

5.59 Whenuapai 1

Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
 - a. the village of Whenuapai and its main street; and
 - b. a community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:
 - a. a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.
 - b. a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.
 - c. a neighbourhood park that provides for the recreational needs of the developed precinct.
 - d. a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.
 - e. a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.
 - f. a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.
 - g. a limited number of driveway access points onto Brigham Creek road.
 - h. no less than four road connections to the land to the west of the precinct.
 - i. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road “gateway” features.
2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.
3. Require development to be designed to:
 - a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.
 - b. provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.
 - c. facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.
4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.
5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).
6. Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter K7.12.6).
7. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

- 8.Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.
- 9.Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.
- 10.Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:
- a.roads over a grade of 5 percent; and
 - b.the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.
- 11.Require site platforms and retaining walls to be designed to:
- a.recognise likely housing and outdoor space layout, aspect and configuration on the site;
 - b.create opportunities for views and for the visual connection between the house and the street;
 - c.minimise the use and height of any retaining walls on street boundaries; and
 - d.improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.
- 12.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

Activity	Activity status
Commerce	
Restaurants and cafes up to 150m ² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Community facilities up to 150m ² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Restaurants and cafes up to a maximum of 300m ² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C
Community Facilities up to a maximum of 300m ² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C

2. Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

3.1 Landscaping

Purpose:

Provide for on-site amenity, traffic safety and an attractive streetscape character.

Provide for stormwater retention in accordance with [Chapter H4.14.2, Activity Table 2.1](#).

1. For proposed sites with a density less than or equal to one dwelling per 300m² at least 40 percent of the site must comprise landscaped area.
2. For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.
3. For clause 2 above the following must be met:
 - a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and
 - b. at least 50 per cent of the front yard of residential lots must comprise landscaped area.

3.2 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
 - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
 - b. a door that is the main entrance to the dwelling.

3.3 Garages

Purpose:

Reduce dominance of garages as viewed from the street.
Avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

3.4 Brigham Creek Road vehicle access/crossing restriction

Purpose:

Limit the number of vehicle crossing directly accessing Brigham Creek road.
Reduce traffic effects on Brigham Creek road.
Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1. In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.
2. Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

3.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1. Street lighting must comply with [Chapter H6.1 Lighting](#).
2. No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:

- a. searchlights; or
- b. outside illumination of any building or public recreational facility by floodlight.

3.6 Noise

Purpose:

Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1. A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

3.7 Affordable Housing

Purpose:

Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1. A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:

- a. identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
- b. specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

4. Subdivision Controls

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – residential zones in [Chapter H5.1](#) of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

Subdivision Activity	Activity status
Subdivision in accordance with the Whenuapai 1 precinct plan	RD
Subdivision not in accordance with the Whenuapai 1 precinct plan	D

4.2 Development Controls

4.2.1 Roading Standards

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

1. Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
2. All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.
3. Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.
5. All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

Road	Road width	Carriageway	Footpath width	Cycle Lane	Figure
Brigham Creek road	24.0m	7.0m (plus 2.5m central flush median)	1.8m	1.8m (plus 0.6m buffer on precinct side)	Figure 1
Totara road	24.5m	7.0m (plus 2.5m central flush median)	1.8m east 2m west	1.8m (plus 0.6m buffer)	Figure 2
Dale road	20.0m	6.0m	1.8m	N/A	Figure 3
North-South road	17.0m	6.0m	1.8m	N/A	Figure 4
Local road	17.0m	7.8m	1.8m	N/A	Figure 5
Parkside road	Varies	6.0m	1.8m (development side only)	N/A	Figure 6
Entrance road	17.0m	2.9m movement lanes (plus 2m central swale)	1.8m	N/A	Figure 7

4.2.2 In road gateway feature

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

1.Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections. Gateways may be created in a number of additional ways, including but not limited to:

- a.feature planting, such as groups of tree/shrubs that are different to those used in other streets.
- b.feature signage and/or public art.

4.2.3 Road connections

Purpose:

Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection

Purpose:

Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

5. Assessment

5.1 Controlled Activities

5.1.1 Matters of Control

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

- 1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.
- 2.The design, size, and location of buildings required to be erected on the site.
- 3.The relationship between the built form and the adjoining park.
- 4.Proposed number of spaces and management of parking and access arrangements.
- 5.Noise levels and hours of operation.

5.1.2 Assessment Criteria

- 1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.
- 2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.
- 3.The design and layout of buildings should be sympathetic to the adjoining park.
- 4.Buildings should promote an active frontage facing the park.
- 5.The car parking provided should be sufficient for the proposed uses and managed appropriately to avoid conflict with the surrounding road network.

6.The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

5.2 Restricted Discretionary Activities

5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan

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

- a.the Whenuapai 1 precinct plan.
- b.the design and location of the subdivision.
- c.landscaping.

d.the matters for discretion outlined in [Chapter H5.4, Table 13](#).

Development Control Infringements

2.The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction

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

- a.effect on safe operation of the transport network.
- b.the total number, location and design of vehicle crossings.
- c.the ability for vehicles to safely manoeuvre on to Brigham Creek road.

5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls

1.The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan

2.The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:

- a.the Whenuapai 1 precinct plan.
- b.the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct
- c.the objectives and policies for the precinct.
- d.the rules of the Mixed Housing Urban zone.
- e.the assessment criteria outlined in [Chapter H5.4.2](#).

Development Control Infringements

3.The council will consider the relevant assessment criteria listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Landscaping should be located and designed to:

- a. minimise any visual effects of significant retaining walls from any public space after housing development; and
- b. maintain safe sightlines for access.

Brigham Creek Road vehicle access/crossing restriction

4. The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:

- a. the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
- b. the ability for vehicles to safely manoeuvre on to Brigham Creek road;
- c. the safety of pedestrians and cyclists; and
- d. streetscape amenity.

6. Precinct plans

Whenuapai 1 Precinct Plan

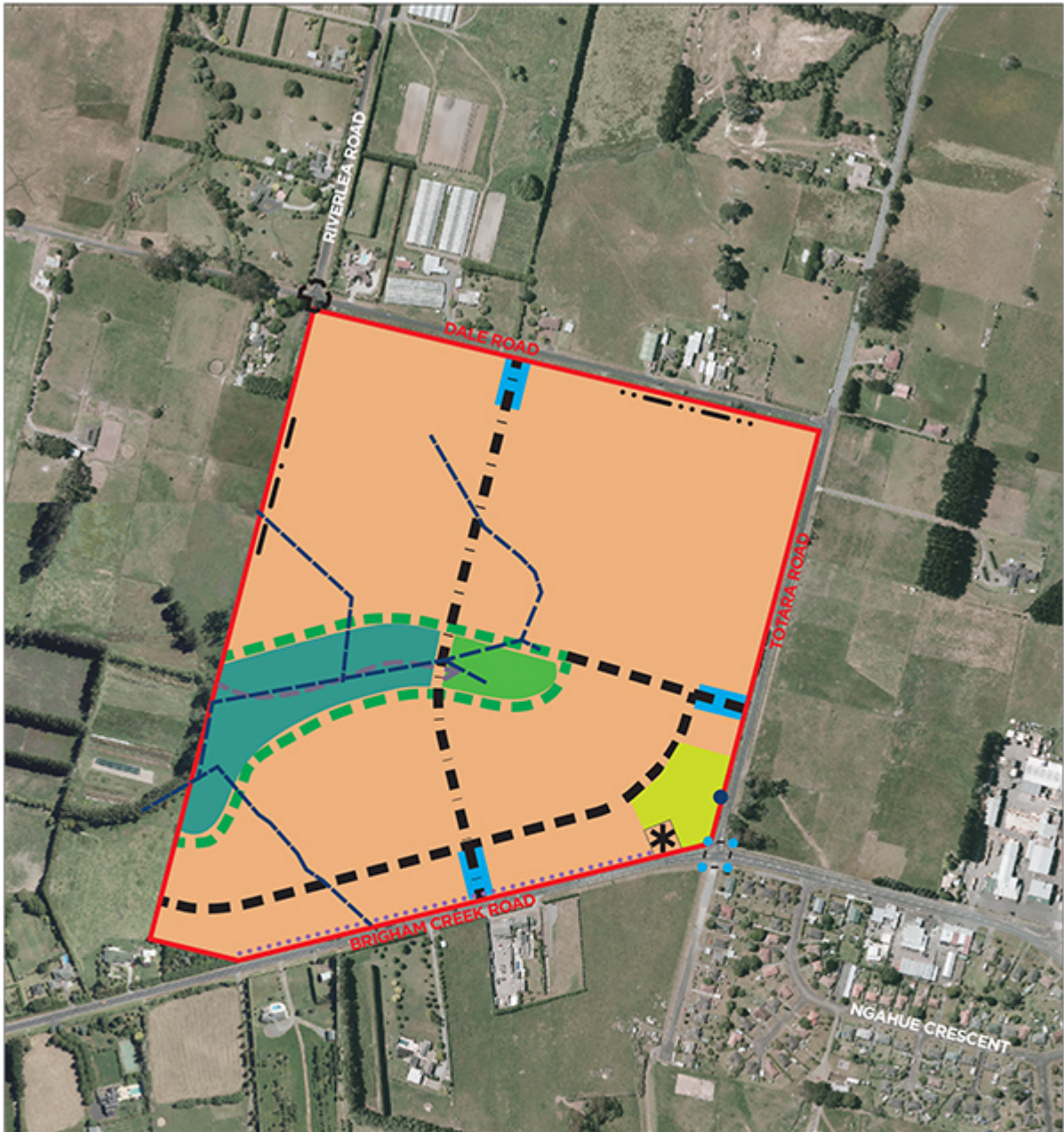


Figure 1 - Brigham Creek Road

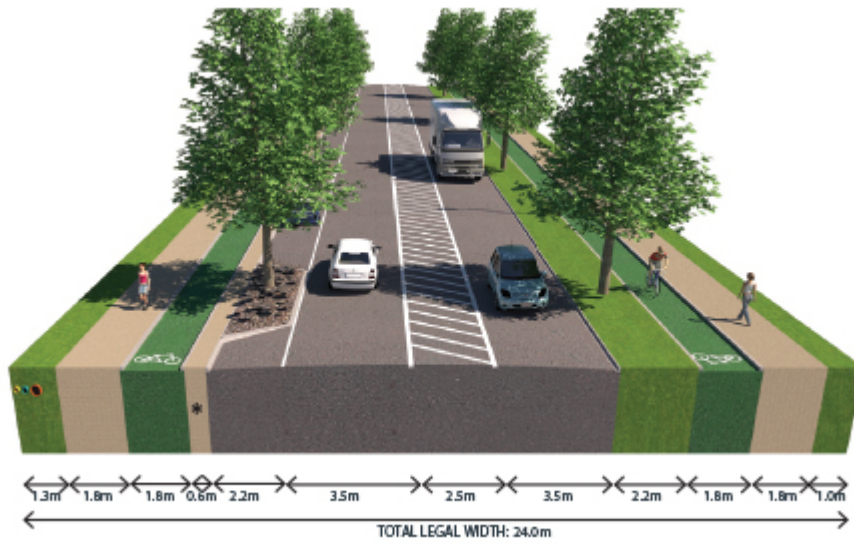


Figure 2 - Totara Road

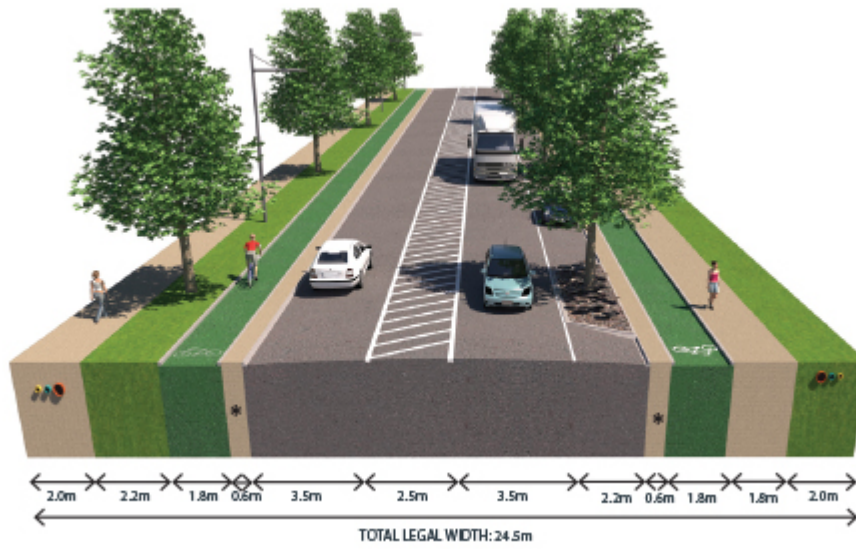


Figure 3 - Dale Road

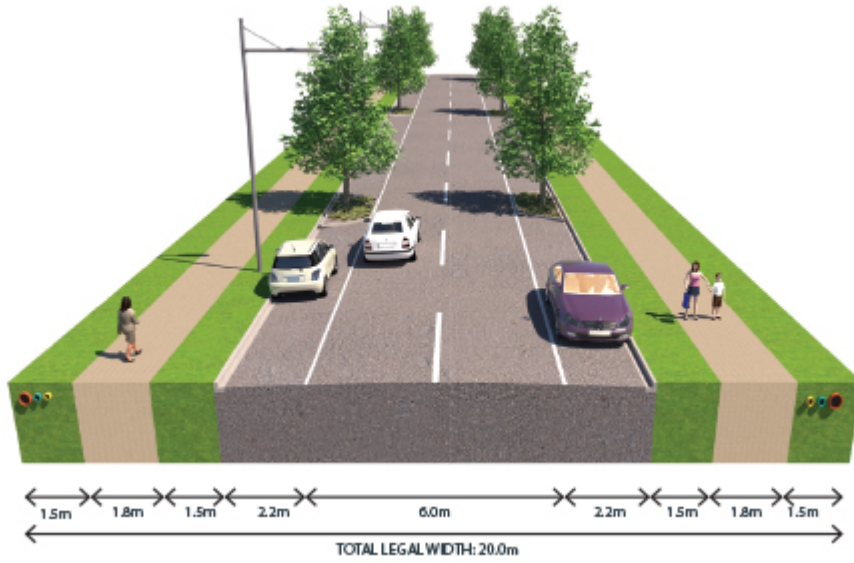


Figure 4 - North-South Road

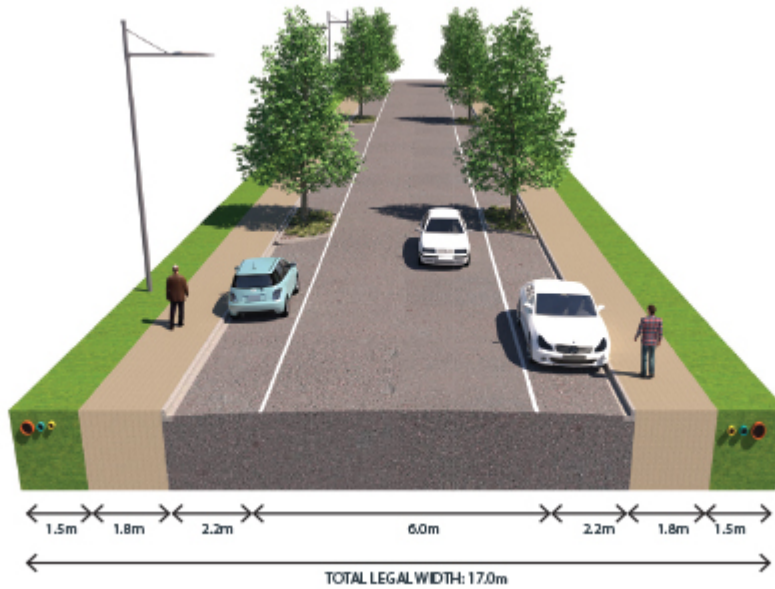


Figure 5 - Local Road



Figure 6 - Parkside Road

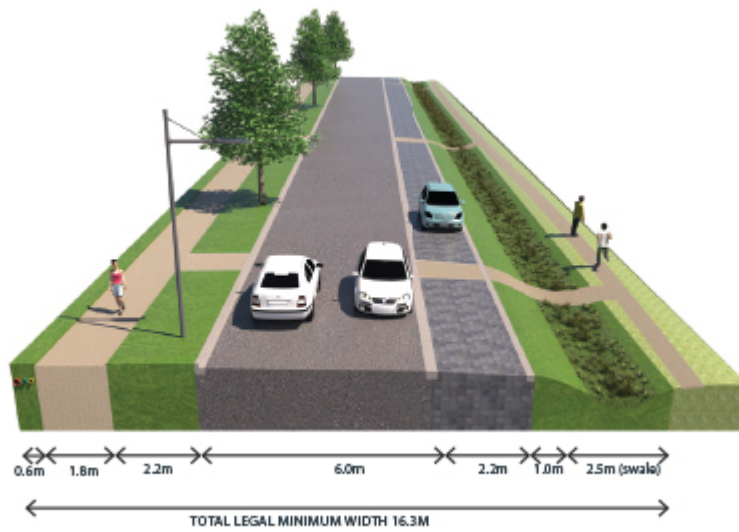


Figure 7 - Entrance Road

