8.2.10 Rooding**

All vehicular access to the Whitford Saleyard Residential Zone between Whitford Park Road and the Turanga Creek will be from Whitford Park Road. No vehicular access will be permitted from individual sites to Whitford Park Road or to Saleyard Road, which is part of the proposed Whitford.

By-pass rooding designation. In addition, measures will be required to ensure adequate provision for noise attenuation in respect of noise from the By-pass. The pattern of access within the Whitford Saleyard Residential Zone is shown on Special Policy Area Structure Plan Map 2 and will be formed to meet Council standards provided that Council may consider an alternative which meets the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13).

#### **17.14.8.2.11 Water Supply**

Until such time as a reticulated water supply is available, the Village will continue to rely on roof water and, where available, bore water. The Whitford Village Special Policy Area provisions accordingly focus on ensuring that adequate water storage is available for potable water supply purposes.

#### **17.14.8.2.12 Wastewater**

Any development or subdivision in the Whitford Village Special Policy Area will require a reticulated wastewater treatment and disposal system to be provided by developers of land in the Whitford Village Special Policy Area, which is to be designed and constructed to any applicable industry-accepted standards in order to ensure that the wastewater is treated to an appropriate standard.

Note: The subdivider or developer of greenfields land in the Whitford Saleyard Residential Zone is required to provide a reticulated wastewater treatment and disposal system to serve the entire extent of development or subdivision on that land (refer Rule 9.14.5.5.2(d) and Rule 17.14.10.9.9). Any further subdivider or developer of land in the Whitford Residential Zone is required to make arrangements to connect to that reticulated wastewater disposal system before further subdivision or development can take place in the Whitford Residential Zone (refer Rule 17.14.10.4).

#### **17.14.8.2.13 Building**

All new buildings in the Whitford Village Special Policy Area should be designed, established and maintained in such a way that specific recognition is given to solar orientation and maximising admission of natural light to buildings, the use of renewable materials for building, energy efficiency, water saving devices and re-use of water.



**17.14.9 RULES - ACTIVITIES****Rule****17.14.9.1 Applicable Zoning Provisions**

- (a) Except where otherwise specified in these provisions the rules for the Whitford Residential, Whitford Saleyard Residential, Public Open Space 5 and Whitford Business apply to the Whitford Village Special Policy Area as shown on Whitford Village Special Policy Area Structure Plan Maps 1 and 2 and planning maps 56 and 57.
- (b) All other provisions of the Manukau Operative District Plan apply other than where there is any conflict with the provisions in this Rule 17.14.9, in which case the provisions of Rule 17.14.9 shall apply.

**Rule****17.14.9.2 Activities****Rule****17.14.9.2.1 Whitford Residential Zone and Whitford Saleyard Residential Zone**

The activity table as it relates to the Residential Settlement Serviced Zone (refer Rule 13.10.2) shall apply provided that, where there is any conflict with the provisions in this Rule 17.14.9 the provisions of Rule 17.14.9 shall apply.

**Rule****17.14.9.2.2 Whitford Business Zone**

The activity table as it relates to the Business 1 Zone (refer Rule 14.10.2) shall apply provided that, where there is any conflict with the provisions in this Rule 17.14.9, the provisions of Rule 17.14.9 shall apply.

**Rule****17.14.9.2.3 Public Open Space 5 Zone**

The activity table as it relates to the Public Open Space 4 and 5 Zones (refer Rule 15.10.2) shall apply.

**Rule****17.14.9.2.4 Whitford Village Special Policy Area Structure Plan Map 2**

- (a) A Comprehensive Development Plan shall be required prior to the establishment of any building, subdivision or development in the Whitford Village Special Policy Area Structure Plan Map 2 area. The Comprehensive Development Plan shall be prepared in accordance with Rule 17.14.10.3.9.8 and shall be assessed as a Restricted Discretionary Activity.
- (b) Any building, subdivision or development not in accordance with a Comprehensive Development Plan approved under Rule 17.14.10.9.8 shall be a Discretionary Activity.

**Rule****17.14.9.2.5 New Buildings and/or External Alterations/Extensions**

All new Buildings and/or External Alterations/Extensions to existing buildings require consent as a Controlled Activity.

**Rule****17.14.9.2.6 Development and Performance Standards**

Subject to Rule 17.14.9.2.7 any activity which does not comply with one or more of the Development and Performance Standards set out in Rule 17.14.10 shall be a Discretionary Activity, except in respect of Rules 17.14.10.8.2 - 17.14.10.8.4 or Rules 17.14.10.9.2 – 6 or Rule 17.14.10.10.1, which shall be a restricted discretionary activity.

**Rule****17.14.9.2.7 Whitford Saleyard Residential Zone – Residential Density**

Any activity in the Whitford Saleyard Residential Zone exceeding 105 household units shall be a discretionary activity.

**Rule****17.14.9.3 Notification Requirements****Controlled Activities**

Except as provided for by section 95A(4) of the Act, applications for resource consent as a controlled activity will be considered without public or limited notification in accordance with sections 95A and 95B of the Act.

**Restricted Discretionary Activities**

Except as provided for by section 95A(4) of the Act applications for resource consent as a restricted discretionary activity will be considered without public or limited notification (in accordance with sections 95A and 95B of the Act).

**Rule****17.14.10 RULES – DEVELOPMENT AND PERFORMANCE STANDARDS****Rule****17.14.10.1 Roading, Parking and Access**

- (a) All roads, access, and pedestrian links and connections shall generally be located as shown on the Whitford Village Special Policy Area Structure Plan Maps or as modified by an approved Comprehensive Development Plan pursuant to Rule 17.14.10.9.8, and shall be provided at the time of development of the site or in accordance with an approved staging plan.
- (b) Roads, parking and access shall be designed in general accordance with the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13) or an approved Comprehensive Development Plan pursuant to Rule 17.14.10.9.8.
- (c) No vehicular access shall be permitted from individual sites to Whitford Park Road or to Saleyard Road.
- (d) Detailed roading and streetscape plans showing individual tree planting locations and full planting schedules and landscape specifications shall be prepared and submitted as part of any development proposal in order to demonstrate consistency with the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13).

**Rule****17.14.10.2 Public Open Space and Connectivity**

- (a) All public open space shall be located in general accordance with Whitford Village Special Policy Area Structure Plan Maps 1 and 2 and provided at the time of development of the site or in accordance with an approved staging plan.
- (b) The walkway/ boardwalk linking the Whitford Saleyard Residential Zone to the Whitford – Maraetai Road shall be provided for in the Comprehensive Development Plan required by Rule 17.14.10.9.8, and constructed as part of the first stage of development provided for under that Comprehensive Development Plan.
- (c) All defined areas of public open space and pedestrian connections shall be established at the time of redevelopment or subdivision of a site or sites, or otherwise in accordance with a resource consent allowing for staging.
- (d) Public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles and other amenity features shall be provided at the time of redevelopment or subdivision of a site or sites, or otherwise in accordance with a resource consent allowing for staging.
- (e) The design, construction and establishment of pedestrian walkways and cycleways shall be consistent with the NZ Walkways and Track Standards and/or any relevant standard adopted by Manukau City Council.

**Rule****17.14.10.3 Landscape**

- (a) All landscaping of the open space shown on the Whitford Village Special Policy Area Structure Plan Maps 1 and 2 shall be located and provided at the time of development of the site or in accordance with an approved staging plan.
- (b) Landscape management and maintenance plans shall be prepared and submitted for approval as part of any development proposal, to cover all landscaped areas, car parking areas, landscaped areas to be covenanted, public open space landscaping and revegetation, walkways and communally owned landscaped areas and outdoor living spaces in order to demonstrate consistency with the Whitford Village Special Policy Area Design and Environmental Guidelines.
- (c) The landscape management and maintenance plans shall detail proposals for the protection and management of weed control and revegetation of all public open space areas with full plant species schedules, planting specifications, weed control, management, and implementation requirements.

**Rule****17.14.10.4 Wastewater**

- (a) Within the Whitford Village Special Policy Area there shall be no subdivision or development allowed until such time as there is a reticulated wastewater treatment and disposal system designed and constructed to any applicable industry-accepted standards available to service the entire Whitford Saleyard Residential Zone and, in the case of further subdivision and development in the Whitford Residential Zone, until such time as arrangements have been made to connect to that system and that system has the capacity to serve such additional connections.
- (b) Provided that, as an exception to the above rules, 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.

**Rule****17.14.10.5****Water**

- (a) Except as provided for in (b), all new household units within the Whitford Village Special Policy Area shall be required to connect to a Reticulated Water Supply.
- (b) Household units may use roof water collection for potable water supply, where such units comply with the following:
  - Provision is made for minimum water storage per household unit of:
    - One 25,000 litre tank for single bedroom household units,
    - Two 25,000 litre tanks for household units with two or more bedrooms, and
  - The household units comply with the following minimum roof areas:

NUMBER OF BEDROOMS	MINIMUM ROOF AREA (M <sup>2</sup> ) CONNECTED TO THE WATER STORAGE TANK
1	90
2	145
3	230
4+	295

- (c) The following water conservation devices shall be used in all new buildings:
  - Dual flush 11/5.5 litre toilets,
  - Showerhead flow restrictors, and
  - Aerator taps.
- (d) Provision shall be made for sufficient water supply, and access to water supplies, for fire fighting purposes consistent with NZ Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003.

**Note:** For the purposes of this Rule a Reticulated Water Supply includes all infrastructure constructed as part of a residential development and approved by Council for vesting as a public system that provides potable water from a central source to the boundaries of all sites within the development, and shall include provision made for sufficient capacity and connections to existing or future residential development.

**Rule****17.14.10.6****Stormwater**

- (a) All developments must provide a stormwater management plan demonstrating:
  - (i) that the primary stormwater drainage discharge is to an approved drainage system, and/or discharges without causing erosion or flooding of buildings;
  - (ii) that stormwater quality treatment devices comply with ARC Technical Publication 10 (TP10);
  - (iii) that all stormwater treatment devices have adequate access for maintenance purposes; and
  - (iv) that major secondary flow paths are identified and able to be maintained.

- (b) For stormwater flows in excess of the capacity of the primary system (5yr ARI storm), secondary flow paths shall 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.
- (c) No buildings shall be located in the design flood plain as identified in the network discharge consent, and subject to Rule 9.5.1.3, or over any major overland flowpath.
- (d) Habitable floor levels shall be set according to the levels and freeboard defined in the network discharge consent.
- (e) Within the Whitford Village Special Policy Area Structure Plan Map 2 areas required for stormwater management shall become Stormwater Management Areas and shall be subject to the provisions of Rules 9.5.1.3, 9.8.3, 9.9.2.7, 9.11.4 and 9.12.10.

**Rule****17.14.10.7****Earthworks**

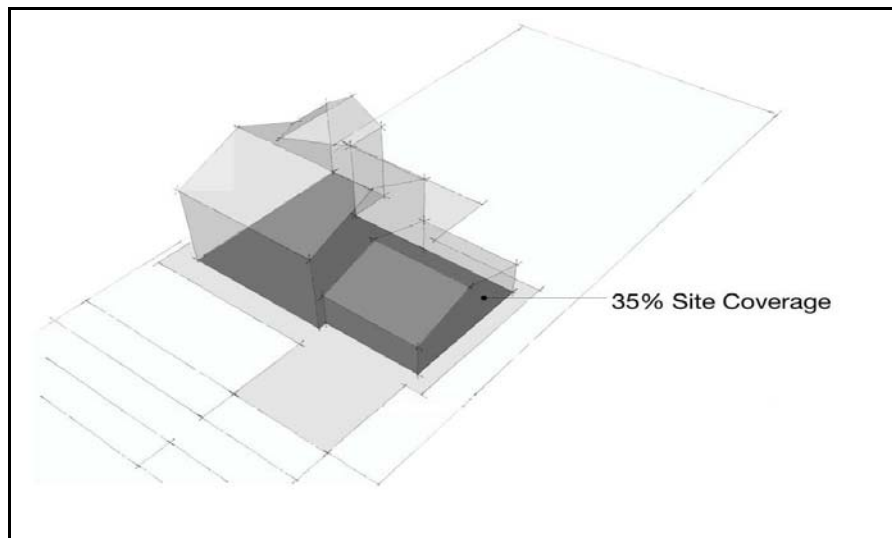
- (a) Within the area shown on Whitford Village Special Policy Area Structure Plan Map 1, all site developments (both subdivision earthworks and subsequent building excavations and earthworks) shall comply with the provisions of ARC Technical Publication 90 (TP 90).
- (b) Within the area shown on Whitford Village Special Policy Area Structure Plan Map 2, a sediment pond with flocculation treatment shall be maintained throughout the period of earthworks. This pond shall remain in place for the duration of the construction of dwellings on the site until such time as 80% of the developable area, including houses and roads (measured by contributing area) in the subdivision is completed.
- (c) In addition to the above rules, any earthworks undertaken within the area shown on Whitford Village Special Policy Area Structure Plan Map 2 shall be subject to the requirements of Rules 9.9.1.7, 9.9.1.8, 9.9.1.9, 9.9.1.11 and 9.12.6.

**Rule****17.14.10.8****ADDITIONAL STANDARDS - WHITFORD VILLAGE RESIDENTIAL ZONE****Rule****17.14.10.8.1****Residential Density**

The maximum number of household units shall be 1 household unit per 800m<sup>2</sup> of net site area.

**Rule****17.14.10.8.2****Intensity Conditions**

- (a) Maximum building coverage shall be 35% of the net site area.
- (b) Maximum Height shall be 8m, provided that the Exceptions, Modifications and Qualifications under Rule 13.11.1.4.3 shall apply.

**FIGURE 17.14.1****Rule****17.14.10.8.3 Outdoor Living Areas**

Refer to Rule 13.11.2.1

**Rule****17.14.10.8.4 Front, Rear and Side Yards**

Refer Rule 13.11.1.5.1 as it applies to the Residential Settlement (Serviced) Zone.

**Rule****17.14.10.8.5 Noise**

Refer to Rules 13.11.1.1, 13.11.1.2 and Rule 13.11.1.9.

**Rule****17.14.10.8.6 Other Development and Performance Standards**

The following Rules shall apply provided that where there is any conflict with the Whitford Village Special Policy Area Design and Environmental Guidelines the latter shall apply.

13.11.1.9.2 (Traffic Generation, Parking and Access), 13.11.1.9.4 (Artificial Lighting), 13.11.1.9.5 (Vibration), 13.11.1.9.6 (Noise), 13.11.1.9.7 (Land Modification, Development and Subdivision), 13.11.1.9.8 (Hazardous Facilities and Substances).

**17.14.10.9 ADDITIONAL STANDARDS - WHITFORD SALEYARD RESIDENTIAL ZONE****Rule****17.14.10.9.1 Residential Density**

- (a) The maximum number of household units in the Whitford Saleyard Residential Zone shall be 105.
- (b) No more than 10 sites in the Whitford Saleyard Residential Zone shall have a net site area of less than 350m<sup>2</sup>, provided that:

- (i) The minimum net site area shall be 200m<sup>2</sup>, and
- (ii) No more than five household units in any one location shall be formed as a clustered (terraced, attached, semi-detached) housing development.



**FIGURE 17.14.2 SEMI DETACHED HOUSE TYPE**

**Rule**

**17.14.10.9.2 Intensity Conditions**

- (a) Maximum building coverage shall be 35% (across the entire area included in a Comprehensive Development Plan, excluding any proposed or formed roads and any areas owned in common or subject to easements of right of way).
- (b) Maximum Height shall be 8m, provided that no more than ten (10) household units may be contained within buildings up to 12m high and provided further that the Exceptions, Modifications and Qualifications under Rule 13.11.1.4.3 shall apply.



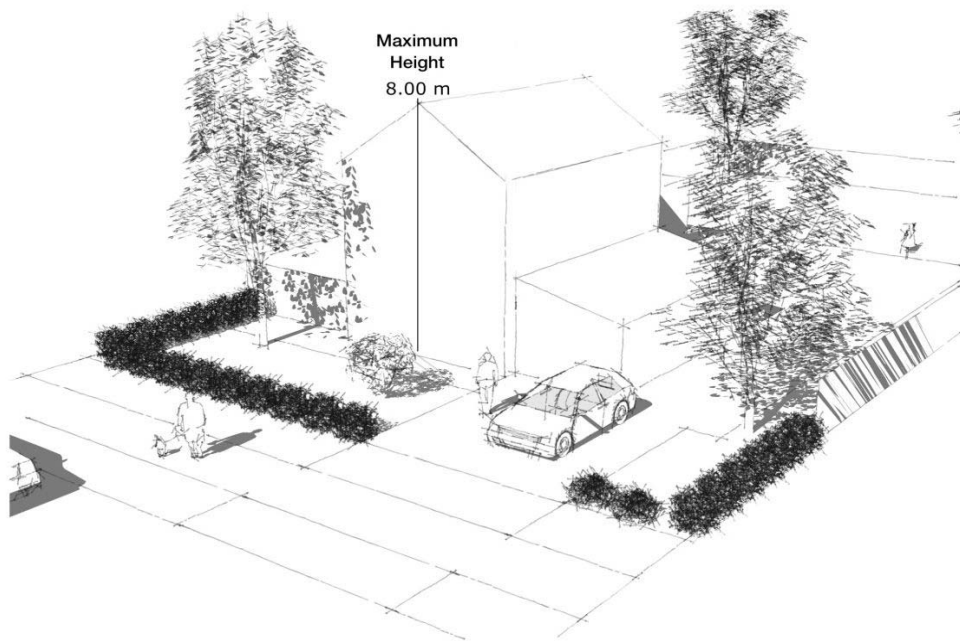


FIGURE 17.14.3

**Rule****17.14.10.9.3 Outdoor Living Areas**

- (a) Refer to Rule 13.11.2.1 and the additional standards as follows.
- (b) For any clustered (terraced, attached, semi-detached) housing, every residential unit shall have access to the following outdoor living areas:
  - (i) For units at ground level: an exclusive area of a minimum area of  $40\text{m}^2$ , with a minimum width of 3m and which is readily accessible from a main living room.
  - (ii) For units above ground level: a balcony with a minimum area of  $15\text{m}^2$  with a minimum width of 2.5m and which is readily accessible from a main living room located on the east, north or west side of the residential unit.
  - (iii) The main glazing of residential units above ground level shall be provided with an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 5 metres, measured at right angles to the wall of the building within which the glazing is located. The outlook area may comprise the following components:
    - An area of on-site space, which must be kept free of structures.
    - Areas of road reserve or permanent open space, which are kept free of structures.



**Rule****17.14.10.9.4 Front Yards**

- (a) Yards Fronting Saleyard Road shall be 9.0 m.
- (b) For all other roads, front yards shall be a minimum of 2.0m.

Note: Front yards are expected to be varied to meet the amenity and village character requirements, refer to the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13).

**Rule****17.14.10.9.5 Rear Yards**

The minimum rear yard shall be 8.0m.

**Rule****17.14.10.9.6 Fences and Privacy**

Except for abutting dwellings with a common wall and no side yard, fences and/or boundary walls shall not exceed 1.2 metres height on boundaries to public open space, and street boundaries, and 2.0 metres height between separate residential sites.

**Rule****17.14.10.9.7 Noise**

- (a) For general noise standards refer to Rules 13.11.1.1 and 13.11.1.2 (Noise) and Rule 13.11.1.9.
- (b) All residential units in the Whitford Saleyard Residential zone shall be designed and constructed so as to ensure that a daily noise exposure of Leq (24 hour) 40dBA in all habitable rooms with ventilating windows open will not be exceeded.
- (c) An approved method of noise attenuation shall be established and maintained as a condition of any development to achieve the internal noise level required by Rule (b) in respect of expected noise levels from existing and future traffic utilizing Saleyard Road (the Whitford By-Pass Designation) and Whitford Park Road. Approved methods may include noise attenuation fencing, bunding, house siting and acoustic treatment of buildings, or a combination of these methods.

**Rule****17.14.10.9.8 Comprehensive Development Plan**

The Comprehensive Development Plan shall show:

- (i) Proposed development that is in general accordance with Whitford Village Special Policy Structure Plan Area Map 2 and the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13),
- (ii) A defined and consistent Village Character,
- (iii) The location and construction of vehicle access, egress, driveways, manoeuvring, parking and servicing facilities,
- (iv) The indicative location and type of buildings,
- (v) Public amenity areas,
- (vi) Pedestrian connections,

- (vii) Landscaping,
- (viii) Streetscape amenity,
- (ix) Creation of active frontages,
- (x) Maximisation of pedestrian accessibility within the land and to adjoining land,
- (xi) The extent of, and management and maintenance proposals for pedestrian connection, landscaping and open space areas (whether public or private),
- (xii) The quality and location of private outdoor space including maintenance measures where communal ownership occurs,
- (xiii) The design, appearance and scale of buildings in relation to any existing buildings,
- (xiv) The location of historic heritage sites,
- (xv) Measures to avoid or mitigate reverse sensitivity in relation to the Whitford By-pass,
- (xvi) Compliance with Rules 17.14.10.1 – 17.14.10.7,
- (xvii) Sustainable provision for water supply, drainage, stormwater and effluent disposal and waste management. Whether development proposals ensure that any runoff or stormwater resulting from the establishment of the activity does not lead to siltation or sedimentation or a reduction in water quality of natural watercourses,
- (xviii) Provision for sustainable design such as green building methods, renewable energy sources, and low impact designs, and
- (xix) Any provision to be made for staging, and how that staging is to be provided for.

**Rule****17.14.10.9.9 Reticulated Wastewater System**

Any subdivision or development of greenfields land in the Whitford Saleyard Residential Zone shall require a reticulated wastewater treatment and disposal system to be provided by the developer of the land, which is to be designed, constructed and operated to meet any applicable industry-accepted standards, before any development or subdivision can occur.

**Rule****17.14.10.9.10 Other Development and Performance Standards**

The following Rules shall apply provided that where there is any conflict with the Whitford Village Special Policy Area Design and Environmental Guidelines the latter shall apply.

13.11.1.9.2 (Traffic Generation, Parking and Access), 13.11.1.9.4 (Artificial Lighting), 13.11.1.9.5 (Vibration), 13.11.1.9.6 (Noise), 13.11.1.9.7 (Land Modification, Development and Subdivision). 13.11.1.9.8 (Hazardous Facilities and Substances).

**Rule****17.14.10.10 ADDITIONAL STANDARDS – WHITFORD BUSINESS ZONE****Rule****17.14.10.10.1 Verandahs**

Each site shall provide a verandah along the full extent of its frontage, where a building is erected or where an existing building is reconstructed or altered in any way that substantially changes the appearance of its facade. The verandah shall:

- be so related to its neighbours as to provide continuous pedestrian cover; and
- have a minimum height of 3 m and a maximum height of 4 m above the footpath immediately below; and shall be set no further back than 600mm in plan from the kerbline or property boundary whichever is the lesser distance.

**Rule****17.14.10.10.2 Household Units**

Household units shall be limited to no more than one per site, and shall be part of the same building in which a business premise is located.

**Rule****17.14.10.10.3 Other Development and Performance Standards**

Refer Rule 14.11 as it applies to the Whitford Business 1 Zone, provided that where there is any conflict with the Whitford Village Special Policy Area Structure Plan Map 1 or Rule 17.14.10.1 and 2 above shall apply.

**Rule****17.14.11 SUBDIVISION****Rule****17.14.11.1 WHITFORD RESIDENTIAL ZONE**

The following subdivision standards apply to all subdivision in the Whitford Residential Zone. Subdivisions meeting the following standards shall be a Controlled Activity. Subdivisions not meeting the following standards shall be a discretionary activity, provided that average site densities within any site to be subdivided shall be no less than 800m<sup>2</sup> net.

**Rule****17.14.11.1.1 General**

- (a) Rules in Chapter 9 - Land Modification, Development and Subdivision shall apply, except where there is any conflict with the Whitford Village Special Policy Area Structure Plan Map 1 in which case the latter shall apply.
- (b) All subdivision is to be consistent with Whitford Village Special Policy Area Structure Plan Map 1.

**Rule****17.14.11.1.2 Minimum Site Area**

The minimum lot size shall be 650m<sup>2</sup> (net) with a 800m<sup>2</sup> net site density average, provided that any roading, open space, landscaping and pedestrian connections shown on Whitford Village Special Policy Area Structure Plan Map 1 are to be implemented as part of any subdivision.

**Rule****17.14.11.1.3 Staging**

Where staging is proposed the subdivision application shall set out fully the means and time period for such staging particularly in relation to the provision of basic infrastructure that will enable future development for residential units in accordance with the Whitford Special Policy Area provisions.

**Rule****17.14.11.2 WHITFORD SALEYARD RESIDENTIAL ZONE****Rule****17.14.11.2.1 General**

- (a) Rules in Chapter 9 - Land Modification, Development and Subdivision shall apply, except where there is any conflict with the Whitford Village Special Policy Area Structure Plan Map 2 or Rule 17.14.12.2 or a Comprehensive Development plan approval pursuant to Rule 17.14.10.9.8 the latter shall apply.
- (b) All subdivision shall be consistent with a Comprehensive Development Plan approval under Rule 17.14.10.9.8.

**Rule****17.14.11.2.2 Controlled Activities**

Any subdivision of existing or approved dwellings shall be a Controlled Activity provided that the subdivision is in accordance with an approved Comprehensive Development Plan and provided further that:

- All roading, open space, landscaping and pedestrian connections shown on the Whitford Village Special Policy Area Structure Plan Map 2 are the subject of the application are to be implemented as part of any proposal,
- Where staging is proposed, the application sets out fully the means and time period for such staging particularly in relation to the provision of infrastructure that will enable future development for residential units in accordance with the development proposed in an approved Comprehensive Development Plan,
- Any proposed lot whether freehold or other title structures must ensure that the rules providing for outdoor living areas are complied with, and
- Any legal ownership and management arrangements necessary in respect of any communal outdoor living areas or any other communal responsibilities or obligations such as shared accessways are provided for as part of any subdivision proposal.

**Rule****17.14.11.2.3 Discretionary Activities**

Any subdivision not meeting the conditions of a Comprehensive Development Plan approval shall be a Discretionary Activity, provided that there shall be no more than 105 household units in the Whitford Saleyard Residential Zone.

**Rule****17.14.11.3 WHITFORD BUSINESS ZONE**

Subdivision within the Whitford Business Zone shall be a Controlled Activity provided that it follows and is consistent with a Land Use consent for building. Rules in Chapter 9 - Land Modification, Development and Subdivision shall apply, except where there is any conflict with the Whitford Village Special Policy Area

Structure Plan Map 1 or the Whitford Village Special Policy Area Design and Environmental Guidelines in which case the latter shall apply.

#### **17.14.12 RULES – MATTERS FOR CONTROL: CONTROLLED AND RESTRICTED DISCRETIONARY ACTIVITIES**

##### **Rule**

##### **17.14.12.1 General**

The following matters of discretion and assessment criteria apply to all land use activities and associated subdivision in the Whitford Business Zone, Whitford Residential Zone and Whitford Saleyard Residential Zone that are controlled or restricted discretionary activities.

Reference should also be made to Rule 5.19 Chapter 5 General Procedures and Rules.

##### **Rule**

##### **17.14.12.2 All Listed Controlled and Restricted Discretionary Activities in the Whitford Business Zone, Whitford Residential Zone and the Whitford Saleyard Residential Zone**

##### **(a) Matters of Discretion**

Council reserves control over and may impose conditions in respect of the following matters for a controlled activity or a restricted discretionary activity in respect of all listed controlled activities and restricted discretionary activities in the Whitford Business Zone, Whitford Residential Zone and Whitford Saleyard Residential Zone:

- (i) Any relevant matter contained within the Objectives and Policies relating to the Whitford Village Special Policy Area;
- (ii) Consistency with Whitford Village Special Policy Area Structure Plan Maps 1 and 2 and the Whitford Village Special Policy Area Design and Environmental Guidelines, (see 17.14.13);
- (iii) Potential Adverse Effects Arising from the Activity in relation to natural, cultural and built heritage resources and residential activities;
- (iv) Site Layout;
- (v) Landscaping;
- (vi) Carparking;
- (vii) Traffic Generation, Safety and Efficiency;
- (viii) Lighting, Noise and Odour;
- (ix) Building Location and Design;
- (x) Infrastructure including vehicle access, water supply, wastewater disposal, stormwater management devices and underground services;
- (xi) Signs - Location, Size and Design;
- (xii) Access to Daylight, Shading and Related Effects;
- (xiii) Ecological and Amenity values;

- (xiv) Provision of Open Space;
- (xv) Provision of Roads;
- (xvi) Cycleway and Walkway Linkages and associated Facilities;
- (xvii) Energy efficiency and sustainable design elements including stormwater management; and
- (xviii) Noise Attenuation Relating to the Whitford Bypass and Whitford Park Road.

**Rule****17.14.12.3****All Controlled, Restricted Discretionary and Discretionary Activities in the Whitford Business Zone, Whitford Residential Zone, and the Whitford Saleyard Residential Zone****(a) Assessment Criteria**

When assessing an application for a controlled activity or a restricted discretionary activity or a discretionary activity the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) The Whitford Village Special Policy Area Design and Environmental Guidelines
  - The extent to which the proposal achieves the outcomes of the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13).
- (ii) Roads
  - Whether roads are provided in general accordance with the Whitford Village Special Policy Area Structure Plan Maps 1 and 2.
  - Whether roads are designed to integrate with the development of sites that adjoin those roads.
  - Whether carriageways and footpaths are of sufficient width, design, and formation to accommodate both existing and anticipated traffic flows and movements within them.
  - Whether road works are designed and implemented so as to safely provide for the planned vehicle types, traffic flows and movements, and modes of travel using it. This includes providing adequate visibility and avoiding the creation of potential traffic hazards.
  - Whether road works affect the quality of access to adjoining land or intersections. Where, in the interests of traffic safety or management, some impact on access is necessary then the standard of access shall still be assessed as to whether it still permits the viable use of the land by the existing or permitted uses.
  - Whether road works associated with intersections or accesses to properties are integrated with and avoid conflict with existing or planned intersections or access points.
  - Whether road works adversely affect the operation of the primary road network in terms of safety, travel time, capacity or congestion.

- Whether roads are designed to ensure the adequate provision for, and safety of, pedestrians, cyclists, equestrians and use of the movement lane as shared space.
  - Whether there is any effect from road works on the amenity of the road and adjoining properties in terms of noise, visual impact, vibration, smell, or dust.
- (iii) Building Design and External Appearance
- The extent to which the proposal will give effect to the Whitford Village Special Policy Area Design and Environmental Guidelines (see 17.14.13) in respect of building design and the external appearance of buildings.
- (iv) Traffic Generation
- The extent to which the expected traffic generation of a proposal will adversely affect the safety capacity of the roading network. Any adverse effect may be mitigated by action taken to upgrade road design and/or intersection design.
- (v) Parking
- Whether adequate parking and maneuvering space will be provided on site appropriate to the particular form of the development which avoids reverse maneuvering onto streets.
  - Whether large areas of above ground parking spaces are proposed as part of the activity and if there are, their impact on visual and aural amenity values.
  - The extent to which the location of parking areas avoids proximity to Residential zones and provides adequately for pedestrian safety.
  - Whether the internal circulation of parking areas has been designed for safe and efficient on site vehicle circulation and pedestrian safety.
- (vi) Access
- The extent to which any potential adverse effects associated with access may be reduced or mitigated by controlling the location of entry and exit points to the site.
  - The extent to which the Whitford Village Special Policy Area Design and Environmental Guidelines are met.
- (vii) Infrastructure
- Whether the proposal avoids creating any demand for services and infrastructure at a cost to the wider community.
  - The extent to which the proposal provides for sustainable infrastructure and servicing and in particular wastewater and the supply of water.
  - Whether Watercare Services Limited has certified that the proposed infrastructure meets any applicable industry-accepted standards.

## (viii) Natural Environment

- The extent to which the activity gives rise to adverse effects on the natural environment, such as through the creation of wastewater, stormwater, vegetation removal, habitat destruction and sediment runoff.
- The nature and extent of the proposed work, including geotechnical effects, and the degree to which it may disturb natural landforms or vegetation or create soil instability, or lead to adverse ecological effects to natural habitats, watercourses, wetlands, estuaries and coastal waters.
- The extent to which the movement of soil or material to or from the site may affect the surrounding roads and neighbourhood.
- The extent, to which water containing silt or sediment or contaminants may enter storm water pipes, drains, channels or soakage systems, or flow on to the road, from bare ground on the site during rainstorms or from the completed site in the longer term.
- The extent to which surface stabilisation will be achieved as progressive earthworks are undertaken and completed and the means by which surface stabilisation will be achieved.
- The means by which dust and noise will be managed.
- The potential visual effects of a proposal and the methods of mitigation proposed.

## (ix) Intensity and scale

- The intensity and scale of the proposal, in particular the number of people involved in the activity, traffic generation, hours of use, size of building and associated parking, signs, noise and other generated effects should be compatible with the character and amenities of the surrounding area having regard to the objectives and policies of the zone.

## (x) Sustainable building design

- The extent to which the applicant has investigated alternatives in terms of sustainable design such as green building methods, renewable energy sources, and low impact designs.

## (xi) Historic Heritage

- Whether the proposal will adversely affect the built heritage, archaeology, Maori values or heritage landscape of the Whitford Village Special Policy Area.

## (xii) Noise Attenuation

- The extent to which proposed methods of noise attenuation will meet the standards of Rule 17.14.10.9.7.

## (xiii) Cumulative Effects

- Whether the proposed activity will exacerbate existing and potential adverse effects.



- Whether existing development and/or land use represents a threshold with respect to the site's ability to absorb further change.
- Where development has already occurred, whether further development is likely to adversely affect the character and amenity of the area.
- Whether the extent of any development control modification will be limited so that the effect on adjacent land (except where any person affected has provided written approval of the modification) in terms of the protection of amenity afforded them by the policies and rules of the Plan is not significant.

## **17.14.13 WHITFORD VILLAGE SPECIAL POLICY AREA DESIGN & ENVIRONMENTAL GUIDELINES**

### **17.14.13.1 INTRODUCTION**

These Design and Environmental Guidelines provide the framework for the consolidation of the existing village as the heart of the Whitford community and the expansion of the residential development to the south.

### **17.14.13.2 DESIGN PRINCIPLES**

There are five primary principles based on best practice landscape and urban design concepts that can best embed and deliver sustainable natural and built environments. This approach allows for a robust and defensible 'bottom line' against which the potential of the Village (within the Special Policy Area) can be explored.

#### **17.14.13.2.1 Environmental Responsiveness**

CLIMATE, ATMOSPHERE, LANDFORM, LANDSCAPE ECOLOGY, BIODIVERSITY, WATER, SOIL, WASTE, AND ENERGY

Sustainable communities require a base level of ecological function and integrity in order to survive in perpetuity. They must strike a balance between the natural and man made environments and respond to the intrinsic resources of the landscape – the climate, landform, hydrology, and ecology. Sustainable communities must also reduce energy and water usage and waste production and maximize energy and water conservation and efficiency.

#### **17.14.13.2.2 Consolidation and Dispersal**

INTENSITY AND PATTERN OF DEVELOPMENT

A community with an identifiable centre and a higher density than the surrounding areas influences many fundamental qualities we like about villages and communities such as vibrancy. It also affects how we consume resources like land and the need to travel. Promoting higher intensity development around existing community nodes and lower density around the periphery of centres allows local communities, businesses, and public transport to be strengthened, and resource efficiencies to be achieved, while reducing environmental impacts on peripheral areas.

#### **17.14.13.2.3 Integration, Connectivity, and Circulation**

CIRCULATION NETWORKS AND URBAN MORPHOLOGY

Places need to be safe, easy to get to and be integrated physically and visually with their surroundings. Places that are joined together with others in a complex web of connections, streets and spaces, rather than being dispersed and isolated, are easier and more enjoyable to get around and facilitate social interaction on a daily basis. This is achieved when attention is given to how to get around by foot, bicycle, public transport and the car.

#### **17.14.13.2.4 Choice, Diversity and Adaptability**

RANGE OF DENSITIES, MIX OF USES, DURABILITY, AND FLEXIBILITY OF BUILDINGS

A community needs to be flexible enough to respond to changes in use, lifestyle and demography. A diversity of activities also offers a choice of experiences and brings a place to life. Stimulating, enjoyable and convenient places meet a variety of demands from the widest possible range of users, amenities and social groups. They also weave together a diverse and compatible mix of building forms, uses, tenures and densities. This facilitates the ability to respond efficiently to social needs, provides a range of market demands, and allows for changes in lifestyle.

**17.14.13.2.5 Legibility, Identity and Character****VILLAGE FORM, VISUAL CHARACTER, AND SPECIAL PLACES**

Environments that are easily understood by their users display a strong local identity, create appropriate visual character, respond and compliment their setting, enhance usage, enjoyment, and pride in local place. These environments are also safe, comfortable, varied and attractive. Landscapes and buildings that help people get around by marking key points, framing views and vistas, celebrating important places, and reflecting local identity, make for places that are special.

**17.14.13.3 WHITFORD VILLAGE SPECIAL POLICY AREA**

Whitford Village is spatially defined by four different primary land use activity zones. They are Public Open Space 5, Whitford Business, Whitford Residential, and Whitford Saleyard Residential (the site of the Whitford Hall at the corner of Whitford Maraetai and Whitford Park Roads, is zoned Public Open Space 4) (see Figure 1).

**17.14.13.3.1 Public Open Space Zone**

The Public Open Space 5 Zone provides extensive areas of natural habitat, public open space, amenity, public access to all areas of the village, and continuous contact with the estuary and stream edge. The open space accommodates a number of different functions, spaces and experiences that include wildlife habitat, stormwater management, community amenity, unstructured recreation and pedestrian and cycle circulation. Each of these areas utilises a distinctive variety of materials and vegetation that reflects the function of the area, and fosters a direct relationship to adjacent zones and environments.

The site of the Whitford Hall at the corner of Whitford Maraetai and Whitford Park Roads, is zoned Public Open Space 4 which allows for community uses in the Hall.

**17.14.13.3.2 Whitford Business Zone**

The Whitford Business Zone forms the centre of Whitford Village and is characterised by a range of small scale buildings that mix and integrate a range of uses such as retail and office with the potential for residential living behind buildings or on upper levels. The facades of buildings clearly define, create, and activate the adjacent public open space, street, sidewalk. The Whitford Business Zone is visually and structurally integrated with the open space and adjacent land uses through the implementation of comparable and complementary building forms.

**17.14.13.3.3 Whitford Residential Zone and Whitford Saleyard Residential Zone**

The Whitford Village Residential Zone comprises existing residential areas in the village (see Whitford Village Special Policy Structure Plan Area Map (17.14.13 9.1)) and the Whitford Saleyard Residential Zone comprises undeveloped land to the south of the existing village (see Whitford Village Special Policy Area Map 2 (17.14.13 9.2)). These zones are characterised by a variety of accommodation types that maximise choice and a range of building scales with simple forms that clearly define and overlook streets and public open spaces. They are interwoven with extensive landscaped stormwater systems and pedestrian linkages.

Whitford Village is characterised by period style, single storey, detached timber villas. The guidelines and rules enable the existing residential area to adapt any of the above housing types and forms through subdivision and/or the amalgamation of adjacent lots.

**17.14.13.3.4 Residential Settlement Unserved Zone**

Properties west of Whitford Park Road retain a Residential Settlement Unserved Zone, and generally the Design and Environmental Guidelines do not apply. Refer Chapter 13.

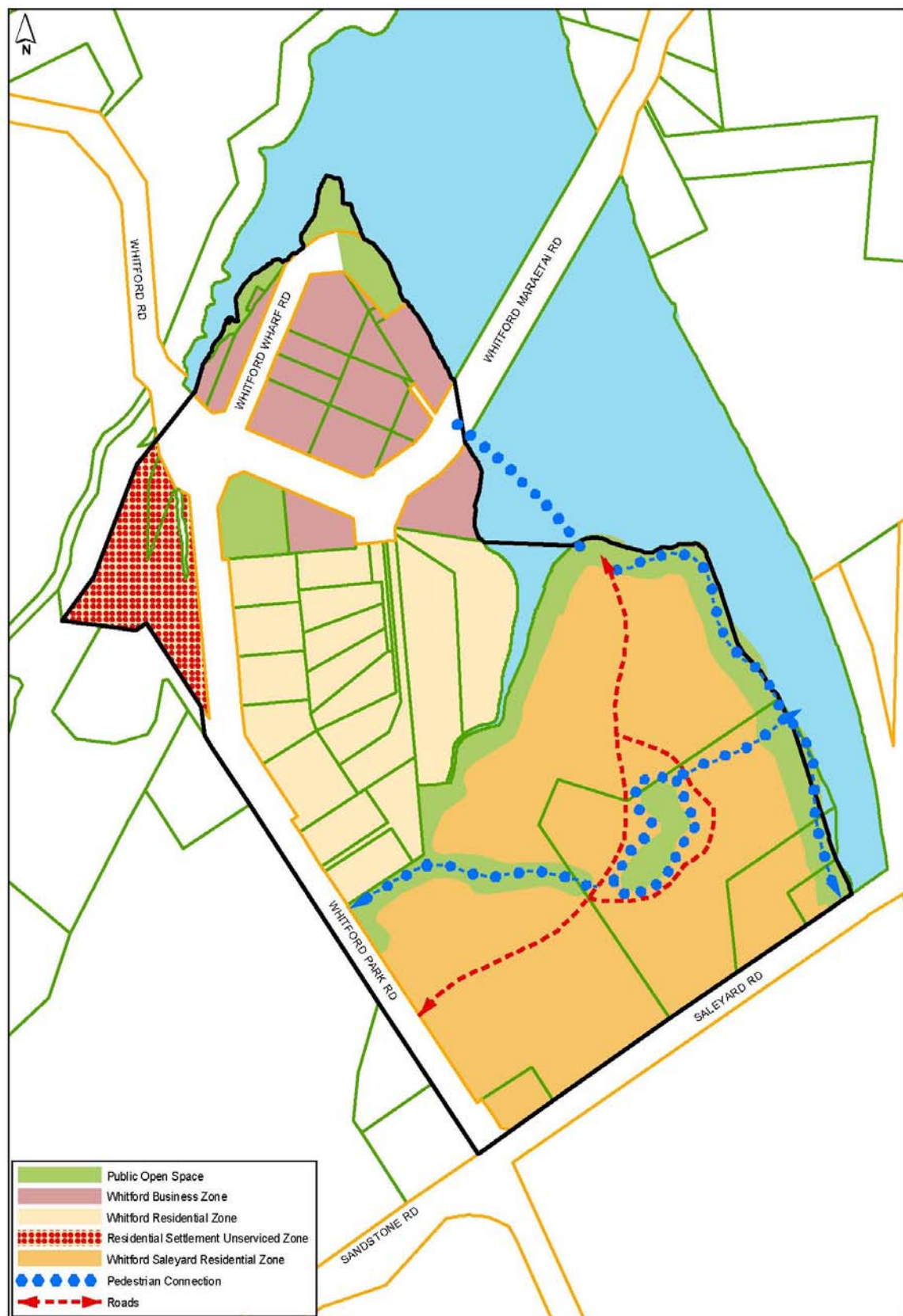


FIGURE 1 Whitford Village Special Policy Area

## 17.14.13.4 DESIGN GUIDELINES

**Explanation**

The Design Guidelines for Whitford Village Special Policy Area are organised under the broad design considerations of Landscape and Urban Design, Infrastructure and Built Form. These design elements are not to be addressed in isolation but rather considered as inter-related components of Whitford Village as a whole. The design guidelines provide specific direction for the exploration and application of the design principles outlined above. The Design Guidelines are organised under the broad design considerations of Landscape and Urban Design, Infrastructure and Built Form.

The design guidelines matrix provides a quick reference identifying which guidelines are applicable to each of the zones in the Whitford Village Special Policy Area.

	Design Considerations	Public Open Space 4 & 5	Whitford Business Zone	Whitford Residential Zone	Whitford Saleyard Residential Zone
	Zone>				
Landscape	Landscape Management	•			•
Management	Open Space	•			•
	Parkland Open Space	•			•
Urban Design	Roads and Streetscape	•			•
	Building Envelopes, Massing and Form		•	•	•
	Solar Access		•		•
	Integration of Uses		•		
	Active Frontage		•		
	Parking	•	•		•
	Private Space			•	•
Infrastructure	Stormwater Management	•	•	•	•
	Water Supply, Use and Conservation	•	•	•	•
	Wastewater Management	•	•	•	•
	Waste Management	•	•	•	•
Built Form	Built Form – General Principles		•	•	•
	Clustered Development				•
	Semi Detached Dwelling				•
	Detached Dwelling			•	•
	Infill Housing			•	

**17.14.13.5 LANDSCAPE****17.14.13.5.1 Landscape Management****Explanation**

*The landscape is not a static object that sits in isolation from its surrounds but rather a highly dynamic medium that changes and evolves over time. Ongoing management is essential to the enhancement of the ecological integrity of the landscape and maintaining the character and quality of the village. Landscape management is therefore concerned with the management of change in both public and private areas.*

*See also: 17.14.13.6 Urban Design, 17.14.13.7.1 Stormwater Management, 17.14.13.7.2 Water Supply, Use and Conservation and 17.14.13.7.4 Waste Management.*

**The landscape should be managed utilising the principles of adaptive management.**

Landscape management plans should acknowledge that the ecology, use, and maintenance of the landscape will change over time.

**Monitoring programmes must be incorporated into management plans.**

An essential quality of adaptive management is that continued feedback informs the changing maintenance schedules and techniques. Monitoring should therefore be undertaken at regular intervals on an ongoing basis for all areas of ecological enhancement and general landscape planting.

**Non-toxic methods should be considered before the use of herbicides and pesticides.**

Herbicides and pesticides are energy intensive and have the potential to inadvertently damage living organisms in terrestrial and aquatic systems.

**Suitably qualified consultants and/or contractors should be engaged to prepare and fulfil management plan requirements.**

Expertise is important in the maintenance, monitoring and advisory aspects of long-term landscape management.

**A management structure should be put in place as part of an application for a Comprehensive Development Plan approval.**

Property ownership and management structures such as bodies corporate and incorporated societies should be established in conjunction with appropriate legal mechanisms (such as covenants, easements, conditions and consent notices) to ensure the desired management outcomes will be achieved on an ongoing basis.

**17.14.13.5.2 Open Space****Explanation**

*The development of open space is an essential part of Whitford Village. In accordance with accepted high quality sustainable landscape and urban design principles; the protection, enhancement and maintenance of open space areas have a multitude of social, environmental and economical benefits. In particular it:*

- conserves critical landscape and ecological services such as stormwater management, enhancement of biological diversity and productivity, carbon sequestration, soil conservation and stability;



- creates significant amenity value, a sense of place and provides community identity;
- offers a range of connections both physical and visual; and
- provides a diversity of recreational opportunities and parkland types for both Whitford and the wider Manukau community.

The open space areas for Whitford Village consist of pre-existing natural areas on the riparian edge, areas identified for management and enhancement, and spacious parkland and open space areas available for unstructured recreation, pedestrian and bicycle circulation, and streetscapes.

See also: 17.14.13.6 Urban Design.

The Whitford landscape is highly modified and fragmented. The management and enhancement of ecological features such as existing patches of indigenous vegetation and riparian corridors is critical to the ecological integrity of Whitford and will have positive flow-on effects to the wider receiving environment.

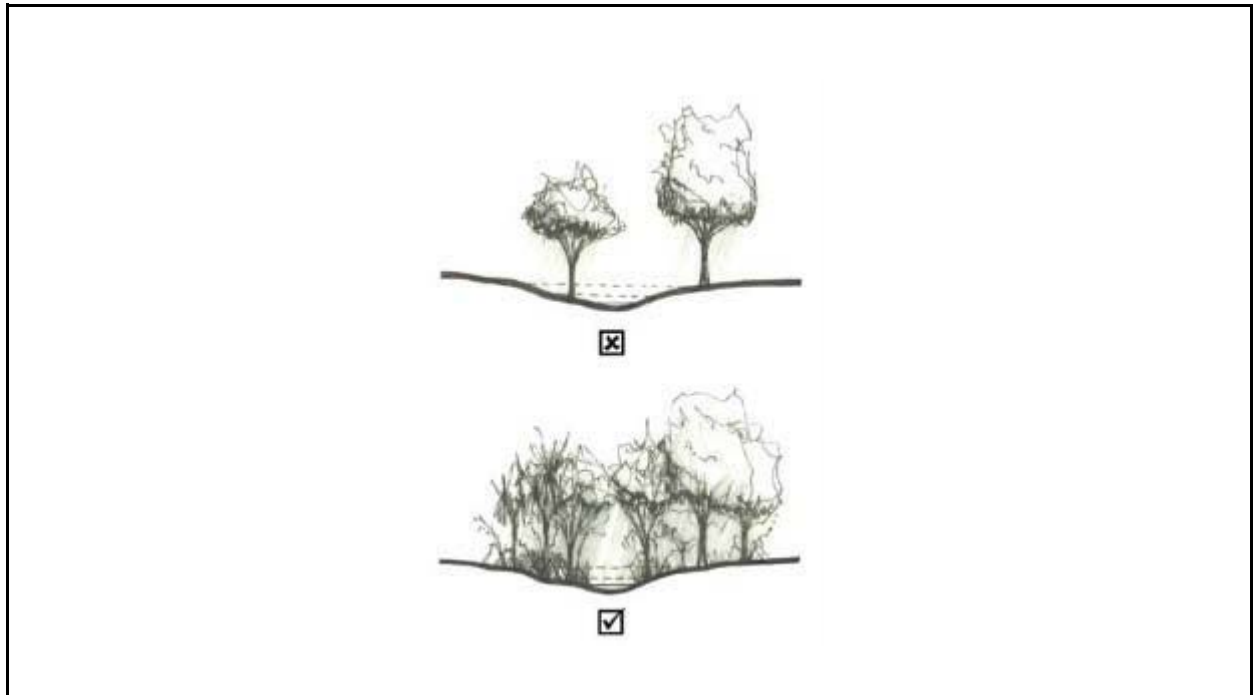
See also: 17.14.13.5.1 Landscape Management and 17.14.13.7.1 Stormwater Management.

**All development should take into consideration the underlying ecological patterns and processes of the landscape.**

Designs should respond to overland flow paths, riparian areas and indigenous vegetation patterns. Existing trees should be incorporated into parkland areas, and/or proposed revegetation areas wherever possible.

**Riparian corridors should be revegetated to reconnect fragmented ecosystems.**

Planting of riparian corridors will contribute to the 'ecological connectivity' of the landscape by creating habitat, allowing terrestrial species movement and the protection of water quality (see Figure 2).



**FIGURE 2 A good example of riparian planting**

**Riparian vegetation should shade natural water courses.**

Aquatic species, including fish and invertebrates, require a shaded stream to maintain habitat quality.

**Existing and proposed constructed stormwater devices shall allow for the through passage of fish where required.**

Native freshwater fish require access to the full length of natural water systems to support their biological requirements.

**All plant species used in revegetation should be eco-sourced.**

Use of ecosourced species will help to maintain biological diversity, genetic variability and regionally appropriate species composition.

**All plant species should be selected from schedules contained in 17.14.13.10.**

These lists have been selected to ensure that appropriate species diversity and composition is achieved.

**17.14.13.5.3 Parkland Open Space**

***Explanation***

*Parkland open space areas include communally owned open space areas. They are critical to the development of a village with a distinctly rural character and sense of place. The parkland open space areas provide for unstructured recreation, pedestrian and bicycle circulation and extensive interaction with the riparian and estuarine edges.*

*See also: 17.14.13.5.1 Landscape Management, 17.14.13.6.1 Roads and Streetscape, and 17.14.13.7.1 Stormwater Management.*



*Pedestrian and cycle paths should be provided for and be consistent with Whitford Village Special Policy Area Maps 1 and 2 (see 17.14.13.9).*

**Parkland spaces should contribute to a safe community.**

The principles of Crime Prevention Through Environmental Design (CPTED) should be considered in the design of all public open space areas (see Figure 3).



**FIGURE 3 Well located public open spaces can provide a focal point for the development**

**Views to the surrounding landscape should be maintained and enhanced.**

The positioning and up-limbing of specimen trees to a vertical dimension of 2500mm and the arrangement of under planting should be undertaken to ensure views are framed and sight lines are maintained.

**Movement along pedestrian and cycle paths should be unimpeded.**

Plant species alongside pathways should be selected to allow pedestrian movement beneath trees.

**Access to the waters' edge should be maintained and enhanced.**

The estuary and river are defining characteristics of Whitford. Therefore access should be maintained and enhanced through the use of jetties, ramps and landscape features. There needs to be careful consideration as to how structures spanning water courses can be designed to minimise impact on the stream system.

Pedestrian and cycle paths spanning natural water courses must minimise impacts on the sensitive environment.

**Design of parkland areas should provide places for standing and sitting, art and furniture should give character and life to parkland open space areas.**

Adding emphasis to public spaces with appropriate and high quality public art and street furniture will contribute to the unique character of Whitford Village (see Figure 4).



**FIGURE 4 Focal point open spaces provide for a variety of recreation opportunities**

**Noise attenuation should be provided along the Saleyard Road / Whitford Bypass Road Designation.**

The Whitford bypass is likely to increase noise pollution in Whitford. A noise buffer in the way of a sound barrier fence or mounding needs to be considered. This edge should also function as the boundary fence for affected properties to avoid double fencing.

**Lighting should not cause unnecessary glare, and be in keeping with rural village ambience.**

Overhead lighting is discouraged in open space areas.

**Fruit and nut trees should be used within public spaces.**

Productive plants in open space areas enhances rural character and provide "food for free".

**Low impact materials should be used.**

A life cycle assessment of all materials should be undertaken. Life cycle assessments should include the source of materials with a preference for local renewable and recycled. The assessment should also consider the embodied energy, durability, and the toxicity of materials associated with their production, installation and ongoing use.

**17.14.13.6 URBAN DESIGN****17.14.13.6.1 Roads and Streetscape*****Explanation***

*Well designed streets are an essential component of the public realm, facilitating connectivity, interaction, recreation and character. It is anticipated that Council will take the opportunity to implement these guidelines for existing streets within the residential and business zones of the Whitford Village Special Policy Area.*

*See also: 17.14.13.6.2 Building Envelopes, Massing, and Form, 17.14.13.6.5 Active Frontages, 17.14.13.6.6 Parking, 17.14.13.6.7 Private Space, and 17.14.13.7.1 Stormwater Management.*

**Road layouts should support the creation of visually interesting and safe residential neighbourhoods.**

Roads are an essential element of the streetscene and must be considered as an important character defining element to the overall development (see Figures 5 and 6).



**FIGURE 5** Road layout is varied and responds to the design language of the building layout



**FIGURE 6** More conventional roading arrangement where footpaths are clearly defined. variation in road alignment in response to the building layout however still results in a visually interesting design



**Streets and junctions shall be designed as spaces.**

Streets and junctions should positively contribute to the public realm of Whitford Village (see Figures 5 and 7).



**FIGURE 7 Shared surface design with minimal use of defined kerb line, drainage could be accommodated by slot drains and dish channels**

Streets should incorporate high quality, finely detailed and robust, low maintenance materials.

**Streets need to accommodate services and infrastructure.**

Provision should be made within the road corridor for underground services with consideration for ease of access and maintenance, including provision for fibre optic cabling/ducting.

**Streets should be well lit.**

Street lighting should safely illuminate roads and access ways without adversely affecting residential uses.

**Public art and street furniture should give character and life to streets.**

Adding emphasis to streets with appropriate and high quality public art and street furniture, contributes to the unique character of Whitford Village.

**Ground floors of residential and commercial buildings can be elevated up to, but should be no more than 500mm above pavement level.**

A change in level enables better supervision of the street, increases the privacy of ground floor rooms, and provides greater opportunities for sub grade parking.

**Sight lines on streets need to be maintained.**

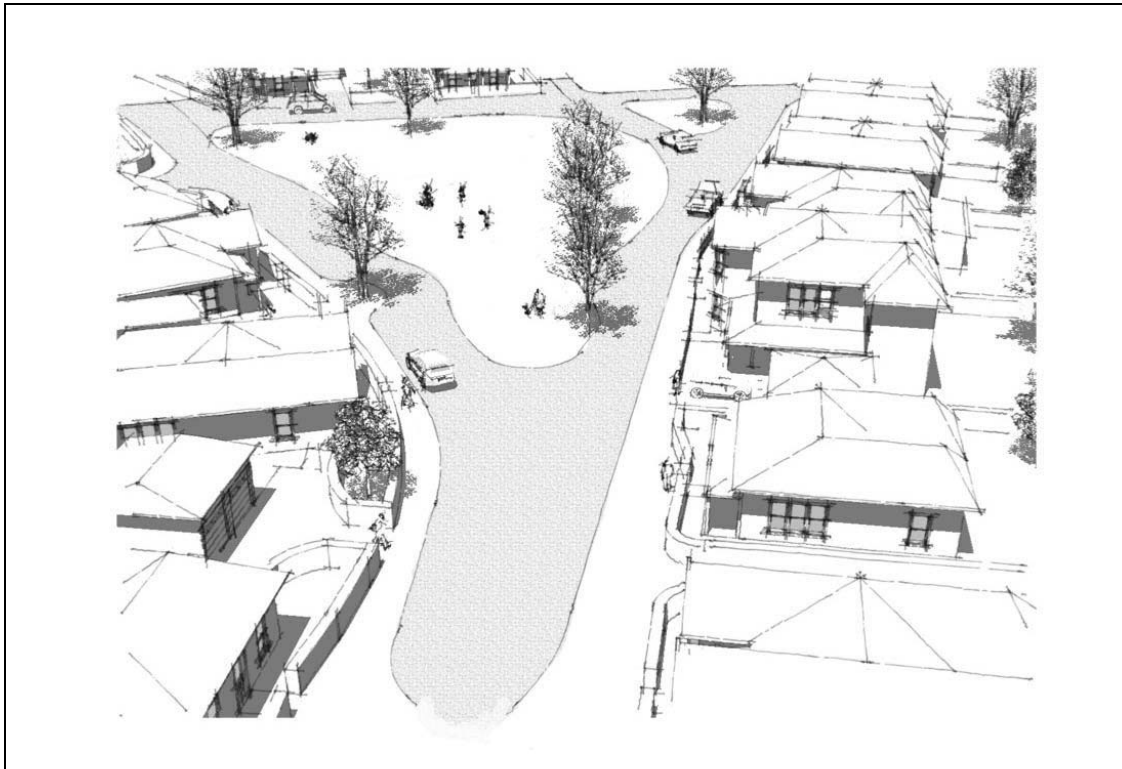
Sight lines along streets at junctions need to be kept clear of obstructions to visibility between the vertical dimensions of 600mm and 3000mm (occasional tree trunks permitted).

**Street design should ensure low vehicle speeds.**

Traffic calming devices such as surface changes, speed tables and (used with care) smaller corner radii and limited sight lines, should be implemented where appropriate (see Figures 5 and 7).

**Trees should shade the street.**

Large-scale trees should be planted at distances that ensure shade for the majority of the road and parking surfaces during summer months (refer 17.14.13.10 for plant schedule) (see Figure 8).



**FIGURE 8** Large scale trees provide shade and assist in the design of streets as spaces

**17.14.13.6.2 Building Envelopes, Massing and Form****Explanation**

*Building envelopes, massing and building form when combined with open spaces including roads can create rewarding environments. The successful interrelationship between elements is essential in achieving high quality design solutions. This set of criteria deals with how buildings relate to one another, how they collectively define spaces, and their relationship to underlying topography.*

*See also: 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.3 Solar Access, 17.14.13.6.4 Integration of Uses, 17.14.13.6.5 Active Frontages, 17.14.13.6.6 Parking, 17.14.13.6.7 Private Space, and 17.14.13.8.1 - 8.5 Built Form.*

**Buildings of all types should present active fronts onto streets, shared private space and/or parkland open space. Living spaces of residential buildings should front the street.**

Buildings should show their public face to the street and where appropriate, spill their activity onto it. The primary means of pedestrian access to all buildings should be from the street. Private living spaces such as bedrooms and bathrooms fronting onto the street can create reverse sensitivity issues and compromise the privacy of residential buildings (see Figure 9).



**FIGURE 9** In the above example buildings are arranged to face on to the shared surface street. Rear berms and front yards combine to create a buffer between the road and dwelling.

**Development in the Whitford Saleyard Residential Zone and Whitford Business Zone should contain a varied mix of building types, forms, and heights.**

Providing a range of buildings decreases the experienced scale of development and increases interest and variety of choice and experience for each block.

**Buildings should emphasise the underlying topography of the landscape.**

The undulating topography of Whitford is essential to its unique character. Taller buildings should generally be located along ridgelines to emphasise the underlying landform of the site.

**Buildings should strive to strike a balance between continuity and variety.**

Continuity between buildings create a more robust public space, however, too much continuity creates monotonous and bland built environments. Buildings will be individually distinctive but will unite in their use of form and materials in order to establish a common sense of place and unique character.



**Corner buildings should emphasise junctions, the street network, and provide landmarks.**

Strong corners hold together built areas and create visual interest and minor landmarks. Corners should be higher than the surrounding buildings (possibly set forward of the building line) and include public uses the ground floor to create activity where appropriate (see Figure 10). Carparks and garages should not be located at street junctions.



**FIGURE 10** In the above example the building on the right provides the corner function whilst the building at the end of the street provides the focal point.

#### 17.14.13.6.3 Solar Access

##### **Explanation**

*Access to sunlight is important for creating comfortable outdoor and indoor public and private spaces.*

*See also 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.2 Building Envelopes, Massing and Form, 17.14.13.6.6 Parking, 17.14.13.6.7 Private space and 17.14.13.8.1 - 8.5 Built Form.*

**Buildings and large trees should not unduly restrict the solar access of adjacent public open space and buildings.**

Buildings and landscaping should be designed to allow for a reasonable amount of solar access, into the street, parkland open space, and into the interior of buildings. It is important that each dwelling receives direct sunlight for at least part of the day.

**Buildings should be positioned and designed to allow for solar gain. The position of neighbouring buildings is important to ensure they do not over shadow or impinge on the privacy of others (see Figure 11)**



**FIGURE 11** Buildings should be laid out to achieve good solar access to gardens and living spaces

**Trees should shade the street and parking areas.**

Large scale trees should be planted at distances that ensure shade for the majority of the road and parking surfaces during summer months (refer 17.14.13.10 for plant schedule).

**17.14.13.6.4 Integration of Uses for Whitford Business Zone**

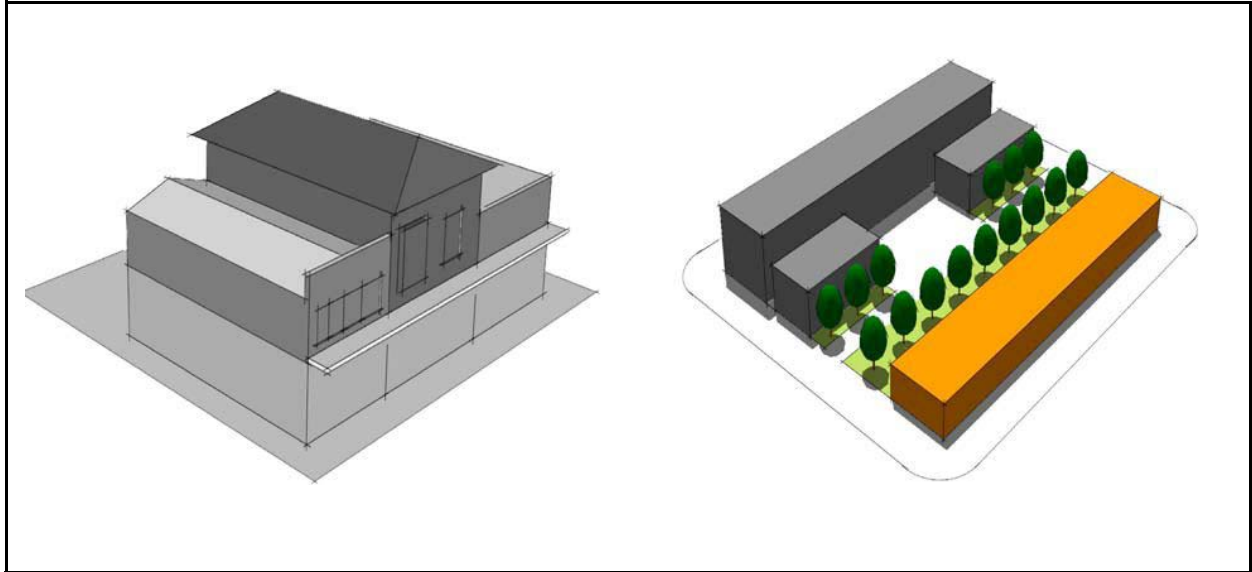
***Explanation***

*A mix and integration of uses creates a more vibrant public realm and a more resilient built form. Resilience is achieved when buildings are able to adapt over time.*

*See also 17.14.13.6.2 Building Envelopes, Massing and Form, and 17.14.13.8.1 Built Form General Principles.*

**The Whitford Business Zone should accommodate a mix of uses.**

Buildings should incorporate a mix of uses both vertically and horizontally (see Figure 12).



**FIGURE 12** Different uses can be located close to one another if carefully planned. In this example a landscape area and service lane provide a 'buffer'. (Diagram from Mixed Use Design Guide)

**Buildings should be designed to adapt to a range of uses over time.**

Buildings should be designed to be retrofitted easily and with minimal fit out costs to suit a range of uses over a long life-span.

**Different uses can be accommodated in the same building e.g. ground floor retail with office or residential space above.**

#### **17.14.13.6.5 Active Street Frontage for Whitford Business Zone**

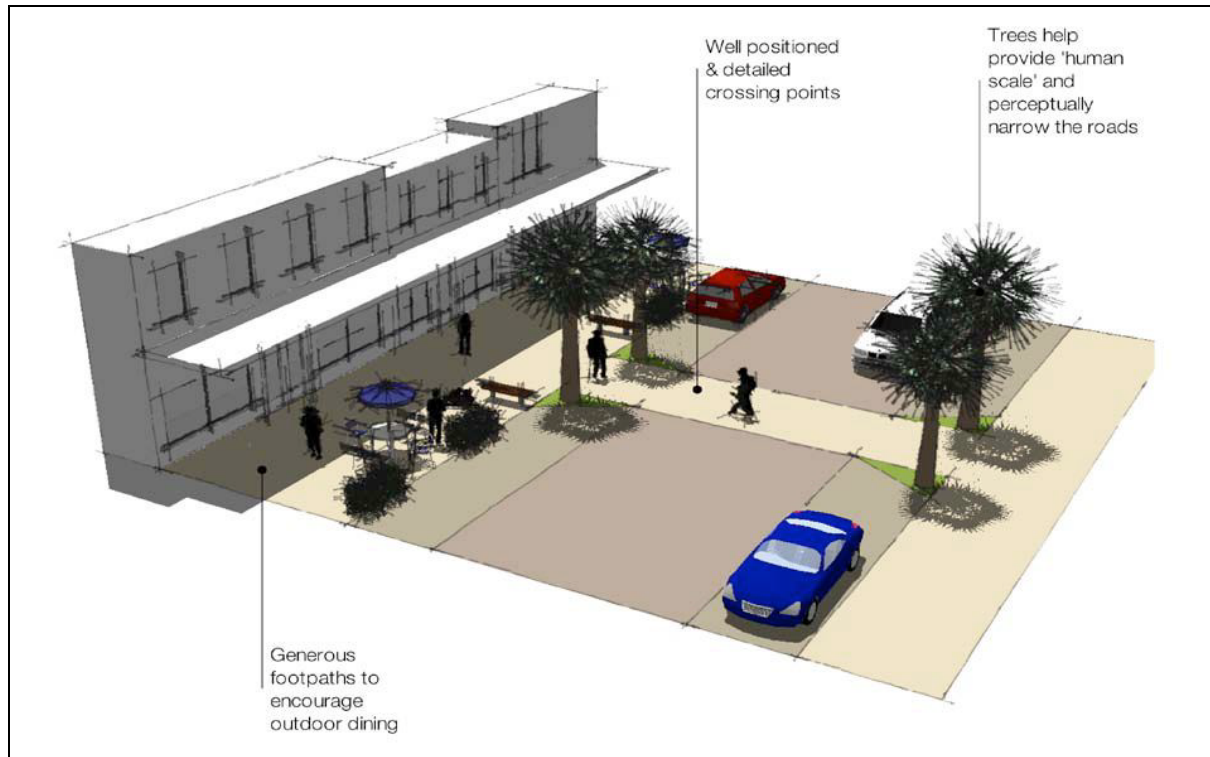
##### ***Explanation***

*Buildings with active street frontages contribute significantly to life on the street.*

*See also 17.14.13.6.2 Building Envelopes, Massing and Form, 17.14.13.6.4 Integration of Uses, 17.14.13.6.6 Parking and 17.14.13.8.1 Built Form General Principles.*

**Buildings should show their public face to the street.**

Where appropriate activity should spill onto the street. The primary means of pedestrian access to all buildings should be from the street (see Figure 13).



**FIGURE 13** It is important in commercial areas that the buildings address and define the street edge whilst the quality of the street itself in terms of material selection and quality of construction are also important considerations.

#### 17.14.13.6.6 Parking

##### **Explanation**

*Parking needs to be designed and located so that it doesn't dominate the street. Well designed parking contributes to traffic calming and to the life of a street.*

*See also: 17.14.13.6.1 Roads and Streetscape and 17.14.13.6.2 Building Envelopes, Massing and Form.*

**On-site garages and carports should generally be avoided in front of houses.**

It is almost impossible to create a lively street with parking at the front of houses. Where in-curtilage parking is necessary, it should either contribute to the streetscape, and be located between or behind, rather than in front of buildings on minor streets (see Figure 14).



**FIGURE 14** Whilst not an ideal solution in this example positioning the long side of the garage parallel with the street overcomes the visual impact of the garage door

**In-curtilage parking in front of buildings should contribute towards the streetscape as a shared space.**

Parking spaces in front of buildings should be detailed with appropriate surface finishes and landscaping so as to appear as a continuation of the streetscape.

**The primary function of on street parking should be for casual parking or short term visitor parking.**

On street parking helps to control traffic speed and distribute the required parking load throughout the streetscape, instead of concentrating parking to a few main areas (see Figure 15).





**FIGURE 15** Informal parking areas created through variation in the building line or arrangement of building frontage in relation to street

**Trees should shade parking areas.**

Large-scale trees should ensure shade for the majority of the parking surfaces during summer months (see Figure 16).



**FIGURE 16** In this example the garage is positioned perpendicular to the street creating a courtyard type arrangement with the house

**Parking spaces should be appropriately landscaped and lit.**

Planting parking areas reduces visual dominance and defines and separates them from pedestrian connections (see Figure 17).



**FIGURE 17** Most common parking arrangement but note that the garage is recessed from the main face of the house and therefore helps to lessen the visual impact of the garage door on the street scene

#### 17.14.13.6.7 Private Space

##### **Explanation**

*Private space is an important component of the livability and overall character of the built environment. It must be carefully designed so that a balance is achieved between public and private space. There must be a clear definition between public and private, and one must not compromise the other.*

*See also: 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.2 Building Envelopes, Massing, and Form, 17.14.13.6.6 Parking, and 17.14.13.8.1 - 8.5 Built Form.*

**There should be a clear definition between public and private space.**

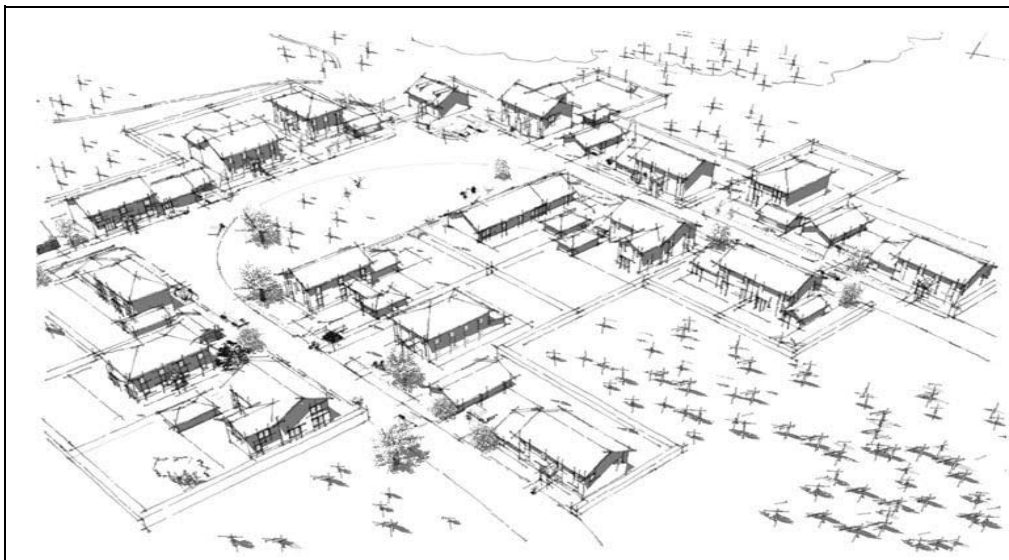
This definition clarifies ownership and ensures sufficient privacy, while allowing for interaction between public and private spaces. Private space may be defined by specimen trees, hedges or appropriate screening (trellis or permeable fencing).

**Private space should be carefully considered in terms of its relationship to public open space and neighbouring private space.**



Privacy and a sense of ownership should be maintained, while ensuring a visual or physical connection to adjacent public space. Fences along front and boundaries to public open space shall be open, not close boarded and no higher than 1.2m (see Figures 18 and 19).

This guideline does not apply where noise attenuation is required.



**FIGURES 18 and 19** Rear garden areas require a greater degree of privacy and so taller fences or other boundary treatment is acceptable. Orientation of buildings and distance between opposing buildings are also important design factors to provide for good residential amenity

**Cadastral boundaries should be clearly defined without creating repetition or a sense of unnecessary enclosure.**

Fences that obscure views to public space and adjoining properties create isolated living environments and may compromise safety, community interaction, and amenity. A mix of fences, walls, specimen trees and boundary hedging should be utilised to define the street and private space, while maintaining views into and out of the space, allowing natural surveillance over public areas (see Figure 20).



**FIGURE 20 Shared surface street environment - traditional picket type fences with additional front yard plants combine to provide the boundary definition**

**Private outdoor space in front of buildings should contribute to the streetscape.**

**Non-productive plants should minimise irrigation needs.**

**Plant selection should consider the habitat requirements of native birds.**

Plant species selection for private gardens should provide a food source for birds and recognise that the preferred perching height of many indigenous species is above 2000mm.

**Domestic gardens should not use any known or potential weed species.**

There are over 700 introduced plant species in the Auckland Region that self-propagate in the wild. No plant species listed in the ARC Regional Pest Management Strategy 2002 - 2007 or weedbusters web site <http://weedbusters.co.nz> are permitted. All other exotic plant species must be considered in terms of their known or potential ability to self propagate in the wild. The use of native species is encouraged.

**17.14.13.7 INFRASTRUCTURE****17.14.13.7.1 Stormwater Management****Explanation**

*Stormwater design and management is critical to the maintenance of water quality and the reduction of quantity, contaminant levels, and sedimentation in receiving water bodies. Well designed stormwater systems raise awareness of naturally occurring processes and contribute significantly towards the amenity of the built environment and a sense of place.*

*See also: 17.14.13.5.1 Landscape Management, 17.14.13.5.3. Parkland Open Space, 17.14.13.6.1 Roads and Streetscape, and 17.14.13.7.2 Water Supply, Use, and Conservation.*

*All stormwater systems and devices should be consistent with the principles, methods and practices outlined in ARC Technical Publications 10 and 124.*

**Stormwater management plans should be put in place at each stage of development.**

All stormwater management plans shall be submitted at the time of subdivision consent, for approval prior to construction commencing. Final designs must be specific to the situation, the sub-catchment drainage to the device, and shall be subject to Council approval. Property ownership structures such as body corporate, covenants, and consent notices should be set up to ensure the management outcomes will be achieved on an ongoing basis. Management plans should include provision for ongoing monitoring.

**Stormwater systems should, where practicable, be designed as visible features throughout public realm.**

Stormwater systems that are brought to the surface create highly visible and iconic features. They enhance water quality and help to raise the public's awareness of these processes.

**Stormwater systems should, where practicable, utilise native vegetation.**

Vegetation provides a number of beneficial qualities to stormwater management that include the removal of waterborne contaminants, and the reduction of velocities and sediment, and contributes to the biodiversity of the area.

**Roofing, guttering, and down pipes should avoid products that yield high concentrations of zinc contamination.**

Zinc is a common contaminant found in urban stormwater systems. Roofing materials have been identified as a source for these contaminants.

**Areas of impermeable surface should be minimised.**

Impermeable surfaces increase stormwater runoff and velocities, and contribute to contaminants in receiving water bodies.

**Permeable surfaces should be utilised wherever practical.****Existing and proposed constructed stormwater devices should allow for the through passage of fish.**

Native freshwater fish require access to the full length of natural water systems to support their biological requirements.

**17.14.13.7.2 Water Supply, Use, and Conservation****Explanation**

*Water supply at Whitford Village will be from a communal reticulated system, however, the supply, use, and conservation of water is a critical component for the future sustainability of Whitford.*

*See also: 17.14.13.5.1 Landscape Management, 17.14.13.7.1 Stormwater Management, 17.14.13.673 Wastewater and 17.14.13.8.1 - 8.5 Built Form.*

**Water conserving devices should be used in all new buildings.**

Water conservation devices should be installed in accordance with ARC Technical Publication 58, and include restricted flush toilets, low water dishwasher and washing machines and flow restrictor valves in all taps and showers.

**Greywater should be reused for irrigation.**

Greywater is water consumed within buildings, except water from toilets and kitchen, which is generally too high in contaminants and grease to be reused successfully without significant treatment. Grey water can be stored and reused for other purposes including landscape irrigation.

**17.14.13.7.3 Wastewater****Explanation**

*Wastewater at Whitford Village will be managed through a reticulated system.*

*See also: 17.14.13.7.2 Water Supply, Use and Conservation and 17.14.13.8.1 - 8.5 Built Form.*

**All new buildings to be utilised for living and/or business services need to connect to the reticulated system.**

**Low flow water saving devices should be utilised to reduce the volume of wastewater produced.**

**Options for waterless systems should be investigated.**

Waterless systems remove the need for water from the waste cycle.

**17.14.13.7.4 Waste Management****Explanation**

*Waste management principles should be encouraged through the provision of facilities that enable residents to sort and dispose of waste in an appropriate manner.*

*See also: 17.14.13.5.1 Landscape Management and 17.14.13.8.1 - 8.5 Built Form.*

**Waste should be minimised during all stages of the buildings life cycle - from construction to demolition.**

The generation of waste should be minimised through design considerations, material selection and building practices.



**Waste minimisation should be encouraged through source separation, reuse and recycling.**

Provision of recycling facilities will encourage good waste management practices, and ensure ease of removal.

**Well-designed segregated waste collection areas conveniently located for residents and waste collection services must be included in the design of all new development.**

Minimisation and management of waste, which includes the way in which waste is stored and collected, contributes to the visual appearance of a development and limits potentially harmful impacts on the environment.

**Design of all new buildings should include provisions for the collection and composting of organic waste for reuse.**

The use of food waste disposal systems that rely on wastewater disposal (such as “insinkers”) should be avoided.

### **17.14.13.8 BUILT FORM**

#### **17.14.13.8.1 Built Form - General Principles**

#### ***Explanation***

*The built form of Whitford contributes significantly to the look, feel, and character of the Village.*

*See also: 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.2 Building Envelopes, Massing and Form, 17.14.13.6.3 Solar Access, 17.14.13.6.4 Integration of Uses, 17.14.13.6.5 Active Street Frontages, 17.14.13.6.6 Parking, 17.14.13.6.7 Private Space, 17.14.13.7.1 Stormwater Management, 17.14.13.7.2 Water Supply, Use and Conservation, 17.14.13.7.3 Wastewater Management and 17.14.13.7.4 Waste Management.*

**Buildings should be climate responsive.**

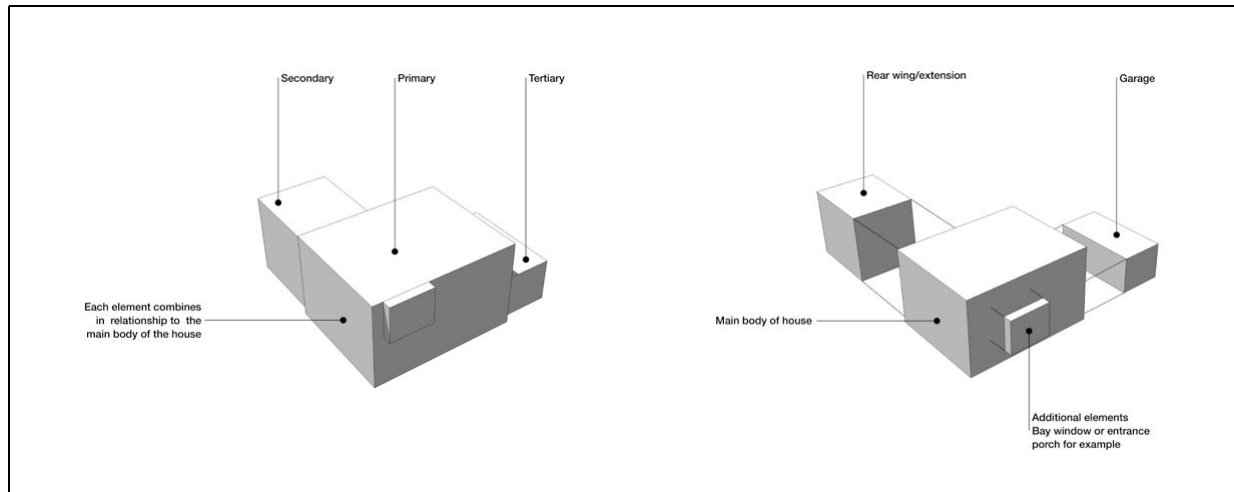
Buildings that are designed for the local climate are more energy efficient and more comfortable to use. Climate responsive features include natural ventilation, solar access for passive and active solar heating, natural light, and effective insulation.

**All buildings should achieve New Zealand ‘Best Practice’ for environmentally sustainable design (ESD).**

All buildings must be consistent with the national ‘best practice’ standards for environmentally sustainable design at the time of construction. At the time of authorship, national best practice could be defined by the Green Building Council – Residential Star Rating Tool, implemented in conjunction with the HERS rating system.

**Comprehensive Development Planning should achieve a balance between continuity and variety of buildings.**

Continuity between buildings create a more robust public space, however, too much continuity creates monotonous and bland built environments. Buildings will be individually distinctive but will unite in their use of form and materials in order to establish a common sense of place and unique character (see Figure 21).



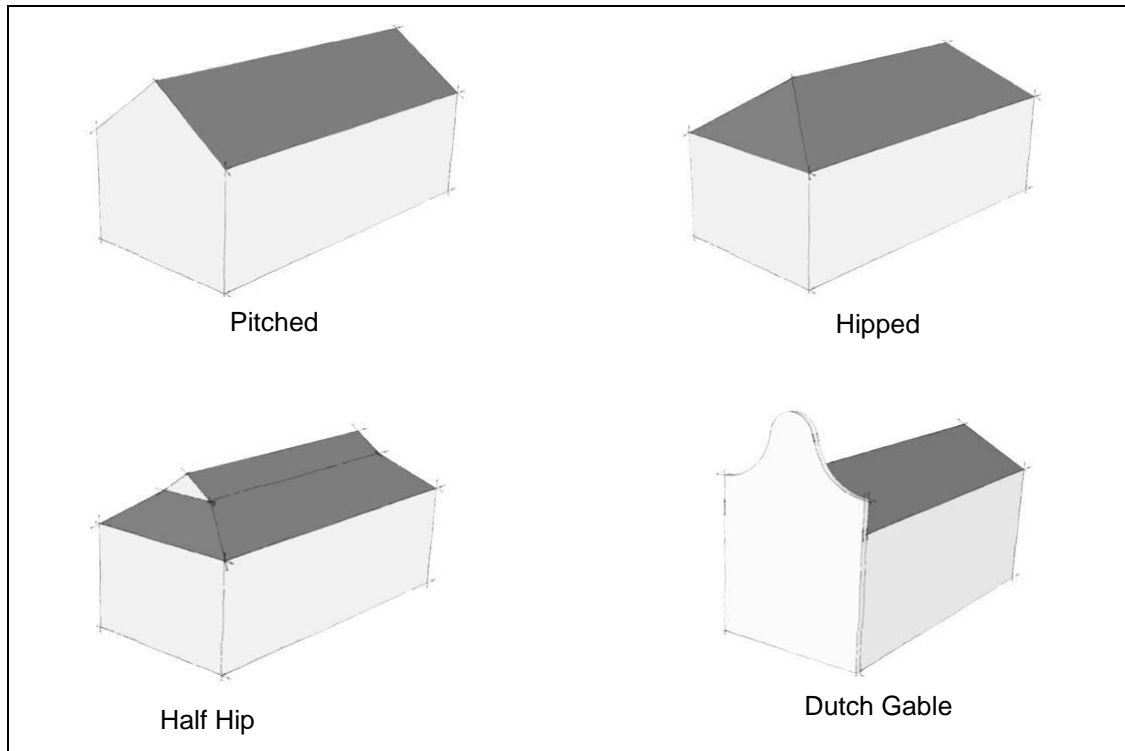
**FIGURE 21 Basic building shapes with a subservient relationship to one another**

**There should be a diversity of design solutions.**

Individual expression and variety in architectural style is encouraged within the basic parameters outlined within this section. If design is of a sufficiently high standard, it will transcend fashion and create richness and diversity.

**Basic building forms with simple gable, hipped, hipped-bay, square-front and dutch gable forms should be the predominant building form throughout Whitford Village.**

Buildings should be consistent with the base to height ratio of 1 : 1.1-1.7. Gabled, hipped and dutch gabled roofs, with a 35 - 40° pitch, are a dominant roof form in Whitford Village and rural New Zealand (see Figure 22).



**FIGURE 22 Characteristic roof types**

**Buildings should be designed for ease of maintenance and refurbishment.**

By taking into account maintenance needs and future refurbishment potential, it should be possible to ensure that new buildings have a long-term future.

**Buildings in the Whitford Business Zone should be designed with sufficient flexibility to enable change of use without major refurbishment works.**

Buildings with single uses are likely to fall empty after those uses have moved on. It is therefore important to design with flexibility to accommodate change. Council's Mixed Use Design Guide offers good guidance on flexibility in design approach to accommodate successful change.

**Earthworks to create building platforms should be minimised.**

Roading infrastructure and buildings that respond to existing topography minimises the extent of earthworks required (i.e. Zero balance of cut and fill) - refer ARC Technical Publication 90.

**A predominately simple palette of materials should be utilised.**

A simple palette of materials helps to maintain continuity between buildings. There is a preference for timber cladding with natural finishes such as penetrative oil, locally sourced stone, concrete block, and either clear or green tinted solar controlled glass.



**Roofing materials and colours should complement the simple building forms and palette of materials.**

Roofing materials should utilise a range of traditional colours. The use of plastic skylighting and pergola materials such as clear corrugated Perspex should be avoided. Iron roofs should be colourcoated or otherwise to avoid zinc contamination (see Figure 23).

**Low impact materials should be used.**

A life cycle assessment of all materials should be undertaken. Life cycle assessments should include the source of materials with a preference for local, renewable and recycled. The assessment should also consider the embodied energy, durability, and the toxicity of materials associated with their production, installation and ongoing use.



**FIGURE 23** By way of example, traditional building forms are single and can be combined in a variety of ways to provide for lots of different architectural solutions whilst retaining a common theme or character

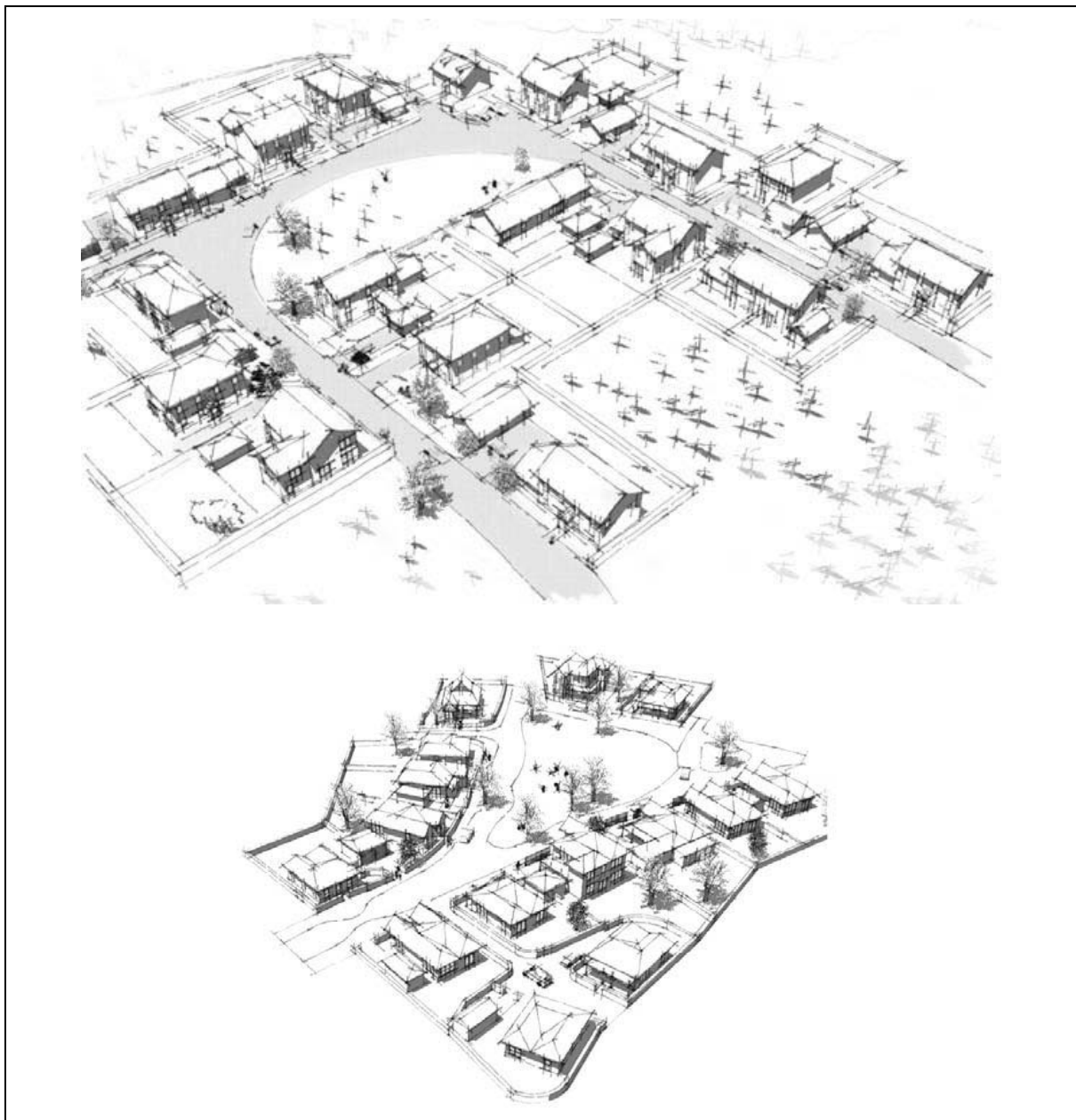
**17.14.13.8.2 Clustered Development****Explanation**

*Clusters of buildings can create variety and interest to the built environment.*

*See also: 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.2 Building Envelopes, Massing and Form, 17.14.13.5.5 Solar Access, 17.14.13.5.6 Integration of Uses, 17.14.13.5.7 Active Frontages, 17.14.13.5.8 Parking, 17.14.13.5.9 Private Space, 17.14.13.7.1 Stormwater Management, 17.14.13.7.2 Water Supply, Use and Conservation, 17.14.13.7.3 Wastewater Management, 17.14.13.7.4 Waste Management and 17.14.13.8.1 Built Form - General Principles.*

**Clusters of buildings should include a combination of variable scales.**

A range of forms breaks up the scale of the development and creates visual interest (see Figure 24).



**FIGURE 24** Two examples of clustered development groups focused on an area of open space

### 17.14.13.8.3 Semi-detached Housing

#### Explanation

*Semi-detached Housing creates resource efficiencies through the use of shared walls and or driveways.*

*See also: 17.14.13.5.3 Streetscape, 17.14.13.5.4 Building Envelopes, Massing and Form, 17.14.13.5.5 Solar Access, 17.14.13.5.6 Integration of Uses, 17.14.13.5.7 Active Frontages, 17.14.13.5.8 Parking, 17.14.13.5.9 Private Space, 17.14.13.6.1 Stormwater Management, 17.14.13.6.2 Water Supply, Use and Conservation, 17.14.13.6.3 Wastewater Management, 6.4 Waste Management and 17.14.13.7.1 Built Form - General Principles.*

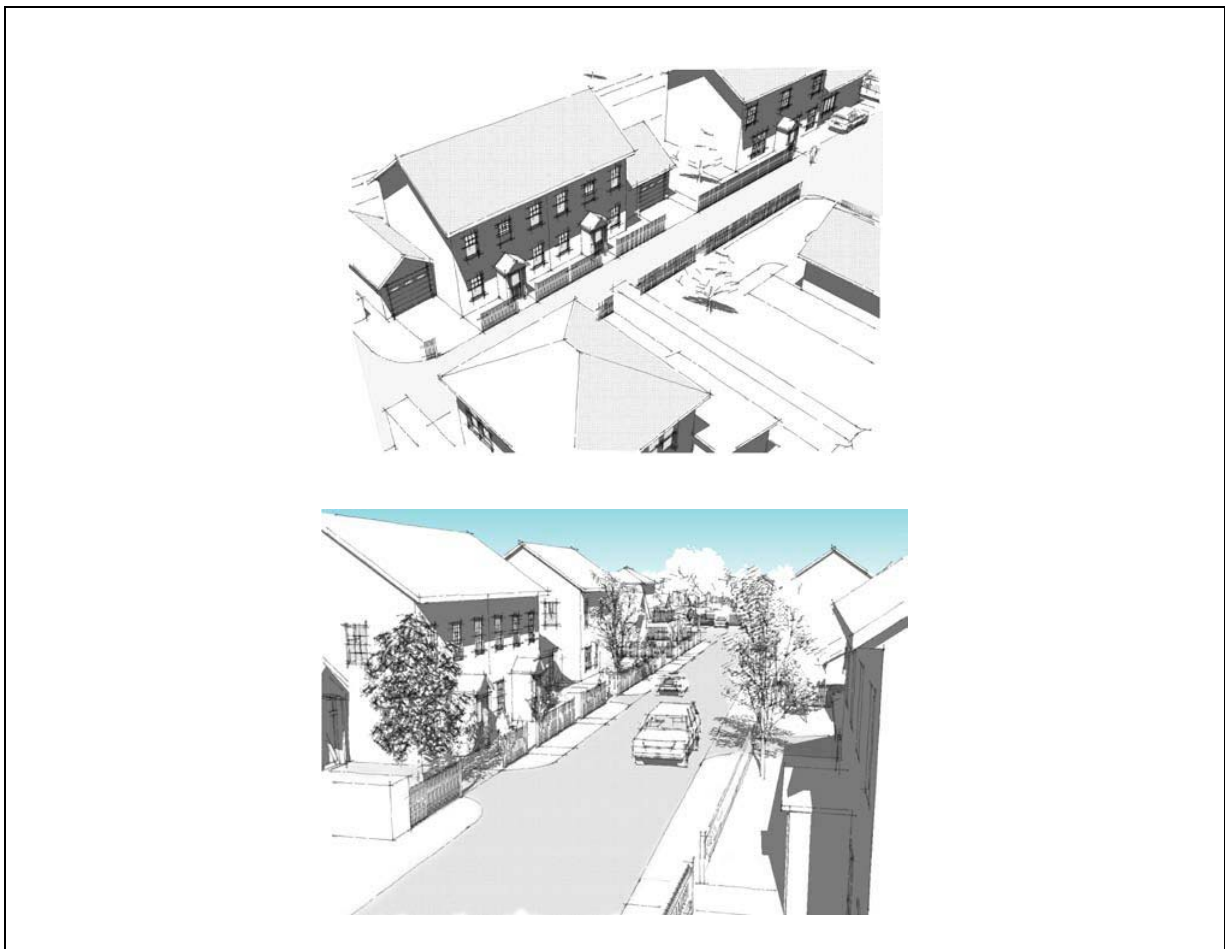
**Duplex housing should utilise shared structures and/ or resources.**

Duplex housing creates resource efficiency by reducing footprint size and sharing structures and/or resources such as common walls, driveways and entrance foyers.

**Duplex housing should be designed and orientated to face and over look the street.**

Both dwellings comprising the duplex should engage with the street, therefore creating greater diversity along the street.

**Front doors should be clearly visible from the street.**



**FIGURE 25** Examples of indicative development outcomes for duplex housing



#### 17.14.13.8.4 Detached Dwellings

##### **Explanation**

*Detached Housing is a popular form of housing model in New Zealand (see Figure 26).*

*See also: 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.2 Building Envelopes, Massing and Form, 17.14.13.6.3 Solar Access, 17.14.13.6.4 Integration of Uses, 17.14.13.5.7 Active Frontages, 17.14.13.5.8 Parking, 17.14.13.6.7 Private Space, 17.14.13.7.1 Stormwater Management, 17.14.13.7.2 Water Supply, Use and Conservation, 17.14.13.7.3 Wastewater Management, 17.14.13.7.4 Waste Management and 17.14.13.8.1 Built Form - General Principles.*



**FIGURE 26** Detached housing is most popular and will be the dominant house type in Whitford - exercising some imagination in layout, type and interrelationship can produce visually distinctive and characterful development

#### 17.14.13.8.5 Housing Above Garaging

##### **Explanation**

*Providing housing above garaging creates resource efficiencies through the use of a second storey above garaging.*

See also: 17.14.13.6.1 Roads and Streetscape, 17.14.13.6.2 Building Envelopes, Massing and Form, 17.14.13.6.3 Solar Access, 17.14.13.6.4 Integration of Uses, 17.14.13.6.5 Active Frontages, 17.14.13.6.6 Parking, 17.14.13.6.7 Private Space, 17.14.13.7.1 Stormwater Management, 17.14.13.7.2 Water Supply, Use and Conservation, 17.14.13.7.3 Wastewater Management, 17.14.13.7.4 Waste Management and 17.14.13.8.1 Built Form - General Principles.

**Housing above garaging should overlook shared private spaces.**

Housing above garaging provides additional passive surveillance and activity for shared private spaces (see Figure 27).



**FIGURE 27**

**17.14.13.8.6 Infill Housing**

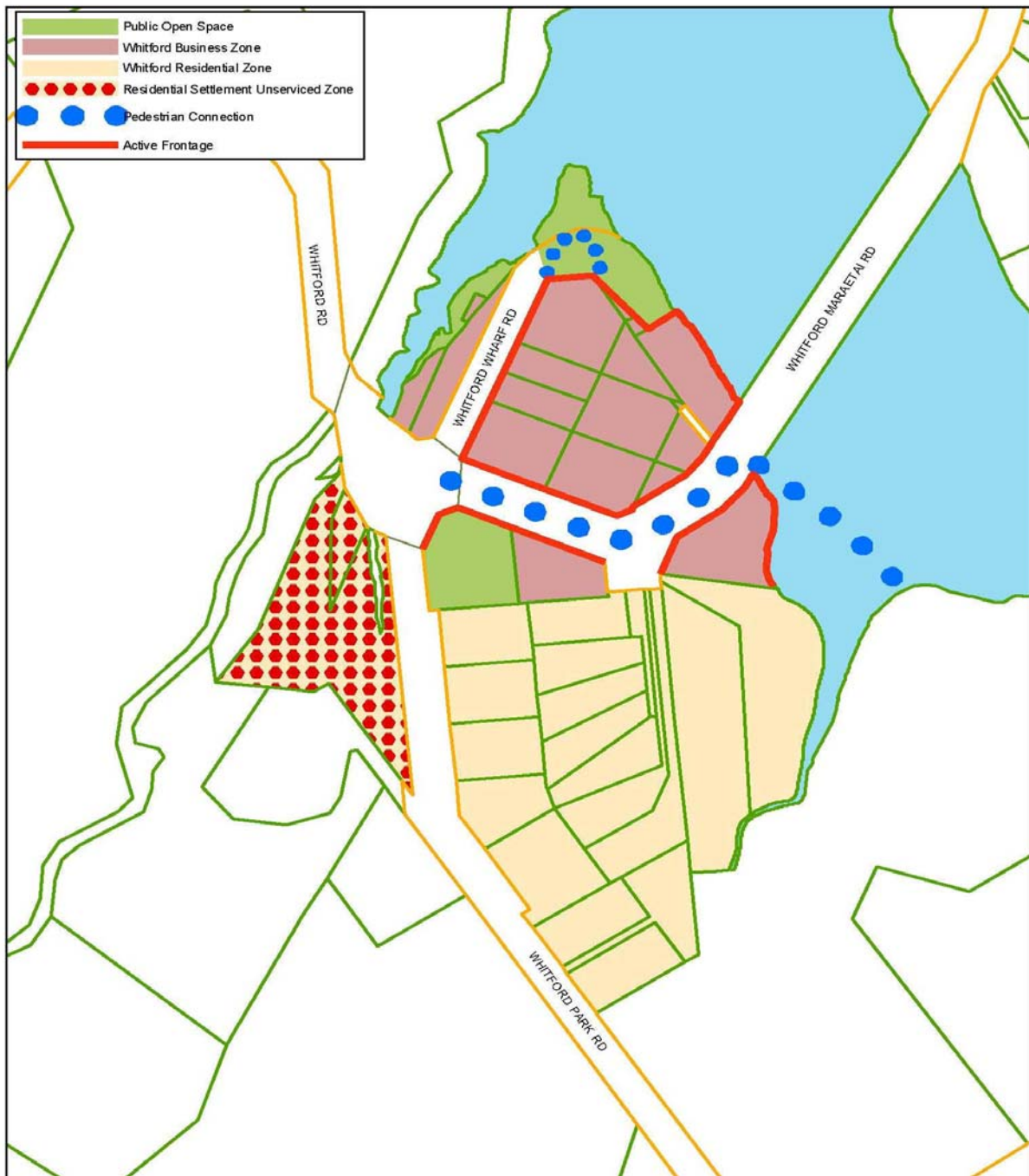
**Infill housing or redevelopment of existing building within Whitford Village Special Policy Area Structure Plan Map 1 should consider the creation of future public access and shared vehicle accesses.**

Infill housing provides the opportunity to create a more compact and walkable village community.



## 17.14.13.9 Whitford Village Special Policy Area Structure Plan Maps

## 17.14.13.9.1 Whitford Village Special Policy Area - Structure Plan Map 1



## 17.14.13.9.2 Whitford Village Special Policy Area –Structure Plan Map 2



## 17.14.13.10 Plant Schedules

**Streetscape and Open Space Parkland Trees**

Acer cappadocicum	Capadocian maple
Acer platanoides	Norway maple
Fagus sylvatica	European beech
Fraxinus oxycarpus 'Raywoodii'	Claret ash
Liquidambar styraciflua	Sweet Gum
Platanus acerifolia	London Plane *
Platanus orientalis	Oriental Plane
sylvatica	
Quercus spp.	Oak

\* Platanus acerifolia is the recommended species for the roads in Serviced Residential - Green Field area.

**Open Space Parkland Trees - Edible**

Acca sellowiana	feijoa
Julgans regia	walnut
Macadamia integrifolia	macadamia nut
Malus domestica	apple
Olea europaea	olive
Persea americana	pear avocado
Prunus domestica	plum
Pyrus communis	pear

**Ecological Management and Enhancement and Parkland Species**

Gymnosperm Trees and Shrubs	
Dacrycarpus dacrydioides	kahikatea

Monocotyledonous Trees and Shrubs	
Cordyline australis	cabbage tree, ti kouka
Cordyline banksii	forest cabbage tree
Rhopalostylis sapida	nikau

Dicotyledonous Trees and Shrubs	
Alectryon excelsus	titoki
Aristotelia serrata	wineberry, makomako
Beilschmiedia tarairi	taraire
Brachyglottis repanda	rangiora
Carpodetus serratus	putaputaweta
Coprosma arborea	tree coprosma, mamangi
Coprosma grandifolia	kanono
Coprosma lucida	shining coprosma
Coprosma propinqua var. propinqua	mingimingi



European Beech Fagus



London Plane Platanus acerifolia



Chinese Elm Ulmus paryifolia



Puriri Vitex lucens

Coprosma rhamnoides	
Coprosma robusta	karamu
Corokia buddleioides	korokio
Corynocarpus laevigatus	karaka
Dodonaea viscosa	akeake
Dysoxylum spectabile	kohekohe
Elaeocarpus dentatus	hinau
Entelea arborescens	whau
Fuchsia excorticata	kotukutuku
Griselinia littoralis	papauma
Griselinia lucida	puka
Hebe macrocarpa var. macrocarpa	koromiko
Hebe pubescens	
Hebe stricta	koromiko



Oriental Plane Platanus orientalis