

Natasha Rivai

From: Natasha Rivai
Sent: Tuesday, 17 August 2021 2:24 PM
To: Holly McGrouther
Subject: FW: Consultation: Proposed Private Plan Change Request for 41-43 Brigham Creek Road, Whenuapai
Attachments: 41-43 Brigham Creek Proposed Plan Change.pdf

FYI

Ngā mihi | Kind regards

Natasha Rivai
Senior Planner



Mobile: 027 293 3190
Reception: 09 309 8526

From: Natasha Rivai
Sent: Monday, 1 March 2021 10:42 PM
To: 'kaitiaki@ngatimanuhiri.iwi.nz' <kaitiaki@ngatimanuhiri.iwi.nz>; 'office@ngatimaru.iwi.nz' <office@ngatimaru.iwi.nz>; 'Taiao@ngatipaoaiwi.co.nz' <Taiao@ngatipaoaiwi.co.nz>; 'NPTB@ngatipaoatrustboard.co.nz' <NPTB@ngatipaoatrustboard.co.nz>; 'taiao@ngatiteata.iwi.nz' <taiao@ngatiteata.iwi.nz>; 'tetaritaiao@kaiparamoana.com' <tetaritaiao@kaiparamoana.com>; 'tokitaiao@ngatiwhatuaorakei.com' <tokitaiao@ngatiwhatuaorakei.com>; 'kaitiaki@teakitai.com' <kaitiaki@teakitai.com>; 'scott.lomas@tekawerau.iwi.nz' <scott.lomas@tekawerau.iwi.nz>; 'robin.taua-gordon@tekawerau.iwi.nz' <robin.taua-gordon@tekawerau.iwi.nz>; 'tame.terangi@ngatiwhatua.iwi.nz' <tame.terangi@ngatiwhatua.iwi.nz>
Cc: Matt Heale <mheale@propertygroup.co.nz>
Subject: Consultation: Proposed Private Plan Change Request for 41-43 Brigham Creek Road, Whenuapai

Kia Ora

On behalf of Brigham Creek JV, we write to advise of the proposal to rezone the site at **41-43 Brigham Creek Road, Whenuapai (Lot 2 DP 538562)** from Future Urban to a medium density residential zone. This rezoning is anticipated in the Whenuapai Structure Plan (Sept 2016) which shows the site and immediate area being zoned medium density housing. The residential zoning proposed also aligns with the Residential – Mixed Housing Urban zoning opposite Brigham Creek Road from the site (to the north). At this stage there is no intent to have any site-specific provisions for the site and expect that the application of a residential zone that is within the Auckland Unitary Plan (Operative in Part) would be sufficient/appropriate. The AUP OIP Overlays (Aquifer Management Area and Aircraft Noise) and Designation (Airspace Restriction Designation – Whenuapai Airbase) will continue to remain over the site.

We would be pleased to meet and discuss the proposal with you further and answer any questions you may have. We have and will continue to be engaging with Auckland Council and technical experts over the next few months and would appreciate your feedback and any comments by **29 March 2021**.

Ngā mihi | Kind regards

Natasha Rivai

Senior Planner



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Reception: 09 309 8526

Level 14, 55 Shortland Street, Auckland 1010
PO Box 104, Shortland St, Auckland 1140

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Natasha Rivai

From: Natasha Rivai
Sent: Thursday, 26 August 2021 9:52 PM
To: kaitiaki@ngatimanuhiri.iwi.nz; office@ngatimaru.iwi.nz; Taiao@ngatipaoaiwi.co.nz; NPTB@ngatipaoatrustboard.co.nz; taiao@ngatiteata.iwi.nz; tetaritaiao@kaiparamoana.com; tokitaiao@ngatiwhatuaorakei.com; kaitiaki@teakitai.com; scott.lomas@tekawerau.iwi.nz; robin.taua-gordon@tekawerau.iwi.nz; tame.terangi@ngatiwhatua.iwi.nz
Subject: RE: Engagement: Proposed Resource Consent for 41-43 Brigham Creek Road, Whenuapai

Tēnā koutou

I hope you are keeping safe and well in Level 4 😊

I just wanted to reach out again as we are progressing now with the RC Application for the development of the site. The preparation of the proposed Private Plan Change is continuing to progress in the background.

Within the below link, for your information, is the subdivision layout we will be proposing. We are still refining the details i.e. landscaping, engineering etc. As you expect, we will have the full suite of specialists and technical reports to accompany the application.

 [41-43 Brigham Creek - RC Engagement Aug 2021.pdf](#)

If you were interested in a kōrero over TEAMS, please let me know. And if there were any concerns that came to mind, we'd appreciate hearing them first hand.

I look forward to hearing from you.

Ngā mihi | Kind regards

Natasha Rivai
Senior Planner



Mobile: 027 293 3190
Reception: 09 309 8526

From: Natasha Rivai
Sent: Monday, 1 March 2021 10:42 PM
To: 'kaitiaki@ngatimanuhiri.iwi.nz' <kaitiaki@ngatimanuhiri.iwi.nz>; 'office@ngatimaru.iwi.nz' <office@ngatimaru.iwi.nz>; 'Taiao@ngatipaoaiwi.co.nz' <Taiao@ngatipaoaiwi.co.nz>; 'NPTB@ngatipaoatrustboard.co.nz' <NPTB@ngatipaoatrustboard.co.nz>; 'taiao@ngatiteata.iwi.nz' <taiao@ngatiteata.iwi.nz>; 'tetaritaiao@kaiparamoana.com' <tetaritaiao@kaiparamoana.com>; 'tokitaiao@ngatiwhatuaorakei.com' <tokitaiao@ngatiwhatuaorakei.com>; 'kaitiaki@teakitai.com' <kaitiaki@teakitai.com>; 'scott.lomas@tekawerau.iwi.nz' <scott.lomas@tekawerau.iwi.nz>; 'robin.taua-gordon@tekawerau.iwi.nz' <robin.taua-gordon@tekawerau.iwi.nz>; 'tame.terangi@ngatiwhatua.iwi.nz' <tame.terangi@ngatiwhatua.iwi.nz>
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Structure Plan (Sept 2016) which shows the site and immediate area being zoned medium density housing. The residential zoning proposed also aligns with the Residential – Mixed Housing Urban zoning opposite Brigham Creek Road from the site (to the north). At this stage there is no intent to have any site-specific provisions for the site and expect that the application of a residential zone that is within the Auckland Unitary Plan (Operative in Part) would be sufficient/appropriate. The AUP OIP Overlays (Aquifer Management Area and Aircraft Noise) and Designation (Airspace Restriction Designation – Whenuapai Airbase) will continue to remain over the site.

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Natasha Rivai

From: Natasha Rivai
Sent: Tuesday, 17 August 2021 2:45 PM
To: Holly McGrouther
Subject: FW: NZDF briefing 22 Feb 2021.docx unclassified
Attachments: NZDF Draft Conditions.docx; Part_077_Consolidation.pdf

Context... more to come.

Ngā mihi | Kind regards

Natasha Rivai
Senior Planner



Mobile: 027 293 3190
Reception: 09 309 8526

From: Davies, Rebecca <REBECCA.DAVIES@nzdf.mil.nz>
Sent: Tuesday, 23 February 2021 4:05 PM
To: Matt Heale <mheale@propertygroup.co.nz>
Cc: Natasha Rivai <NRivai@propertygroup.co.nz>; Edwards, Lucy <Lucy.Edwards@nzdf.mil.nz>
Subject: RE: NZDF briefing 22 Feb 2021.docx unclassified

Hi Matt,

Thanks for the information and follow up.

Just to clarify, the hearing on 16 March is a procedural hearing to determine how Plan Change 5 will progress. So rather than being able to provide additional information regarding engine testing noise contours after 16 March, it is more that we will have an idea of how Plan Change 5 will proceed. We expect that engine testing noise contours will be an issue in the reconvened Plan Change 5 hearing, but we won't know for sure until after the initial hearing on 16 March. We can't yet say when we will be able to provide additional information on engine testing noise.

Regarding this point: *NZDF not concerned about staging of land development*, this is provided that provisions to avoid operational and reverse sensitivity effects on the Base are included.

Consent conditions routinely applied to development in the vicinity of the Airbase are attached, and information regarding the matters the conditions addressed is below (there is duplication but I thought it useful to set out all the same). Part 77 Civil Aviation Authority Rules are also attached as they are relevant.

Structure/Obstacle Height

- Designation 4311 sets an "Obstacle Limitation Surface" (OLS) which enables the safe operation of the Airbase. Obstacles (temporary and permanent) must not penetrate the OLS without the prior written approval of NZDF.
- It may be possible to obtain approval from RNZAF Base Auckland for temporary incursions into the OLS (e.g. for a one-off crane lift), scheduled around Base operational requirements. Even if cranes are not proposed to penetrate the OLS, RNZAF Base Auckland must be advised of crane use because of the proximity of the

site to the approach/departure path. Base Auckland can be contacted at AKBASEOPERATIONS@NZDF.MIL.NZ.

- The applicants must ensure that they are also aware of Civil Aviation Authority (CAA) requirements, and they should contact CAA to discuss the proposal. They should have particular reference to CAA Rule Part 77 for advice (attached). It discusses Notification Surfaces, not only the OLS, so will also capture other situations which require developers to notify CAA for approach considerations.

Bird strike

- Large flat-roofed structures are of particular concern due to the potential for birds to roost and nest.
- Roof gradients must be over 15 degrees (e.g. a saw-tooth roof profile would be appropriate). If that isn't feasible, spikes or netting on any structure with a roof under 15 degrees gradient are required (similar to the new Service Station at the corner of Brigham Creek and Totara Road).
- Waste/rubbish must be appropriately managed on site to avoid attracting birds to the site.
- There must be no areas of open water including amenity ponds and stormwater ponds. However, if stormwater ponds are necessary, we require the specifications set out in the attached draft conditions.
- Earthworks must be managed to avoid attracting birds to the site (areas of bare earth in winter are a particular problem as birds are attracted to feed).
- Landscaping and plantings must avoid attracting birds to the site and NZDF needs to be consulted in the preparation of any landscaping/planting plans.

Lighting and Glare

- Lighting and glare can create safety issues for pilots, especially near or within the approach path for the main runway.
- Lighting must not mimic runway lighting and should be shielded downwards (i.e. it must not shine above the horizontal plane). Lighting alignment (particularly lighting along roads) can look like runway lighting, so access and new road layout is also an important consideration which we need input on.
- The Auckland Transport Code of Practice (or similar, I'm not sure what it's now called) for street lighting is considered appropriate, particularly in relation to lighting spill.
- External cladding of buildings and roofs need to be of low reflectivity materials (less than 20% specular reflectance) to avoid a "sun strike" effect on pilots.

The email address to discuss drone use is Base Operations at AKBASEOPERATIONS@NZDF.MIL.NZ.

The OLS height map may take a few more days to get to you.

Rebecca

Rebecca Davies

Senior Statutory Planner
Defence Estate and Infrastructure

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From: Matt Heale [<mailto:mheale@propertygroup.co.nz>]

Sent: Tuesday, 23 February 2021 12:03 p.m.

To: Davies, Rebecca <REBECCA.DAVIES@nzdf.mil.nz>; Edwards, Lucy <Lucy.Edwards@nzdf.mil.nz>

Cc: Natasha Rivai <NRivai@propertygroup.co.nz>

Subject: NZDF briefing 22 Feb 2021.docx

Hi Rebecca and Lucy,

Thanks for taking the time to discuss the proposed private plan change for 41-43 Brigham Creek Road yesterday.

Please find attached a copy of the presentation that includes a copy of the site location plan as requested.

My record of actions from the meeting is as follows:

- TPG to send locality plan - Attached
- TPG to model plan provisions based on PC5 and NZDF submissions
- NZDF to send an example of a no complaints covenant as per SHA
- NZDF to send copy of standard resource consent conditions to address effects such as Bird Strike, Lighting, Glare, noise
- NZDF to provide detailed height plans relating to the obstacle limitation surface and surrounds
- NZDF to provide additional information on engine testing contours following Council meeting on 16 March
- NZDF to send through Base Commander contact details for Drone photography consideration
- NZDF to confirm whether noise issues are significant given site location outside Engine testing contours and majority outside noise corridor
- TPG to touch base with NZDF ahead of lodging draft Plan Change with Auckland Council

Other key points

- NZDF not looking to leave the airbase
- NZDF not concerned about staging of land development
- Cranes and overall building heights are an issue for height plane
- Lighting should be directed downwards
- Bird strike measure include managing open water, roof form mitigation, managing earthworks during construction
- Road layout should not confuse runway pattern
- CAA requirements will influence development outside designation and corridors

Let me know if there are any key actions or points that need to be added. It would be great if you can confirm when you may be able to provide the information in the action list above.

Regards - Matt

Matt Heale

Senior Planner – Kaiwhakarite
matua



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