

5.60 Whenuapai 2

The objectives and policies and rules of the underlying Mixed Housing Urban zone, the Local Centre zone, and the Auckland-wide rules and Auckland-wide overlays apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

Precinct Description

The Whenuapai 2 precinct comprises 16.8 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Totara road to the west, Brigham Creek road to the south, the Whenuapai Airbase to the east, and rural land to the north, as illustrated on the Whenuapai 2 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 combination of commercial and residential areas integrated with key road links, stormwater infrastructure 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 with the additional objectives specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 2 precinct plan.
2. The precinct is supported by a safe, effective, efficient, legible and attractive 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 to the adjoining portions of Brigham Creek road and Totara road (to an urban standard).
4. Subdivision and development implements a stormwater management network that:
 - a. uses water sensitive design as a core development approach;
 - b. protects the ecological values of the receiving environment; and
 - c. integrates with open space and road networks.
5. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
6. Subdivision and development occurs in a manner that recognises the presence and ongoing operation of the adjacent Light Industrial zone and Whenuapai School.
7. Housing supply, variety and choice are increased by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options, with convenient access to local commercial facilities.

8. The portion of new dwellings that are affordable to households in the immediate housing market is increased in Whenuapai.

9. Establishment of a Local Centre that will provide a range of services that will meet the day-to-day needs of existing and future residents of Whenuapai Village.

Policies

The policies are as listed in the Mixed Housing Urban and Local Centre zones with the additional policies specified below:

1. Require structural elements of the Whenuapai 2 precinct plan to be incorporated into all subdivision and development to achieve:

a. a predominantly residential precinct which incorporates locally-scaled commercial development.

b. a logical extension of Dale road, providing road frontage to the land north of the precinct.

c. a logical and visually distinct north-south Local road connection through the precinct, which establishes a streetscape that responds to the surrounding land use and links Brigham Creek road with the Dale road extension.

d. a logical East-West Town road connection to define the interface between the Mixed Housing Urban zone and Local Centre zone.

e. a functional north-south Swale road connection through the precinct, which links the northern drainage reserve with the Light Industrial zone.

f. ensure that no private access ways are provided onto Brigham Creek road, and a maximum of two private access ways are provided along Totara road. A limited number of private access is enabled on Town road east.

g. an active retail frontage to Brigham Creek road and Totara road in the location shown on the precinct plan.

h. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "threshold" features.

i. two drainage reserves which provide attractive and functional stormwater management areas.

j. two bus stops and bus facilities, one on Totara road north and one on Totara road south as depicted on Fig 1. structure plan

k. ensure the intersections of Town road east, Dale road extension and the local road which bisect Totara road align with the key intersections of the Whenuapai 1 precinct.

2. Require the internal road network to generally 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 current function as an arterial road with its future role as part of Whenuapai Village.

b. provide for improvements to Totara road where it adjoins the precinct to safeguard Totara road's multi-modal and future arterial road function in Whenuapai.

4. Require subdivision and development to be designed to appropriately manage stormwater to:

a. prevent adverse erosion and sedimentation effects within the Rarawaru Creek; and

b. achieve suitable at-source stormwater retention in line with the Whenuapai 2 precinct Stormwater Management Plan.

5. Install stormwater devices within road corridors to retain the first 10mm of a 24 hour rain event for new impervious areas associated with the road network.

6. 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, and landscaping associated with residential development, on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

7. Ensure that reverse sensitivity effects in respect of noise from the adjacent Light Industrial zone and Whenuapai School on residential activities are appropriately avoided, remedied and mitigated.

8. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

9. Encourage the use of rear lane developments as part of the mix of intensive housing solutions for locations with access restrictions.

10. Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

11. Encourage a mix of uses to locate within the Local Centre zone to enhance centre vitality.

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The activities, controls and assessment criteria in the underlying Mixed Housing Urban, Local Centre 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. Local centre zone provisions

1.1 Activity table

The activities, in the Local Centre zone apply in the Whenuapai 2 precinct unless otherwise specified in activity table 1 below.

Table 1

Activity	Activity status
Commerce	
Supermarkets up to 2000m ² in gross floor area	P
Supermarkets between 2000 - 4000m ²	RD
Retirement Villages	RD

1.2 Notification

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

1.3 Development controls

1.The development controls in the Local Centre zone apply in the Whenuapai 2 precinct unless otherwise specified below.

1.3.1 Buildings fronting the street

Purpose: Ensure buildings define the street edge and contribute to:

Providing an attractive streetscape by positively contributing to street definition and enclosure.

Enhancing pedestrian amenity.

Making buildings accessible by providing convenient and direct access between the street and building for people of all ages and abilities.

1.A new building within the Key Retail Frontage overlay must adjoin the entire length at least 50 percent of the site frontage.

1.3.2 Residential at ground floor

Purpose:

Protect the ground floor of buildings around the street edges of the Local Centre zone within the Whenuapai 2 precinct centres for commercial use.

Avoid locating activities that require privacy on the ground floor of buildings, unless in appropriate locations.

1.Dwellings in the Local Centre zone must not be located on the ground floor of a building subject to the Key Retail Frontage control as shown on the Whenuapai 2 precinct plan.

2. Dwellings in the Local Centre zone located on the ground floor of a building that is not subject to the Key Retail Frontage control, and which are located more than 6m from streets, shall have a finished floor to finished ceiling height of 2.7m at the ground floor.

1.3.3 Building frontage height

Purpose: ensure buildings:

Provide an attractive streetscape by positively contributing to street definition and enclosure.

Enhance pedestrian amenity.

1. A new building subject to the Key Retail frontage control within the Whenuapai 2 precinct must have a minimum height of 8.5m for a minimum depth of 10.0m from the site frontage.

1.3.4 Yards

Purpose:

Provide a buffer and screening between commercial activities and neighbouring residential activities, industrial activities and public open space, to mitigate adverse visual and nuisance effects.

Ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

Table 2

Yard	Local Centre zones
Rear	3m where the rear boundary adjoins a land zoned Residential, Industrial and/ or Public Open Spaces
Side	3m where a side boundary adjoins a Residential zone or Industrial zone
Riparian	10m from the edge of all permanent and intermittent streams
Coastal protection yard	25m or as otherwise specified in appendix 6.7

1. Side and rear yards must be planted with trees, shrubs and ground cover plants within and along the full extent of the yard to provide a densely planted visual buffer for a depth of at least 3m.

Landscape planting must cover the full area of the yard and be capable of achieving a dense visual screen to a height of 5m within five years of planting.

1.3.5 Landscaping

Purpose: ensure:

There is a buffer and screening between commercial activities and the street in the Local Centre zone.

Landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

1. Within the Key Retail Frontage Control area, landscaping must be provided along those parts of the frontage of the site not occupied by buildings or vehicle access points for a depth of 3m. This area must be densely planted in trees, shrubs and ground cover plants.

1.3.6 Landscaping for residential units fronting Town road east

Purpose:

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

1.All ground floor dwellings located within the Local Centre zone with a frontage to Town road east must have one PB95 specimen tree planted within the 6m yard fronting Town road east.

1.3.7 Access restriction - Brigham Creek road and Totara road

Purpose:

To avoid traffic conflicts with the nearby Brigham Creek road/Totara road/Mamari road signalised intersection.

To ensure the safety of road users is appropriate provided for.

To avoid traffic/pedestrian/cyclist conflicts.

To provide for on-street parking.

1.Vehicle access must not be constructed across any part of a site boundary subject to the Key Retail Frontage control or Local Centre zone as shown on the Whenuapai 2 precinct plan.

2.Infringement of this rule is a discretionary activity.

1.3.8 Access restriction - Totara road

Purpose:

To avoid traffic conflicts with Totara road.

To avoid traffic/pedestrian/cyclist conflicts.

To facilitate a bus stop on Totara road adjacent to the Local Centre zone.

1.Vehicle access must not be constructed across any part of a site boundary subject to the Access Restriction control as shown on the Whenuapai 2 precinct plan.

2.Infringement of this rule is a discretionary activity.

1.3.9 Residential restriction

Purpose:

To avoid reverse sensitivity effects of residential land-use adjacent to industrial land uses which produce air discharges and noise.

1.Dwellings must not be built in the locations shown in the precinct diagram below.

2.Infringement of this rule is a discretionary activity

3.This rule shall cease to exist when the ITM located at 50-60 Brigham Creek road, legally described as Lot 5 DP 53062, or successor wood processing business closes.



1.3.10 Totara road/Brigham Creek road/Mamari road intersection

Purpose:

Manage transport effects from development.

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

1.4 Assessment

1.4.1 Matters of discretion

The council will restrict its discretion to those matters listed in [Chapter I3.6](#) and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

1.Retirement Villages

The council will restrict its discretion to the matters listed below for Retirement Villages:

- a.intensity and scale;
- b.design and layout; and

c. centre vitality.

2. Dwellings at Ground Floor in the Local Centre zone

The council will restrict its discretion to the matters listed below for Retirement Villages:

a. building scale;

b. interface with the public realm; and

c. residential amenity.

3. Supermarkets 2,000- 4,000m²

The Council will restrict its discretion to the matters listed below for supermarkets 2,000-4,000m²:

a. intensity and scale

b. design of parking, access and servicing; and

c. vehicle access for semi-trailers

1.4.2 Assessment criteria

The Council will consider the relevant assessment criteria listed in [Chapter I3.6](#) and [Chapter G2.3](#) for the development within the Whenuapai precinct unless otherwise specified below.

1. Retirement Villages

a. the intensity and scale of the land use activity, in particular, the type of accommodation provided, the number of people and traffic generated by the activity should be compatible with the planned future form and character of the surrounding area.

b. in addition to relevant criteria for new buildings [Chapter I3.6](#), Retirement Village developments should generally achieve the following built outcomes:

i. loading bays and service areas should be appropriately screened.

ii. parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:

- Designed to contribute to streetscape and pedestrian amenity

- Have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area. As a guide, one tree should be planted every sixth parking bay.

iii. a Retirement Village should not be located on a site that is subject to the Key Retail Frontage overlay.

iv. a Retirement Village on a site with frontage to Brigham Creek road should:

- include buildings on or in close proximity to the Brigham Creek road boundary which actively address that street.

- include any administrative and communal facilities in close proximity to the Brigham Creek road boundary.

- include a main building pedestrian entrance or entrances that are clearly visible from Brigham Creek road.

- avoid the construction of any walls or fences on or in close proximity to the Brigham Creek road frontage.

c. the proposed land use activity and associated buildings/parking areas should positively contribute to the vitality of the Whenuapai 2 Local Centre zone.

2. Dwellings at Ground Floor

a. buildings which include dwellings at ground floor in the Local Centre zone of the Whenuapai 2 precinct must positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:

i. being two or more storeys in height

ii. providing balconies overlooking adjacent streets or public open space.

iii. providing a planted setback to the street or public open space for any part of the site where the dwelling does not adjoin the street. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front windows of the ground floor of the dwelling.

iv. ensuring that ground floor windows and any ground floor outdoor living area is screened from the view of, and from, commercial activities (or potential future commercial activities) on immediately adjacent sites.

3. Supermarkets

a. design of parking, access and servicing – refer [Chapter I.3.6.6.2](#)

b. the extent to which a semi-trailer can effectively and safely access the site from adjoining the local roading network.

2. Mixed housing urban provisions

2.1 Notification

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

2.2 Development controls

The development controls in the Mixed Housing Urban zone apply in the Whenuapai 2 precinct unless otherwise specified below.

2.2.1 Landscaping

Purpose:

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

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

1. For sites with a density less than or equal to one dwelling per 300m² at least 40 percent must comprise landscaped area.

2. For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements for 3.1.3, at least 30 percent must comprise landscaped area.

3. For clauses 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 percent of the front yard must comprise landscaped area.

2.2.2 Dwellings fronting the street

Purpose:

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

2.2.3 Garages

Purpose:

Reduce the dominance on 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 dwellings.
- 3.The garage door must be set back at least 5m from the site's frontage.

2.2.4 Access restriction - Totara road and Brigham Creek road

Purpose:

Limit the number of vehicle crossings directly accessing Totara road.

Reduce traffic effects on Totara road.

Avoid traffic/pedestrian/cyclist conflicts on Totara road.

Provide for on-street parking.

To facilitate bus stops on Totara road.

To protect the arterial function of Totara road.

- 1.A maximum of one shared vehicle crossing may be provided onto Totara road between its intersection with Town road east and the Local road, and a maximum of one shared vehicle crossing may be provided onto Totara road between its intersection with the Local road and Dale road extension, as shown on the Whenuapai 2 precinct plan.
- 2.These shared vehicle crossings must provide rear access to residential units with frontage to Totara road, and be designed such that vehicles can exit facing forward onto the road.
- 3.Infringement of this rule is a discretionary activity.

2.2.5 Access restriction - Town road east

Purpose:

Reduce traffic effects on Town road east.

Avoid traffic/pedestrian/cyclist conflicts on Town road east.

- 1.A maximum of one shared vehicle crossing may be provided onto the north side of Town road east between its intersections with Totara road and the North-South road, and a maximum of one shared vehicle crossing may be provided onto the north side of Town road east, east of its intersection with the North-South road, as shown on the Whenuapai 2 precinct plan.
- 2.These shared vehicle crossings are intended to facilitate rear access to residential units with frontage to Totara road.
- 3.Infringement of this rule is a discretionary activity.

2.2.6 RNZAF base Whenuapai boundary interface treatment/landscaping

Purpose:

Ensure low fencing and vegetation along the boundary of the RNZAF Base Whenuapai to maintain the security and safety of the Airbase.

Provide appropriate on-site amenity for residential units with a common boundary with the RNZAF Base Whenuapai.

1.Landscaping within 2.0m of the RNZAF Base Whenuapai boundary (specifically Part Lot 1 DP 9146) shall be limited to low-lying shrubs or hedges, and must not exceed 1.5m in height.

2.Any fencing along the RNZAF Base Whenuapai boundary (specifically Part Lot 1 DP 9146) comprising close boarded construction must not exceed a maximum height of 1.5m.

3.Visually permeable fencing may be constructed along the RNZAF Base Whenuapai boundary (specifically Part Lot 1 DP 9146) up to a maximum height of 1.8m.

2.3 Assessment

2.3.1 Restricted discretionary activities

2.3.1.1 Matters of discretion

2.3.1.1.1 Development control infringements

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

3. Precinct wide provisions

3.1 Development controls

The following development controls apply in the Whenuapai 2 precinct

3.1.1 Lighting

Purpose:

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

1.Street lighting must comply with [Chapter H6.1](#) Lighting.

2.No person must shall illuminate or display the following outdoor lighting between 11.00pm and 6:30pm:

a.searchlights; or

b.outside illumination of any building or public recreational facility by floodlight

3.1.2 Affordable housing

Purpose:

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

1.For residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:

a.at least 10 percent of the proposed dwellings must be relative affordable or 5 percent retained affordable.

i. a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the preceding full month, in relation to the date application for resource consent is made.

ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2. If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3. All resource consent applications involving the provision of affordable housing must be accompanied by details of the location, number and percentage of relative and /or retained affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4. For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

5. Non-compliance with rule 3.1.2 is a restricted discretionary activity.

3.2 Assessment

3.2.1 Restricted discretionary activities

3.2.1.1 Matters of discretion

3.2.1.1.1 Development control infringements

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

The council will restrict its discretion for infringements of the housing affordability rules to the number of retained or affordable housing dwellings and their location.

3.2.1.2 Assessment criteria

3.2.1.2.1 Development control infringements

The council will consider the relevant assessment criteria listed in [Chapter I1.11](#), [Chapter I3.6](#) and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

In addition to the general assessment criteria listed in [clause 2.3](#) of the general provisions, the council will consider the criteria in [Chapter H6.6.2.2](#).

3.3 Subdivision provisions

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 2 precinct unless otherwise specified below.

3.3.1 Activity table

The Activity Table 1 – General and Activity Table 2 – Business and Residential Zones in [Chapter H5.1](#) of the Unitary Plan, and related controls, apply to the Whenuapai 2 precinct, except as specified in Table 3 below.

Subdivision Activity	Activity Status
Subdivision in accordance with the Whenuapai 2 precinct plan	RD
Subdivision not in accordance with the Whenuapai 2 precinct plan	D

3.4 Subdivision controls

3.4.1 Rooding 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 as generally shown on the Whenuapai 2 precinct plan. Local roads that meet Totara road shall align with local roads which meet the western side of Totara road.
2. All roads provided within the precinct must be constructed to the standards contained within Table 4: Road Construction Standards within (and immediately adjoining) the Whenuapai 2 precinct plan area or, where not contained in Table 4, the relevant Auckland-wide rules shall 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 4: 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. All internal roads within the precinct must be constructed to local road standards as specified in Table 4, except for any jointly owned access lots.

Notes:

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 shall be undertaken in a manner consistent with the standards contained in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with council.

The typical cross-section for Brigham Creek road is expected to vary across the frontage of the precinct to accommodate specific transport features (such as protected cycle lanes, stormwater devices). The final design of the road will be approved through the detailed design process and subject to appropriate safety audit procedures.

Any modification of the road reserve must be to the satisfaction of Auckland Transport, and will include consideration of road safety impact, maintenance implications of any features proposed, and encroachment licenses be obtained.

Table 4: Road Construction Standards within (and immediately adjoining) the Whenuapai 2 precinct plan area

Road	Road width	Carriageway	Parking	Footpath width	Combined Cycle/Footpath	Cycle Lane	Figure
Brigham Creek road*	23.2m	7.0m (plus 2.5m flush median)	2.2m (south side only)	2.4m	N/A	1.8m (plus 0.6m flush buffer)(one side)	Figure 3
Town road east	21.0m	6.0m	2.5m	2.4m (south side)	3.0m (north side)	N/A	Figure 4
Town road north	20.5m	6.0m	2.5m	2.4m	N/A	N/A	Figure 5
North-south road	20.0m	6.0m	2.2m	1.8m	N/A	N/A	Figure 6
Local road	17.0m	7.8m	In carriageway	1.8m	N/A	N/A	Figure 7
Reserve Edge	16.4m	6.0m	2.5m	1.8m	N/A	N/A	Figure 8
Swale road	19.7m	7.2m (plus 2.7m swale)	2.2m (east side only)	1.8m	N/A	N/A	Figure 9
Totara road north	24.5m	7.0m (plus 3.0m flush median)	2.2m (east side only)	1.8m (east) and 2.0m (west)	N/A	1.8m (plus 0.6m flush buffer)(one side)	Figure 10
Totara road south	24.5m	7.0m (plus 3.0m flush median)	2.2m (east side only)	3.3m (including 1.5m tree pits) (east) and 2.0m (west)	N/A	1.8m (plus 0.6m buffer)	Figure 11
Dale road (extension)	20.0m	6.0m		1.8m	N/A	N/A	Figure 12

*It is noted that the typical cross-section for Brigham Creek road is expected to vary across the frontage of the precinct to accommodate specific transport features, stormwater retention devices etc., and the final design of the road will be approved through the detailed design process.

3.4.2 Threshold treatment area

Purpose:

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

1.Key road sections identified as Threshold Treatment on the Whenuapai 2 precinct plan must be designed to provide an in-road gateway feature. Threshold treatments may be created in a number of additional ways, including but not limited to:

a.feature planting, such as groups of trees/shrubs that are different to those used in other streets

b.feature signage and/or public art

c.alternative surface treatment

3.4.3 Noise

Purpose:

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

Ensure that potential reverse sensitivity effects of noise and associated operations from existing and permitted activities located in the adjacent Light Industrial zone 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 RNZAF Base Whenuapai.

2.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 permitted use or development of the adjacent Light Industrial zone.

3.A no-complaints covenant shall be included on each title issued that has a common boundary with Whenuapai School. 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 reasonable noise related to school based/related activities occurring at Whenuapai School.

3.4.4 Affordable housing

Purpose:

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

1.For residential developments containing 15 or more vacant sites, either:

a.at least 10 percent of the proposed dwellings must be relative affordable or 5 percent retained affordable.

i.a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the preceding month, in relation to the date application for resource consent is made.

ii.when applying for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3.All resource consent applications involving the provision of vacant sites that will be developed with affordable housing must be accompanied by details of the location, number and percentage of relative and /or retained affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

5.Non-compliance with Rule 3.4.4.1 is a restricted discretionary activity.

3.4.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect RNZAF Base Whenuapai operations.

1.Street lighting must comply with [Chapter H6.1](#).

2.No person shall illuminate or display the following outdoor lighting between 11:00pm and 6:00pm;

a.searchlights; or

b.outside illumination of any building or public recreational facility by floodlight.

3.4.6 Access restriction - Totara road and Brigham Creek road

Purpose:

To avoid traffic conflicts

Avoid traffic/pedestrian/cyclist conflicts on Totara road

To facilitate bus stops on Totara road

To protect the arterial function of Brigham Creek road and future arterial road function of Totara road.

1.Clause 6.3 applies. Refer to clause 6.3

2.Infringement of this rule is a discretionary activity.

3.4.7 Access restriction - Town road east

Purpose:

Reduce traffic effects on Town road east.

Avoid traffic/pedestrian/cyclist conflicts on Town road east.

1.A maximum of one shared vehicle crossing may be provided onto the north side of Town road east between its intersections with Totara road and the North-South road, and a maximum of one shared vehicle crossing may be provided onto the north side of Town road east, east of its intersection with the north-south road, as shown on the Whenuapai 2 precinct plan.

2.These shared vehicle crossings are intended to facilitate rear access to residential units with frontage to Totara road.

3.

Infringement of this rule is a discretionary activity.

3.5 Assessment

3.5.1 Restricted discretionary activities

3.5.1.1 Matters of discretion

3.5.1.1.1 Subdivision in accordance with the Whenuapai 2 precinct plan

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

1. The Whenuapai 2 precinct plan
2. The design and location of the subdivision
3. Landscaping on lots immediately adjoining the RNZAF Base Whenuapai
4. The matters for discretion outlined in [Chapter H5.4, Table 13](#)

3.5.1.1.2 Development control infringements

The council will restrict its discretion to those matters listed in [Chapter I3.6](#), [Chapter I1.11](#), and [Chapter G2.3](#), for development within the Whenuapai 2 precinct unless otherwise specified below.

3.5.1.2 Assessment criteria

3.5.1.2.1 Subdivision in accordance with the Whenuapai 2 precinct plan

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

1. Subdivision should implement and generally be consistent with:
 - a. the Whenuapai 2 precinct plan
 - b. the roading typologies set out in Figures 1 to 11 (Road Construction Standards) of the Whenuapai 2 precinct.
 - c. the objectives and policies for the precinct.
 - d. the rules of the Mixed Housing Urban zone
 - e. the rules of the Local Centre zone
 - f. the assessment criteria outlined in [Chapter H5.4](#).
2. Where lots are created that share a common boundary with the RNZAF Base Whenuapai boundary, the ability of each site to provide landscaping within its rear yard to meet the intended purpose of Rule 6.6, while also allowing for visual screening between outdoor living courts and/or habitable rooms and the RNZAF base Whenuapai boundary.

3.5.1.2.2 Development control infringements

The council will consider the relevant assessment criteria listed in [Chapter I3.6](#), [Chapter I1.11](#), and [Chapter G2.3](#) for development within the Whenuapai precinct.

4. Precinct Plans

Figure 1 - Whenuapai 2 Structure Plan

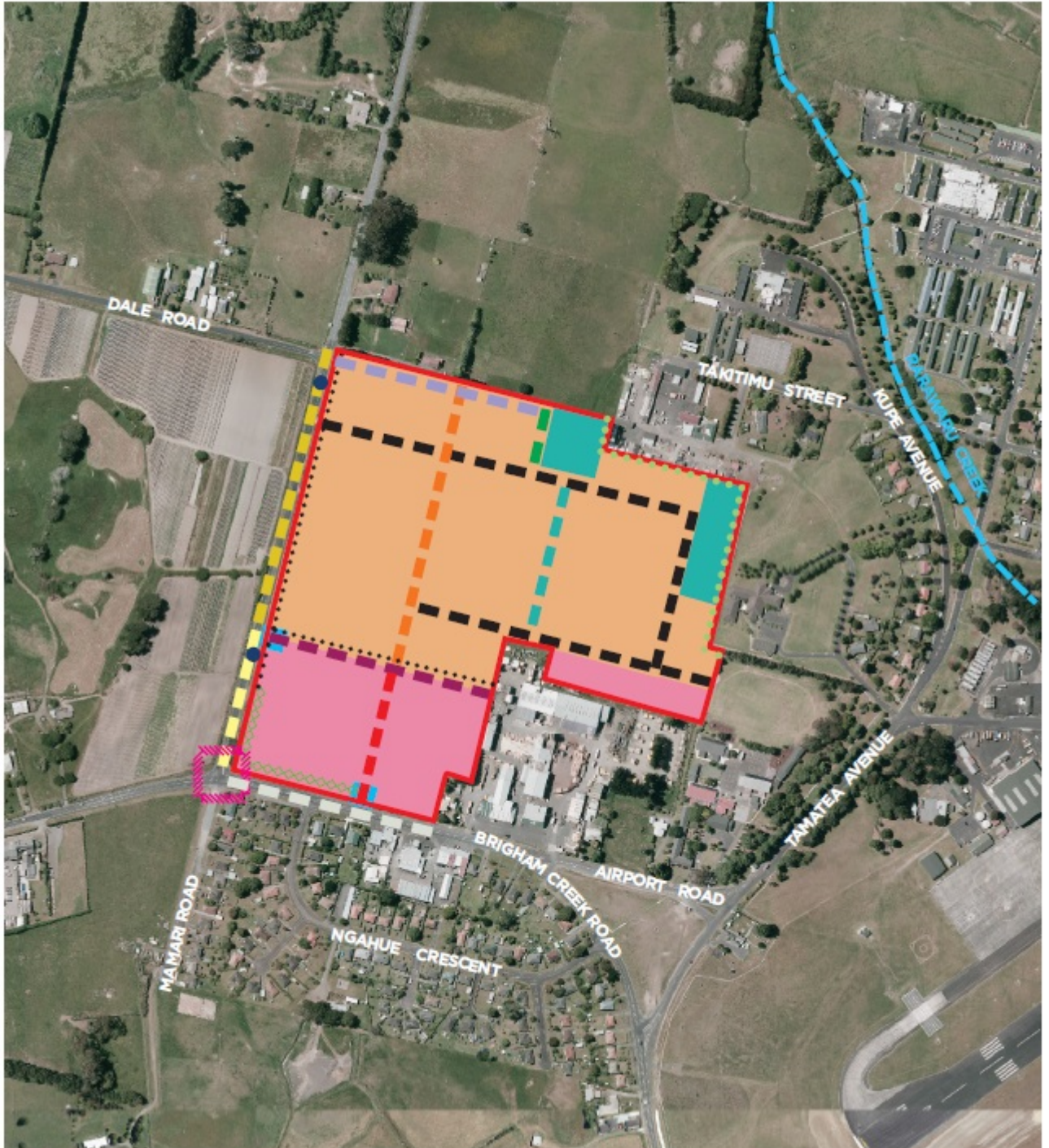


Figure 2 - Whenuapai 2 Precinct Plan

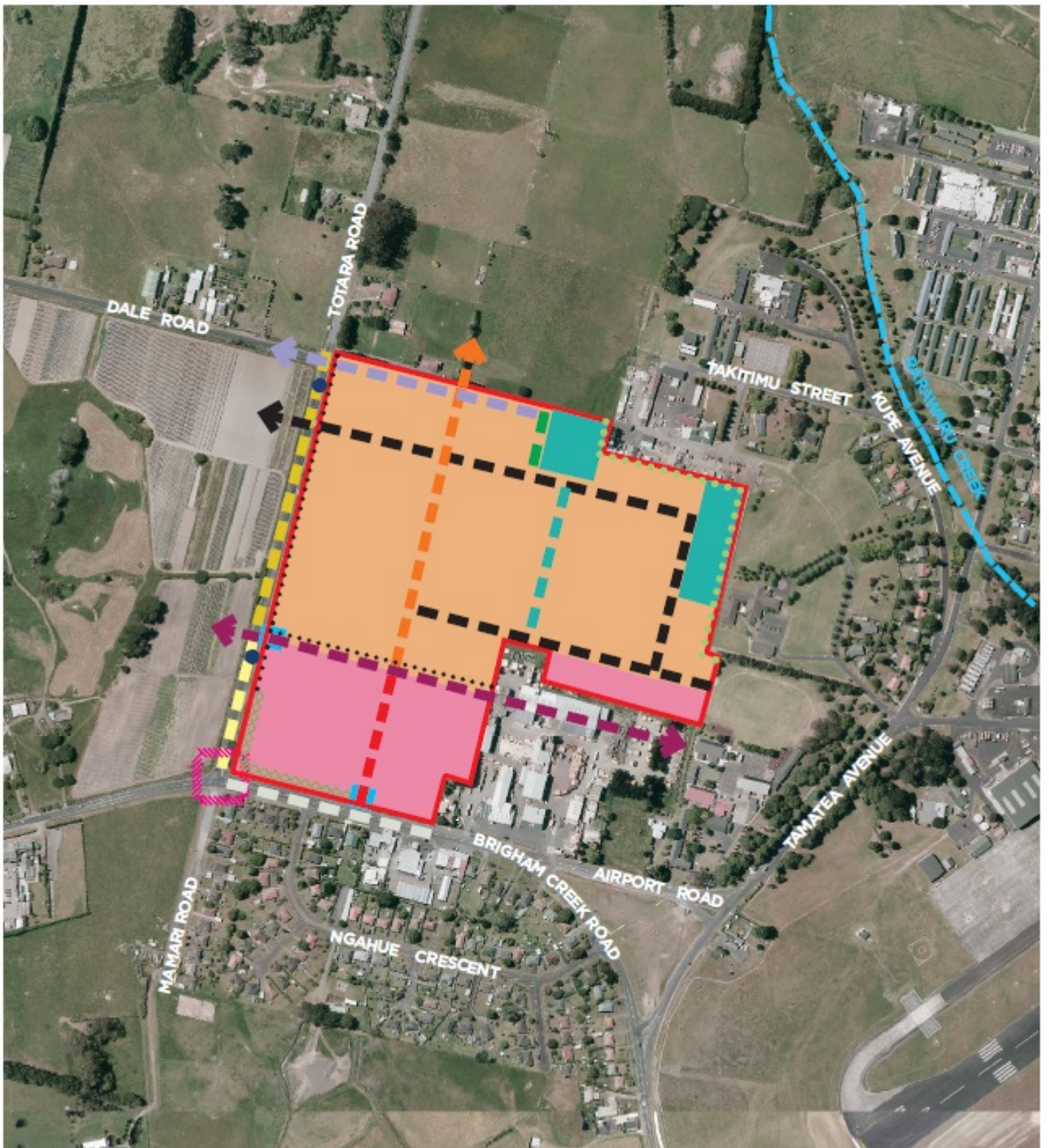


Figure 3 - Brigham Creek Road

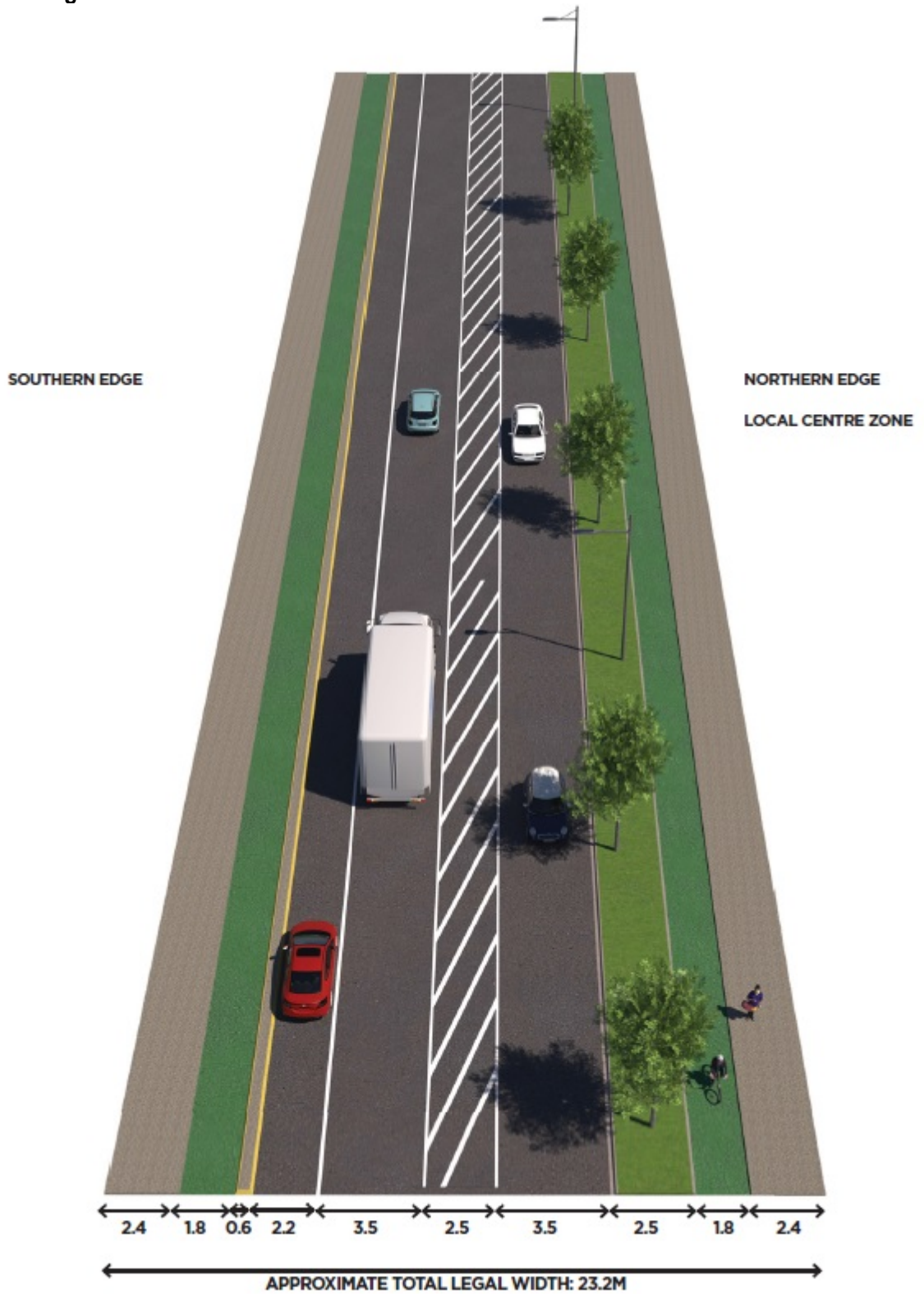


Figure 4 - Town Road East

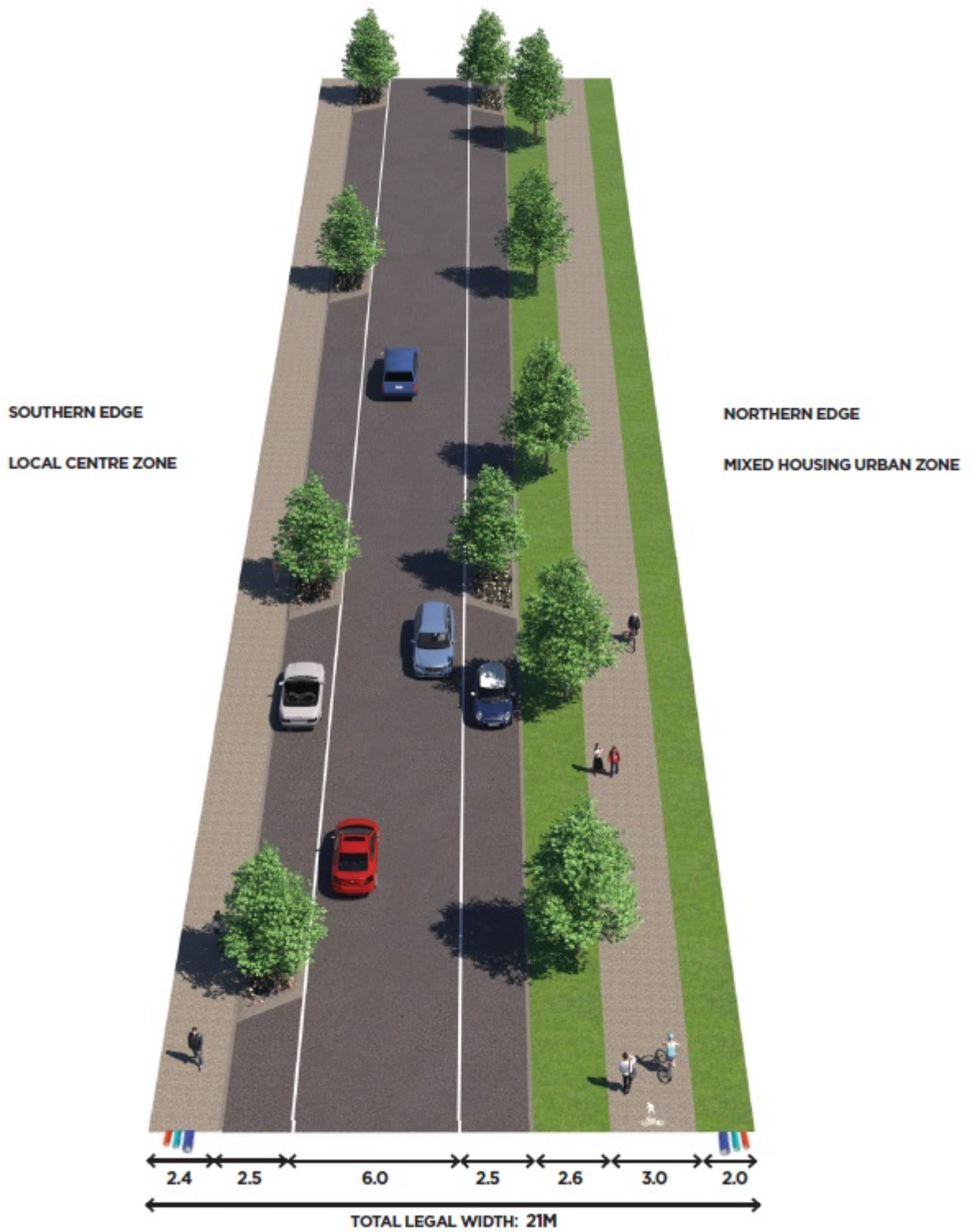


Figure 5 - Town Road North

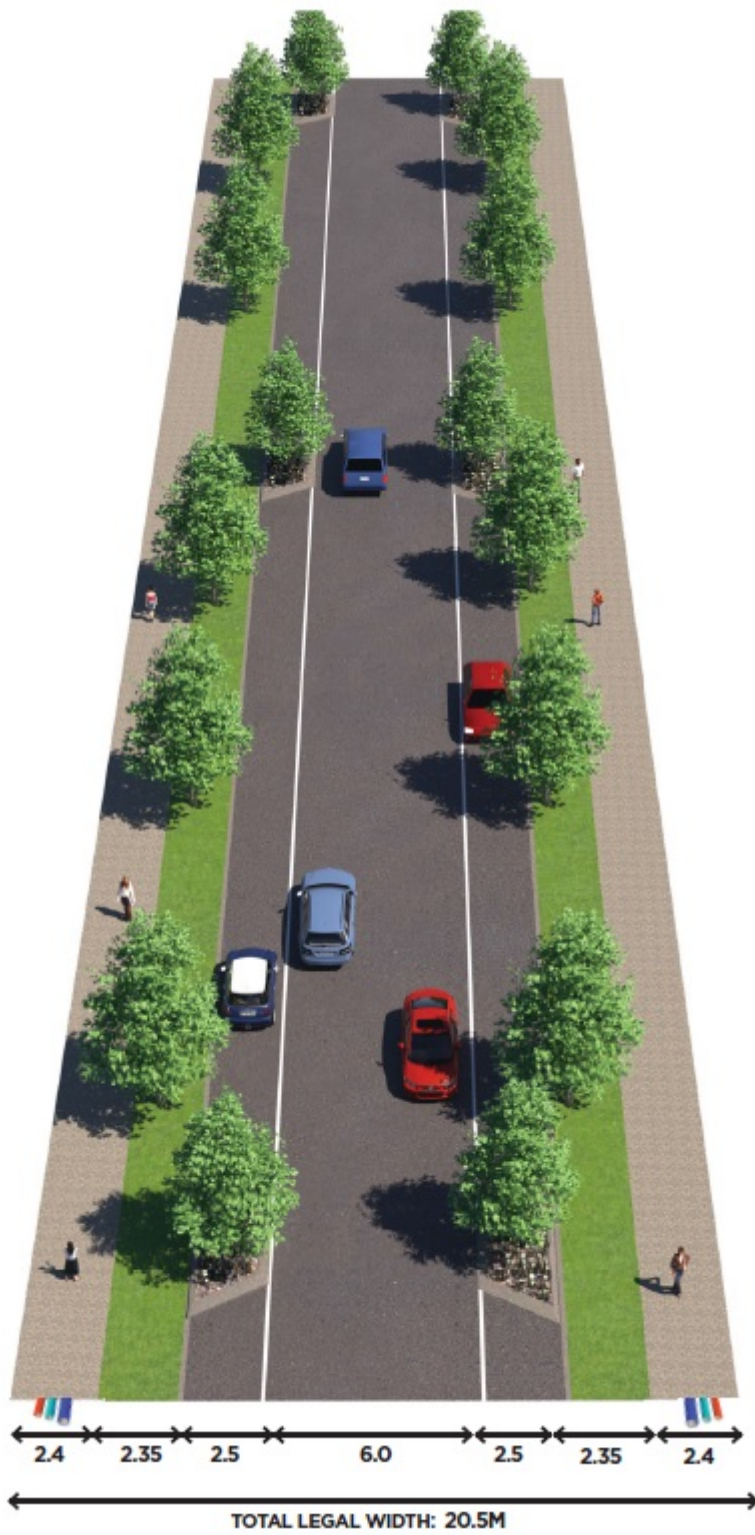


Figure 6 - North South Road



Figure 7 - Local Road



Figure 8 - Reserve Edge Road

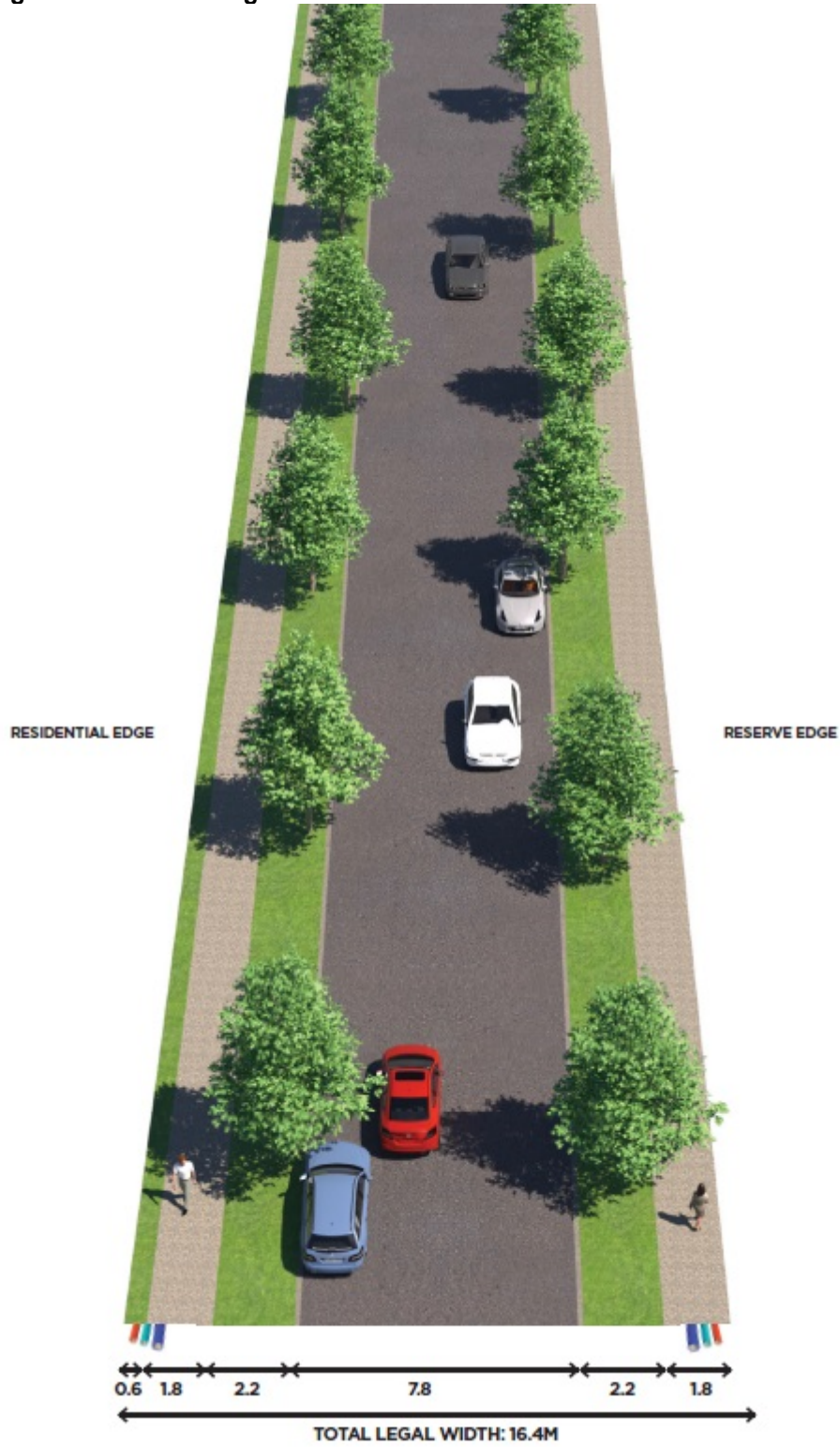


Figure 9 - Swale Road



Figure 10 - Totara Road North

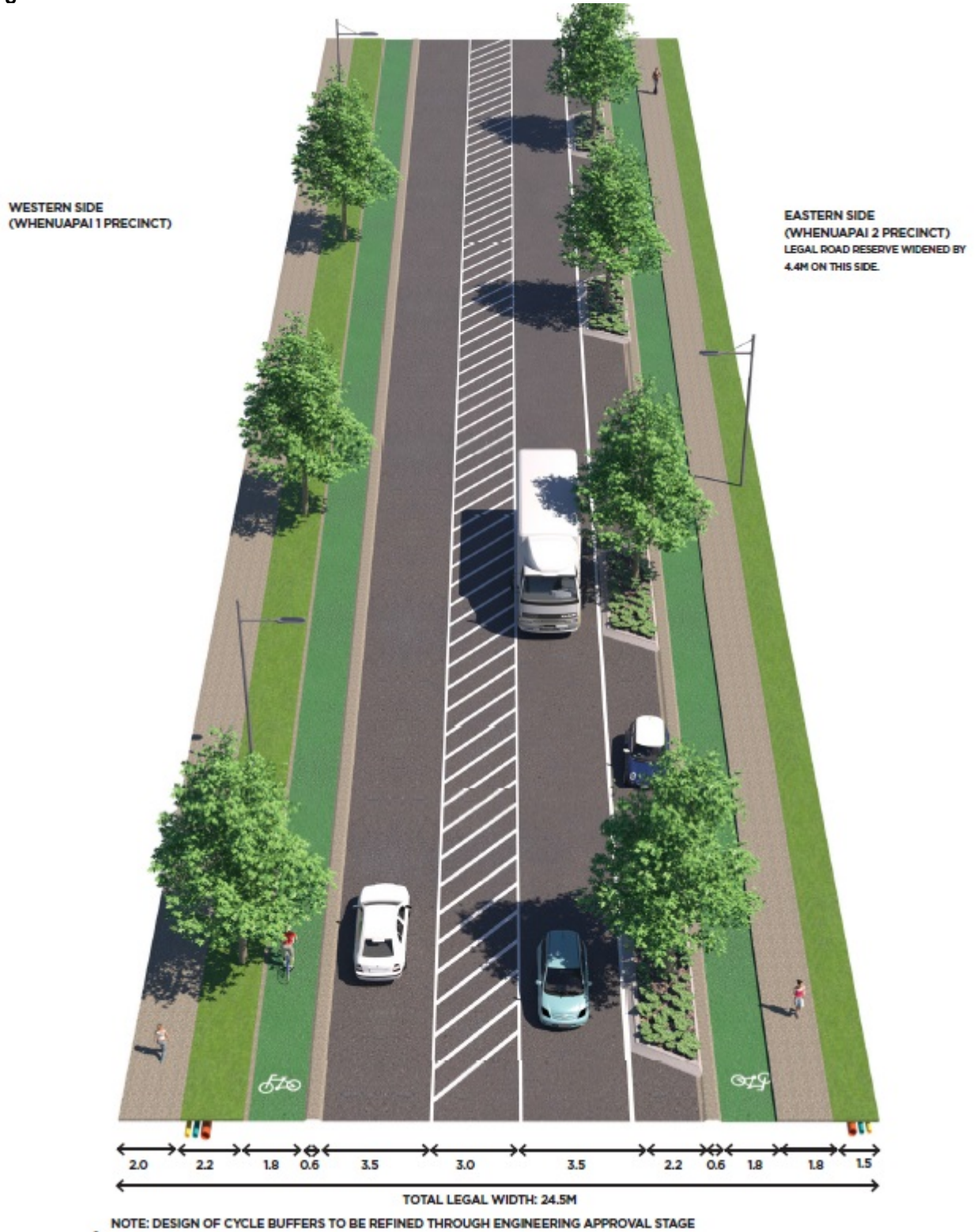


Figure 11 - Totara Road South

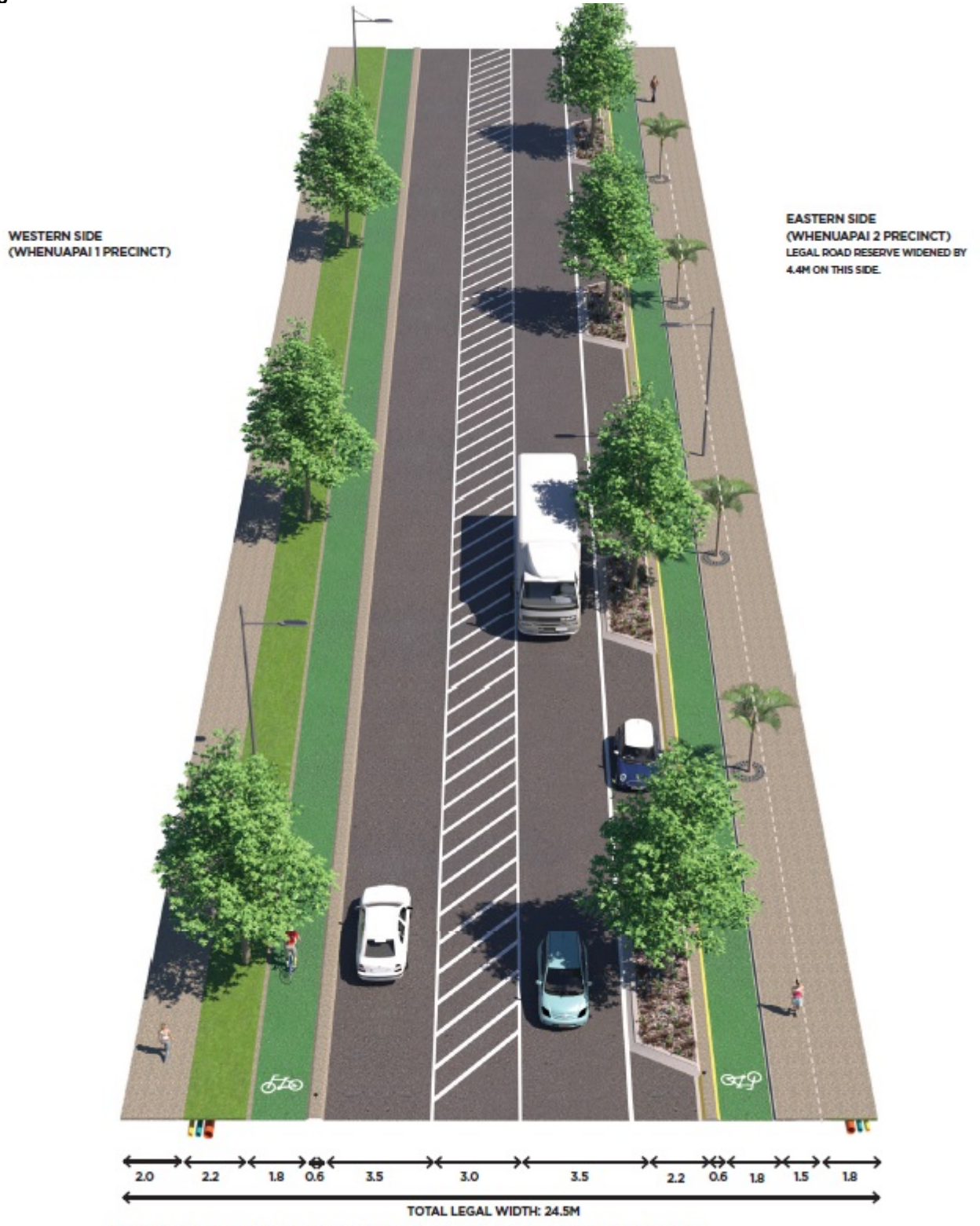


Figure 12 - Dale Road Extension

