

I616. Whenuapai 3 Precinct

I616.1. Precinct Description

The Whenuapai 3 Precinct is located approximately 23 kilometres northwest of central Auckland. The precinct is being developed as a liveable, compact and accessible community with a mix of high quality residential and employment opportunities, consistent with the vision of the Whenuapai Structure Plan 2016. Development of this precinct will be managed by the Precinct Plan 1 and Precinct Plan 2.

Precinct Plan 1 shows:

- indicative open space and coastal esplanade reserves
- the permanent and intermittent stream network.

Precinct Plan 2 shows:

- indicative roads
- proposed upgrades to existing roads
- staging areas for transport infrastructure
- intersections to be upgraded.

The purpose of the precinct is to enable a transition from a rural to an urban environment. The precinct seeks to ensure:

- subdivision and development are coordinated and integrated with the provision of transport infrastructure improvements
- adverse effects on the transport network are appropriately managed
- the operations of Whenuapai Airbase are not adversely affected by development and subdivision
- the water quality and biodiversity of streams and the coastal environment are enhanced
- stormwater runoff is managed to avoid or mitigate adverse effects on stream systems and the receiving environment of the Upper Waitemata Harbour.

Stormwater management within the precinct is guided by the Whenuapai Stormwater Management Plan.

Development in Whenuapai will make efficient use of land and infrastructure, increase the supply of housing and provide employment opportunities for the wider area through the strategic location of Light Industry zoned land in proximity to the intersection of two major transport corridors.

The comprehensive and coordinated approach to development outlined in the precinct reflects its size and the significant infrastructure provision that is needed to enable development. Funding of infrastructure is critical to this coordinated approach. The primary responsibility for funding infrastructure lies with the developer. Generally,

developers need to fund infrastructure where it is local infrastructure or where it is regional infrastructure out of sequence.

The zoning of the land within the Whenuapai 3 Precinct is Residential – Single House, Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business – Light Industry, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Airports and Airfields Zone.

I616.2. Objectives

- (1) The Whenuapai 3 Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living and employment while recognising the strategic importance of Whenuapai Airbase.
- (2) Subdivision, use and development is managed to maintain or enhance the ecological, amenity and historic heritage values of the precinct and the receiving environment of the Upper Waitemata Harbour.

Stormwater Management

- (3) Through subdivision, use and development, implement a stormwater management network that:
 - (a) utilises water sensitive design as a core development approach;
 - (b) protects the ecological values of the receiving environment;
 - (c) protects natural processes and minimises flood risk; and
 - (d) integrates with the public open space network.

Coastal Hazard Risk

- (4) Subdivision and development in the Whenuapai 3 Precinct addresses the risk of social, environmental and economic harm from coastal erosion.

Biodiversity

- (5) Subdivision, use and development enhances the natural coastal environment, the water quality, and natural system functions of Waiarohia and Wallace Inlets, as well as their tributaries.

Indicative Roads and Open Spaces

- (6) Subdivision and development occurs in an integrated and co-ordinated way that implements the Whenuapai 3 precinct plan and provides for connections to future development on adjoining land and the wider transport network.

Staging

- (7) Subdivision and development does not occur in advance of the availability of reticulated public wastewater supply services and transport infrastructure, including wider transport network investments.

Reverse Sensitivity

- (8) The effects of subdivision and development within the Whenuapai 3 Precinct on the operation and activities of Whenuapai Airbase are managed.

The overlay, zone and Auckland-wide objectives apply in this precinct in addition to those specified above.

I616.3. Policies

- (1) Require subdivision and development to be integrated and coordinated in accordance with the Whenuapai 3 Precinct Plans.

Stormwater Management

- (2) Require subdivision and development within the Whenuapai 3 Precinct to be consistent with the Whenuapai Stormwater Management Plan.
- (3) Ensure stormwater outfalls are appropriately designed, located and managed to avoid or mitigate adverse effects on people, property and the environment, including:
 - (a) coastal or stream bank erosion;
 - (b) constraints on public access;
 - (c) amenity effects; and
 - (d) constraints on fish passage into stream tributaries.
- (4) Maintain the existing catchment hydrology through on-site stormwater management and by employing water sensitive design principles prior to the discharge of stormwater to existing gullies and/or watercourses.
- (5) Require subdivision and development to achieve stormwater mitigation that meets the requirements set out in Chapter E1 Water quality and integrated management, including through:
 - (a) the use of a single device or combination of devices;
 - (b) managing the discharge of contaminants from roads; and
 - (c) aligning with the Whenuapai Stormwater Management Plan.

Coastal Hazard Risk

- (6) Require subdivision on land subject to coastal erosion to provide an adequate assessment of current and future risks including the effects of climate change.
- (7) Locate and design buildings on land subject to coastal erosion to minimise the need for hard protection structures.
- (8) Manage coastal hazards by using natural systems and buffers in preference to hard protection structures.
- (9) Encourage the restoration of natural systems along the coast, including coastal banks and wetland areas, and replanting with native vegetation.

Biodiversity

- (10) Require subdivision, use and development to protect and enhance permanent and intermittent streams.
- (11) Limit crossings through natural features and, if not practicable, ensure stream and wetland crossings are perpendicular to the stream and/or wetland to avoid or mitigate freshwater habitat loss.
- (12) Recognise the function of the North-West Wildlink.
- (13) Require riparian planting of native species along the edge of permanent and intermittent streams and wetlands at the time of subdivision to:
 - (a) provide for and encourage ecological corridors through the Whenuapai area;
 - (b) maintain and enhance water quality and aquatic habitats;
 - (c) enhance existing native vegetation and wetland areas within the catchment;
and
 - (d) reduce stream bank erosion.

Indicative Roads and Parks

- (14) Require subdivision and development within the precinct to provide for a transport network that is designed and constructed in accordance with the requirements of any relevant code of practice or engineering standards to achieve an appropriate balance between movement, safety, connectivity and a sense of place.
- (15) Require the provision of open space as shown on Whenuapai 3 Precinct Plan 1 through subdivision and development, with amendments to the location and alignment only provided for where the open space will still provide the equivalent function and size to that which is shown on Whenuapai 3 Precinct Plan 1.
- (16) Require the provision of roads as shown on Whenuapai 3 Precinct Plan 2 through subdivision and development with amendments to the location and

alignment only provided for collector roads where the road will still provide the equivalent function to that which is shown on the Whenuapai 3 Precinct Plan 2.

Staging

- (17) Require subdivision and development to be staged and designed to align with the co-ordinated provision and upgrading of open space and infrastructure within the precinct, and the wider infrastructure networks.
- (18) Ensure that the timing of development occurs in accordance with the sequenced transport network infrastructure upgrades to service development up to and not beyond the relevant thresholds.

Reverse Sensitivity

- (19) Require subdivision and development within the Whenuapai 3 Precinct to avoid, remedy or mitigate any adverse effects, including reverse sensitivity effects and safety risks relating to lighting, glare and reflection, on the operation and activities of Whenuapai Airbase.
- (20) Avoid or mitigate the risk of bird strike resulting from construction activity, change in habitat, new buildings and structures affecting operations at Whenuapai Airbase by ensuring:
 - (a) buildings are designed to avoid attracting feeding, nesting and roosting birds; and
 - (b) earthworks are managed to minimise attraction of birds.

The overlay, zone and Auckland-wide policies apply in this precinct in addition to those specified above.

I616.4. Activity table

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell.

Table I616.4.1 specifies the activity status of activities in the Whenuapai 3 Precinct, pursuant to sections 9(3) and section 11 of the Resource Management Act 1991.

I616.4.1. Activity Table – Whenuapai 3 Precinct

Activity		Activity status
Infrastructure		
Type (eg 'Residential)		
(A1)	Stormwater outfalls and ancillary structures	RD
Subdivision		
(A3)	Subdivision and development which does not comply with Standard I616.6.1 Infrastructure Upgrades and Timing of Development – transport.	NC
(A4)	Subdivision in accordance with the Whenuapai 3 Precinct Plan.	RD
(A5)	Subdivision not in accordance with the Whenuapai 3 Precinct Plan.	D
Defences against coastal hazards		
(A6)	New hard protection structures located landward of the coastal protection yard that may serve as a defence against coastal erosion or inundation.	D
(A7)	Hard protection structures located seaward of the coastal protection yard or not otherwise provided for.	NC

I616.5. Notification

- (1) Any application for resource consent for an activity listed in Table I616.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I616.6. Standards

The overlay, zone, and Auckland-wide standards apply in this precinct unless otherwise specified.

All activities listed in Table I616.4.1, Table H3.4.1 in H3 – Single House Zone, Table H5.4.1 in H5 Residential - Mixed Housing Urban Zone, Table H.6.4.1 in H6 Residential - Terrace Housing and Apartment Buildings Zone and Table H17.4.1 in H17 Business – Light Industry Zone, as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards in I616.6.3.

I616.6.1. Infrastructure upgrades and timing of development – transport

- (1) The number of dwellings within the precinct may not exceed the following dwelling thresholds in Table I616.6.1.1 until such time that the identified infrastructure upgrades are constructed:

Table I616.6.1.1

Stage	Dwelling threshold	Infrastructure Work Required to Exceed the Dwelling Threshold
1A	400 dwellings either side of intersection.	Signalise Trig Road south/indicative new east-west collector intersection.
	Any development fronting or accessing Trig Road south.	Realignment and signalisation of Trig Road/Luckens Road intersection.
1B	Any development in Stage 1B.	Signalisation of Kauri Road/Brigham Creek Road intersection.
	Development in Stage 1B exceeding 500 dwellings.	Intersection upgrade of Kauri Road/Brigham Creek Road.
1C	Any development in Stage 1C.	Signals and fourth leg to be added to Kauri Road/Brigham Creek Road intersection and two right turn lanes Brigham Road into Kauri Road.
1D	400 dwellings in Stage 1D.	Realignment of Sinton Road away from Brigham Creek Road onto Kauri Road and signalisation of Kauri Road/Brigham Creek Road intersection if not triggered by 1B and 1C.
1E	20 hectares of new development land from the date this plan change becomes operative.	Signalisation of State Highway 18/Trig Road.

20 hectares of new development land from the date this plan change becomes operative.	Trig Road/Kauri Road extension intersection.
40 hectares of new development land from the date this plan change becomes operative.	Trig Road south signal upgrade.
Any development proximate to Trig Road north.	Signalisation of Brigham Creek Road/Trig Road intersection.
27 hectares of new development land from the date this plan change becomes operative.	Capacity upgrade of Brigham Creek Road/Kauri Road intersection.

- (2) Notwithstanding I616.6.1 1 above, the dwelling thresholds shall be confirmed as part of any Traffic Impact Assessment or Integrated Transport Assessment required for subdivision and/or development within the precinct.

Note 1: All new roads and upgrades to existing roads are to be provided by the developer unless there is an Auckland Transport project to provide those new roads or upgraded roads, which may require developers to contribute to them in part.

Note 2: Where a development proceeds ahead of an Auckland Transport project across a development site, the developer is required to work with Auckland Transport to ensure that the Auckland Transport project is not precluded by the development.

Note 3: All new development will have to contribute to the funding of infrastructure for the relevant stage. The council may work with developers to agree specific development funding agreements for the provision of infrastructure. Known as Infrastructure Funding Agreements, these define funding accountabilities, who delivers the works and timings and securities, amongst other matters.

I616.6.2. Subdivision standards

I616.6.2.1. Riparian planting

- (1) The banks of a permanent or intermittent stream or a wetland must be planted to a minimum width of 10m measured from the top of the stream bank and/or the wetland's fullest extent.
- (2) The planting must be in accordance with a council-approved landscape plan and must use eco-sourced native vegetation, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.
- (3) Pedestrian/cycle paths must be located adjacent to, and not within the 10m planted strip.
- (4) Riparian margins must be offered to the council for vesting.
- (5) For the avoidance of doubt, planting required by clause (1) cannot be utilised as part of any offset/environmental compensation requirements associated with works and/or structures in a stream.

I616.6.2.2. Subdivision within 100m of mean high water springs

- (1) Subdivision within 100m of mean high water springs must provide a coastal hazard assessment and geotechnical report. The report must identify:
 - (a) Whether the land will be subject to coastal erosion over at least a 100-year timeframe including the effects of climate change;
 - (b) For land identified as being subject to coastal erosion in (a), the report must identify appropriate management methods prioritising the use of natural systems, including replanting of coastal slopes and providing for sufficient buffers over hard protection structures.
- (2) For the purposes of Table E36.4.1 and E36.8.1.1 in E36 Natural hazards and flooding and E38.7.3.4 in E38 Subdivision – Urban, land identified as subject to coastal erosion in 1(a) is considered land which may be subject to coastal erosion.

I616.6.3. Development

- (1) New roads are to be constructed in accordance with any relevant codes of practice or engineering standards, recognising the following functional requirements of different road types:
 - (a) Arterial roads – Potential bus priority measures, high quality walking and cycling facilities, maximum target operating speed of 50km/h.
 - (b) Collector roads – Caters for buses in mixed traffic, physical separation for cycling, standard footpaths, maximum target operation speed of 40km/h.

- (c) Local roads – Provides for low speed and volume environment, cycling on road, standard footpaths. May be shared space or home zones in certain situations.

I616.6.4. Lighting

- (1) No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:
 - (d) searchlights; or
 - (e) outside illumination of any building or public recreational facility by floodlight.

Note 4: No obstacle may breach the Whenuapai Air Base Approach and Departure Path defined in Designation 4311 without prior approval in writing from the New Zealand Defence Force. Crane use must be notified to the Director of Civil Aviation.

I616.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I616.8. Assessment – restricted discretionary activities

I616.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, zone and Auckland-wide provisions:

- (1) Subdivision and development
 - (a) The effects of any proposed subdivision or development layout on safety, connectivity, walkability and a sense of place;
 - (b) The effects of any proposed subdivision or development layout on the ability of the functional requirements of different transport modes to be met;
 - (c) Staging and design of development to align with the provision of open space and roading infrastructure; and
 - (d) Confirmation of funding or other such measures agreed between applicant and service providers.
- (2) Stormwater outfalls and ancillary structures
 - (a) the effects on landscape values, ecological values and coastal processes, associated earthworks and landform modifications;

- (b) the effects of the structure on land stability including any exacerbation of an existing natural hazard or creation of a new natural hazard as a result of the structure;
 - (c) the resilience of the structure to natural hazard events;
 - (d) the use of non-structural solutions instead of hard engineering solutions;
 - (e) the effects on public access and amenity, including nuisance from odour;
 - (f) the ability to maintain or enhance fish passage; and
 - (g) risk to public health and safety.
- (3) Lighting
- (a) the effects of lighting on the safe and efficient operation of Whenuapai Airbase.

I616.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone, and Auckland-wide provisions.

(1) Subdivision and development

- (a) the extent to which any subdivision or development layout is consistent with and provides for the indicative roads shown within the Whenuapai 3 Precinct Plan 2;
- (b) the extent to which any subdivision or development layout complies with any relevant Auckland Transport codes of practice or engineering standards, and provides for the functional requirements of relevant transport modes; and
- (c) the extent to which any subdivision or development layout achieves a safe, connected and walkable urban form with a sense of place.

(2) Stormwater outfalls and ancillary structures

- (a) the extent to which landscape values, ecological values and coastal processes are affected by any works proposed in association with the structure(s);
- (b) the extent to which site specific analysis, such as engineering, stability or flooding reports have been undertaken and any other information on the site, surrounding land and the coastal marine area;
- (c) the extent to which the structure(s) is located and designed to be resilient to natural hazards;

- (d) the extent to which the proposal includes non-structural solutions instead of hard engineering solutions;
 - (e) the extent to which public access and / or amenity values, including nuisance from odour, are affected by the proposed structure(s);
 - (f) the extent to which fish passage is maintained or enhanced by the proposed structure(s); and
 - (g) the extent to which adverse effects on people, property and the environment are avoided, remedied or mitigated by the proposal.
- (3) Lighting associated with development, structures, infrastructure and construction
- (a) Whether the lighting:
 - (i) avoids simulating approach and departure path runway lighting;
 - (ii) ensures that clear visibility of approach and departure path runway lighting is maintained; and
 - (iii) results in glare or light spill that could affect aircraft operations.

I616.9. Special information requirements

(1) Landscape plan

An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan.

(2) Permanent and intermittent streams

All applications for land modification, development and subdivision should include a plan identifying all permanent and intermittent streams on the application site.