

AK Have Your Say

Whenuapai and Redhills North Structure Plan

Auckland Council has prepared the Whenuapai and Redhills North Structure Plan, which provides a framework to guide future growth and development in the area. This structure plan will replace the Whenuapai Structure Plan 2016.

You can have your say on the draft Whenuapai and Redhills North Structure Plan at AKHaveYourSay.

What is a structure plan?

A structure plan is a blueprint for how an area can grow over time to create a sustainable community. It sets out the overall pattern of land-use, transport and infrastructure networks, guides where different activities and services could be provided, and how an area will connect with other existing urban areas. A structure plan sets out a long-term vision for an area, supported by principles, objectives and actions in the plan. Part of the process to develop a structure plan is to capture feedback from the community. The plan should reflect their needs, balanced with those of Auckland's growing population.

Structure plans line up with other documents guiding Auckland's development

Structure plans line up with policies and plans that guide land use and development, such as the Auckland Unitary Plan and Future Development Strategy. These documents have been created by the council to help ensure growth is well planned, co-ordinated and supported by the infrastructure, services and environmental protections communities need. The structure plan will be shaped by feedback from communities, organisations and stakeholders to create a shared vision and framework for future development in Whenuapai and Redhills North.

Structure plans are considered in the plan change and rezoning process

Structure plans are not statutory documents, and they do not automatically authorise construction or changes to property. Instead, a structure plan provides the foundation for how land can be used, the transport and service networks required within an area, and is informed by the views of the area's residents and communities. The structure plan will be considered when assessing any council-initiated plan changes, private plan changes and resource consents. Structure plans also highlight opportunities and constraints within the environment that can impact land use and how much growth is appropriate.

Why is the Whenuapai Structure Plan (2016) being replaced?

Structure plans are reviewed and replaced regularly to make sure they remain current and reflect changes over time. The structure plan for Whenuapai was adopted in September 2016 following consultation with stakeholders, landowners, and residents.

Since the structure plan was adopted by the council there have been many changes to the environment and landscape in Whenuapai and Redhills North. Since 2016, there has also been legislative reform; new national, regional and local policy direction; shifts in infrastructure investment; changing development patterns; and updated environmental and hazard information - all of which must now be captured in the new structure plan.

A review of the 2016 structure plan and its supporting technical documents has also been undertaken to inform the Whenuapai and Redhills North Structure Plan.

What is proposed in the Whenuapai and Redhills North Structure Plan 2026?

The Whenuapai and Redhills North Structure Plan includes:

- **A new vision statement** to set out how growth can be accommodated and how the built character can be distinguished between Whenuapai and Redhills North. This is to address the areas' different settings and reflect the urban outcomes the structure plan aims to achieve.
- **The development of detailed objectives, principles and key actions** to achieve the vision and guide the implementation of the structure plan.
- **Including Redhills North in the planned area** plus an indication of land use, the transport network, infrastructure requirements and staging of growth in this area.
- **Changes to the recommended land-use for Whenuapai West** as we now know where the Brigham Creek bus rapid transit station will be located, and land has been designated for the alternative state highway.
- **A transport network plan** including the location of the Brigham Creek bus rapid transit station. The updates align the location of arterial and collector roads with the Development Contributions Policy 2025.
- **Introduction of local roads** for public feedback to improve neighbourhood connectivity and respond to feedback from stakeholders.
- **Guidance on how homes, businesses, infrastructure and services will be delivered in a co-ordinated way** to align with the timings set out under the Future Development Strategy and to respond to updates around when infrastructure is likely to be required and delivered.
- **A Stormwater Management Plan** that supports the anticipated land-use changes, provides a comprehensive review of the stormwater catchments in Whenuapai and Redhills North and presents a set of principles to achieve integrated stormwater management.
- **An increase in the number of possible public open spaces and neighbourhood centres** to respond to the development of Redhills North, the anticipated growth in the area, new council strategies and stakeholder feedback.
- **Introduction of two new overlays that indicate noise suppression (acoustic attenuation), and maximum building height variation** to respond to known noise contours associated with the Whenuapai Airbase and the proposed upgrades to the state highway and arterial roading network. The overlays also indicate conflicts between the expected building heights in different zones and the RNZAF Obstacle Limitation Surface (the areas where heights are managed to avoid interference with aircraft take-off and landing paths).
- **Additional guidance** on the information required for private plan change requests and the monitoring framework to review the effectiveness of the structure plan in delivering on its key objectives and actions.
- **An overview of possible land-use changes** that could be made to the structure plan for Whenuapai. You will be able to have your say on these proposals on the AKHaveYourSay website.

Copies of all the structure plan maps can be found on akhaveyoursay.aucklandcouncil.govt.nz/whenuapai-redhills-north-structure-plan**.**

Ways to have your say

To have your say on the Whenuapai and Redhills North Structure Plan you can:

Scan the QR code or visit akhaveyoursay.nz/WhenuapaiRedhillsNorthStructurePlan to give feedback online.

- For a hard-copy feedback form, visit Te Manawa library.
- Scan and email your completed feedback form to: whenuapai@aucklandcouncil.govt.nz
- Post your completed form to:
  Auckland Council
  Attention: Whenuapai Redhills North Structure Plan
  Private Bag 92300, Victoria Street West, Auckland 1142

Feedback must be received by **Sunday 13 December 2026, 11.59pm**.

Auckland Council
Te Kaunihera o Tāmaki Makaurau