
I hereby give notice that a hearing by commissioners will be held on:

Date: Monday 23 June 2025
Time: 9.30am
Meeting room: Tootara room
Venue: Level 1, Manukau Civic Building
33 Manukau Station Road, Auckland

PRIVATE PLAN CHANGE 108
HEARING REPORT
CRESTVIEW RISE AND 170 SETTLEMENT
ROAD, PAPA KURA
HARBOUR VIEW HEIGHTS LIMITED
PARTNERSHIP

COMMISSIONERS

Chairperson	Richard Blakey (Chairperson)
Commissioners	Vaughan Smith
	Helen Mellsop

Chayla Walker
KAITOHUTOHU MATAAMUA WHAKAWĀ/
SENIOR HEARINGS ADVISOR

Telephone: 09 890 2009 or 027 231 5937
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Website: www.aucklandcouncil.govt.nz

Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
 - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

A NOTIFIED PRIVATE PLAN CHANGE TO THE AUCKLAND UNITARY PLAN BY HARBOUR VIEW HEIGHTS LIMITED PARTNERSHIP

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Reporting officer, Christopher Turbott, Planner

Reporting on proposed Private Plan Change 108 - Crestview Rise and 170 Settlement Road, Papakura Rezone about 2 hectares of land and introduce a new precinct to the AUP to apply to the rezoned land and adjoining Rural - Countryside Living Zone land.

APPLICANT: HARBOUR VIEW HEIGHTS LIMITED PARTNERSHIP

SUBMITTERS:	
Page 164	Michael David Atkinson
Page 167	Robert Taylor
Page 173	Harbour View Heights LP
Page 179	Veolia Water Services (ANZ) Pty Ltd
Page 184	Ministry of Education
Page 190	Anthony Graham



Hearing Report for Proposed Private Plan Change 108 Crestview Rise to the Auckland Unitary Plan (Operative in part)

Section 42A Hearing Report under the Resource Management Act 1991

Report to: Hearing Commissioners

Hearing Date/s: 23 June 2025

File No:

File Reference:

Report Author: Christopher Turbott, Senior Policy Planner, Planning – Central/South | Planning and Resource Consents Department

Report Approvers: Craig Cairncross, Team Leader, Planning – Central/South | Planning and Resource Consents Department

Report produced: 20 May 2025

Summary of Proposed Plan Change 108: Crestview Rise

Plan subject to change	Auckland Unitary Plan (Operative in part), 2016
Number and name of change	Proposed Plan Change 108: Crestview Rise to the Auckland Unitary Plan
Status of Plan	Operative in part
Type of change	Private Plan Change
Lodgement date	29 May 2024
Clause 23 request(s) and responses	Further information was requested under clause 23 of Schedule 1 RMA on 1 July 2024, with the exchange of information requests closing on 25 November 2024.
Clause 25 decision outcome	PPC108: Crestview Rise was accepted for processing by the council under Clause 25 of Schedule 1 of the RMA on 10 December 2024.
Parts of the Auckland Unitary Plan affected by the proposed plan change	Maps (zoning and rural urban boundary) Chapter I Precincts South
Pre-notification of iwi authorities completed	Pre notification requirements apply to council-initiated plan changes rather than private plan changes. However, the requestor has advised that they engaged with Ngāti Tamaoho, Ngāti Te Ata Waiohua, Te Ākitai Waiohua, Ngāti Pāoa Iwi Trust Ngāi Tai ki Tāmaki in the preparation of the proposed plan change request.
Date of notification of the proposed plan change and whether it was publicly notified or limited notified	Publicly notified 23 January 2023
Submissions received (excluding withdrawals)	6
Date summary of submissions notified	14 March 2025

Number of further submissions received (numbers)	1
Legal Effect at Notification	No legal affect at notification
Main issues or topics emerging from all submissions	<ul style="list-style-type: none"> • Amenity values, greenspace and views. • Traffic effects. • Noise. • Construction effects. • Inadequate infrastructure to support development. • Stormwater and flooding. • Cultural values. • Relief requested to change the zoning to Residential – Mixed Housing Suburban. • Relief requested to remove the medium density residential standards if they become optional. • Relief requested to require wastewater network upgrades. • Relief requested to require walking and cycling upgrades to schools.

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Abbreviations

Abbreviations in this report include

Abbreviation	Meaning
AUP	Auckland Unitary Plan
CVA	Cultural values assessment
FDS	Future Development Strategy
HVHLP	Harbour View Heights Limited Partnership
ITA	Integrated Traffic Assessment
MDRS	Medium Density Residential Standards
MHU	Residential – Mixed Housing Urban Zone
MHS	Residential – Mixed Housing Suburban Zone
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NPS-FM	National Policy Statement on Freshwater Management 2020 (updated October 2024)
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023 – Amended October 2024
NPS-UD	National Policy Statement on Urban Development
PC78	Plan Change 78- Auckland Council Intensification Plan Change
PC80	Plan Change 80- RPS Well-Functioning Urban Environment, Resilience to the Effects of Climate Change and Qualifying Matters
PPC 108	Proposed Private Plan Change 108: Crestview Rise
RMA	Resource Management Act 1991
RPS	Regional Policy Statement (within the Auckland Unitary Plan)

RUB	Rural Urban Boundary (within the Auckland Unitary Plan)
SMAF 1	Stormwater Management Area Flow 1 (within the Auckland Unitary Plan)
SMP	Stormwater Management Plan
THAB	Residential - Terrace Housing and Apartment Building Zone
the council	Auckland Council
The Panel	The Independent Hearing Commissioners

Attachments

Attachments	
Attachment 1	Plan Change 108: Crestview Rise (as notified) including specialist reports https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=275
Attachment 2	Further information requests and responses https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=275
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Attachment 4	Local Board Views
Attachment 5	Statutory framework
Attachment 6	Submissions and Further Submissions (split these into two separate attachments if there are a lot of submissions and furthers)
Attachment 7	Table of recommendations on submissions
Attachment 8	S42A Recommended changes to precinct provisions
Attachment 9	Section 32AA report
Attachment 10	RPS evaluation

1 INTRODUCTION AND EXECUTIVE SUMMARY

1.1 Section 42A report

1. In preparing for hearings on Private Plan Change 108: Crestview Rise (PPC 108), this hearing report has been prepared in accordance with section 42A of the Resource Management Act 1991 (**RMA**).
2. This report considers PPC 108 as notified, and the issues raised by submissions and further submissions on PPC 108. The discussion and recommendations in this report are intended to assist the Independent Hearing Commissioners (**the Panel**), the requestor and those persons or organisations that lodged submissions on PPC 108. The recommendations contained within this report are not the decisions of the Hearing Commissioners.
3. This report also forms part of the council's ongoing obligations to consider the appropriateness of the proposed provisions, the benefits and costs of any policies, rules or other methods, as well as the consideration of issues raised submissions on PPC 108.
4. To clarify for all parties, the conclusions and interim recommendations in this report are not binding on the Panel. The Panel will consider all the information submitted in support of PPC 108, information in this report, and the information in submissions together with evidence presented at the hearing.
5. This S42A report has been prepared by Christopher Turbott. I am a senior policy planner at the council with a BSc from University of Auckland and MSc from the University of Canterbury. I have more than 30 years planning and resource management experience. I am a full member of the New Zealand Planning Institute.
6. While this is not an Environment Court proceeding, I have read the code of conduct for expert witnesses contained in the Environment Court Practice Note (2023) and agree to comply with it.
7. Except where I state that I am relying on the specified advice of another person, the opinions expressed in this report are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
8. I was involved from the first stage of the application for this private plan change being made. I have visited the site.
9. This report is informed by and, where stated, relies on the reviews and advice from the following experts in Table 1.

Table 1: Specialist input to s42A report

Matter	Reviewing Specialist
Landscape	Rob Pryor, Registered Landscape Architect, LA4
Ecology	Nick Goldwater, Senior Principal Ecologist, Wildlands
Traffic and Transport	Martin Peake, CEng MICE MCIHT MEng (Hons), Progressive Transport Solutions Limited
Stormwater	Carmel O’Sullivan, Senior Healthy Waters Specialist, Healthy Waters and Flood Resilience, Resilience and Infrastructure, Auckland Council Amber Tsang, Senior Associate Planner, Jacobs
Geotechnical	Nicole Li, Geotechnical Practice Lead, Auckland Council
Contaminated Land	Ruben Naidoo, Specialist – contamination, air and noise, Auckland Council
Parks	Lazar Petkovic, Parks Planner

1.2 Summary of Plan Change

10. This is a private plan change application from Harbour View Heights Limited Partnership (**HVHLP**) to shift the rural urban boundary (**RUB**), rezone rural land to urban zoning and create a precinct for rezoned land, all in the Auckland Unitary Plan Operative in Part (**AUP**).
11. The purpose of PPC108 as outlined in section 1 (page 8) in the plan change and s32 evaluation¹ report is to:

...rezone approximately 2 hectares of land in Papakura from Rural Countryside Living to a Residential Mixed Housing Urban Zone and introduce a new precinct to the AUP to apply to the rezoned land and adjoining Countryside Living Zone land. The PPC also seeks to shift the Rural Urban Boundary to align with the boundary between the proposed Mixed Housing Urban Zone and the Countryside Living Zone.

12. The objectives of the plan change are those set out in the proposed precinct and relevant AUP objectives².

¹ Section 1, page 8, of ‘Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP’ by Russell Baike, rdbconsult, 25 November 2024

² Sections 10.2 and 10.3, of ‘Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP’ by Russell Baike, rdbconsult, 25 November 2024

13. PPC108 applies to sites at 28,30,66,76 Crestview Rise and 170 Settlement Road, Papakura, having a total area of 5.4513 hectares. The sites are Rural – Countryside Living Zone and are located on the urban to rural edge adjoining existing suburban and countryside living areas on Crestview Rise and Settlement Road as shown in Figure 1 below.



Figure 1: Auckland Unitary Plan map showing operative zones in the AUP with PPC 108 area shown outlined in red outline

14. The key elements of the plan change are to:
- rezone approximately two hectares of land at Papakura from Rural – Countryside Living Zone to Residential – Mixed Housing Urban Zone (**MHU**) (see Figure 2 below),
 - shift the RUB to match the zone change (black dashed line in Figure 2),
 - and introduce a new precinct for full the plan change area of 5.4513ha (red line in Figure 2).

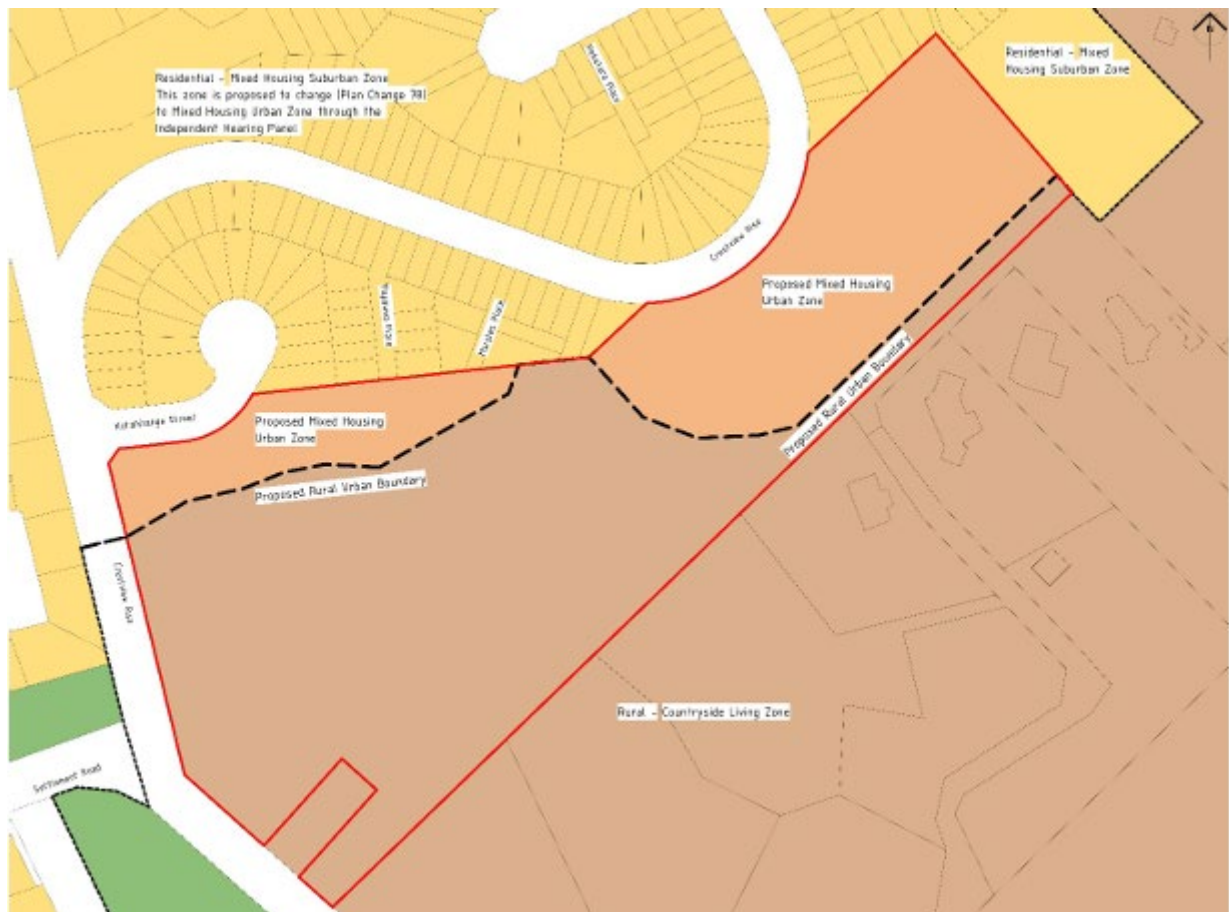


Figure 2: Proposed zoning map with proposed change to the RUB and the proposed precinct

15. PPC108 also incorporates the Medium Density Residential Standards (**MRDS**) into the proposed precinct as required by Section 77G(1) and Schedule 3A of the RMA. The precinct includes text provisions and a precinct plan (see Figure 3 below).

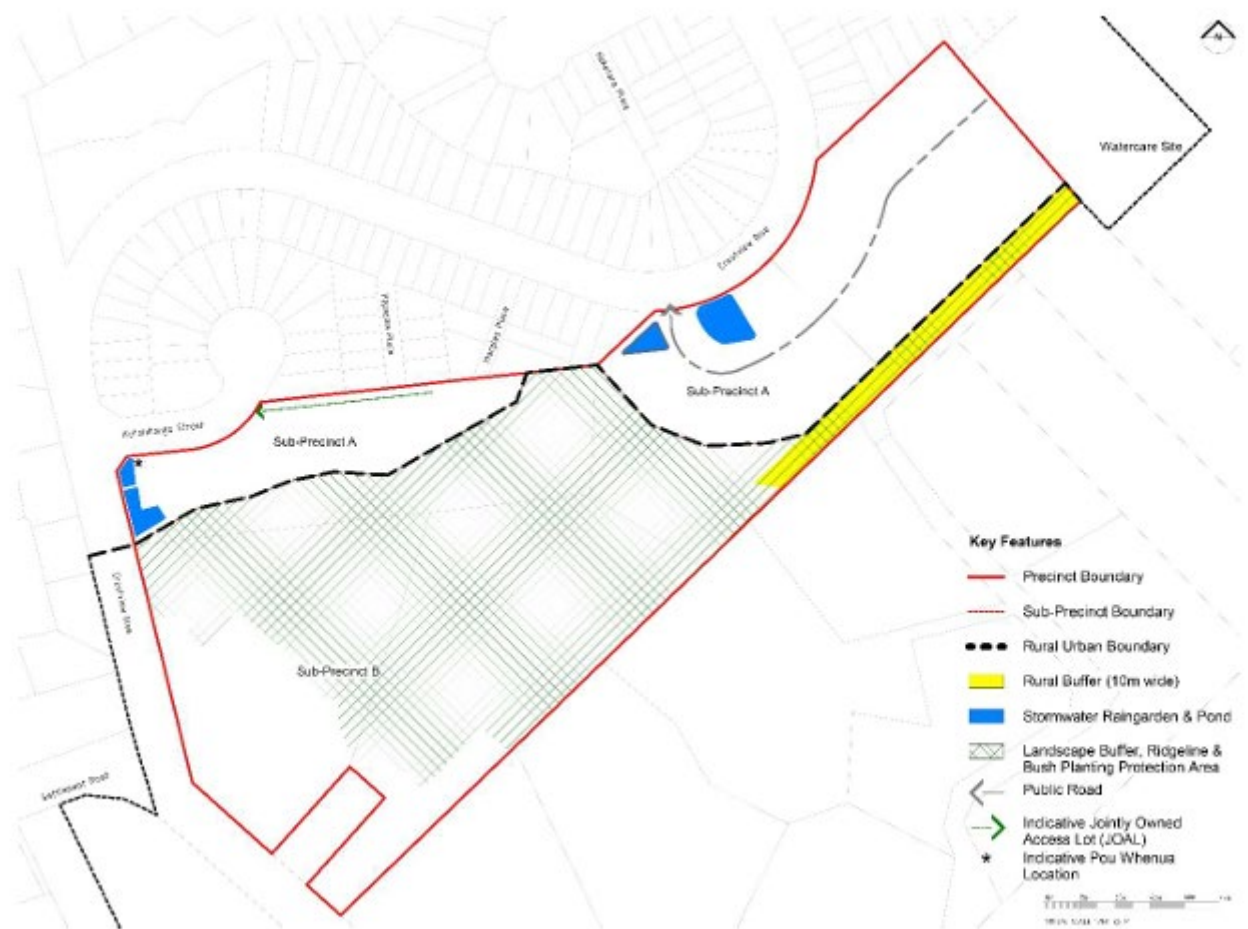


Figure 3: Proposed precinct plan for Crestview Rise Precinct

16. The proposed Crestview Rise precinct includes:

- a description of the proposed precinct,
- six objectives, two of which are mandatory MRDS objectives and the remainder relating to the proposed precinct,
- eight policies, five of which are mandatory MRDS policies and the remainder relating to the proposed precinct,
- an activity table that sets out the resource consent activity status for activities according to MRDS requirements and specific to the proposed precinct,
- standards including those required by the MRDS and those specific to the proposed precinct and subdivision standards,
- special information requirements relating to:

- landscaped buffer, ridgeline and existing bush planting enhancement and protection
- cultural landscape,
- a precinct plan.

17. No changes to any other spatial layers or text in the AUP are proposed.
18. The proposed plan change map, precinct provisions together with the plan change planning and s32 evaluation can be accessed via the link in **Attachment 1**. HVHLP has provided a wide range of supporting technical reports, all of which have been reviewed by a council team of staff and appointed consultants.

1.3 Consultation

19. A summary of the consultation undertaken by HVHLP in preparing PPC 108 is provided in the planning and section 32 report³. Details are contained in PC 108 – Appendix 14 Consultation and Feedback combined which is part of **Attachment 1**. Parties recorded as having been consulted by HVHLP include Auckland Council, the Papakura Local Board, Auckland Transport, Watercare, Veolia, mana whenua and the public.
20. The planning and section 32 report outlines consultation undertaken with mana whenua⁴. HVHLP indicates correspondence was sent to five iwi authorities. Details are contained in PC 108 – Appendix 14 – Iwi Engagement combined which is part of **Attachment 1**. Confirmation was requested as to whether they had an interest in and wanted to engage on the private plan change proposal. The following iwi groups were contacted:
 - Ngāti Tamaoho
 - Ngāti Te Ata Waiohua
 - Te Ākitai Waiohua
 - Ngāti Pāoa Iwi Trust
 - Ngāi Tai ki Tāmaki.
21. Ngāti Tamaoho, Ngāti Te Ata Waiohua and Te Ākitai Waiohua expressed an interest in the draft plan change. Information was provided by HVHLP, and hui and site visits were undertaken with representatives of the Requestor and Ngāti Tamaoho, Ngāti Te Ata Waiohua and Te Ākitai Waiohua. Cultural Values Assessments (**CVA**) were provided by Ngāti Te Ata Waiohua and Te Ākitai Waiohua.

³ Section 11 (page 139), of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

⁴ Sections 9.5 (page 146), 11.6 (page 142), of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

22. Matters raised in hui and the CVA include:

- application of Te Aranga Cultural and design principles
- ongoing participation in all stages of the project
- maintaining the highest possible treatment standards in relation to stormwater and erosion and sediment control
- protection and covenanting of the remaining vegetation including extensive replanting and pest control
- cleaning up the existing street environment existing stormwater infrastructure
- visibility from the Pukekoiwiriki Pa
- provision of pou.

23. The proposed AUP precinct for the plan change responds by including provisions for landscape buffers, vegetation replanting and covenants, stormwater management plans, pou and other cultural landscape identity, and participation of mana whenua in further stages of the design and development.

24. HVHLP is working towards a memorandum of understanding with mana whenua that will relate to the development phase.

25. Mana whenua did not submit on PPC 108.

1.4 Local Board views

26. Following the close of submissions, Auckland Council Planning and Resource Consents staff sought feedback from the Papakura Local Board. The Papakura Local Board considered PPC 108 at the board's business meeting on 26 March 2025 and their feedback appears in **Attachment 4**. In brief, the matters raised by the board include:

- Concern about land stability if the proposal is built on steep land.
- A request for traffic management options to be developed for the intersection of Crestview Rise and Settlement Road.

27. The board's feedback is addressed through the analysis undertaken under the relevant sub-headings in Section 8.

1.5 Plan change process to date

28. PPC108 was lodged with the council on 19 May 2024 by HVHLP.

29. The private plan change request was by accepted by Auckland Council's Planning and Policy Committee pursuant to Clause 25(2)(b) of Schedule 1 of the RMA on 10 December 2024.

30. PPC 108 was publicly notified on 23 January 2025, with the original submissions closing date of 23 February 2025. One submission was received late and the failure to comply with the timeframe was waived under delegated authority by the Manager Planning Central South. The further submissions period opened on 14 March 2025 and closed on 28 March 2025. One further submission was received and then subsequently withdrawn.

1.6 Main Issues Raised and Interim Assessments made in this s42A report

31. In summary, the main issues addressed in this report are:
- amenity, urban/rural character and landscape, open space provision and urban zoning
 - ecological effects
 - stormwater effects and flooding effects
 - land stability and other geotechnical natural hazard effects
 - land contamination effects
 - transport infrastructure and traffic effects
 - water and wastewater infrastructure and effects
 - cultural values and effects.
32. These issues and the submissions and local board views that relate to them are evaluated in section 8 of this report. This evaluation follows a sequence for each issue as follows:
- the HVHLP assessment as set out in the PPC108 documents
 - the submissions or local board views that apply to each issue
 - the council's specialist comments
 - my planning assessment.

Having considered the PPC 108 documents, the submissions, the council specialist comments and statutory requirements, I consider that PPC 108 is appropriate subject to amendments to the precinct provisions and the AUP maps.

1.7 Summary of recommendations

33. I propose amendments to the proposed precinct provisions and precinct plan in **Attachment 8**. This contains my marked-up version of the precinct provisions with underlining of new text and strikethrough of deleted text. Changes to the Auckland-wide maps are also recommended.
34. The recommended amendments to the provisions arise from the assessments carried out in this report, including via the input of the reporting specialists' team. In summary they include amendments:
- to the precinct text to address stormwater management effects and wastewater infrastructure upgrades
 - to the precinct plan to include a geotechnical notation feature
 - to the AUP Flow 1 control map to include sub-precinct A.
35. I consider that subject to these amendments and subject to any evidence presented at the hearing, PPC 108 would be the most appropriate way of achieving the objectives of the AUP(OP)

and the purpose of the RMA. Accordingly, it is recommended that PPC 108 be approved with modifications.

2 RMA HEARINGS AND DECISION-MAKING CONSIDERATIONS

36. Private plan change requests can be made to a council under Clause 21 of Schedule 1 of the RMA. The provisions of a private plan change request must comply with the same mandatory requirements as council-initiated plan changes.
37. Schedule 1 of the RMA (Clause 8B read together with Clause 29) requires that a local authority must hold hearings into submissions on its proposed private plan change. Auckland Council's Combined Chief Executives' Delegation Register delegates to hearing commissioners all powers, duties and functions under s34 of RMA. This delegation includes the authority to determine decisions on submissions on a plan change, and the authority to approve, decline, or approve with modifications, a private plan change request. The Panel will not be recommending a decision to the council but will be making the decision directly on PPC 108.
38. The RMA requires territorial authorities to consider a number of statutory and policy matters when developing proposed plan changes. The statutory framework within which the Panel will consider the plan change is outlined in **Attachment 5**. In brief, Section 32(1)(a) of the RMA requires an assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of the RMA in Part 2. Section 72 also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions to achieve the purpose of the Act. Section 74 provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2 and requires that a plan change must have particular regard to an evaluation prepared in accordance with Section 32.
39. Section 32 requires an evaluation report examining the extent to which the objectives of the plan change are the most appropriate way to achieve the purpose of the act and requires that report to examine whether the provisions are the most appropriate way of achieving the objectives. Section 32AA requires a further evaluation for any changes that are proposed to the notified plan change after the section 32 evaluation was carried out. HVHLP has prepared a planning and section 32 assessment⁵.
40. In accordance with s42A(1) of the RMA, this report considers the information provided by HVHLP and summarises and discusses submissions received on PPC 108.
41. The two Panel directions have been considered along with the HVLP memo in response to the directions. The latter indicates that HVHLP is not proposing further amendment to PPC 108 as notified.
42. This report makes recommendations on whether to accept, in full or in part; or reject; each submission. The report also identifies what amendments to the PPC 108 provisions are recommended, if any, to address matters raised in submissions. Finally, the report makes an

⁵ Section 10 (page 112), of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult dated 25 November 2024

interim recommendation on whether to approve, decline, or approve with modifications, PPC 108.

43. This 42A report begins with an executive summary and sections providing the background and context to PPC 108. Then, having regard to the statutory framework outlined in **Attachment 5**, the report is structured to provide an analysis of:

- the information provided in PPC 108 including the supporting s32 and other assessments,
- relevant National Planning Instruments (policy statements and standards),
- relevant parts of the AUP Regional Policy Statement, Regional Plan and District Plan,
- other relevant planning instruments,
- effects and submissions on PPC 108,
- recommendations on submissions (detailed in **Attachment 7**),
- recommended PPC 108 provisions (detailed in **Attachment 8**),
- Section 32 requirements.

3 CONTEXT

3.1 Site and surrounding area

44. PPC108 applies to sites at 28, 30, 66, 76 Crestview Rise and 170 Settlement Road, Papakura having a total area of 5.4513 hectares. The sites are located on the urban to rural edge adjoining existing suburban and countryside living areas on Crestview Rise and Settlement Road.

45. The sites are currently vacant of buildings and are vegetated. A satellite image of the PPC 108 area is shown below in Figure 4 with the sites outlined in blue.

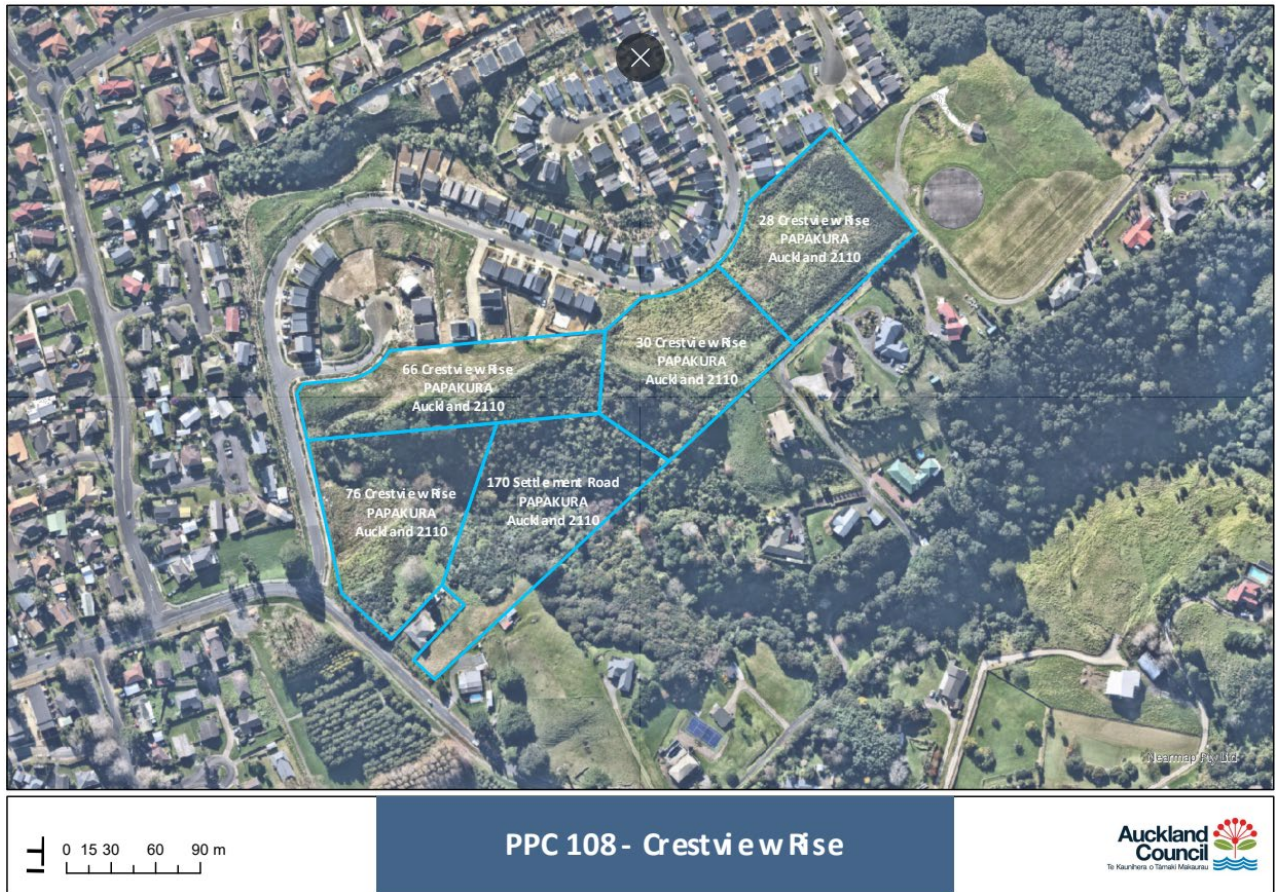


Figure 4: Satellite image from 2023 of 28,30,66,76 Crestview Rise and 170 Settlement Road, Papakura (Source: Auckland Council GIS map viewer)

46. The wider context is shown in Figure 5 below. The PPC 108 area is outlined in blue. Papakura metropolitan centre is further to the west on the centre line of the image. Takaanini lies to the north and an industrial area lies to the south.



Figure 5 Satellite image from 2023 of 28,30,66,76 Crestview Rise and 170 Settlement Road, Papakura (Source: Auckland Council GIS map viewer) with Papakura and Takaanini

47. The site is on sloping land at the ridgeline in the hills to the east of Papakura that currently demarcates the RUB.
48. In accordance with s42A (1A), I do not propose to repeat site information included in the requestor's planning and s32 report for PPC 108. Under s42(1B)(b), I adopt the description of the site and surrounds as set out in the planning and section 32 report⁶.
49. In addition, I undertook a site visit to the sites and surrounds on 10 June 2024.

3.2 Recent Resource Consent Background

50. The planning and s32 report summarises⁷ the resource consents obtained by HVHLP and implemented for
 - earthworks and recontouring on the site and adjoining development

⁶ Section 4 (page 18) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

⁷ Section 5.2 (page 21) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

- land use and subdivision consents for the adjoining development.

51. It also summarises relevant conditions and consent notices. These include fencing and geotechnical requirements. The latter are relevant to the assessment of geotechnical matters latter in this report.

3.3 Existing AUP Provisions

52. The sites are zoned Rural – Countryside Living Zone in the AUP as identified in Figure 1. This zone is one of the rural zones in Chapter H19 of the AUP. The purpose of this zone is described as:

This zone provides for rural lifestyle living in identified areas of rural land which are generally closer to urban Auckland or rural and coastal towns. There is a diversity of topography, land quality and landscape character within the zone which results in a diversity of site sizes. The zone is the receiver area for transferable rural site subdivision from other zones.

53. The key provisions for the Rural – Countryside Living Zone include:

- a focus on use of land for lifestyle living and small-scale rural production,
- one dwelling per site in compliance with the relevant standards – provided for as a Permitted Activity,
- more than one dwelling per site – provided for as either a Discretionary Activity or a Non-complying Activity depending on the number of dwellings and size of site,
- care up to 10 persons, information facilities, artworks, informal recreation, home occupations, produce sales, farming and rural airstrips in compliance with standards – are provided for as Permitted Activity,
- commerce and community facilities require resource consent as either a Restricted Discretionary Activity, Discretionary Activity or Non-complying Activity.

54. Subdivision⁸ in this zone in compliance with the relevant standards is a Discretionary Activity. The minimum net site area and average net site area without transferable rural site subdivision in this zone within the Papakura Subdivision Variation Control is 1ha. Transferrable rural site subdivision is not applicable.

55. The sites in the PPC 108 area are subject to the following additional controls:

- Macroinvertebrate Community Index Control – Native
- Macroinvertebrate Community Index Control – Rural
- Subdivision Variation Control – Rural, Papakura Countryside Living

⁸ AUP, Chapter E39 Subdivision - Rural

- Airspace Restriction Designation – ID 200 Ardmore Airport – Height Restrictions, Ardmore Airport Ltd.

56. The RUB runs along the northern perimeter of the sites, i.e. the PPC 108 area is outside of but adjoining the RUB.

57. PPC 108 proposes changes to the zoning and the RUB.

4 NATIONAL PLANNING INSTRUMENTS

4.1 Legislation.

4.1.1 Resource Management (Enabling Housing Supply) Amendment Act 2021

58. The Resource Management (Enabling Housing Supply) Amendment Act came into law in December 2021. The Act requires the introduction of new standards - the Medium Density Residential Standards (**MDRS**). This is progressing in Auckland through Plan Change 78 and associated Intensification Planning Instrument (IPI) plan change processes. However, clause 25(4A) of Schedule 1 provides that the council must not accept or adopt a private plan change request that does not incorporate the MDRS. PPC 108 does incorporate the MDRS including the required objectives, policies and standards.

59. The PC78 map viewer⁹ identifies the proposed zoning of the adjacent residential sites to the north of PPC 108, as MHU. This contrasts with the operative Residential – Mixed Housing Suburban Zone (**MHS**) shown in the AUP for the same area.

60. At the time of writing, there is uncertainty around the Independent Hearing Panel’s scheduling of the remainder of the PC78 hearing. In addition, the continuation of the compulsory statutory requirement for the council to include the MDRS may be subject to change, as signalled by the Government, and it is currently uncertain at this time what effect that will have on the PC78 process. It is likely that the hearings for PPC 108 will occur prior to the determination of the PC 78 process and before any statutory change to the MDRS requirements.

61. The only aspect of PC78 that is akin to being operative is the ‘immediate legal effect’ provisions of s86BA for MDRS in a relevant residential zone where there are no qualifying matters. However, that’s strictly a resource consenting or permitted activity matter and the (proposed) PC 78 MHU zoning is not operative.

4.2 National Policy Statements (NPS)

62. Section 75(3) of the RMA requires that a plan must give effect to NPS. Table 2 below summarises the NPS provisions that are most relevant to PPC 108.

63. The National Policy Statement on Urban Development 2020 (Updated May 2022) (**NPS-UD**) provisions marked with * in Table 2, are not in effect yet. This because PC 78 is not operative,

⁹ <https://www.arcgis.com/apps/webappviewer/index.html?id=df2ce24d0c3046598604c21c40fdd45c>

and the council did not include development capacity criteria in the now operative PC80. Although, included in the Table 2 for completeness, they are not considered to be applicable.

64. NPS-UD Policy 6(a) and (b) relate to "RMA planning documents that have given effect to" the NPS-UD. Clause 1.4(1) of the NPS-UD defines "RMA planning document" as a regional policy statement, a regional plan, or a district plan. The RMA s 43AA definitions of these terms indicate that these are operative documents approved under Schedule 1 of the RMA and include operative changes. Given PC78 is not yet operative, Policy 6(a) and (b) of the NPS-UD do not yet apply.

Table 2: National Policy Statements relevant to PPC108

Relevant NPS	Relevant Provisions
NPS-UD	<p>Objective 1: <i>New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p>Objective 2: <i>Planning decisions improve housing affordability by supporting competitive land and development markets.</i></p> <p>Objective 3: <i>Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:</i></p> <p>(a) <i>the area is in or near a centre zone or other area with many employment opportunities</i></p> <p>(b) <i>the area is well-serviced by existing or planned public transport</i></p> <p>(c) <i>there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</i></p> <p>Objective 5: <i>Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</i></p> <p>Objective 6: <i>Local authority decisions on urban development that affect urban environments are:</i></p> <p>(a) <i>integrated with infrastructure planning and funding decisions; and</i></p> <p>(b) <i>strategic over the medium term and long term; and</i></p> <p>(c)* <i>responsive, particularly in relation to proposals that would supply significant development capacity.</i></p> <p>Objective 8: <i>New Zealand's urban environments:</i></p> <p>(a) <i>support reductions in greenhouse gas emissions; and</i></p> <p>(b) <i>are resilient to the current and future effects of climate change.</i></p> <p>Policy 1: <i>Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</i></p> <p>(a) <i>have or enable a variety of homes that:</i></p>

	<p>(i) meet the needs, in terms of type, price, and location, of different households; and</p> <p>(ii) enable Māori to express their cultural traditions and norms...</p> <p>...(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</p> <p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; support reductions in greenhouse gas emissions; and</p> <p>(f) are resilient to the likely current and future effects of climate change.</p> <p>Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</p> <p>Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:</p> <p>(a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or</p> <p>(b) relative demand for housing and business use in that location.</p> <p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <p>(a)* the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</p> <p>(b)* that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</p> <p>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and</p> <p>(ii) are not, of themselves, an adverse effect</p> <p>(c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)</p> <p>(d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity (e) the likely current and future effects of climate change.</p> <p>Policy 8*: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <p>(a) unanticipated by RMA planning documents; or</p> <p>(b) out-of-sequence with planned land release.</p> <p>Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:</p> <p>(a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and</p>
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	<p>(a) <i>when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and</i></p> <p>(b) <i>provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and</i></p> <p>(c) <i>operate in a way that is consistent with iwi participation legislation.</i></p>
<p>National Policy Statement on Freshwater Management 2020 (updated October 2024) (NPS-FM)</p>	<p>2.1 Objective</p> <p>(1) <i>The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</i></p> <p>(a) <i>first, the health and well-being of water bodies and freshwater ecosystems</i></p> <p>(b) <i>second, the health needs of people (such as drinking water)</i></p> <p>(c) <i>third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</i></p> <p>2.2 Policies</p> <p>Policy 1: <i>Freshwater is managed in a way that gives effect to Te Mana o te Wai.</i></p> <p>Policy 2: <i>Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.</i></p> <p>Policy 3: <i>Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.</i></p> <p>Policy 4: <i>Freshwater is managed as part of New Zealand’s integrated response to climate change.</i></p> <p>Policy 5: <i>Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.</i></p> <p>Policy 7: <i>The loss of river extent and values is avoided to the extent practicable.</i></p> <p>Policy 9: <i>The habitats of indigenous freshwater species are protected.</i></p> <p>Policy 15: <i>Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.</i></p>
<p>National Policy Statement for Indigenous Biodiversity 2023 –</p>	<p>2.2 Objective</p> <p>(1) <i>The objective of this National Policy Statement is:</i></p> <p>(a) <i>to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and</i></p>

<p>Amended October 2024 (NPS-IB)</p>	<p><i>(b) to achieve this:</i></p> <p><i>(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and</i></p> <p><i>(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and</i></p> <p><i>(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and</i></p> <p><i>(iii) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.</i></p> <p>Policy 1: <i>Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.</i></p> <p>Policy 2: <i>Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:</i></p> <p><i>(a) managing indigenous biodiversity on their land; and</i></p> <p><i>(b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and</i></p> <p><i>(c) actively participating in other decision-making about indigenous biodiversity.</i></p> <p>Policy 3: <i>A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.</i></p> <p>Policy 4: <i>Indigenous biodiversity is managed to promote resilience to the effects of climate change.</i></p> <p>Policy 8: <i>The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.</i></p> <p>Policy 13: <i>Restoration of indigenous biodiversity is promoted and provided for.</i></p> <p>Policy 14: <i>Increased indigenous vegetation cover is promoted in both urban and non-urban environments.</i></p>
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4.2.1 NPS-UD

65. The NPS-UD came into effect in July 2020. The ‘intensification plan change’ PC78 required under the NPS-UD was notified by Auckland Council on 18 August 2022. The Independent Hearings Panel recommendations have not been released on topics heard to date.
66. HVHLP’s planning and section 32 report has assessed the proposed plan change against NPS-UD¹⁰. It states:

¹⁰ Section 8.1, (pages 52-58) of ‘Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP’ by Russell Baike, rdbconsult, 25 November 2024

In summary, it is considered that the PPC suitably considers and applies the relevant objectives and policies of the NPS-UD.

67. In my opinion, PPC 108 gives effect to the relevant provisions of the NPS-UD. This is because, in summary:

- It would provide a useful, albeit small increase in housing capacity.
- It would use zoning and precinct provisions that enable a diversity of house types including more affordable housing.
- It would use zoning and precinct provisions that would enable a well-functioning urban environment.
- Its location would enable a wide choice of employment, commercial services and community facility access within 30 minutes (and shorter) travel time including by public transport. This includes access to a metropolitan centre.
- Its location enables access to existing open space and education facilities.
- The provision of infrastructure is feasible and can be integrated with the development.
- The effects of climate change on flood hazards have been taken into account and provision of additional planting will help mitigate urban heating.
- Mana whenua have been involved in the preparation of PPC 108 and their values are reflected in some specific provisions and opportunities for subsequent involvement in its implementation.

4.2.2 NPS-FM

68. The NPS-FM is relevant to the PPC 108 because the precinct contains freshwater systems including a stream. A major objective of this NPS is to ensure that priority is given to the health and wellbeing of water bodies and freshwater ecosystems. In addition to the objectives and policies in Table 7, the NPS contains the following concept principles and hierarchy of obligations that inform decision making.

1.3 Fundamental concept – Te Mana o te Wai

Concept

- (1) *Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.*
- (2) *Te Mana o te Wai is relevant to all freshwater management and not just to the specific aspects of freshwater management referred to in this National Policy Statement.*

Framework

(3) *Te Mana o te Wai encompasses 6 principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater, and these principles inform this National Policy Statement and its implementation.*

(4) *The 6 principles are:*

- (a) *Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater*
- (b) *Kaitiakitanga: the obligations of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations*
- (c) *Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others*
- (d) *Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future*
- (e) *Stewardship: the obligations of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations*
- (f) *Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.*

(5) *There is a hierarchy of obligations in Te Mana o te Wai that prioritises:*

- (a) *first, the health and well-being of water bodies and freshwater ecosystems*
- (b) *second, the health needs of people (such as drinking water)*
- (c) *third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

69. HVHLP has provided a stormwater management plan which includes provisions for treatment for treatment and attenuation of stormwater runoff. Indicative locations for stormwater raingardens and ponds are shown on the proposed precinct plan.

70. They have also provided an assessment of freshwater ecological values. A stream is identified flowing through the sites from east to west in proposed sub-precinct B which is to remain Rural – Countryside Living Zone. The majority of the stream length is included in the proposed precinct plan ‘Landscape Buffer, Ridgeline & Bush Planting Protection Area’. No wetlands have been identified.

71. HVHLP's planning and section 32 report has assessed the proposed plan change against NPS-FM¹¹. It states:

The proposed stormwater management measures for the site (in terms of quality and quantity) are contained within the rezoned portion of the site. The treatment and attenuation roles of the measures shall ensure the existing and any additional flow to the network that ultimately discharges to the stream environment is suitably treated and effective in protecting and enhancing the integrity of the stream environment. The PPC, precinct and SMP apply the above policies. Mana whenua involvement will comprise participating in the design of the SMP measures. This may extend to the restoration of the bush environment and enhancement planting (of a sizeable scale) that that will improve habitat and biodiversity and therefore the health of the stream. The quality of the receiving water from the future development will maintain and enhance the mauri of the stream, for its use as a cultural food source (e.g. watercress, eels) and passive recreational use. Accordingly, the well-being of the broader community will be enabled by the management response to the land.

Bioresearches conclude that the ecological effects of the proposed urban rezoning and enabled development on the existing freshwater environment are expected to be negligible or minor.

On this basis it is considered that the PPC will give effect to the NPS-FM 2023.

72. This is considered further in section 8 of this report including the council's specialist evaluation which I rely on. In my opinion, PPC 108 gives effect to the relevant provisions of the NPS-FM. This is because, in summary:

- Appropriate engineering, stormwater management, ecological and cultural expertise has been applied to determine the freshwater system values of the site.
- The stormwater management plan demonstrates that in principle, the effects of residential development in proposed sub-precinct A on freshwater systems could be managed to give effect to the NPS-FM.
- The stream in proposed sub-precinct B would remain without further modification and the proposed precinct plan provisions would protect and restore the stream margins within the sites.
- Mana whenua have been involved in the preparation of this proposal and the proposed precinct provisions would provide for their ongoing involvement in planning and implementation.

¹¹ Section 8.3, (pages 61-63) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

4.2.3 NPS-IB

73. The NPS-IB sets a national framework on the management of indigenous biodiversity across New Zealand. In addition to the objectives and policies in Table 7, the NPS-IB contains the following principles that are to inform decision making and given effect to.

1.5 Decision-making principles

- (1) This National Policy Statement prioritises the mauri and intrinsic value of indigenous biodiversity and recognises people's connections and relationships with indigenous biodiversity.*
 - (2) It recognises that the health and wellbeing of people and communities are dependent on the health and wellbeing of indigenous biodiversity and that in return people have a responsibility to care for and nurture it. It acknowledges the web of interconnectedness between indigenous species, ecosystems, the wider environment, and the community, at both a physical and metaphysical level.*
 - (3) Consistent with this, the decision-making principles that must inform the implementation of this National Policy Statement are as follows:*
 - (a) prioritise the mauri, intrinsic value and wellbeing of indigenous biodiversity:*
 - (b) take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi):*
 - (c) recognise the bond between tangata whenua and indigenous biodiversity based on whakapapa relationships:*
 - (d) recognise the obligation and responsibility of care that tangata whenua have as kaitiaki of indigenous biodiversity:*
 - (e) recognise the role of people and communities (including landowners) as stewards of indigenous biodiversity:*
 - (f) enable the application of te ao Māori and mātauranga Māori:*
 - (g) form strong and effective partnerships with tangata whenua.*
74. The sites do not contain any significant ecological areas (SEA). However they do contain remnant indigenous bush vegetation¹². This is in the proposed sub-precinct B area and is included in the proposed precinct plan 'Landscape Buffer, Ridgeline & Bush Planting Protection Area'. This area also contains a stream but not identified wetlands.

¹² Figure 9, (page 110) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

75. HVHLP has provided ecological investigations¹³. The planning and section 32 report¹⁴ assesses the proposed plan change against NPS-IP and state:

In summary, the PPC is aligned and consistent with the NPS. It proposes significant ecological restoration of the bush area with new plantings and additional areas to be planted, maintenance obligations and legal protection. The area to be planted and protected is 2.7 ha (and some 8,823 new plants) which will support the biodiversity and overall ecological integrity and habitat of species within the site and surrounding natural environment. This will also support landscape, cultural and visual/amenity values and it is envisaged that mana whenua will be actively involved in the restoration and planting process.

76. This is considered further in section 8 of this report including the council's specialist evaluation which I rely on. In my opinion, PPC 108 gives effect to the relevant provisions of the NPS-IB. This is because, in summary:

- Appropriate ecological expertise has been applied to identify indigenous biodiversity and make recommendations on its maintenance and enhancement.
- The proposed precinct responds to this with provisions to provide restoration and protection of the indigenous vegetation.
- Mana whenua have been involved in the preparation of this proposal and the proposed precinct provisions would provide for their ongoing involvement in planning and implementing restoration and planting including cultural values.

4.3 National environmental standards or regulations

77. Under section 44A of the RMA, local authorities must observe national environmental standards in its district/ region. The only national environmental standard applicable to PPC 108 is the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**).

78. HVHLP has provided a Preliminary Environmental Site Investigation¹⁵ (PSI). This concludes:

The investigation has identified that:

- *The site is not considered to have been used for an activity from the HAIL, and the NESCS does not apply to the proposed change of land use.*
- *The concentration of contaminants does not exceed the criteria for protection of human health for the current or proposed land use.*

¹³ Ecological Assessment of Forest Adjoining 28, 30 and 66 Crestview Rise, Michael Anderson, Bioresearches, 25 October 2024. 28, 30, and 66,76 Crestview Rise and 170 Settlement Road – Freshwater Ecological Constraints 2, Christel du Preez, Bioresearches, 21 December 2023.

¹⁴ Section 8.2, (pages 58 – 60) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

¹⁵ Preliminary Environmental Site Investigation 28, 30, and 66 Crestview Rise, Papakura, Auckland, Lucas Brydon, ENGEO, 19 December 2023.

- *The concentration of contaminants does not exceed environmental discharge criteria from the Auckland Unitary Plan. It is considered highly unlikely that there will be a risk to human health or environment if the proposed change in land use occurs.*
- *The presence of nickel above the natural background range for non-volcanic soils means that excess surface soil may not meet Auckland Council definition of cleanfill (assuming a non-volcanic cleanfill site). It should be noted that no contaminant concentrations exceed regional background criteria for volcanic soils.*

79. The NES-CS and contamination is considered in the planning and section 32 report¹⁶ in which Mr Baike states:

A PSI assessment has been undertaken by Engeo (refer Appendix 11). The report identifies that the site is suitable for urban use with some small areas of potential topsoil contamination with higher levels of Nickel that will require management or removal at subdivision. Any future consent requirements will be able to be appropriately addressed at that time.

80. The council's contaminated land specialist Mr Naidoo has reviewed PPC 108 and concluded:

From the perspective of contamination and the associated potential effects on human health and the environment, the proposed Private Plan Change is considered to be consistent with the purpose of the NES:CS, and relevant objectives and policies of the Contaminated Land Rules of the AUP(OP) and the Auckland Council Regional Policy Statement.

81. In my opinion, PPC 108 is not in conflict the NES-CS. The subsequent resource consent stage is the appropriate time to assess the detailed management of soils.

5 REGIONAL POLICY STATEMENT

82. Section 75(3)(c) of the RMA requires that a plan must give effect to any regional policy statement (**RPS**). Note that PC 80 (a change to the RPS) became fully operative on 13 December 2024 and provides policy direction on well-functioning urban environments, qualifying matters and resilience to climate change.

83. Table 3 contains the RPS provisions of AUP that in my opinion are most relevant to PPC 108 and provides a summary evaluation which references the planning evaluation provided by HVHLP. I have also provided a full evaluation in **Attachment 10**. This concludes that PPC 108 would give effect to the relevant RPS policies subject to the amendments I have recommended in **Attachment 8**.

¹⁶ Section 8.6, (page 63) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

Table 3: Relevant regional policy statement provisions

Chapters	Objectives and policies	Evaluation
B2 Tāhuhu whakaruruhau- ā-taone - Urban growth and form	<p>Urban growth and form</p> <ul style="list-style-type: none"> Urban growth and form (B2.2.) <ul style="list-style-type: none"> B2.2.1.(1A), B2.2.1. (1), B2.2.1. (2), B2.2.1. (3), B2.2.1. (4), B2.2.1. (5) B2.2.2. (2), B2.2.2. (3), B2.2.2. (4), B2.2.2. (7) A quality built environment (B2.3) <ul style="list-style-type: none"> B2.3.1. (1), B2.3.1. (2), B2.3.1. (3) B2.3.2. (1), B2.3.2. (2), B2.3.2. (3), B2.3.2. (4), B2.3.2. (5) Residential Growth (B2.4) <ul style="list-style-type: none"> B2.4.1. (1), B2.4.1. (2), B2.4.1. (4) B2.4.2. (3), B2.4.2. (6), B2.4.2. (9), B2.2.4. (11) Open space and recreation facilities (B2.7) <ul style="list-style-type: none"> B2.7.1. (1) B2.7.2. (1) 	<p>These objectives and policies are relevant to the evaluation of the proposal to shift the RUB, the proposed residential zoning, the proposed the precinct provisions and the potential urban form and community that would result. I have provided and evaluation of them in Attachment 10. In summary, in my opinion, PPC 108 will give effect to the relevant RPS policies, subject to the changes I have recommended in attachment 8.</p> <p>Of note; policy B2.2.2(2) sets out policy criteria for RUB relocations. In my opinion, these policy criteria can be given effect to subject to the amendments to PPC 108 I have recommended in Attachment 8.</p> <p>In addition, in my opinion PPC 108 would give effect to the following provisions which are relevant but are not included in HVHLP's planning assessment: B2.3.1. (2), B2.3.1. (3), B2.3.2. (1), B2.3.2. (2), B2.3.2. (3), B2.3.2. (4), B2.3.2. (4), B2.3.2(5).</p> <p>The evaluation in section 8 of this report which considers effects on the environment and submissions is also relevant.</p> <p>HVHLP's planning and section 32 report addresses most of these objectives and policies in detail¹⁷. This includes the full RPS text of the provisions and concluding to the effect that PPC 108 would give effect to the policy direction chapter B2 of the RPS.</p>
B3 – Ngā pūnaha hanganga, kawekawe me	<p>Infrastructure and Transport</p> <ul style="list-style-type: none"> Infrastructure (B3.2.) <ul style="list-style-type: none"> B3.2.1. (1), B3.2.1 (5), B3.2.1. (8) 	<p>Refer to Attachment 10.</p> <p>These objectives and policies are relevant to the integration of land use and infrastructure, which is turn relevant to</p>

¹⁷ Section 8.9, (pages 64-76) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

ngā pūngao – Infrastructure, transport and energy	<ul style="list-style-type: none"> ○ B.3.3.2. (1), B3.2.2. (8) • Transport (B3.3.) <ul style="list-style-type: none"> ○ B3.3.1 (1) ○ B3.3.2. (2), B3.3.2. (4) 	<p>the decision to extend the RUB and provide for urban zoning in a location not expressly anticipated in the AUP.</p> <p>They are not expressly addressed in HVHLP’s planning and section 32 report, which does however address infrastructure and transport.</p> <p>I address infrastructure and transport in more detail in section 8.</p> <p>In my opinion PPC 108 would give effect to the policy direction of chapter B3 of the RPS.</p>
B6 Mana Whenua	<p>Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation (B6.2)</p> <ul style="list-style-type: none"> • B6.2.1. (1), B6.2.1 (2), • B6.2.2. (1) <p>Recognising Mana Whenua Values (B6.3)</p> <ul style="list-style-type: none"> • B6.3.1. (1), B6.3.1. (2) B6.3.1. (3) • B6.3.2. (1), B6.3.2. (2), B6.3.2. (3), B6.3.2. (4), B6.3.2. (6) <p>Protection of Mana Whenua cultural heritage (B6.5)</p> <ul style="list-style-type: none"> • B6.5.1. (1), B6.5.1. (2), B6.5.1. (3), B6.5.1. (5) • B6.5.2. (1), B.6.5.2 (6), B6.5.2. (7) 	<p>Refer to Attachment 10.</p> <p>These objectives and policies are relevant to assessment of the effects of PPC 108 on mana whenua cultural values and the extent to which it assists in maintaining them.</p> <p>HVHLP’s planning and section 32 report addresses these objectives and policies in detail¹⁸. This includes the full RPS text of the provisions. I concur with that evaluation to the effect that PPC 108 would give effect to the policy direction chapter B6 of the RPS.</p> <p>The evaluation in section 8 which considers effects on the environment is also relevant.</p>
B7 Toitū te whenua, toitū te taiao – Natural resources	<p>Natural Resources</p> <p>Indigenous Biodiversity (B7.2)</p> <ul style="list-style-type: none"> • B7.2.1. (2) • B7.2.2. (1) <p>Freshwater systems (B7.3)</p> <ul style="list-style-type: none"> • B7.3.1. (1), B7.3.1. (2), B7.3.1. (3) • B7.3.2. (1), B7.3.2. (4), B7.3.2. (5), B7.3.2. (6) 	<p>Refer to Attachment 10.</p> <p>These objectives and policies are relevant to the evaluation of the effects of PPC 108 and the proposed urban land uses that would be enabled by it on indigenous biodiversity and freshwater values.</p> <p>HVHLP’s planning and section 32 report addresses many of these objectives and policies in detail¹⁹. This includes the full RPS text of the provisions. I concur with that evaluation to the effect that PPC 108</p>

¹⁸ Section 8.9, (pages 77-83,) of ‘Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP’ by Russell Baike, rdbconsult, 25 November 2024

¹⁹ Section 8.9, (pages 83-85) of ‘Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP’ by Russell Baike, rdbconsult, 25 November 2024

	<p>Coastal water, freshwater and geothermal systems (B7.4)</p> <ul style="list-style-type: none"> • B7.4.1. (1), B7.4.1. (2), B7.4.1. (4), B7.4.1. (5), B7.4.1. (6) • B7.4.2. (1), B7.4.2. (9), B7.4.2. (10) 	<p>would give effect to the policy direction chapter B7 of the RPS.</p> <p>In addition, in my opinion PPC 108 would give effect to the following provisions which are relevant but are not expressly included in HVHLP's planning assessment although it does address effects on freshwater: B7.3.2. (4), B7.4.1. (1), B7.4.1. (2), B7.4.1. (4), B7.4.1. (5), B7.4.1. (6), B7.4.2. (1), B7.4.2. (9) and B7.4.2.(10).</p> <p>The evaluation in section 8 which considers effects on the environment is also relevant.</p>
B9. Toitū te tuawhenua- Rural environment	<p>Rural activities (B9.2)</p> <ul style="list-style-type: none"> • B9.2.1. (4) • B9.2.2. (1) <p>Rural subdivision (B9.4)</p> <ul style="list-style-type: none"> • B9.4.1. (3), • B9.4.2. (1) 	<p>Refer to Attachment 10.</p> <p>These objectives and policies are relevant to the evaluation of the effects of PPC 108 on the values of the Rural – Countryside Living Zone, including that part which is to be retained and that part which would be converted to urban use.</p> <p>HVHLP's planning and section 32 report addresses these objectives and policies in detail²⁰. This includes the full RPS text of the provisions. I concur with that evaluation to the effect that PPC 108 would give effect to the policy direction chapter B9 of the RPS.</p>
B10 Ngā tūpono ki te taiao – Environmental risk	<p>Environmental Risk</p> <p>Natural hazards and climate change (B10.2)</p> <ul style="list-style-type: none"> • B10.2.1. (1), B10.2.1. (2), B10.2.1(3), B10.2.1. (4), B10.2.1. (5), B10.2.1. (6) • B10.2.2. (1), B10.2.2. (2), B10.2.2. (3), B10.2.2. (4), B10.2.2. (5), B10.2.2. (6), B10.2.2. (7), B10.2.2. (8), B10.2.2. (9), B10.2.2. (11), <p>Land – Contaminated (B10.4)</p> <ul style="list-style-type: none"> • B10.4.1. (1) • B10.4.2. (1), B10.4.2. (3) 	<p>Refer to Attachment 10.</p> <p>These objectives and policies are relevant to the evaluation of the extent to which the land uses that would be enabled by PPC 108 would be affected by natural hazards or contaminants in land, and the extent to which the effects can be mitigated or avoided.</p> <p>HVHLP's planning and section 32 assessment addresses many of these objectives and policies in detail²¹. This includes the full RPS text of the provisions. I concur with that evaluation to the effect that PPC 108 would give</p>

²⁰ Section 8.9, (pages 85-86) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

²¹ Section 8.9, (pages 86-88) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

		<p>effect to the policy direction chapter B10 of the RPS.</p> <p>In addition, in my opinion PPC 108 would give effect to the following provisions which are relevant but are not expressly included in HVHLP's planning assessment although it does address effects on freshwater: B10.2.2. (9), B10.2.2. (11), B10.4.1. (1), B10.4.2. (1), B10.4.2. (3)</p> <p>The evaluation in section 8 which considers effects on the environment is also relevant.</p>
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6 REGIONAL PLAN AND DISTRICT PLAN

84. The key regional plan and district provisions of the AUP, that are in my opinion are most relevant to PPC108 are summarised in Table 4.
85. A change to the district plan component of the AUP, as proposed by PPC 108, must not be inconsistent with any relevant regional plan provisions for any matter specified in section 30(1) of the RMA, which is the regional council functions of the council. Relevant consistency matters are identified in Table 4.
86. There is no similar requirement to avoid inconsistency with the district plan because the purpose of a plan change is to change it. However the,
- RMA requires an integrated approach (sections 30(1)(a) and 31(1)(a)),
 - various AUP provisions are intended to operate in an integrated matter,
 - Auckland-wide district plan provisions regulate some effects not addressed specifically in zones, e.g. natural hazards,
 - district plan zone provisions inform assessment of the effects of the proposed plan change, consistency with higher order policy.

Table 4: relevant regional and district plan provisions summary

Chapters	Objectives and policies	Review
E1 Water quality and integrated management	<ul style="list-style-type: none"> • E1.2. (1), E1.2. (2), E1.2. (3) • E1.3. (2), E1.3. (3), E1.3. (8), E1.3. (10), E1.3. (11), E1.3. (13) • The objectives are regional plan and coastal plan matters • The policies are regional plan, coastal 	<p>E1 is partly implemented by consenting processes under other parts of the AUP and is also relevant to PPC 108 decision making because changes to land use effect freshwater.</p> <p>It is not expressly addressed in HVHLP's planning assessment, which does however address effects on water quality.</p> <p>I address effects on water quality in more detail in section 8.</p>

	plan and district plan matters	In my opinion PPC 108 would be consistent with to the policy direction of chapter E1.
E3 Lakes, rivers, streams and wetlands	<ul style="list-style-type: none"> • E3.2. (2) • E3.3. (3), E3.3. (15) • Regional plan matters 	<p>E3 is partly implemented by consenting processes under the AUP and is also relevant to PPC 108 decision making because sub-precinct B includes a stream. However, there are no proposals to modify that stream, and the proposed vegetation restoration would assist in maintaining the stream.</p> <p>In my opinion PPC 108 would be consistent with the policy direction of chapter E3.</p>
E10. Stormwater management area Flow 1 and Flow 2.	<ul style="list-style-type: none"> • E10.2. (1) • E10.3. (1), E10.3. (2), E10.3. (3) • Regional plan matters 	<p>E10 controls flows from impervious areas into streams. It is partly implemented by consenting processes under the AUP. Neither Flow 1 or Flow 2 apply to the plan change area and are not proposed to apply in PPC 108. However, the stormwater management is proposed is considered equivalent to Flow 1 by the council specialists. This matter is addressed further in chapter 8 where it is recommended that Flow 1 be applied.</p>
E11. Land disturbance – Regional E12. Land disturbance – District	<p>Various objectives and policies that relate to sediment and erosion control, dust, noise and a variety of other effects of land disturbance. E11 is a regional plan matter and E12 is a district plan matter.</p>	<p>E11 and E12 are primarily directed to and given effect to through earthworks rules that will apply under both the operative zoning and proposed 108 zoning. The urban land uses that would be enabled by PPC 108 would require earthworks resource consents. The earthworks resource consent processes would in my opinion be adequate to address any land disturbance that would arise from PPC 108.</p>
E15. Vegetation management and biodiversity	<ul style="list-style-type: none"> • E15.2. (1), E15.2. (2) • E15.3. (1), E15.3. (2) • Regional coastal plan, regional plan and district plan matters 	<p>The objectives and policies in this chapter apply to the management of terrestrial and coastal vegetation and biodiversity values outside of scheduled significant ecological areas.</p> <p>E15 is partly implemented by consenting processes under the AUP and is also relevant to PPC 108 decision making because of the indigenous vegetation present in sub-precinct B and the proposed enhancement provisions in the precinct. This matter is addressed further in chapter 8.</p> <p>In my opinion PPC 108 would be consistent with the policy direction of chapter E15.</p>

E26. Infrastructure	<ul style="list-style-type: none"> • E26.2.1. (1) • E26.2.2. (15) • Regional plan and district plan matters 	<p>E26 is mainly implemented by consenting processes under the AUP and is also relevant to assessing the extent to which the urban land uses that would be enabled by PPC 108 can be serviced by an appropriate road network. Effects on infrastructure addressed in chapter 8</p> <p>In my opinion PPC 108 would be consistent with the policy direction of chapter E26 (a regional and district plan matter).</p>
E30 – Contaminated land	<ul style="list-style-type: none"> • E30.2. (1) • E30.3. (2) • Regional plan matter 	<p>E30 is mainly implemented by consenting processes under the AUP but is also relevant to assessing the extent to which the urban land uses that would be enabled by PPC 108 can be safely undertaken with respect to contaminants in land. Contaminated land is addressed further in chapter 8.</p> <p>In my opinion PPC 108 would be consistent with the policy direction of chapter E30.</p>
E36 – Natural hazards and flooding	<ul style="list-style-type: none"> • E36.2. (1), E36.2. (2), E36.2. (3), E36.2. (5), E36.2. (6) • E36.3. (1), E36.3. (2), E36.3. (3), E36.3. (4), E36.3. (13), E36.3 (14), E36.3. (15), E36.3 (16), E36.3. (17), E36.3. (18), E36.3 (19), E36.3. (20), ...(34) • District plan matter 	<p>E36 is partly implemented by consenting processes under the AUP but is also relevant to assessing the extent to which the urban land uses that would be enabled by PPC 108 can be safely undertaken with respect to natural hazards.</p> <p>In my opinion, but subject to further information being presented at the hearing and subject to the changes I have recommended, PPC 108 would be consistent with the policy direction of chapter E36.</p> <p>This matter is addressed further in chapter 8.</p>
E38 Subdivision – urban E39 Subdivision - rural	<ul style="list-style-type: none"> • E38 – various provisions applying to subdivision in urban zones. • E39 – various provisions applying to subdivision in rural zones 	<p>E.38 Subdivision – urban provisions would apply in sub-precinct A and modified by the mandatory MDRS provisions in the proposed precinct, if PPC 108 is approved.</p> <p>E39 Subdivisions that apply are summarised in section 3.3 above.</p>
G1. Rural urban boundary	<ul style="list-style-type: none"> • A district plan matter but the RPS applies to decision making on shifting the line. 	<p><i>The Rural Urban Boundary identifies land potentially suitable for urban development. The location of the Rural Urban Boundary is a district plan land use rule pursuant to section 9(3) of the Resource Management Act 1991, other than for Waiheke Island...</i></p> <p><i>...The only method for relocating the Rural Urban Boundary is by way of a plan change pursuant to Schedule 1 of the Resource Management Act 1991. Any relocation of the</i></p>

		<p><i>Rural Urban Boundary must give effect to the objectives and policies of the regional policy statement which establish it.</i></p> <p>In my opinion PPC 108 would be consistent with the policy direction set in the RPS.</p>
H5 Residential – Mixed housing urban zone	<ul style="list-style-type: none"> Refer to the Residential – MHU Zone – subheading below. 	<p>This zone is summarised under a subheading below this table. It is proposed to be applied in sub-precinct A of PPC – 108. In my opinion this is appropriate.</p>
H19 Rural zones	<ul style="list-style-type: none"> Rural – countryside living zone provisions Objectives and policies are a district plan matter Use and development rules are a regional plan and district plan matter 	<p>This zone is summarised in section 3.3 above. PPC 108 proposes replacing the Rural - Countryside Living Zone with the urban MHU zone in sub-precinct A. However, it is to be retained in sub-precinct B.</p> <p>The planning and section 32 report²² addresses these zones provisions.</p> <p>In my opinion retention of the rural zoning of sub-precinct B is appropriate.</p>
Chapter I precincts	<ul style="list-style-type: none"> South 	<p>Chapter I is effectively a schedule of all AUP precincts.</p> <p>PPC 108 proposes addition of a new precinct into Chapter I - south.</p> <p>In my opinion, application of a precinct in PPC 108 is appropriate.</p>

6.1 MHU Zone

87. This zone is summarised further below as PPC 108 proposes to apply it. The MHU Zone is proposed in Sub-precinct A. It is medium density zone which provides for development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This zone supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres ²³.

88. The key provisions of the MHU Zone are as follows:

- up to 3 dwellings per site – is provided for as a Permitted Activity
- four or more dwellings per site – is provided for as a Restricted Discretionary Activity

²² Section 8.12, (pages 90-92) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

²³ Chapter H5. Residential – Mixed Housing Urban Zone, Auckland Unitary Plan (Operative in part)

- Integrated Residential Development – is provided for as Restricted Discretionary Activity
- residential care facilities and boarding houses accommodating up to 10 persons – provided for as Permitted Activity
- Non-residential activities include (but not proposed by HVHLP):
 - dairies up to 100m² gross floor area per site - Restricted Discretionary Activity
 - restaurants and cafes up to 100m² gross floor area per site - Discretionary Activity
 - Service stations on arterial roads – Discretionary Activity.

89. HVHLP considers that the MHU zone is an appropriate zone for Sub-precinct B:
‘The MHU Zone is a relevant and the most appropriate MDRS Zone for the site. For comparison, the MHS also permits 3 dwellings per site as of right up to two storeys (8m) but is not a relevant MDRS Zone (so is precluded). The adjacent Crestview Rise 25 subdivision/development was established under the MHS zone and this is now proposed as MHU under PC78. It would be consistent and appropriate to apply and continue the MHU Zone over the site area to be rezoned.’²⁴

90. The effects of applying this zone are considered in more detail in section 8 below. In my opinion, subject to the amendments I have recommended in **Attachment 8** and subject to evidence presented at the hearing, the MHU zone is appropriate in sub-precinct A. Note that this opinion is subject to the mandatory MDRS requirements continuing.

91. Subject to:

- any evidence presented at the hearing, and
- the amendments I recommend in **Attachment 8**;

I consider that PPC 108 does not give rise to inconsistencies with relevant regional plan provisions and integrates with the district plan.

7 ANY RELEVANT MANAGEMENT PLANS AND STRATEGY PREPARED UNDER ANY OTHER ACT

92. Section 74(2)(b)(i) of the RMA requires a territorial authority must have regard to plans and strategies prepared under other acts. The other plans and strategies relevant to PPC 108 are discussed below.

²⁴ Section 6.1 (pages 25-26) of ‘Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP’ by Russell Baike, rdbconsult, 25 November 2024.

7.1 The Auckland Plan 2050 including the Future Development Strategy

93. The Auckland Plan, prepared under section 79 of the Local Government (Auckland Council) Act 2009 is a relevant strategy document that council should have regard to in the preparation of PPC 108 alongside the Future Development Strategy 2023 (**FDS**). Among other matters, they address the growth of Tāmaki Makaurau / Auckland. Both documents promote the consolidation of growth within the urban area and set a sequence for future urban growth including greenfield areas. Emphasis is placed on areas that are not subject to natural hazards, and where infrastructure can cope with growth.
94. The PPC 108 area is not in a location sequenced for growth in the FDS. HVHLP's planning and section 32 report considers²⁵ the context of PPC108 relative to the Auckland Plan and the FDS. The position taken is that PPC 108 will provide a small but useful addition to the supply of affordable dwellings, in a way that would not challenge the integrity of the FDS or the Auckland Plan outcomes.
95. Part 3.17 (1) of the NPS-UD requires the council to *...have regard... to the FDS ...when preparing or changing RMA planning documents...* Also, because the FDS is required to be prepared using the special consultative procedure in section 83 of the Local Government Act 2002, section 74(2)(i) also applies, which requires that the council *...shall have regard to ... management plans and strategies prepared under other Acts...*
96. HVHLP did make a submission on the council's draft FDS in August 2023 (prior to lodgement of PPC 108. This submission outlined the plan change in preparation and requesting provision for it in the FDS. However, previously in resolving to initiate the FDS process, the council's resolution (PLA/2022/95) excluded consideration of new urban areas from the scope of the FDS project. Therefore, submissions on the FDS seeking additional urban areas were not considered by staff, nor was a decision made on them at the time the FDS was approved in 2024. Consequently, the draft PPC 108 request was not considered and accepted or rejected as part of the FDS preparation process.
97. The FDS sets out the council's vision and priorities for future urban growth. It should be had regard to but is not required to be given effect to in considering private plan changes such as PPC 108. The FDS does not contain criteria for assessing departures from growth sequences preferred in the FDS, as that is the intended function of the NPS-UD and RPS policy. However, the FDS used the *Principles for a quality compact approach to growth* set out in the following table along with comments relative to PPC 108. These principles should be considered but not elevated to the status of RPS level policy.

Table 5: FDS principles

FDS Principle	Comments
<i>1. Reduce greenhouse gas emissions</i>	This is addressed in more detail in section 8 with respect to transport emissions and land use planning. PPC 108 will not reduce emissions, but no

²⁵ Sections 7.7.1 (page 41) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

	plan change that enables urban residential growth either inside or outside the RUB will actually reduce emissions. Reducing urban emissions requires other technical and economic changes that are not within the scope of an RMA decision on plan changes. The provision in sub-precinct B for revegetation will offset emissions to a degree.
<i>2. Adapt to the impacts of climate change</i>	This is addressed in more detail in section 8 with respect to urban heating and flood natural hazards. The provision in sub-precinct B for revegetation will assist in mitigating urban heating. The effects of climate change have been considered and accounted for assessing flood risks. Note changes to precinct provisions are recommended in relation to stormwater.
<i>3. Make efficient and equitable infrastructure investments</i>	This is addressed in more detail in section 8 with respect to transport, stormwater, water supply and wastewater. Development in PPC 108 can hinge off existing infrastructure or where new infrastructure is required; it will be funded by the developer. There are no strategically significant infrastructure issues. Note changes to precinct provisions are recommended in relation to stormwater and wastewater.
<i>4. Protect and restore the natural environment</i>	The proposed precinct provides for indigenous revegetation planting in sub-precinct B.
<i>5. Enable sufficient capacity for growth in the right place at the right time.</i>	With an estimated yield of up to 90 dwellings, PPC 108's small scale means that there are no significant strategic implications for capacity, location and timing.

98. In my opinion, PPC 108 is not inconsistent with the strategic direction of the FDS.

7.2 Auckland's Urban Ngahere (Forest) Strategy 2018

99. The Urban Ngahere (Forest) Strategy sets strategies relating to the values of urban trees and vegetation maintaining or increasing urban tree canopy. By increasing urban tree canopy cover across Tāmaki Makaurau / Auckland, the effects of urban heat islands will be reduced, and residents will be provided with shade and amenity. It targets increasing urban tree canopy across Tāmaki Makaurau / Auckland to 30% with no local board area less than 15%. Urban tree canopy cover in the Papakura Local Board area is estimated²⁶ to be about 14%.

100. The planning and section 32 report considers²⁷ this strategy and responds:

The PPC responds to the strategy by providing opportunities for significant planting within the precinct (some 9,000 plants, shrubs or trees). This includes at the margin of the urban rural boundary, the restoration of the existing bush area in addition to each new dwelling lot and street trees. These will provide multiple benefits including effective sequestering of carbon, creating an enhanced treed backdrop to the urban edge, birdlife habitat, shade and amenity.

101. The majority of the trees to be planted will be in sub-precinct B in the location indicated on the precinct plan, adjoining the proposed new and existing urban area. While technically the

²⁶ Auckland's Urban Forest Canopy Cover: State and Change (2013-2016/2018). Revised April 2021, Technical Report 2020/009-2

²⁷ Section 8.15 (page 96) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

planting is in a rural area, its close urban proximity means that it should achieve the benefits anticipated in the strategy. In my opinion PPC 108 responds appropriately to this strategy.

7.3 Te Tāruke- ā -Tāwhiri: Auckland's Climate Plan (the climate plan), and the Transport Emissions Reduction Pathway (TERP)

102. Auckland's Climate Plan was adopted by council in 2020. The core goals are:
- to reduce greenhouse gas emissions by 50 per cent by 2030 and achieve net zero emissions by 2050,
 - to adapt to the impacts of climate change by ensuring we plan for the changes we face under our current emissions pathway.
103. Carbon Dioxide emitted by road transport modes is identified as the primary greenhouse gas impacting the Auckland Region. The plan points out that integrating land use and transport planning is vital to reduce the need for private vehicle travel and to ensure housing and employment growth areas are connected to efficient, low carbon transport systems. This plan has not been specifically considered by HVHLP, although the planning and section 32 report does address greenhouse gas emissions and climate change (in the context of the Climate Change Response Act)²⁸, the Integrated Transport Assessment (ITA) does specifically consider them in more detail.
104. In my view it is difficult to consider the emission reduction component of these plans in the context of isolated individual plan changes:
- which are relatively small in relation to the total urban area and emissions, and
 - because many emission altering decisions e.g. petrol versus EV car use, council investment in PT, work from home versus commuting, building standards, and carbon pricing; are not directly with the applicant's domain (and not within the council's RMA domain).
105. The council's transport specialist Mr Peake has considered the extent of PT, walking and cycling and proximity to employment and amenities and concludes:

...whilst the site is within relatively close proximity to employment and local amenities, these are likely to be predominantly accessed via private vehicle. There is limited accessibility to public transport.

He goes on to assess PPC 108 and the ITS relative to the climate plan and TERP:

I concur with the ITA assessment that there is limited ability for developers, and in particular PPC108, to achieve the targets set out in the Auckland Climate Plan and TERP. The location of the site has limited direct access to public transport as it is a 450 to 800m walk from the closest bus stop which is a local hourly service in each direction. However, the bus service does connect to Papakura train station which

²⁸ Section 8.17 (page 96) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

provides access to the wider network public transport network (rail and bus). The train station is also located within a short drive or cycle to the train station.

106. Taking Mr Peake's assessment into account, the future emissions profile of PPC 108 could be similar to that of other urban development on the urban edge. The emissions would be partly offset by the planting proposed. The planting proposed would also assist to mitigate future urban heating and stormwater runoff thus contributing to climate resilience. Resilience to flood hazards is considered in section 8.

7.4 Our journey towards net zero New Zealand's second emissions reduction plan 2026-30 Tā Aotearoa mahere whakaheke tukunga tuarua

107. This sets out Government's plan for greenhouse gas emissions reductions and was published in 2024. The New Zealand Emissions Trading Scheme is specified as the main tool to reduce emissions. Complementary tools referenced can be loosely summarised as electrification, technology change, forestry and other carbon sinks. Land use planning is not really included as a method. In my opinion, the content of this plan is not relevant to the land use decision making for PPC 108.
108. Note that the HVHLP planning and section 32 report considers the first Government emission reduction plan, which did include land use planning as an emission reduction method. However, it is no longer in force.

7.5 Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi Adapt and thrive: Building a climate-resilient New Zealand – New Zealand's first national adaptation plan

109. This sets out Government's plan for adaption to climate change. It was published in 2022 and updated in 2025. This contains four priorities for action:
- Priority 1: Enabling better risk-informed decisions.
 - Priority 2: Ensuring our planning and infrastructure investment decisions drive climate resilient development in the right locations.
 - Priority 3: Adaptation options including managed retreat.
 - Priority 4: Embedding climate resilience in all government strategies and policies.
110. These are broadly relevant to the consideration of PPC 108 in the context of planning for higher urban temperatures as discussed above and changes to natural hazards as discussed in chapter 8 below.

7.6 Te mahere ā-rohe o Papakura 2023 – Papakura Local Board Plan 2023 (the local board plan)

111. HVHLP's planning and section 32 report assesses the earlier 2020 version of the local board rather than the current 2023 version. This is probably an accident of timing.

112. The following comments apply to the 2023 version. The local plan is summarised as follows:

Our people

Strong partnerships with Māori are continued and Māori aspirations are supported. The diverse community identity and culture in Papakura is celebrated. The safety of the community, their wellbeing, community preparedness and resilience is improved across the local board area.

Our environment

Continued support of programmes that improve the health of our environment through increasing the tree canopy coverage, improving air and water quality, reducing the threat of pests, and addressing pollution and waste. We want people to have opportunities to enjoy the environment around local parks, our harbour and streams.

Our community

A community enriched by its diversity, where people feel connected and lead active, healthy lives. We have great parks and places to play and enjoy. We come together at lively events and activities that include people socially, drawing on the strengths of our different cultures. As our population grows and becomes more diverse, our parks, community spaces and facilities need to keep pace with rising demand and changing needs. Our places A well-connected area where it's easy to move around. Our roads are less congested, public transport is convenient and reliable, walkways and cycleways are linked together and safe. It is also important to ensure that the significant growth occurring in the local board area is supported by appropriate infrastructure.

Our economy

Our local economy thrives, with successful local businesses creating quality jobs for local people. Our commercial centres are great places to work, shop, relax and enjoy. Visitor numbers are increased through the promotion of facilities and services in Papakura.

113. The proposed precinct provisions provide for Māori cultural values, tree canopy coverage, stormwater quality and opportunities for housing.
114. The local board views on land stability and traffic management are addressed in the relevant subheadings of section 8 below.

8 ASSESSMENT OF EFFECTS

115. This section of the report addresses effects²⁹. It also considers submissions on PPC 108. It is structured under the following main headings:

²⁹ Clause 22 of Schedule 1 to the RMA requires private plan changes to include an assessment of environmental effects that are anticipated by the Plan Change, taking into account clause 6 and 7 of the Fourth Schedule of the RMA.

- amenity, urban/rural character and landscape, open space provision and urban zoning
- ecological effects
- stormwater effects and flooding effects
- land stability and other geotechnical natural hazard effects
- land contamination effects
- transport infrastructure and traffic effects
- water and wastewater infrastructure and effects
- cultural values and effects.

116. The following evaluation addresses these matters with subheadings where appropriate, a summary of the HVHLP application documents, the submissions, the council specialist opinions, and then this report's analysis and conclusions.

117. This section should be read in conjunction with **Attachment 10** that contains relevant RPS policy.

8.1 Amenity, urban/rural character and landscape effects, open space adequacy and urban zoning

8.1.1 Issues

118. This part of the report addresses urbanisation issues that arise from the proposal to shift the RUB and rezone Rural – Countryside Living Zone land as the urban MHU zone. The issues and effects are changes to amenity, rural character and landscape as experienced from both the existing urban residential area and the existing Rural – Countryside Living Zone, or other locations. This section also considers related issues raised in submissions about the adequacy of open space provision, and preferences for MHS rather than MHU zoning.

8.1.2 HVHLP Assessment

119. HVHLP has provided:

- an urban design statement and related urban design concept plans and indicative master plan³⁰
- a landscape and visual effects assessment and a landscape plan³¹.

120. The landscape and visual effects assessment concludes:

...When considered collectively, it is concluded that the Proposed Plan Change will create a level of change that the Site can accommodate without significantly diminishing the landscape attributes, values and character.

³⁰ Crestview Rise – Private Plan Change – Design Statement, Urban Form Design, Jimmy Zhuang, 22 November 2024.

³¹ 28, 30, 66 & 76 Crestview Rise, 170 Settlement Road Papakura Proposed Plan Change Landscape and Visual Effects Assessment, Reset Urban Design Ltd, James Paxton, 22 March 2024.

It is considered that as the level of sensitivity of the Site to visual change is generally low, the mitigation measures of the Proposal are effective at reducing impacts and the overall adverse effects of the proposal on the landscape and visual amenity are considered to be an acceptable change within the surrounding environment.

Combining both the landscape and visual effects of the development it is concluded that the overall effects will be low.

It is therefore considered that the Proposed Plan Change is appropriate in terms of its landscape, natural character and amenity effects.

121. HVHLP's planning a section 32 report addresses landscape and visual amenity effects:³²

...Overall, having regard to the analysis and conclusions of the LVA and in regard to the proposed precinct provisions, it is concluded that the level of change enabled by the PPC can be readily absorbed or accommodated within the site with a minor level of effect without diminishing the landscape attributes, cultural values, character and nearby resident amenity and with significant new positive effects...

...These principles have been informed by the following key spatial design aspects and organizing elements:

- *Retain, enhance and protect the higher parts of the site (ridgeline and spur) to establish an effective planted demarcated RUB.*
- *Provide a landscaped rural buffer to manage interface with adjacent properties.*
- *Creation of two primary entrance routes acting as either a JOAL or public road as a central organizing element.*
- *Distribute the built form in a layered manner across the site's contour optimising slope and aspect. 99*
- *Minimise excavation and earthworks for roading and infrastructure purposes. • Provide for active frontages with dwellings facing the public road and roads respectively.*
- *Complementary built form in keeping with the neighbourhood.*

The development scenarios show the expected urban form and their extent of compliance with the principles and standards of the precinct. As such a variety of housing typologies are available to be established to support a quality compact functional and amenable living environment for future inhabitants and its contribution in a contextual sense to a well functioning urban environment. In conclusion the urban design response envisaged for the site appropriately shows potential optimisation of the land and enables permitted development of a distribution and

³² Sections 9.1 and 9.2 (pages 97 - 100) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

form to successfully integrate with the Crestview neighbourhood through a combination of precinct and standard AUP provisions.

8.1.3 Submissions

122. While the PPC 108 sites are not developed and occupied, many of the adjoining urban sites to the north and countryside living sites to the south are developed and occupied and overlook the PPC 108 sites to varying degrees.
123. The following submitters have all made submissions opposing PPC 108: R Taylor and I Burzig, MD Atkinson and A Graham: The full text of their submissions is included in **Attachment 6** and their concerns are summarised in Table 5.

Table 5: Submitters

	R Taylor and I Burzig	MD Atkinson	A Graham
Effects on views and amenity	✓	✓	✓
Loss of rural or semi-rural character and rural zoning	✓		
Proposed density too high/low quality	✓		
Increased noise	✓	✓	
Construction effects	✓	✓	
Devaluation effects	✓		✓
Lack of public open space, playgrounds or other community benefits	✓		
Concerns about compliance and development practice	✓		

124. HVHLP has also made a submission requesting application of the MHS zone as a replacement for the proposed MHU/MDRS zoning, if a non-MDRS option is legally available at the time of the hearing. This would require a change to the proposed zoning of sub-precinct A and removal of the MDRS requirements from the proposed precinct.

8.1.4 Council specialists

125. The council's landscape specialist Mr Pryor has reviewed the PPC108 documents and the submissions. Mr Pryor has reached the following conclusions on the HVLP assessment of effects:

Physical effects

Development enabled by the PPC will require earthworks and retaining to construct the building platforms and access roads which will alter the existing topography. This will be consistent with the land modifications previously required for the residential area to the north in Crestview Rise, Keri Vista Rise and surrounding streets with similar topography.

Overall, I concur with the LVA findings that the physical effects of the proposal would be low and anticipated with a residential development of this nature. The retention and restoration of the bush area and buffer planting would contribute positively to the landscape and ecological values of the Site and surrounding area.

Landscape character effects

Based on my analysis of the Site and surrounding area it is clear that there are relatively low landscape values and sensitivity associated with the Site. The Site is a relatively degraded environment lacking significant landscape values (other than the bush area which is currently not high in ecological values). I concur that the existing character of the Site is more urban than rural, given its proximity to the adjacent medium density housing and its orientation towards the urban area. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining 'countryside living' characteristics of the Site.

Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban, rather than a rural character is achieved. The PPC Site is not located within or in close proximity to any outstanding natural features, or character or landscape overlays of the AUP, and it is not identified as a high natural character area.

I consider that the retention, enhancement and protection of the existing bush area on the Site will positively enhance the landscape values of the Site. Restoration planting within the existing bush with indigenous species at 4m spacings is an appropriate measure, and the weed and pest control measures will significantly improve the current state of the bush.

I concur that the proposed 10 metre wide planted revegetation buffer along the southern boundary of the Site will provide a good transition from the urban to rural land uses, while providing vegetated screening from the rural area to the south and a backdrop to the development when viewed from northerly and westerly locations. The buffer will also enhance the Site's ecological benefits and visual amenity.

The form, scale and nature of the proposal would be similar to the pattern of residential development occurring within the surrounding environment to the north

and would therefore not appear out of character. The character, intensity and scale of the proposal would be in keeping with the local characteristics. Development enabled by the PPC would not introduce new elements or features that would adversely affect the landscape values and character of the Site and surrounding area with residential settlement being prevalent in the area.

The protection and enhancement of the existing bush area will protect and assist to enhance the landscape and ecological values of the Site and surrounding area. It will also provide quality on-site residential amenity for residents, adjoining properties and the wider area, as well as providing a spacious vegetated setting for the development.

Any potential landscape effects would be localised due to the type and scale of change and the existing settlement, landform, and vegetation patterns. Overall, I consider that development enabled by the PPC would have low adverse landscape effects, particularly in relation to the character and quality of the Site and surrounding area. The landscape initiatives would contribute positively to the landscape and ecological values of the Site and surrounding area, integration of the Site into the existing urban context and the revegetation buffer would provide a good transition between the urban and rural land uses and provide a defensible RUB boundary.

Visual amenity effects

In relation to visual amenity effects, I concur that the LVA has correctly identified the visual catchment of the site and the viewing audience.

Adjoining properties

The adjoining properties to the Site would be most affected by future urban development enabled by the PPC and in particular the countryside living sites immediately to the south. For the immediately adjoining properties, the existing outlook would change noticeably from a relatively open and undeveloped scene, into a comprehensive urban view. Although this would constitute a distinctive change to the existing character and a loss of the spaciousness, it is not entirely unexpected with the Site's CSL zoning anticipating a level of development (albeit of considerably less density).

Once the Site is developed, the existing views would initially be replaced with a mixed housing urban development behind the 10 metre revegetated buffer. Development enabled by the proposal would not be out of context due to the surrounding residential settlement pattern to the north. The future form would be read as part of the surrounding wider Papakura urban context.

From these close viewing locations, the full effects of change brought about by the PPC would be gradual as the land is modified, and staged built development extends across the Site. It is anticipated that the full progression from 'semi-rural' to urban would take a number of years, in line with similar urban development of greenfield sites within the surrounding Papakura area. This would reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as urban development progresses.

Views towards the Site from the adjoining properties will increasingly become screened with the establishment of the 10 metre wide revegetated buffer over time. While this will result in a loss of existing open views from these properties, a similar outcome could be achieved through development of the Site for countryside living use with hedge or shelterbelt planting from the prevailing wind. Panoramic views to the west will still be retained from these properties.

Development enabled by the PPC, however, would entirely change the visual amenity currently experienced for the surrounding properties to the south and overall, I consider that the adverse visual amenity effects for the adjoining semi-rural properties would be moderate. For the adjoining properties in Crestview Rise the proposal will be viewed as a logical extension to the existing residential development occurring locally and the adverse visual amenity effects will be low.

Wider Surrounding Area

Distant views towards parts of the Site would be gained from areas within the wider surrounding environment. Where visible from the surrounding area, views of development enabled by the PPC would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, and prevailing vegetation patterns). While a noticeable level of built form would be introduced into the landscape it would be viewed in the context of the surrounding residential settlement pattern within Papakura and therefore not appear incongruous.

Development enabled by the PPC would integrate sensitively into the urban and semi-rural landscape due to the scale of the proposal relative to the Site context and appearance and visual compatibility with existing built development within the surrounding environs. Any potential adverse visual effects of the proposal would be localised and would have minor implications on the quality, character, and aesthetic values of the surrounding area. The proposal forms a logical extension of the existing urban form along the adjacent developed ridgeline. The Site sits significantly lower than the surrounding hills and ridgelines, which define the horizon.

While development enabled by the PPC would be visible from parts of the wider surrounding area, I consider that the adverse visual effects would be low to very low and entirely acceptable within the context of the existing environment.

Surrounding Roads

The site's location adjoining Crestview Rise, results in a high level of exposure towards the PPC Site from the road and footpaths. Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of the Site while moving through a landscape, which already exhibits diverse characteristics within the residential environs. The sensitivity and the effects of development enabled by the PPC would also be reduced further by the fact that development would be gradual and staged over a number of years. Overall, the adverse visual effects from the surrounding road network would be very low.

Construction Effects

Due to the nature and scale of the development, and the level of disturbance it would bring to the existing landscape, the visual effects would generally be high during and immediately following construction. The most noticeable changes and resultant effects on visual amenity would arise from earthworks associated with roading, retaining and associated infrastructure. These visual effects would however be viewed in the context of the existing residential intensification occurring locally.

These visual effects would reduce on completion with the establishment of street tree and residential garden plantings associated with urban development assisting in integrating the proposal into the surrounding landscape.

Cumulative effects

The cumulative effects of the PPC, in combination with the existing settlement pattern, would not detract from the landscape values of the surrounding area. Overall, I consider that in the context of the established urban and semi-rural environment, development enabled by the PPC could be implemented without adversely affecting the landscape values, physical and visual integrity, and character of the surrounding area.

126. Mr Pryor also comments on the proposed precinct plan provisions as follows.

... The provisions most relevant to landscape and visual matters include:

a) I.XXX.6.1 Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection

b) I.XXX.6.3.9 Landscaped Area

c) I.XXX.9 Special Information Requirements

(1) Landscaped Buffer, Ridgeline and Existing Bush Restoration Planting

(2) Cultural Landscape

I consider that the provisions will assist to mitigate potential adverse effects on landscape values and visual amenity.

127. Mr Pryor evaluates relevant submissions as follows:

Several submissions have made in relation to landscape character and visual amenity effects. One submitter asserts that the intensification is incompatible with the established character of the area, historically characterised by larger residential lots, open space, and a semi-rural amenity. They consider that the introduction of further high density housing will result in a visually intrusive and incongruous built environment, diminishing the area's unique character. They consider that this conflicts with the AUP's objectives and policies aimed at maintaining and enhancing local character and amenity values. They also consider there will be a loss of residential amenity, loss of privacy, increased overshadowing, and visual intrusion due

to the proposed dwellings being located in close proximity to existing properties. One submitter is concerned at the adverse effect on their property, value and view.

As noted previously, development enabled by the PPC would entirely change the visual amenity currently experienced for the surrounding properties to the south and overall, I consider that the adverse visual amenity effects for the adjoining semi-rural properties would be moderate. In my opinion, the proposed mitigation measures would provide for appropriate mechanisms to ensure that any potential for adverse effects on landscape character and visual amenity values would be mitigated...

128. Mr Pryor concludes:

The proposed urbanisation of the PPC area will significantly change its current open and undeveloped landscape character. Development enabled by the PPC will inevitably result in the transformation of the Site from an undeveloped area to a mixed density urban residential area. This will have implications on the surrounding rural land to the south, with the urban development impacting on the landscape character and visual amenity qualities of this area.

In my opinion, any land use or zoning change will inevitably result in a change in existing landscape character and the potential loss of visual amenity derived from that landscape. In relation to visual amenity effects, the visual change from a more open context to a more urbanised context would be generally consistent with the land use type and density of the urban activities that exist within the surrounding area to the north.

In my opinion, development enabled by the PPC resultant from the introduction of built form into the Site and the surrounding area from a landscape character and visual amenity perspective could be accommodated within the context of the Site and surrounding Papakura area provided that the defensible buffer and transition area is enabled between the Site and the surrounding rural area to the south.

The area of the Site to be zoned MHU is physically and contextually considered part of the urban fabric of Crestview Rise and the surrounding residential area to the north. I consider the proposal is appropriate from a landscape character and visual amenity perspective, and the proposed land use make the best practicable use of the land adjacent to the existing residential area.

In my opinion the adverse landscape character and visual amenity effects can be effectively avoided, remedied or mitigated, with positive landscape effects also being facilitated through the retention and enhancement of the bush area and the proposed revegetation planting buffer.

129. The council's open space specialist Mr Petkovic confirmed in an email dated 12 June 2024 that existing open space provision in the vicinity of PPC 108 was adequate and no additional open space was required.

8.1.5 Planner's evaluation

130. Although the PPC 108 sites are currently undeveloped, there would be realisable potential for Rural - Countryside Living Zone style development, use and occupation of these sites under the operative zoning. Accordingly, in my opinion it is appropriate to apply a permitted baseline approach to assessing these issues and effects.
131. The description of the Rural –Countryside Living zone in section 3.3 could inform the permitted baseline as could the established countryside living areas on Settlement Road. This would imply a level of built intensity that is significantly higher than the current bare land (in sub-precinct A), but also significantly less dense than could be achieved under the proposed MHU/MDRS zoning. Therefore, although a permitted baseline does apply, it is not fully equivalent to the proposed zoning in terms of built density effects.
132. Having considered the landscape and urban design information, and in reliance on the opinion of MR Pryor, I consider that PPC 108 will result in a localised change in the amenity and character of the environment, but these effects are not significantly adverse.
133. I also consider that the proposed Landscaped Buffer, ridgeline and bush planting provisions of the proposed precinct will provide a positive effect and mitigate effects on amenity and views.
134. I rely on Mr Petkovic's evaluation, it is my opinion that no additional public open space or similar amenity needs to be provided.
135. I have also considered the HVHLP submission seeking MHS zoning in sub-precinct A if legally available. However, at the time of writing of this report, the MDRS is a mandatory requirement and must be applied except where qualifying matters apply, and currently none of the general qualifying matters do apply in the PPC 108 area.
136. My understanding is that it is unlikely that the MDRS legislation will change prior to the hearing and if it does change, it is unclear what the specifics of MDRS optionality might be and what decision-making process may be required to exercise that optionality.
137. A precinct specific local qualifying matter is potentially possible if justifiable under the MDRS legislation. This could potentially directly limit the zoning to MHS or alternatively keep the MHU zoning but amend one or more of the MDRS standards (the three-storey height standard for example).
138. In my opinion, based on the information available, there are no precinct specific effects or constraints that would justify a qualifying matter for complete reversion to MHS zoning.
139. However, I do consider that there may be a qualifying matter case for a two-storey height standard in sub-precinct A. This is to provide compatibility along the RUB boundary with rural zoning and with the adjoining two-storey urban development.
140. I have not included a potential amendment for this in **Attachment 8**, because in my opinion, submitters and HVHLP should have the opportunity to comment on this at the hearing. I can provide drafted amendments by way of an addendum if directed to do so by the Panel.

8.2 Ecological effects

8.2.1 Issues

141. This section addresses the terrestrial and freshwater ecological effects of PPC 108.

8.2.2 HVHLP Assessment

142. HVHLP has provided a terrestrial ecology memorandum³³ and a freshwater ecological appraisal³⁴.

143. The terrestrial ecology report from Mr Anderson concludes:

Overall, the regenerating broadleaved species scrub / forest is compositionally weedy, partly as a result of being a component of a narrow finger of regenerating vegetation with high edge to area. While the vegetation is generally young and weedy, it does benefit from connectivity to higher value vegetation to the east, including kauri, podocarp, broadleaved forest that represents a potential, much higher future state of this vegetation, with appropriate enhancement and management. Overall, the vegetation and habitats are of low value. However, implementation of a restoration plan would improve the overall value of this feature, whereby weed removal, pest animal control and enhancement and buffer planting would greatly improve the values of this forest for fauna and flora.

144. The freshwater ecology report from Ms du Preez concludes:

This report provides a comprehensive analysis of the freshwater ecological features that could potentially constrain development within the site. A permanent stream is located towards the southern boundary of the site, into which stormwater from the proposed future development will eventually discharge. A 10 m riparian yard regulation applies to the identified stream (Figure 6), but no earthworks are proposed within this setback area. No natural inland wetlands are located within 100 m of the site, as indicated by a desktop review.

Since the flood detention basin is an intentionally constructed waterbody, it falls outside the definition of a 'natural inland wetland' according to the NPS-FM. Therefore, it is not afforded protection and does not pose a constraint to future development within the site. Based on the proposal, no Auckland Unitary Plan natural resource rules are triggered that would otherwise require a future resource consent, although some may potentially be applicable for stormwater discharges into the stream. Given that the stormwater will be treated (polished) before discharging into the stream, it is not expected to affect the surface quality of the stream or its hydrological functioning. Additionally, the stormwater will be released into the lowest part of the natural stream reach before flowing into an underground piped reach, so the ecological effects on surface quality and quantity are expected to be negligible.

³³ Ecological Assessment of Forest Adjoining 28, 30 and 66 Crestview Rise, Bioresearches, 25 October 2024

³⁴ 28, 30, and 66,76 Crestview Rise and 170 Settlement Road – Freshwater Ecological Constraints 2, Bioresearches, 21 December 2023.

Remedial works will likely be required to prevent further scouring at the existing stormwater wingwall structure (Figure 9) It is highly recommended that the riprap apron (remedial works) be extended to allow for improved scour protection and to avoid further sediment deposition in the stream.

145. The planning and section 32 Report considers³⁵ both the freshwater and terrestrial ecology reporting. Mr Baike states:

The report provides a comprehensive analysis of the freshwater ecological features that could potentially be affected by development within the site. A permanent stream (a tributary of Otuwairoa) is located towards the southern boundary of the site, into which stormwater from the proposed future development will eventually discharge through the public network. A 10m riparian yard regulation applies to the identified stream but no earthworks are proposed within this setback area. No natural inland wetlands are located within 100m of the site.

The flood detention basin is an intentionally constructed waterbody and as such falls outside the definition of a 'natural inland wetland' according to the NPS-FM. Therefore, it is not afforded protection and does not pose a constraint to future development within the site.

No AUP natural resource rules are triggered that would otherwise require a future resource consent, although some may potentially be applicable for stormwater discharge into the stream, associated with subdivision consent process and to adhere to objectives and policies of Chapter E1.

Given that the stormwater from the rezoned portion of the site will be largely treated (polished) before discharging into the stream, it is not expected to affect the surface quality of the stream or its hydrological functioning. Additionally, the stormwater will be released into the lowest part of the natural stream reach before flowing into an underground piped reach.

In conclusion, the ecological effects of the proposed urban rezoning and enabled development on the existing freshwater environment are expected to be negligible or minor or suitably managed as part of any AUP obligations through the consenting process...

... Overall, the vegetation and habitats are of classed as low value and is severely impacted by noxious weed and animal infestation inhibiting its higher value and potential contribution to the natural ecology of the area and links to SEA's within the hinterland.

Implementation of a restoration plan would improve the overall value of this feature, whereby weed removal, pest animal control and enhancement and buffer planting would greatly improve the values of this forest for fauna and flora. The bush restoration and enhancement would also assist connectivity to the higher value

³⁵ Section 9.12 (page 108) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

vegetation to the adjacent bush to the east, including kauri, podocarp, broadleaved forest. That represents a potential much higher future state of this vegetation as a broader ecological unit, with appropriate enhancement and management.

In terms of potential effects on terrestrial ecological values, the rezoning of the land to urban has no adverse effect on the natural environment. Indeed, the nature of the plan change and precinct provisions and obligations will compel the establishment of significant planting over an area of 2.7 ha with 8,823 new indigenous plants as recommended. The form and extent of the new plantings will comprise 4 spatial elements (landscape buffer, ridgeline enhancement, existing bush buffer and infill planting) as outlined in Table 3 of the Report ...

...The extent and intensity of the proposed planting will produce environmental improvements and have positive effects to the terrestrial ecology and habitat of the site and area and provide a broader contribution to the environment. The proposed obligations are consistent with the NPS-Indigenous Biodiversity.

146. Proposed precinct provisions that are relevant to ecological matters include.

I.XXX.3. Policies...

- (6) *Require subdivision and development to apply precinct plan features including the provision of a planted landscaped buffer, ridgeline planting, bush restoration and planting to enhance the RUB interface and the site's natural environment...*
- (8) *Require subdivision and development to be consistent with an approved Stormwater Management Plan.*

Activity		Activity Status	
Subdivision			
		Sub-precinct A	Sub-precinct B
(A1A)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(AI)	Subdivision in general accordance with the precinct plan	C	NA
(A2)	Subdivision that does not comply with Standard I.XXX.6.1	D	D
...			
(A6)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.3	RD	NA
...			
Use or Development in the Mixed Housing Urban Zone			
...			

(A16)	Development that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.1	D	NA
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I.XXX.6. Standards

- (1) *Activities listed in I.XXX.4.1 Activity Table that require a resource consent comply with the approved Stormwater Management Plan, the Special Information requirements of I.XXX.9 and the Crestview Rise Public Road Required Design Elements in Appendix 1.*

I.XXX.6.1. Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection

Purpose: To provide effective planting and protection of the landscaped buffer area, the ridgeline and the restoration and enhancement of the terrestrial ecology of the existing established native bush area as identified in the Crestview Rise X Precinct Plan.

- (1) *The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise X Precinct Plan and established at the time of the initial subdivision or development.*
- (a) *The planting required in Standard IXXX.6.1(1) above must:*
- (b) *Use predominantly eco-sourced native vegetation*
- (c) *Be consistent with local biodiversity*
- (d) *Be planted at an average density of one plant per 1m² for the landscaped buffer and ridgeline areas and 1 plant per 4m² for the existing bush area*
- (e) *Be undertaken in accordance with the Special Information Requirements in I.XXX.9.*
- (2) *The extent of the area to be planted is subject to survey and shall be legally protected and maintained in perpetuity.*
- (3) *The above requirements need to be complied with prior to issue of a section 224(c) certificate for any subdivision or where development may precede subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.*

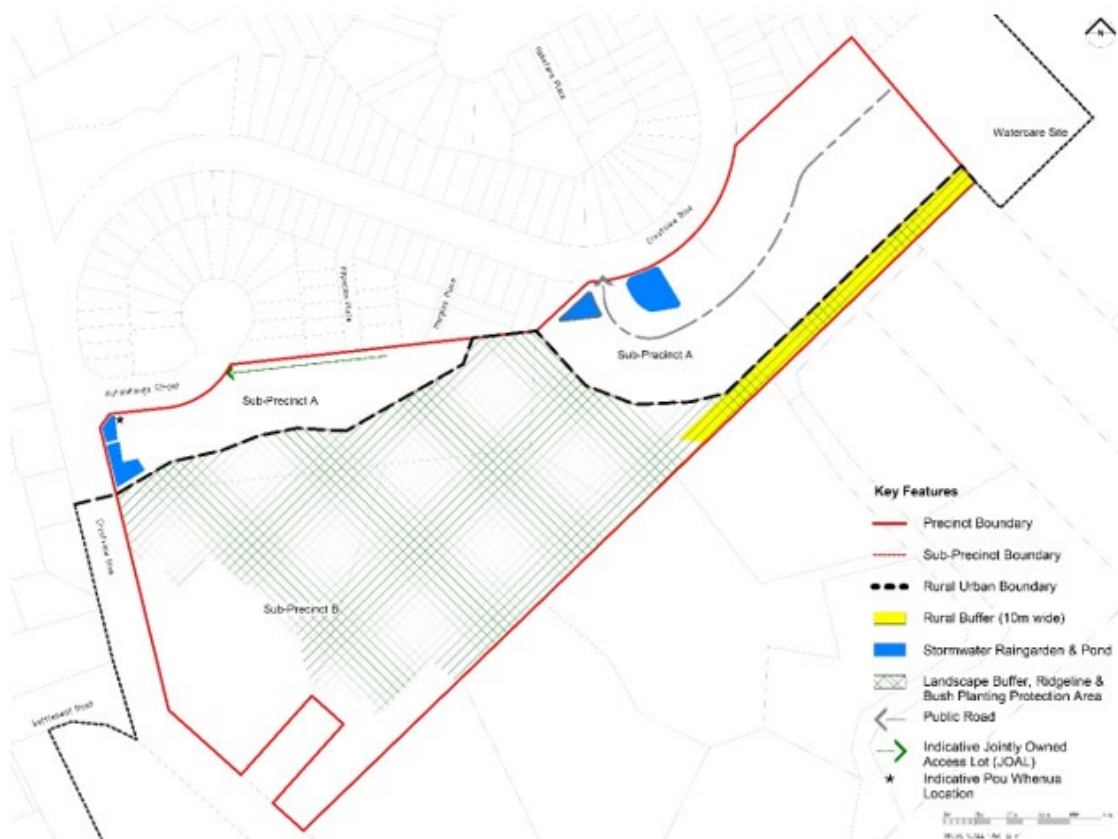
I.XXX.9 Special Information Requirements

- (1) *Landscaped Buffer, Ridgeline and Existing Bush Restoration Planting*

An application for subdivision or development (where there is no preceding subdivision) subject to Standard I.XXX.6.1 must be accompanied by the following information as a minimum:

- (a) *Provision of a weed and pest management plan for existing bush prepared by a suitably qualified person*
- (b) *A bush restoration plan and proposed planting plan with supporting schedules prepared by a suitably qualified person*
- (c) *The above information must:*
 - (i) *Identify the location, species, planting bag size and density of the plants*
 - (ii) *Confirm detail on the eco-sourcing proposed for the planting*
 - (iii) *Confirm the maintenance of the planting for 5yrs, including weed and pest animal control*
- (d) *Evidence of how the local biodiversity and ecosystem extent, including the views and interests of mana whenua, have been taken into consideration.*
- (e) *Evidence of the interests of Watercare Services on the nature and form of the proposed planting within the water easement area along the southern boundary of the site.*

I.XXX.10 Crestview Rise X Precinct Plan



8.2.3 Submissions

147. A submission from Mr Atkinson states:

There are several areas of natural native vegetation in the west of the proposed change. Even if it there is not much native bush left, it would be of amenity value.

8.2.4 Council specialist

148. The council's ecology specialist Mr Goldwater has reviewed the PPC108 documents and the submission.

149. In response to the submission from Mr Atkinson, MR Goldwater states:

I consider that the existing patch of indigenous vegetation on the west of the site has some ecological value as a stepping stone for some species or simply as an isolated patch for others (noting that assessing amenity value is beyond the scope of this memo). Some of this vegetation is classed as VS5 and ES2 (Singers et al. 2017), and in the ecology report Bioresearches defined the area of unclassified vegetation as VS5. Bioresearches states that restoration planting (including infill and buffer planting around the edges) would take place as part of the plan change and development. Providing that the existing area of indigenous vegetation is fully retained, we consider that the restoration activities included in the proposed plan change and development will have a net positive effect on ecological values at the site.

150. Mr Goldwater's general conclusions on -PPC 108 are:

The values of ecological features at the site are generally low (where construction will occur) to moderate (within the vegetated area adjoining 28, 30 and 66 Crestview Rise) and there are few constraints to the development of the site as an urban area. We recommend that precinct provisions are included to ensure the following measures are considered with regard to terrestrial ecology.

- No indigenous woody vegetation should be removed or disturbed from within the vegetated area adjoining 28, 30 and 66 Crestview Rise during or following construction activities.*
- Retained indigenous vegetation is protected and managed in perpetuity. This will require the proposed pest animal control, plant pest control, and infill and buffer planting to be enacted in full.*

Based on my reading of the Stormwater Management Plan (SMP) and Council technical memo, it appears that the general approach to stormwater treatment follows best practice, which in turn will mitigate adverse effects on downstream receiving environments. The Council reviewers, however, have recommended updates to the provisions to "ensure the implementation of appropriate stormwater quality treatment as well as other stormwater management measures proposed in the SMP". I support these recommendations.

The proposed approach to hydrology mitigation relies on stormwater reuse and the provision of a communal stormwater pond, which I agree is appropriate for new subdivisions.

Overall, I consider that the private plan change can be supported from an ecological perspective providing the above-mentioned provisions are satisfied.

8.2.5 Planner's evaluation

151. I rely on the expert opinion of Mr Goldwater.
152. Broadly, PPC 108 would convert about 2 hectares of rural land with a grass/gorse ecosystem to urban zoned land with a much higher level of impervious surfaces. The larger remainder of the site to the south in proposed sub-precinct B will remain in rural use with weed control and native species planting.
153. The expert opinion indicates that this can be managed with minimal effect on freshwater ecosystems and restoration of indigenous biodiversity. In my opinion, PPC 108, including its precinct provisions and subject to changes I have recommended for stormwater and flooding, will protect terrestrial and freshwater ecological values.

8.3 Stormwater effects and flooding effects

8.3.1 Issues

154. This section addresses the extent which the proposed development proposed to be enabled by PPC108 can provide with appropriate stormwater infrastructure and is susceptible flood hazards or would exacerbate flood hazards elsewhere.

8.3.2 HVHLP Assessment

155. HVLP has provided a stormwater management plan³⁶ which examines how stormwater treatment, retention, detention and flooding are proposed to be managed. It concludes:

This Stormwater Management Plan has been developed to support the Proposed Plan Change to rezone land for residential purposes potentially up to 90 dwellings. A concept subdivision/development plan for the site has been prepared to inform, evaluate and apply the best practicable stormwater management measures for the site. An integrated stormwater management approach will be adopted across the site and has been developed based on the policies set out in the Auckland Unitary Plan along with stormwater specific guidelines from Auckland Council's Code of Practice, GD01 and the New Zealand Building Code. The main outcomes of the SMP include:

- *The provision of an integrated stormwater management approach.*
- *The assurance of no adverse changes to the downstream overland flowpaths and overall flood risk.*

³⁶ Stormwater Management Plan 28, 30 and 66 Crestview Rise, Papakura, Envelope Engineering, 20 November 2024.

- *The mitigation of any adverse effects from stormwater runoff on surface water quality by providing a treatment train approach.*

In order to achieve the desired outcomes, the following Water Sensitive Design principles will be adopted:

- *Promoting inter-disciplinary planning and design*
- *Protecting and enhance the values and functions of the natural ecosystems*
- *Addressing stormwater effects as close to the source as possible through the provision of proprietary treatment devices for all contaminant generating impervious surfaces.*
- *Mimicking natural systems and process for stormwater management by retention/detention Enhancing the receiving environment by providing Stormwater treatment.*

Detailed Design of the proposed stormwater management approach, including device selection, sizing and location will be addressed and finalised at Detailed Design stage of the development and approved through the subdivision/Engineering Plan Approval and/or Building Consent processes.

156. The HVHLP planning and section 32 report addresses flooding and stormwater management³⁷:

...Flooding in the 1% AEP (1 in 100 year) scenario is not anticipated to be an issue. All stormwater will be routed through the piped network (AEP 10%) and overland flow paths to one of the two stormwater attenuation ponds sized to attenuate and reduce stormwater flows so that there is no increase in flow rates in comparison to the existing “greenfield situation” for a 1% AEP event.

The standard provisions in Chapter E36 of the AUP would apply to any development within the residual overland flow paths of the site. These are likely to be incorporated into the new stormwater system with some residual flow for a few properties to Crestview Rise...

...The SMP outlines an integrated stormwater management approach which will be consistent with Policy E1.3.10 of the AUP. This may require the application of SMAF1 type control standards (retention) to ensure that specific mitigation measures as set out within the SMP will be incorporated as part of a future resource consent or EPA approval process. This will enable an assessment of proposed best practicable options for managing the quality (and quantity) of stormwater runoff in the context of a particular development proposal.

Overall, it is considered that the above measures and methods will be sufficient to achieve hydrological mitigation of the effects of stormwater runoff and its management generated 107 by increased impervious areas, to ensure ecosystems

³⁷ Section 9.10 (page 106) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024

remain healthy, the quality of the freshwater is enhanced and there is no additional flooding risk.

157. Proposed precinct provisions that are relevant to flooding and stormwater include:

I.XXX.3. Policies...

(6) Require subdivision and development to apply precinct plan features including the provision of a planted landscaped buffer, ridgeline planting, bush restoration and planting to enhance the RUB interface and the site's natural environment...

(8) Require subdivision and development to be consistent with an approved Stormwater Management Plan...

Table IXXX.4.1 Activities in Crestview Rise X Precinct

Activity		Activity Status	
Subdivision			
		Sub-precinct A	Sub-precinct B
(A1A)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(A1)	Subdivision in general accordance with the precinct plan	C	NA
(A2)	Subdivision that does not comply with Standard I.XXX.6.1	D	D
...			
(A6)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.3	RD	NA
...			
Use or Development in the Mixed Housing Urban Zone			
...			
(A16)	Development that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.1	D	NA

I.XXX.6. Standards

(1) Activities listed in I.XXX.4.1 Activity Table that require a resource consent comply with the approved Stormwater Management Plan, the Special Information requirements of I.XXX.9 and the Crestview Rise Public Road Required Design Elements in Appendix 1.

I.XXX.6.1. Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection

Purpose: To provide effective planting and protection of the landscaped buffer area, the ridgeline and the restoration and enhancement of the terrestrial ecology of the existing established native bush area as identified in the Crestview Rise X Precinct Plan.

- (1) The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise X Precinct Plan and established at the time of the initial subdivision or development.*
 - (a) The planting required in Standard IXXX.6.1(1) above must:*
 - (b) Use predominantly eco-sourced native vegetation*
 - (c) Be consistent with local biodiversity*
 - (d) Be planted at an average density of one plant per 1m² for the landscaped buffer and ridgeline areas and 1 plant per 4m² for the existing bush area*
 - (e) Be undertaken in accordance with the Special Information Requirements in I.XXX.9.*
- (2) The extent of the area to be planted is subject to survey and shall be legally protected and maintained in perpetuity.*
- (3) The above requirements need to be complied with prior to issue of a section 224(c) certificate for any subdivision or where development may precede subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.*

I.XXX.7 Assessment - Controlled Activities

I.XXX.7.1 Matters of control

The Council will reserve control over the following matters when assessing a controlled activity subdivision resource consent application in Table I.XXX.4.1:

- (1) All controlled subdivision activities listed in Table IXXX.4.1:...*
 - (c) infrastructure provision and stormwater management measures that are resilient to the effects of climate change...*
 - (e) general compliance with the key features of the precinct plan including the provisions of Standard IXXX.6.1...*

I.XXX.7.2 Assessment Criteria

- (1) The Council will apply the relevant assessment criteria for controlled activity subdivision from the list below...*
 - (c) whether there is appropriate provision made for infrastructure including:*

- (i) *infrastructure within any common areas over parts of the parent site that require access by more than one site within the subdivision; and*
- (ii) *whether appropriate stormwater management measures have been provided that are resilient to the effects of climate change*
- (iii) *refer to Policies E38.3(1), (6), (19) to (23).*
- (d) *The extent to which the subdivision provides the key features of the precinct plan and meets the provisions of Standard I.XXX.6.1.*
- (e) *The extent to which the subdivision maintains or enhances ecological and biodiversity values including water quality within the precinct.*

I.XXX.8 Assessment - Restricted Discretionary Activities

I.XXX.8.1 Matters of Discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application...

- (3) *Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:*
 - (a) *precinct and zone objectives and policies*
 - (b) *Refer to E38.12.1(7)*
 - (c) *Refer to Policy E38.3(13)*

Add assessment criteria

I.XXX.9 Special Information Requirements

- (1) *Landscaped Buffer, Ridgeline and Existing Bush Restoration Planting*

An application for subdivision or development (where there is no preceding subdivision) subject to Standard I.XXX.6.1 must be accompanied by the following information as a minimum:

- (a) *Provision of a weed and pest management plan for existing bush prepared by a suitably qualified person*
- (b) *A bush restoration plan and proposed planting plan with supporting schedules prepared by a suitably qualified person*
- (c) *The above information must:*
 - (i) *Identify the location, species, planting bag size and density of the plants*
 - (ii) *Confirm detail on the eco-sourcing proposed for the planting*

- (iii) *Confirm the maintenance of the planting for 5yrs, including weed and pest animal control*
- (d) *Evidence of how the local biodiversity and ecosystem extent, including the views and interests of mana whenua, have been taken into consideration.*
- (e) *Evidence of the interests of Watercare Services on the nature and form of the proposed planting within the water easement area along the southern boundary of the site.*

8.3.3 Submissions

158. A submission from Mr Atkinson states:

The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial landform alteration and will cause a lot of extra runoff into stormwater. 60/70m elevation. This will be of direct impact to the residence of existing developments.

159. A submission from Mr Taylor states:

The proposal relies solely on existing infrastructure. There no evidence of developer contributions towards upgrading roads, water supply, wastewater, stormwater systems, or other essential services. This infrastructure deficit will negatively impact both new and existing residents.

8.3.4 Council specialist

160. The council's stormwater and flooding specialists Ms Tsang and Ms O'Sullivan have reviewed the PPC 108 stormwater management plan, precinct provisions, the planning and section 32 assessment, and relevant submissions (Attachment 3). Their review is summarised as follows:

water quality (stormwater treatment)

The stormwater quality treatment proposed in the Applicant's SMP is considered appropriate. The proposed treatment management should be implemented in order for PPC 108 to avoid or mitigate any actual and potential water quality effects on the receiving environment (i.e. downstream watercourses and Pahurehure Inlet being an SEA) and to give effect to the National Policy Statement for Freshwater Management (NPS-FM), the Regional Policy Statement (RPS) provisions for water quality (in Chapters B7.3 and B7.4 of the AUP(OP)) and the integrated management objectives and policies in Chapter E1 of the AUP(OP).

The Applicant has proposed a stormwater infrastructure objective (Objective I.XXX.2.6) and a stormwater management policy (Policy I.XXX.3.8) as part of the proposed precinct provisions. However, the wording and requirement of these provisions are not considered sufficient to ensure the implementation of appropriate stormwater quality treatment as well as other stormwater management measures proposed in the SMP. Furthermore, no standards in relation to stormwater quality and

quantity management has been proposed. Amendments to the proposed precinct provisions are therefore recommended to address the requirement for the implementation of appropriate stormwater management. A full suite of recommended amendments to the proposed precinct provisions are outlined in Paragraph 24 below.

hydrology mitigation (stormwater retention and detention)

As mentioned above, stormwater runoff from PPC 108 is proposed to be discharged to a tributary of Slippery Creek via the existing public stormwater network. Schedule 4 of the NDC identifies that any development discharging to a stream via a public stormwater network outside of the Stormwater Management Area Control (Flow 1) (SMAF1) is also required to provide the equivalent of SMAF 1 hydrology mitigation (i.e. Chapter E10 of the AUP(OP)). This comprises retention (5mm runoff to be removed from the discharge through reuse and/or infiltration) and detention (discharge of the 95th percentile rainfall event over a 24-hour period).

Ms O’Sullivan advises that the proposed stormwater retention and detention are appropriate and will provide the equivalent of SMAF 1 hydrology mitigation. We recommend that the SMAF 1 Control is introduced to the proposed urban zoned area of PPC 108 to address the requirement for the implementation of appropriate hydrology mitigation.

flood management within the PPC 108 sites

As discussed in Section 1.8 of the SMP and shown on the Auckland Council GeoMaps, there is no floodplain or flood prone area within the PPC 108 site. The minor overland flow paths (OLFP) traversing the site have been modified and filled in by earthworks that were previously carried out over the site.

As stated in Section 6.2.5 of the SMP, a new pipe network is proposed to be constructed to convey stormwater runoff from within the site. The proposed network will be designed in accordance with the SWCoP and will have capacity for the 10% Annual Exceedance Probability (AEP) storm events. OLFPs within the site will be managed within the proposed road and JOAL. Minimum finished floor levels (i.e. freeboard requirements) for new buildings are proposed to be established as per the SWCoP and the New Zealand Building Code (NZBC). The overall onsite flood management is considered appropriate.

downstream flood effects.

While the proposed flood attenuation approach for downstream flood management is considered appropriate, the feasibility of this approach has not been adequately demonstrated. In particular, it is not clear whether stormwater (i.e. the 100-year flow) can practicably be conveyed to the proposed stormwater ponds. This information is required to ensure that downstream flood effects in relation to stormwater discharges from PPC 108 will practically be able to be mitigated. Subject to the Applicant providing information demonstrating the 100-yr flow will get into the proposed stormwater ponds, we consider that downstream flood effects can be mitigated. In addition, amendments to the proposed precinct provisions (outlined in Paragraph 24

below) are recommended to address the requirement for the implementation of appropriate flood attenuation.

161. Ms Tsang and Ms O’Sullivan have also considered relevant submissions as follows:

<i>Submission Number</i>	<i>Name of Submitter</i>	<i>Stormwater and flood related issues raised by the Submitter, our response and recommendation</i>
3	Michael David Atkinson	<p><i>The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial landform alteration and will cause a lot of extra runoff into stormwater. 60/70m elevation. This will be of direct impact to the residence of existing developments.</i></p> <p><u><i>Response and recommendation</i></u></p> <p><i>As discussed in the above sections of the memorandum, the overall stormwater management approach proposed is considered appropriate. We consider that the feasibility of the proposed management approach must be adequately demonstrated. In particular, we recommend that the Applicant to provide details in their hearing evidence to demonstrate how the 100-yr flow will get into the proposed stormwater ponds to achieve flood attenuation. Amendments to the proposed precinct provisions (outlined in Paragraph 24 below) are recommended to address the requirement for the implementation of appropriate stormwater management.</i></p>
5	Robert Taylor	<p><i>The proposal relies solely on existing infrastructure. There is no evidence of developer contributions towards upgrading roads, water supply, wastewater, stormwater systems, or other essential services. This infrastructure deficit will negatively impact both new and existing residents.</i></p> <p><u><i>Response and recommendation</i></u></p> <p><i>As discussed in the above sections of the memorandum, a new pipe network, private rainwater tanks, communal bioretention treatment devices and stormwater ponds are proposed as part of the PPC 108 stormwater management and are</i></p>

<i>Submission Number</i>	<i>Name of Submitter</i>	<i>Stormwater and flood related issues raised by the Submitter, our response and recommendation</i>
		<i>considered appropriate. Amendments to the proposed precinct provisions (outlined in Paragraph 24 below) are recommended to address the requirement for the implementation of appropriate stormwater management.</i>

162. Ms Tang and Ms O’Sullivan also discuss the council’s network discharge consent (NDC). HVLP is seeking to connect to the council’s public stormwater system and rely on the NDC. This is a separate approval process to PPC 108, but it is appropriate to consider the feasibility of this as precinct provisions may need to reflect the proposed stormwater management plan. They state:

Healthy Waters hold the regionwide stormwater NDC which authorises the diversion and discharge of stormwater from the public stormwater network within the existing and future urban areas. Condition 13(b) of the NDC outlines the process for adopting an SMP for a greenfield development following the approval of a notified plan change, provided that the SMP has been prepared to support the plan change and the plan change is consistent with the SMP, and the SMP is consistent with Schedule 2 (objectives and outcomes) and Schedule 4 (performance requirements) of the NDC.

An SMP has been submitted and notified as part of PPC 108. The SMP outlines the stormwater issues and the proposed stormwater management approach. The PPC 108 Applicant seeks to have the stormwater diversion and discharge associated with their PPC request authorised under the NDC and intends to vest stormwater assets with Auckland Council.

Healthy Waters has reviewed the SMP submitted against the NDC requirements and considers that the NDC requirements can be met in general. However, further details will need to be provided in the SMP for it to be acceptable to be adopted into the NDC. In addition, due to the current rural zoning of the PPC 108 site, the SMP can only be adopted into the NDC if the plan change become operative i.e. new urban zoning is applied. Healthy Waters can continue to work with the Applicant through the SMP adoption process.

163. They conclude:

Subject to the recommended amendments to the Applicant’s proposed precinct provisions as outlined above, PPC 108 will provide appropriate stormwater management in relation to water quality treatment, hydrological mitigation, and onsite and downstream flood management.

Provided that the outstanding matter with regard to the feasibility of the proposed flood attenuation is addressed and satisfied at the hearing, PPC 108 is supported from a stormwater and flooding perspective.

The precinct provisions they recommend are set out below followed by their reasons (with recommended retentions, additions underlined and recommended deletions ~~striketrough~~):

Stormwater Management Area Control (Flow 1) (SMAF 1 control recommended)

The SMAF 1 control is applied to the urban zoned areas in PPC 108.

1.XXX.2. Objectives (amendments recommended)

(6) Stormwater quality and quantity is managed to maintain the health and well-being of the receiving environment and is enhanced over time in degraded areas.

Stormwater infrastructure ~~that~~ is resilient to the effects of climate change and acknowledges mana whenua values.

1.XXX.3. Policies (recommended to be retained)

(8) Require subdivision and development to be consistent with an approved Stormwater Management Plan.

1.XXX.6.4. Stormwater Management (new standard recommended to apply to all subdivision and land use development)

Purpose: To ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of the receiving stream environment and to avoid exacerbating flood hazards.

(1) Stormwater runoff from all impervious surfaces (except roofs) must be treated with a stormwater management device(s) meeting the following standards:

(a) the communal device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or

(b) where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.

(2) New buildings and additions to buildings must be constructed using low contaminant generating materials.

(3) A minimum of 5mm roof runoff must be reused internally for non-potable applications.

(4) Development of new impervious areas must achieve peak discharge attenuation to no more than 80% of pre-development level for up to a 1% AEP storm event.

1.XXX.7.1 Matters of Control / 1.XXX.8.1 Matters of Discretion (new matter recommended)

(NEW) Subdivision and/or development that does not comply with Standard I.XXX.6.4. Stormwater Management:

(a) Effects on stormwater and flood management.

I.XXX.7.2 / I.XXX.8.2 Assessment Criteria (new criteria recommended)

(NEW) Subdivision and/or development that does not comply with Standard I.XXX.6.4. Stormwater Management:

Assessment criteria E9.8.2(1) apply.

Whether subdivision and/or development is in accordance with the adopted Stormwater Management Plan and policies E1.3(8) – (14).

Whether subdivision and/or development manages flooding effects so that the risks to people, property and infrastructure are not increased for all flood events, up to a 1% AEP storm event.

Our recommended amendments are to address the requirement for the implementation of appropriate stormwater management (as proposed in the Applicant's SMP) and concerns raised in the submissions on PPC 108.

It should be noted that the NDC is a discharge consent and cannot, on its own, require the implementation of necessary measures identified in an SMP. While SMPs are useful to inform the land development process, they cannot be enforced on their own as they are neither a rule nor a regulation. Therefore, appropriate precinct provisions are necessary to ensure the SMP is implemented to manage stormwater discharges and associated effects in subsequent land development processes.

8.3.5 Planner's evaluation

164. I rely on the expert opinions of Ms Tsang and Ms O'Sullivan to the effect that the stormwater and flooding effects of PPC 108 can potentially be managed subject to further information on attenuation and the inclusion of appropriate precinct provisions.
165. I agree that the applicant should provide more information as requested by Ms O'Sullivan to demonstrate how stormwater will be conveyed to the stormwater ponds. This is important because the PPC 108 area is part of the headwaters of a catchment that contains major flood plains with existing development at risk. Subject to this issue being satisfactorily addressed at the hearing and appropriate precinct provisions added, I can support PPC 108.
166. I generally agree with the application of Flow 1 and the precinct provisions proposed by MS Tsang and Ms O'Sullivan for the reasons they have given. However, in my opinion, it is not necessary to amend objective 6 as they have proposed because the Auckland-wide objectives in E1.2 still apply.
167. I have included a draft standard and a Flow 1 map in **Attachment 8**. The draft standard also includes matters of discretion and assessment criteria on the assumption that the subdivision activity status will sometimes be either controlled or restricted discretionary activity. However, I consider that the consent activity status for this standard requires further consideration.

8.4 Land stability and other geotechnical natural hazard effects

8.4.1 Issues

168. This section addresses the extent which the PPC 108 land is subject to land instability and other geotechnical natural hazards and whether it is suitable for the proposed urban residential uses in that context. The geotechnical hazards considered are slope stability, seismic hazards, liquefaction and lateral spread, non-engineered fill and expansive soils.

8.4.2 HVHLP Assessment

169. HVLP has provided a geotechnical report³⁸ which recommends:

Based on the findings of the desktop and field investigations as discussed herein, we consider that the subject site is generally suitable for the proposed residential subdivision as depicted within the Envelope plan set. We should be given an opportunity to review the final Engineering plans for the subdivision prior to finalising and applying for engineering approval in order to provide geotechnical guidance on the earthworks proposals and their implications for slope stability across this and neighbouring sites. Specific recommendations are presented in the following sections...

170. The specific recommendations are technical matters that would apply at the subsequent consenting and development phases: foundations for buildings, bridging piles, differential settlement preliminary retaining wall parameters, California bearing ratio, soil classification, tree removal, earthworks, cuts and batters and sediment and erosion control.

171. Note also the following recommendation:

Sections 4, 5, and 6 show instability within 5 m of the southern boundary of the cross section. Through analysis of the critical cross sections for this development, a specific design zone has been imposed upon Lots 27 to 35B. Construction proposed within 5 m from the southern boundary will require specific investigation and design. A specific design zone plan has been attached within Appendix 10.

172. The specific design zone is a 5m strip along the southern edge of the lower half of sub-precinct A, i.e. adjoining the steeper land to the south in proposed sub-precinct B that is proposed to be planted and will retain its rural zoning.
173. The HVHLP planning and section 32 report³⁹ draws on the ENGEO report to the effect that the sites are unlikely to have geotechnical hazards beyond a level that can be adequately mitigated during subsequent consenting and development in accordance with the provisions of chapter e36 of the AUP. It also suggests that the 5m specific design limitation would be implemented via a consent notice at the time of subdivision approval.

³⁸ Geotechnical Investigation 28, 30 and 66 Crestview Rise, Papakura, Auckland, ENGEO Ltd, 20 September 2024

³⁹ Section 9.9 (page 105) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

8.4.3 Submissions

174. Mr Atkinson's submission comments:

The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial land form alteration and will cause a lot of extra run off into storm water. 60/70m elevation. This will be of direct impact to the residence of existing developments.

8.4.4 Local board views

175. The Papakura Local Board has stated in its views:

Papakura Local Board is concerned about land stability if the proposal is to build on steep land.

8.4.5 Council specialist

176. The council's geotechnical specialist Ms Li has reviewed the PPC 108 geotechnical assessment, the site, relevant submissions and local board views. Ms Li responds to the submission from Mr Atkinson (in quotes) as follows:

"The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial land form alteration and will cause a lot of extra run off into storm water."

Our considerations regarding the above comment are outlined below:

"The contour of the land is very steep" – We understand the proposed residential development will be positioned away from the steeper portion of the site. Risk management measures, including retaining structures and specific design zone will be implemented to achieve adequate FoS.

"the ground is clay and full of Tomo" – The ground investigation results confirm the site is underlain by East Coast Bays Formation which typically consists of a mixture of silts, clays and sands. Measured shear strengths indicate the encountered materials typically range from stiff to very hard consistency. Therefore, 'the ground is clay' is unlikely to pose a geotechnical hazard on site in this instance. The submission does not provide any evidence to support the statement that the ground is 'full of Tomo'. The ENGEO report and borehole logs show no indication of Tomo being present on the site.

"requires substantial land form alteration and will cause a lot of extra run off into storm water" – Careful selection, design and implementation of appropriate erosion and sediment control measures can effectively mitigate this risk. However, the assessment and design of such measures fall outside of our geotechnical expertise and should be addressed by a civil or development engineer.

177. Ms Li has also reviewed the Papakura Local Board views (underlined) as follows.

Papakura Local Board is concerned about land stability if the proposal is to build on steep land.

The provided ENGEO report indicates that the proposed residential development will be situated away from the steeper portions of the site. In addition, retaining structures and specific design zone will be implemented to mitigate the risk of potential land instability affecting the proposed development.

178. Ms Li has provided overall conclusions as follows:

At the plan change stage, it is appropriate to comment on the suitability of the land for rezoning. We consider that the site is likely to be suitable from the geotechnical perspective to support the proposed private land change, provided that detailed geotechnical assessments, specific engineering designs of earthworks, associated remedial measures, structures, infrastructure and appropriate construction methodologies are submitted for proposed works once the scope is decided. We consider that:

- The resource consent stage is the most appropriate time to address the specific geotechnical issues on the site.*
- The location and extent of the recommended specific design zone for Lot 27 to 35B should be recorded in the precinct plan.*

Inputs from the Council geotechnical specialists will be required at the future resource and building consent stages

8.4.6 Planner's evaluation

179. I rely on the expert opinion of Ms Li, to the effect that in my opinion, the extent of any geotechnical risk is low enough that the proposed MHU zoning of sub-precinct A is appropriate, and any risk can be mitigated in the subsequent resource consenting development phases. However, I agree with Ms Li's recommendation to include the 'specific design zone' in the precinct plan. This would ensure that it comes to the attention of those designing development and those preparing and processing subsequent resource consents. Any construction in this area would be subject to specific geotechnical investigation and design.

8.5 Land contamination effects

8.5.1 Issues

180. This section addresses the extent which the PPC 108 land is subject to land contamination and whether it is suitable for the proposed urban residential uses in sub-precinct A in that context.

8.5.2 HVHLP Assessment

181. HVHLP has provided a preliminary environmental site investigation report⁴⁰. This provides information on the presence of land contaminants in the context of the NESCS and AUP requirements. The author, Mr Brydon, concludes:

182. The investigation has identified that:

- *The site is not considered to have been used for an activity from the HAIL, and the NESCS does not apply to the proposed change of land use.*
- *The concentration of contaminants does not exceed the criteria for protection of human health for the current or proposed land use.*
- *The concentration of contaminants does not exceed environmental discharge criteria from the Auckland Unitary Plan.*
- *It is considered highly unlikely that there will be a risk to human health or environment if the proposed change in land use occurs.*
- *The presence of nickel above the natural background range for non-volcanic soils means that excess surface soil may not meet Auckland Council definition of cleanfill (assuming a non-volcanic cleanfill site). It should be noted that no contaminant concentrations exceed regional background criteria for volcanic soils.*

183. The planning and section 32 report⁴¹ address contamination where Mr Baike states:

The minor areas of elevated nickel concentrations can be appropriately managed through the subsequent resource consent process, as need be.

In summary it is considered highly unlikely that there will be a risk to human health or environment of the proposed change in land use. The PSI concludes overall that the Plan Change area is suitable for future residential development and there is no evidence to suggest the presence of contamination that would preclude the proposed rezoning of the land.

In conclusion, any potential adverse risk of contamination is either negligible or minor.

8.5.3 Council specialist

184. The council's land contamination specialist Mr Naidoo has reviewed (Attachment 3) the PPC 108 PPC 108 documents and the site. He summarises this and concludes:

I consider the documentation submitted in support of the Private Plan Change request to be sufficient to identify the relevant potential effects of the implementation of the

⁴⁰ Preliminary Environmental Site Investigation, 28, 30 and 66 Crestview Rise, Papakua, Auckland, ENGEO Limited, 19 December 2023

⁴¹ Section 9.8 (page 104) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

proposed Private Plan Change on human health and the environment. The Preliminary Site Investigation Report and Geotech Report provided adequate description of the potential contamination issues and relevant risks.

There appear to be no significant issues of concern with regards to contamination within the project area, that would affect the Private Plan Change.

From the perspective of contamination and the associated potential effects on human health and the environment, the proposed Private Plan Change is considered to be consistent with the purpose of the NES:CS, and relevant objectives and policies of the Contaminated Land Rules of the AUP(OP) and the Auckland Council Regional Policy Statement.

8.5.4 Planner's evaluation

185. I rely on the expert opinion of Mr Naidoo. In my opinion, the extent of any land contamination risk is low enough that the proposed MHU zoning of sub-precinct A is appropriate. Also, the subsequent resource consenting and development phases can appropriately mitigate any residual risk.

8.6 Transport infrastructure and traffic effects

8.6.1 Issues

186. This section addresses whether safe appropriate transport infrastructure can be provided and the effects on the transport network.

8.6.2 HVHLP Assessment

187. HVHLP has provided integrated transport assessment (ITA)⁴² prepared by Ms Yukich. This addresses the existing transport environment, the proposed changes, transport accessibility, safety, effects and statutory policy. Ms Yukich concludes:

From a review of the proposal to rezone the sites at 28, 30 and 66 Crestview Rise, Papakura from Rural - Countryside Living Zone to Mixed Housing Urban Zone and relocate the RUB to incorporate future sites within it enabling the development of a residential subdivision, the following can be concluded:

- *The PPC Site, with the mitigation / improvement measures identified, has accessibility to the various transport modes (primarily walking, and private vehicle, with cycling an option on the road network).*
- *The effects of the proposed increase in vehicles due to the development of the PPC Site on the transport network are expected to be minimal.*
- *Acceptable vehicle and pedestrian access and sufficient parking can be provided within the PPC Site; and*

⁴² 28, 30 & 66 Crestview Rise, Papakura Proposed Plan Change Integrated Transportation Assessment, Commute Transportation Consultants, 14 November 2024.

- *The proposed development of the PPC Site is consistent with, and encourages, key regional and district transport policies.*

188. Proposed transport infrastructure is also indicated in other supporting documents such as infrastructure and urban design reports.

189. The planning and section 32 report by Mr Baie address transport and states:

Commute has prepared an Integrated Traffic Assessment report (ITA), refer Appendix 6, in support of the PPC and in response to Council's Clause 23 RFI. The report assesses the transport related effects (function and form) of the envisaged access arrangements (ie a nonstandard public road and JOAL) as indicated on the precinct plan. This includes an assessment of the likely or anticipated development form (concept subdivision/development) and theoretical development scenarios on the land proposed to be rezoned MHU on the transport environment, including safety and operational functionality.

Consultation with AT on the proposed design for the proposed road form indicated an acceptance in principle as a departure from standard. The proposed precinct stipulates the acceptable minimum standards to apply for consenting purposes.

The report notes that the proposed development would be serviced by a basic level of public transport (bus network), with the frequency presently low, but the site location does provide for good connections throughout the wider network.

The report notes that the surrounding road network would continue to be able to accommodate the expected volume of traffic with minimal additional impact on the operation or safety of users of the road network. Some improvements to the design of the JOAL access is recommended (at time of subdivision RC) to ensure AUP standards are met. The development concept is otherwise appropriate, suitable and safe for pedestrians and vehicles including the availability for the site to be serviced for domestic waste removal, emergency vehicles and the anticipated vehicle operational requirements of Watercare.

In summary the effects of the Plan Change on the existing transport network have been assessed and are determined to have minimal traffic effects to the function, capacity and safety of the surrounding transport network. The anticipated development form within the zone is also suitably functional and safe in all respects.

190. The proposed precinct provisions relevant to transport are:

I.XXX.3 Policies

(6) *Require subdivision and development to apply precinct plan features...*

I.XXX.4 Activity Table

Table IXXX.4.1 Activities in Crestview Rise X Precinct...

Activity		Activity Status	
Subdivision			
		Sub-precinct A	Sub-precinct B
(A1A)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(A1)	Subdivision in general accordance with the precinct plan	C	NA
(A2)	Subdivision that does not comply with Standard I.XXX.6.1	D	D
...			
(A6)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.3	RD	NA
...			
Use or Development in the Mixed Housing Urban Zone			
...			
(A16)	Development that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.1	D	NA

I.XXX.6. Standards

- (1) Activities listed in I.XXX.4.1 Activity Table that require a resource consent comply with the approved Stormwater Management Plan, the Special Information requirements of I.XXX.9 and the Crestview Rise Public Road Required Design Elements in Appendix 1...

I.XXX.7.1 Matters of control

The Council will reserve control over the following matters when assessing a controlled activity subdivision resource consent application in Table I.XXX.4.1:

- (1) All controlled subdivision activities listed in Table IXXX.4.1...
- (b) compliance with the relevant Auckland-wide, precinct and zone rules and standards...
- (e) general compliance with the key features of the precinct plan including the provisions of Standard IXXX.6.1...

I.XXX.7.2 Assessment Criteria

- (1) *The Council will apply the relevant assessment criteria for controlled activity subdivision from the list below:*
 - (a) *compliance with an approved resource consent or consistency with a concurrent land use consent application:*
 - (i) *any proposed consent notice*
 - (ii) *refer to Policy E38.3(6)*
 - (b) *compliance with the relevant Auckland-wide, precinct and zone standards:*
 - (i) *refer to Policy E38.3(1) and (6)*
 - (c) *whether there is appropriate provision made for infrastructure including:*
 - (i) *infrastructure within any common areas over parts of the parent site that require access by more than one site within the subdivision; and*
 - (ii) *whether appropriate stormwater management measures have been provided that are resilient to the effects of climate change*
 - (iii) *refer to Policies E38.3(1), (6), (19) to (23).*
 - (d) *The extent to which the subdivision provides the key features of the precinct plan and meets the provisions of Standard I.XXX.6.1.*

I.XXX.8.1 Matters of Discretion

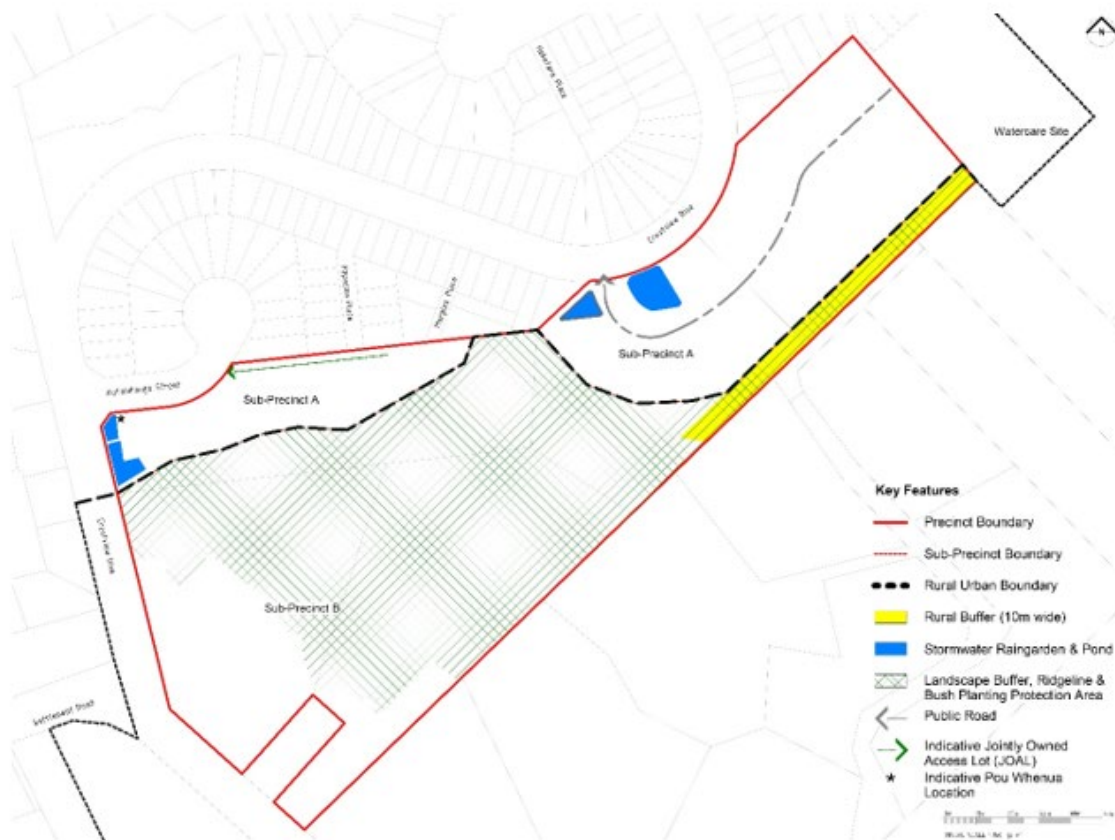
The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application...

- (2) *The construction and use of 4 or more dwellings on a site that comply with standard I.XXX.6.3 (except standard 6.3.1) including:*
 - (a) *precinct and zone objectives and policies...*
 - (d) *infrastructure provision and servicing*
- (3) *Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:*
 - (a) *precinct and zone objectives and policies*
 - (b) *Refer to E38.12.1(7)*
 - (c) *Refer to Policy E38.3(13)*

I.XXX.8.2 Assessment Criteria

The Council will apply the relevant assessment criteria below for restricted discretionary activities, in addition to the information required by the Special Information requirements in I.XXX.9 below.

- (2) The construction and use of 4 or more dwellings on a site that comply with standards I.XXX.6.3 (except standard 6.3.1)*
 - (a) The extent to which any development is consistent with and achieves the objectives and policies of the zone and Crestview Rise X Precinct...*
 - (c) The extent to which the development contributes to a high-quality built environment compatible with the planned urban built character and residential amenity of the surrounding residential area, meeting the functional needs of residents including an amenable and safe environment for pedestrians and vehicle movement.*
 - (d) Whether there is appropriate provision for infrastructure including stormwater management measures that are resilient to the effects of climate change.*
- (3) Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:*
 - (a) The extent to which subdivision is consistent with and achieves the objectives and policies of the Crestview Rise X Precinct...*
 - (c) The extent to which the subdivision and its associated infrastructure is resilient to the effects of climate change and is consistent with the approved Stormwater Management Plan...*



8.6.3 Submissions

191. The submission from Mr Atkinson states:

The increased housing numbers will put added pressure on the existing roads and on to settlement road if new housing is proposed to discharge out on to Settlement road extension.

192. The submission from Mr Taylor states:

Traffic and Road Safety Impacts (Adverse Effects and Infrastructure Considerations)

The proposed development will exacerbate existing traffic congestion and road safety hazards on Crestview Rise and Settlement Road, generating unacceptable adverse effects.

- *Increased Traffic Congestion: The significant increase in dwellings will inevitably lead to a substantial rise in traffic volume on local roads.*
- *Exacerbation of Road Safety Risks: Crestview Rise and Settlement Road are prone to speeding, and increased traffic volumes will heighten safety risks for pedestrians, cyclists, and residents, particularly children and pets.*

- *Inadequate Mitigation Measures: The applicant has failed to propose any meaningful traffic mitigation measures, such as speed calming infrastructure or improved pedestrian crossings, to address these increased risks. This lack of mitigation is inconsistent with responsible urban planning and RMA principles.*

193. A submission from the Ministry of Education states:

The Ministry is neutral on the PPC if Council accepts the following relief and any consequential amendments required to give effect to the matters raised in this submission.

1. *The provision and implementation of building forms and street designs which encourage active mode usage; and*
2. *Provision of high quality active mode links to the local road network and the local schools.*

8.6.4 Local board views

194. The Papakura Local Board has stated in its views:

19(ii) The local board requests traffic management options to be developed for the intersection of Crestview Rise and Settlement Road

iii) Crestview Rise is a narrow road with many curves and corners with many vehicles parked on the street. This is a problem in the making. Road widths need to be wide enough to allow service and emergency vehicle access.

8.6.5 Council specialist

195. The council's traffic and transport specialist Mr Peake has reviewed the PPC 108 documents, statutory policy, relevant submissions, local board views and the site. Mr Peake responds to the transport matters raised in submissions as follows:

Submitters 3 and 5 raised concerns on the effects of increased traffic from PPC108 on the local roads. I have reviewed the traffic generation, and I do not consider that the forecast traffic from PPC108 would result in any significant effect on the efficient operation of the adjacent road network including Crestview Rise and the intersection of Settlement Road / Crestview Rise. The existing roads have sufficient capacity to accommodate the forecast traffic.

Submitter 5 was concerned about PPC108 exacerbating existing road safety risks or the safe operation of the local roads. I have reviewed the crash data and there are no crash patterns that would suggest that there are any existing safety issues along Crestview Rise or at the intersections at either end. The crashes that were shown up in the crash record were as a result of driver behaviour rather than the design of the roads. The design of the new roads, intersections and vehicle crossings would be designed to appropriate standards. I note that some Departures from Standards maybe required for the proposed new road.

Submitter 5 is concerned that there is no mitigation measures proposed such as traffic calming or improved pedestrian crossings. Having considered the effects of PPC108, I do not consider that specific mitigation is required outside of PPC108.

Submitter 8 (Ministry of Education) has sought the following relief from PPC108; 1) the provision and implementation of building forms and street designs which encourage active mode usage, and 2) provision of high quality active mode links to the local road network and the local schools.

PPC108 has proposed footpaths within the developments to connect to the adjacent road network. These requirements are included for the new road in the Precinct Provisions at Appendix IXXX.11 Appendix 1 – Crestview Rise Public Road Required Design Elements table. Requirements for pedestrian facilities on JOALs are included in the AUP Chapter E38 and amendments in PC79.

With regards to the second element of relief, no measures are proposed outside of PPC108. Whilst desirable, such as a pedestrian crossing facility on Settlement Road to provide a connection to the bus stops, I do not consider that such facilities are required to address a specific effect given the forecast level of traffic, public transport, and active mode trips.

Having reviewed the submissions, I do not consider that there is specific relief that would need to be addressed in the Precinct Provisions.

196. He also responds to the Papakura Local Board's views as follows:

In relation to item 19(ii), the crash record of the Crestview Rise and Settlement Road intersection does not indicate that there is an existing safety issue at this location. In addition, observations of the intersection were that motorists do not currently experience undue delay. It is considered that the traffic forecast from PPC108 can be accommodated at the intersection and that PPC108 would not adversely affect its safe operation. Therefore, traffic management measures are not considered necessary at this intersection as a result of PPC108.

With regards to item 19(iii), Crestview Rise is a relatively modern road constructed for the existing subdivision. The road is understood to be 8m wide which is sufficient width to accommodate parking on both sides and allow for the movement of vehicles along its length. This is not considered to be a narrow road and is sufficiently wide for both service vehicles and emergency vehicles. Motorists may need to give way to each other if vehicles are parked opposite each other. This will act to moderate traffic speeds. Crestview Rise is not dissimilar to many similar roads across the region. It is considered that PPC108 should not make an appreciable difference to the operation of the existing road.

197. Mr Peake's concluding comments are:

Precinct Provisions

I have reviewed the Precinct Provisions. Based on my review of the proposals, I consider that no changes are required to the Precinct Provisions to address traffic and

transport related effects of the plan change, and that through the provisions and the normal Auckland Unitary Plan standards that the traffic effects can be appropriately managed.

Conclusions

In conclusion, while PPC108 is located near essential amenities (employment, education, and centres) and has transport options to access the wider Auckland Region, it faces limitations in walkability to these amenities and access to public transport in the immediate vicinity of the site.

The site will primarily rely on private vehicles due to the lack of frequent public transport in the immediate vicinity of the site and accessibility to alternative transport modes (e.g. cycling facilities). Despite these constraints, the traffic impact from PPC108 is expected to be manageable and can be accommodated on the existing road network.

The proposed local road design has received preliminary approval from Auckland Transport, indicating that appropriate access arrangements can be achieved; these would require further design development and approval through subdivision, resource consent and Engineering Plan Approvals.

Overall, I consider that the traffic effects of PPC108 can be managed through the Precinct Provisions and the existing Auckland Unitary Plan standards.

8.6.6 Planner's evaluation

198. I rely on the expert opinion of Mr Peake. I agree that any transport and traffic effects can be managed through the proposed precinct provisions, the unitary plan rules and subsequent consenting processes.
199. However, I consider the following component of the precinct provisions to lack clarity as to whether is intended to be a standard, or just a notation without the effect of a standard:

1.XXX.6. Standards

(1) Activities listed in 1.XXX.4.1 Activity Table that require a resource consent comply with the approved Stormwater Management Plan, the Special Information requirements of 1.XXX.9 and the Crestview Rise Public Road Required Design Elements in Appendix 1...

200. It is placed in the part of the precinct template usually used for notations on what other AUP standards apply but is written in the form of a precinct standard. In my opinion, the intent needs to be clarified and I reserve my position on it pending that clarification at the hearing.

8.7 Water and wastewater infrastructure and effects

8.7.1 Issues

201. This section addresses water supply and wastewater supply effects.

8.7.2 HVHLP Assessment

202. HVHLP has provided an engineering and infrastructure report⁴³ and plans that addresses water and wastewater supply (and other infrastructure).

203. In summary, the author, Mr Dirse:

- confirms the availability of water supply for the PPC 108 area
- and addresses a potential downstream wastewater pipe constraint that was identified by Veolia during the clause 23 request for information process.

204. In regard to the wastewater constraint he states:

Following discussions with Veolia in February and March 2023, and then more recently on 19 November 2024, it was advised that the existing wastewater network lacks sufficient capacity for the proposed residential dwellings, requiring further investigation.

A wastewater catchment analysis has been conducted by Envelope Engineering from the newly installed network at Crestview Rise (where HVHLP plan to connect) to the transmission main. Plans and model outputs are attached to this memo and illustrate the current capacity and flows in the catchment's wastewater system for three different scenarios as follows:

- *Scenario 1 – Post-Development with updated survey data as of August 2024*
- *Scenario 2 – Post-Development with updated survey data as of August 2024, assuming 50% blockage of the downstream transmission main*
- *Scenario 3 – Pre-Development with updated survey data as of August 2024*

Due to insufficient as-built information, pipe inverts were surveyed by Envelope, with the exception of WWMH 387377, which is located adjacent to the transmission main. This manhole could not be opened as it is sealed, and Watercare's approval is required to lift/open manhole lids on the transmission main. This approval has been requested but is still awaiting approval; as a result, GIS information has been used.

Our model outputs show that the existing pre-development scenario experiences surcharging during peak wet weather events. The post-development scenario increases flows by a negligible amount and has a minimal impact on the performance of the already overcapacity pipes.

The existing 300mm wastewater main (highlighted in black in Appendix 3) is undersized in both the pre- and post-development scenarios. We have considered options for flow mitigation, while this would mitigate the effects of the developments, it would not resolve the current surcharging issue, so upgrading the network would

⁴³ Engineering and Infrastructure Report, Proposed Plan Change, 28, 30 and 66 Crestview Rise Papakura Auckland, Envelope Engineering, 21 November 2024

benefit both the asset owner (to improve existing performance) and the HVHLP proposal at Crestview Rise.

The existing pipe under 159 Dominion Road and pipe bridge, which directly connects to the transmission main, will likely need to be upgraded to a DN450 to address the existing surcharging, or manholes sealed to prevent any potential overflow.

A meeting was held with Veolia representatives (Sanjeev Morar and Anne Richomme) on 19 November 2024 where their own network capacity modelling results were presented. The results of Veolia's modelling resulted in the same conclusions as our own. The results indicate that if lines between the transmission manhole GIS ID 19389 to local manhole GIS ID 387371 are upgraded to 450mm dia then this will enable unconstrained capacity for 90 additional units at the Crestview Rise Plan Change site.

It was agreed with Veolia that subject to the above-mentioned upgrades being undertaken by the developer, there will be no constraint to the development of up to 90 dwellings (HUE's) within the Plan Change area.

The final details of the upgrade would be determined and designed at future Resource Consent and Engineering Plan Approval stages.

205. The planning and section 32 report addresses⁴⁴ this issue. Mr Baike states:

Discussions have been held and are continuing with Veolia Water (details within the Envelope Infrastructure Report) to confirm identified wastewater options for an existing pipe restriction. In essence a minor upgrade is required to an existing pipe downstream from the site at 159 Dominion Road to increase a pipe size from a 300mm to a 450mm. An agreement to service the site for wastewater is being sort and the applicant is willing to undertake the required works or provide a pro rata financial contribution to effect that upgrade with other beneficial development parties recognising that the upgrade will provide an improved level of service to an existing constraint as well as accommodating future growth. An agreement will be prepared between the parties to manifest this prior to subdivision.

Based on the supporting analysis, and discussions and provisional agreement in principle reached with Veolia, the PPC can be suitably serviced for reticulated water and wastewater through the solutions identified in the accompanied Infrastructure Report. There are no constraints of significance that cant otherwise be effectively remedied that would suggest the land within the PPC area is not suitable for urbanisation.

Watercare have also confirmed capacity within the bulk service network.

⁴⁴ Section 9.11 (page 108) of 'Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP' by Russell Baike, rdbconsult, 25 November 2024.

8.7.3 Submissions

206. A submission has made by Veolia Water Services (ANZ) Pty Ltd (Veolia). Veolia is the operator of water and wastewater infrastructure in Papakura. According to Veolia this business is:

Under the existing franchise agreement, Veolia is responsible for all aspects of the water and wastewater business including:

- *Meter reading, billing and collection of revenue*
- *Customer services*
- *Operations and maintenance of the water supply and wastewater collection systems*
- *Planning, design and construction of new infrastructure*

207. However, Watercare Services Ltd (Watercare) owns the water and wastewater infrastructure which is operated by Veolia. Watercare supplies all water to the networks and treats all waste from the networks.

208. Veolia's submission indicates that there is adequate capacity to supply water as follows:

As at the date of this submission, the Kaipara Reservoir contains sufficient available capacity for the proposed 90 residential dwellings. Connecting infrastructure to the site will be required. The Applicant will be required to construct and fund any local/Retail network to service the Plan Change Area.

For clarity, all of the water supply network relevant to the plan change is considered local/Retail network, and is therefore required to be funded by the developer.

209. This indicates that water supply capacity is not constrained for PPC 108.

210. However, Veolia states that insufficient wastewater pipeline capacity exists and a pipeline upgrade is required to provide that capacity:

There is, as at the date of this letter, insufficient Retail wastewater network capacity to supply the proposed 90 residential dwellings at the Site. To provide compliant Retail wastewater services for the proposed 90 residential dwellings, the following network amendments will be required to be funded, implemented and made operational by the Applicant under a Veolia approved Construction/Connection of New Works Agreement and the works approved by Veolia prior to the occupation of any residential unit within the Site:

- *Upsize existing Retail wastewater network assets (GIS ID 569358, 569359 and 569360) from 300mm ID PVC to 450mm ID PVC*

211. Veolia's submission requests:

- (a) *Existing water infrastructure is modelled (after 12 months from the date of this submission) to determine if sufficient capacity exists. Should there be*

insufficient capacity, it is the responsibility of the Applicant to, at its cost, design and construct required network infrastructure upgrades.

(b) Wastewater disposal from the Plan Change Area is required to be connected to the public wastewater network

(c) The Applicant will, at its cost, design and construct:

i. any wastewater infrastructure required to enable the connection of the Plan Change Area to the public wastewater disposal and collection system

ii. any water infrastructure required to enable the connection of the Plan Change Area to the public retail water network

(d) The Applicant obtains approval from Veolia for the connection points to the local network to service the Plan Change Area.

(e) The assessment of Retail water and wastewater network constraints, in accordance with the information available at the time of assessment, shall be valid for 12 months from the date of this submission. Reassessment will be required after 12 months.

8.7.4 Council specialist

212. The council does not provide water and wastewater specialists because Veolia and Watercare are the repositories of information on these networks.

8.7.5 Planners' evaluation

213. It is not clear whether Veolia's submission is seeking actual changes to PPC 108, e.g. amendment to the precinct provisions, or whether agreements with HVHLP are being requested to progress the infrastructure upgrades. This should in my opinion, be clarified by Veolia in evidence.

214. I also note that the requests (b), (c) and d) are matters of detail normally addressed during the subdivision and consenting process and would not normally be addressed at the plan change stage.

215. Nevertheless, in my opinion, the overall adequacy of the existing wastewater network to convey the additional wastewater, and the ability to mitigate any deficiencies, are an appropriate and necessary matter to consider at the plan change stage.

216. The information available to me from HVLP's documents and the Veolia submission indicates that although there is a wastewater pipe constraint, this can potentially be resolved with a pipe upgrade of some form.

217. In my opinion it would be appropriate to include a standard in the precinct to ensure that this matter is adequately addressed in the consenting process. This is included in **Attachment 8**.

8.8 Cultural values

8.8.1 Issues

218. This section addresses the extent to which PPC108 effects and responds to mana whenua cultural values.

8.8.2 HVHLP Assessment

219. The planning and section 32 report summarises consultation with Mana Whenua. Mr Baike states:

The wider Redhill Papakura area is of cultural significance to mana whenua and three iwi in particular, namely Ngāti Tamaoho, Ngāti Te Ata Waiohū and Te Ākitai Waiohū.

These whenua form part of the Waiohū collective. All groups hold a long and continuous cultural relationship with the area. Ngāti Tamaoho also have a statutory acknowledgment over this area and parts of the Papakura District.

An initial hui or site walkover with iwi took place on 27 July 2023. Each iwi representative confirmed that a cultural values assessment report would be required. Subsequently CVA's were received from all but Ngāti Tamaoho. Details of the consultation with mana whenua is provided in the Consultation section 11.6 of this report and copies of the CVAs are provided in Appendix 13.

Engagement with mana whenua informed by and arising from the CVA's and related interaction records that the site is culturally important to all mana whenua from a cultural and historical perspective. The site is visible as part of the broader landscape backdrop within the district, including from the scheduled Pukekoiwiriki Pā site to the south. Mana whenua welcome the matters identified in the CVA's being suitably acknowledged and promoted in the precinct provisions of the PPC. The draft precinct provisions were shared with mana whenua.

In summary, Ngāti Te Ata Waiohū and Te Ākitai Waiohū support the plan change approach in principle on the basis that the detailed technical reports accompanying the plan change application and proposed precinct provisions would provide for cultural heritage and landscape matters and the anticipated outcomes secured through the requirements of the resource consent process.

Overall, having regard to the supportive CVA's and the potential for partnership between HVHLP and mana whenua with formal recognition in the proposed precinct provisions, it is considered that adverse effects on cultural values will be avoided. The plan change presents an opportunity to protect, recognise and promote mana whenua values within the site and its associated development and environmental enhancement.

220. The proposed PPC 108 precinct includes the following provisions that specifically address mana whenua values.

1.XXX.2. Objectives...

- (5) *Recognition and promotion of cultural landscape, mana whenua values and design principles.*

I.XXX.3. Policies...

- (7) *Require subdivision to apply Te Aranga principles including suitable cultural association symbols, design inputs and participation in the improvements to the natural environment.*

I.XXX.7.1 Matters of control

The Council will reserve control over the following matters when assessing a controlled activity subdivision resource consent application in Table I.XXX.4.1:

- (1) *All controlled subdivision activities listed in Table I.XXX.4.1...*
- (e) *general compliance with the key features of the precinct plan including the provisions of Standard I.XXX.6.1.*
- (f) *Cultural landscape and mana whenua value recognition and provision as per Special Information Requirements under I.XXX.9.*

I.XXX.7.2 Assessment Criteria

- (1) *The Council will apply the relevant assessment criteria for controlled activity subdivision from the list below...*
- (d) *The extent to which the subdivision provides the key features of the precinct plan and meets the provisions of Standard I.XXX.6.1...*
- (f) *The extent to which cultural landscape and mana whenua values are recognised and provided for in the proposed subdivision with due regard to the Special Information Requirements of I.XXX.9.*

I.XXX.8.1 Matters of Discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application:

- (1) *The construction and use of up to 3 dwellings on a site that does not comply with standards I.XXX.6.3 (except standard 6.3.1) including...*
- (j) *any adverse effects on the cultural landscape and mana whenua values.*
- (2) *The construction and use of 4 or more dwellings on a site that comply with standards I.XXX.6.3 (except standard 6.3.1)...*
- (b) *The extent to which there may be adverse effects on the cultural landscape and mana whenua values and how such effects can be avoided or remedied or mitigated...*
- (3) *Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3...*

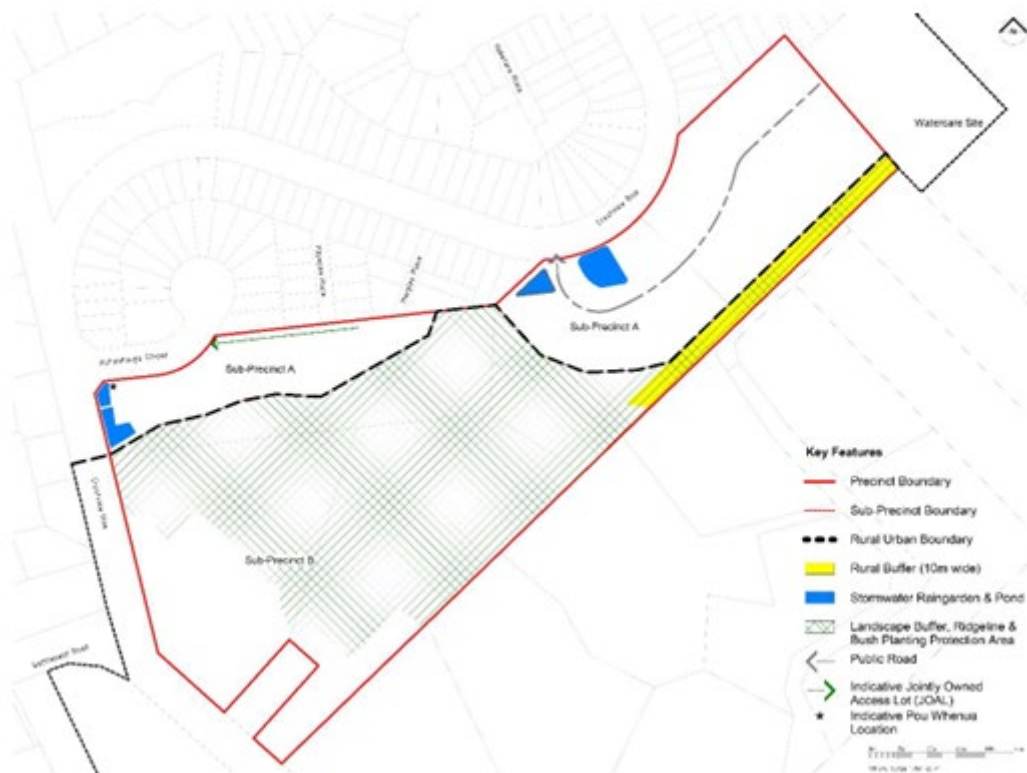
- (b) *The extent to which cultural landscape and mana whenua values are recognised and how any adverse effects on those values are avoided or remedied or mitigated...*

1.XXX.9 Special Information Requirements...

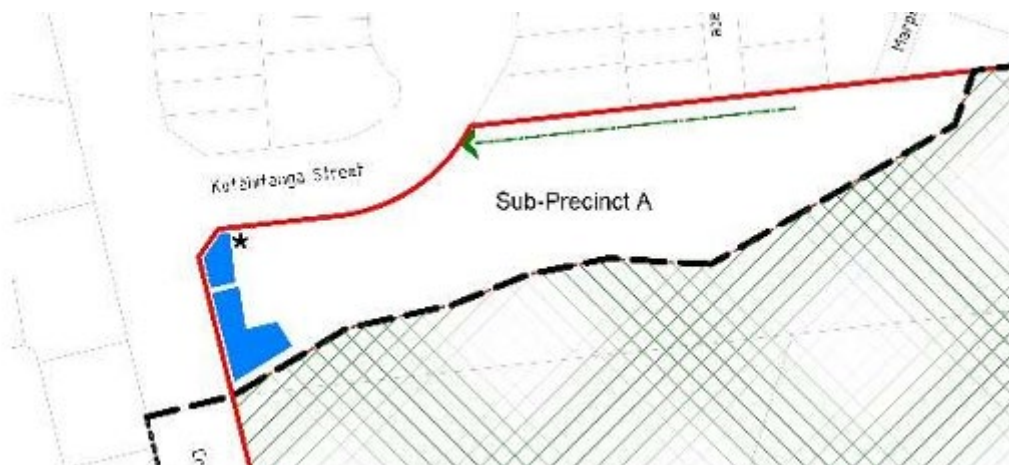
(2) Cultural Landscape

An application for subdivision, or development where there is no preceding subdivision, must be accompanied by the following information as a minimum:

- (a) *Information as to any consultation undertaken with mana whenua including as to the planting (form and provision) for the contemplated rain garden and surrounds for the stormwater attenuation pond and how the views and preferences of Māori are reflected in the proposed design.*
- (b) *Information as to offers that have been made to mana whenua to participate in the planting of the required buffers, ridgeline and existing bush areas and the associated bush restoration required by Standard 1.XXX.6.1, and any arrangements entered into at the time of application.*
- (c) *Any aspects of the proposal or offered conditions of resource consent intended to recognise cultural landscape and/or mana whenua values, which may include, without limitation, the provision of pou (marker) suitably located at the corner of Kotahitanga Street and Crestview Rise as per the Precinct Plan, any arrangements for karakia at the initial earthworks and any proposals as to the naming of roads or the jointly owned access lot.*



★ Indicative Pou Whenua Location



8.8.3 Submissions

221. Mana whenua did not make submissions on PPC 108.

222. Mr Atkinson's submission makes the following comment:

And you are potentially pushing up into old Pa sites that spread across from Keri hill.

8.8.4 Planner's evaluation

223. In my opinion, adequate consultation with mana whenua has occurred in preparation of PPC 108. Effects on cultural values have been assessed and appropriately responded to in the proposed precinct provisions.
224. I note that the nearest Pa site is the famous Pukekiwiriki Pa. This is located approximately 700m to the south of the PPC 108 sites and will not be adversely affected by PPC 108.

9 SECTION 32, ALTERNATIVES AND METHODS, RISKS OF ACTING OR NOT ACTING IF THERE IS INSUFFICIENT INFORMATION

225. HVHLP have provided an evaluation of PPC108 with respect to the requirements of section 32. This is set out Section 10 of the report Private Plan Change Request -Proposed RUB change, rezoning of land and new precinct at Crestview Rise Papakura – Harbour View Heights LP. It provides:

- A summary of the relevant AUP objectives.
- Discussion of the precinct objectives.
- Evaluation of a precinct as a method.
- An evaluation of the precinct policies and rules.
- A discussion of the residential zone options (which are constrained by the MRDS requirements).
- An evaluation of alternative precinct layout options with different zone extents and sub-precinct extents.
- Evaluation of the realignment of the RUB in the context of the option of retaining or not retaining the Rural – Countryside Living Zone.
- Options of a reduced building height and a larger landscape buffer (both not adopted)
- Evaluation of the benefits, costs and effects of implementation.
- An evaluation of the risks.

226. It concludes that:

The above analysis has been carried out in accordance with the requirements of section 32 of the RMA, to determine whether the proposed plan change objectives are the most appropriate way to achieve the purpose of the RMA, and whether the proposed provisions are the most appropriate way to achieve the objectives, having regard to alternatives and the effectiveness and efficiency of the proposed provisions. The proposed precinct provisions and standard Auckland wide and zone AUP provisions (not otherwise modified by MDRS) are appropriate to achieve the sustainable management purpose of the RMA as assessed...

227. I have reviewed the alternatives and methods analysis in the planning and s32 document and consider it to be generally appropriate subject to:
- the matters of clarification I have recommended be addressed in the hearing as set out in section 8,

- the changes to the precinct I have recommended and addressed in **Attachment 8** and **Attachment 9**. The reasons for these changes are set out in section 8.

228. In my view, the central s32 issue is whether the operative rural zoning, or the residential zoning and provisions proposed in PPC108 are more appropriate. I consider that the requirements of s32 have been adequately addressed for PPC108 and it is the more appropriate option subject to the changes I have recommended.
229. The overall intent of the proposed precinct objectives remains as notified and as assessed in the application documents and my additional evaluation.
230. For completeness, I note that the option of shifting the RUB and applying the Future Urban Zone instead of a residential zone was not expressly considered by HVHLP. However, in my opinion that would be less efficient option (as it would involve a two-step process) than PPC108 and therefore not appropriate.
231. I consider that there is sufficient information and certainty in the context of section 32(2)(c) of the Act.

9.1 Section 32AA Analysis of Recommended Changes

232. The changes recommended by me require an additional assessment in accordance with S32AA of the RMA. This additional assessment is included in **Attachment 9**.
233. This further evaluation is only made in respect of the changes I have proposed in **Attachment 8** to this report and discussed above and is at a level of detail which, in my opinion, corresponds to the scale and significance of the proposed changes.

10 CONCLUSIONS

234. Having considered all the information provided by the requestor, carried out an assessment of effects, evaluated PPC 108 relative to relevant NPS and AUP policy, reviewed all relevant statutory and non-statutory documents and made recommendations on submissions, I recommend that PPC108 should be approved, subject to
- the matters of clarification referred to in section 8.
 - the amendments to the text/planning maps of the Auckland Unitary Plan as set out in **Attachment 8** to this report and discussed in section 8 of this report.
235. PPC 108, with its recommended amendments will:
- assist the council in achieving the purpose of the Resource Management Act 1991
 - give effect to section 6(e) *‘the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:’* of the Resource Management Act 1991
 - give effect to section 6(h) *‘the management of significant risks of natural hazards’* of the Resource Management Act 1991

- give effect to the National Policy Statement on Urban Development, the National Policy Statement on Freshwater Management and the National Policy Statement on Indigenous Biodiversity
- give effect to the Auckland Unitary Plan Regional Policy Statement.

11 RECOMMENDATIONS

236. That, the Hearing Commissioners accept or reject submissions as outlined in this report.

237. That, the Auckland Unitary Plan be amended by:

- the changes proposed in PPC 108, to the Auckland Unitary Plan
- and the inclusion of the amendments to PPC 108 set out in **Attachment 8** to this report.

12 SIGNATORIES

	Name and title of signatories
Authors	<p>Christopher Turbott, Senior Policy Planner, Central South (1), Planning & Resource Consents</p> 
Reviewer / Approved for release	<p>Craig Cairncross, Team Leader – Planning, Central South (1), Planning & Resource Consents</p> 

Attachment 1 – PPC 108, As Notified

The PPC 108 documents can be viewed under the 'Notification documents' subheading at the following link: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=275>

Attachment 2 – Further Information requests and responses

The PPC 108 documents can be viewed under the ‘Clause 23 – Request for further information’ subheading at the following link: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=275>

Attachment 3 – Specialist peer review reports

Attachment 3 - Specialist peer review reports

Specialist Memo PPC 108 - Crestview Rise, Papakura – Contamination

To: Christopher Turbott- Senior Policy Planner
From: Ruben Naidoo
Date: 2 April 2025

1. Summary of qualifications and experience.

I hold a B. Tech - Environmental Health Degree from the Durban University of Technology (South Africa).

I am a Specialist – Contaminated Land within the Contamination, Noise & Air Team, in the Specialist Unit, in the Planning and Resource Consents Department. I have held this role at Auckland Council and formerly Auckland City Council since 2007. I have extensive experience within contaminated land management, resource consenting, and consent compliance monitoring, relevant to contaminated land.

2. Introduction:

The proposal relates to a proposed Private Plan Change to rezone land at Crestview Rise, Papakura from Rural - Countryside Living Zone to Residential – Mixed Housing Urban Zone and extend the Rural Urban Boundary.

The area to be rezoned for urban development has a contiguous boundary with the existing urban area, is steep land with an east west contour and is largely covered in gorse. A large previously earth-worked soil stock-pile area is located near the corner of Crestview Rise and Kotahitanga Street.

I have undertaken a review of the request for the above Private Plan Change, on behalf of Auckland Council in relation to potential adverse effects on human health and the receiving environment, associated with the potential soil and groundwater contamination.

3. Key contamination issues (relevant to protection of human health and the environment)

I consider the following regulations, plan, and policy statements to be relevant to the assessment of the proposed Private Plan Change request, in the context of contamination of the land and the associated effects on human health and the environment:

- *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations*, Ministry for the Environment, 2011 (NES:CS)
- Chapter E30 of the Auckland Unitary Plan (Operative in Part) (AUP(OP)), Objective E30.2(1) and Policies E30.3.(1 and 2)
- *The Auckland Council Regional Policy Statement*, particularly Section 17, Objectives 17.3.1-3, and Policies 17.4.1.1-4

4. Application Documents Reviewed

In writing this memo, I have reviewed the following documents lodged in support of the proposed Private Plan Change:

- Private Plan Change Request – Proposed RUB Change, Rezoning of land and new Precinct at Crestview Rise Papakura: (28,30,66,76 Crestview Rise and 170 Settlement Road Papakura), RDBCONSULT, May 2024.

- Geotechnical Investigation- 28, 30 and 66 Crestview Rise, Papakura, Auckland, Engeo, 19 December 2023.
- Preliminary Environmental Site Investigation -28, 30, and 66 Crestview Rise, Papakura, Auckland, Engeo, 19 December 2023.

5. Applicants Assessment

The preliminary site investigation concludes that the site is not considered to have been used for an activity from the HAIL, and the NESCS regulations and the AUP E30 Contaminated Land rules do not apply to the proposed change of land use.

The PSI and a site walk over has determined that it is not considered likely that activities from the HAIL have been historically and / or are currently present at the site.

The majority of the site had a layer of engineered fill or stockpiled material, which was expected based on the desktop review. None of the engineered fill encountered on-site comprised building or construction debris.

Intrusive soil investigation comprised sampling of topsoil and at depth up to 1.5m and included the stockpile on site.

Apart from nickel in two samples, no other contaminant concentrations exceeded the NESCS (human health) or the regional background concentrations for non-volcanic soil (Environmental).

The investigation had therefore concluded that the site is not considered to have been used for an activity from the HAIL, and the NESCS does not apply to the proposed change of land use.

The concentration of contaminants does not exceed the criteria for protection of human health or the environmental discharge criteria from the Auckland Unitary Plan.

It is therefore considered highly unlikely that there will be a risk to human health or environment if the proposed change in land use occurs.

I consider the proposed Private Plan Change as being generally consistent with the purpose of the NES:CS regulations, and the objectives and relevant policies of the AUP(OP) and Auckland Council Auckland Regional Policy Statement and anticipate the land subject to the Private Plan Change as being generally suitable for the intended future residential and commercial development.

6. Submissions

I have reviewed all submissions received with regards to the proposed Private Plan Change. None of the submissions expressed any concerns relevant to the potential or actual contamination of soil or groundwater within the project site

7. Conclusions and recommendations


I consider the documentation submitted in support of the Private Plan Change request to be sufficient to identify the relevant potential effects of the implementation of the proposed Private Plan Change on human health and the environment. The Preliminary Site Investigation Report and Geotech Report provided adequate description of the potential contamination issues and relevant risks.

There appear to be no significant issues of concern with regards to contamination within the project area, that would affect the Private Plan Change.

From the perspective of contamination and the associated potential effects on human health and the environment, the proposed Private Plan Change is considered to be consistent with the purpose of the NES:CS, and relevant objectives and policies of the Contaminated Land Rules of the AUP(OP) and the Auckland Council Regional Policy Statement.



Ecological review for a proposed subdivision at 28, 30 and 66 Crestview Rise, Papakura

Prepared for:	Auckland Council	Reviewed and approved for release by:	 Sarah Budd Principal Ecologist and Auckland Ecology Team Leader
Author:	Nick Goldwater		
Report No:	7282a		
Date:	April 2025		

1.0 Summary of qualifications and experience

I am an experienced Senior Principal Ecologist based at Wildlands' Auckland office. Over my 17-year career I have undertaken many Assessments of Ecological Effects for proposed roads, powerline routes, subdivisions, cleanfills, quarry expansions and developments that have involved extensive vegetation mapping and terrestrial, wetland and aquatic fauna surveys, as well as the survey and capture of indigenous lizards. I have extensive experience in wetland ecology in the Northland, Auckland, and Waikato regions. I have led and assisted with numerous projects for Auckland Council, including ecosystem monitoring, effects assessments for pine removals in local reserves, surveying and delineating SEAs, consent reviews, preparing evidence and attending Council hearings, and preparing ecological management plans.

My qualifications are set out below:

- 2008 MSc Environmental Science (Hons). University of Auckland, NZ.
- 2007 PG Dip Sci Environmental Science. University of Auckland, NZ.
- 1994 Bachelor of Commerce. University of Auckland, NZ.

2.0 Introduction

I have undertaken a review of the private plan change (PC108), on behalf of Auckland Council in relation to ecological effects.

In writing this memo, I have reviewed the following documents:

- Ecological assessment of forest adjoining 28, 30 and 66 Crestview Rise. Bioresearches. December 2023.
- Ecological assessment of forest adjoining 28, 30 and 66 Crestview Rise. Bioresearches. Updated July 2024.
- 28, 30, and 66,76 Crestview Rise and 170 Settlement Road – Freshwater Ecological Constraints 2. Bioresearches. December 2023.
- Stormwater Management Plan for 28, 30 and 66 Crestview Rise, Papakura. Envelope Engineering Ltd.
- Technical Specialist Review (Stormwater and Flooding) on behalf of Auckland Council, dated 1 April 2025.
- Appendix 1: Information requested under Clause 23(1) First Schedule of the Resource Management Act 1991. September 2024.
- The nine submissions lodged following public notification of the plan change in January-February 2024.

This memo assesses the key ecological issues associated with the proposed plan change. It does not include a detailed assessment of the proposed stormwater management approach, although, in the



Conclusion and Recommendations, I have provided general comments on the provisions relating to stormwater treatment and hydrology mitigation (stormwater retention and detention). I have not provided comments on flood management as this is outside the area of my expertise.

3.0 Review of ecological impact assessment

Overall, the methods used to assess and describe the ecological features of the vegetation adjoining 28, 30 and 66 Crestview Rise are appropriate, and I generally agree with the information provided in the ecological assessment. The description of the vegetation and fauna were sufficient, although there is still some confusion around how many lizard species occur within five kilometres of the site. The revised ecological report states that databases indicate two lizard species are present within five kilometres of the site, but in Table 1 of the same report, only copper skink is indicated as occurring within this area. This discrepancy will have little bearing on the ecological value of the site as currently assessed until, and unless, future surveys show the site to be occupied by indigenous lizards.

Bioresearches concludes that the overall ecological value of the vegetation adjoining 28, 30 and 66 Crestview Rise is 'Low'. The site is currently degraded due to the widespread presence of pest plants on the edges and interior, combined with the early successional nature of the vegetation. However, photographs from the ecological assessment show that leaf litter beginning is to accumulate on the forest floor and natural regeneration is starting to occur in some, albeit isolated, parts. Also, birds observed on site included several indigenous species and the presence of indigenous lizards classified as 'At Risk – Declining' cannot be discounted. Furthermore, hydraulic heterogeneity of the permanent stream located at 76 Crestview Rise and 17 Settlement Road was considered high, and indigenous fish species including the shortfin eel and banded kokopu are likely to be present.

The updated ecological assessment has acknowledged that indigenous vegetation at the site occurs within an 'Acutely Threatened' land environment. However, this has not been reflected in the assessment of ecological values. That is to say, Bioresearches has assessed the 'Threat status and rarity' criterion as 'Low' in Table 2 of the ecological assessment without considering the 'Acutely Threatened' land environment classification. It would be more appropriate to assess the 'Threat status and rarity' criterion as 'Moderate'.

As the only area presenting with saturated soil and vegetation species adapted to saturated soil conditions is a constructed waterbody, Bioresearches concluded that there were no natural inland wetlands at the site. Providing that the artificial waterbody was not constructed for offsetting or compensation purposes, I am satisfied that there are no natural inland wetlands at the site.

The proposed restoration actions at the site include:

- Control of pest animal species.
- Control of pest plant species.
- Infill planting of existing vegetation.
- Buffer planting of edges.

I agree that these actions, which would require a pest plant and animal management plan and a planting plan, would improve the overall ecological values of the site at a rate faster than would otherwise be the case.



4.0 Review of submissions relevant to ecology

Nine submissions on the proposed plan change were received by Auckland Council. Seven of these (Submitters 1, 4, 5, 6, 7, 8 and 9) did not discuss any ecological issues so are not considered here. While submitters 2 and 3 included ecological discussions, Submitter 2 subsequently withdrew their submission. The issues raised by Submitter 3 are addressed below.

This submitter states that:

“There are several areas of natural native vegetation in the west of the proposed change. Even if it there is not much native bush left, it would be of amenity value.”

My response to this issue is as follows:

I consider that the existing patch of indigenous vegetation on the west of the site has some ecological value as a stepping stone for some species or simply as an isolated patch for others (noting that assessing amenity value is beyond the scope of this memo). Some of this vegetation is classed as VS5 and ES2 (Singers *et al.* 2017), and in the ecology report Bioresarches defined the area of unclassified vegetation as VS5. Bioresarches states that restoration planting (including infill and buffer planting around the edges) would take place as part of the plan change and development. Providing that the existing area of indigenous vegetation is fully retained, we consider that the restoration activities included in the proposed plan change and development will have a net positive effect on ecological values at the site.

5.0 Conclusions and recommendations

The values of ecological features at the site are generally low (where construction will occur) to moderate (within the vegetated area adjoining 28, 30 and 66 Crestview Rise) and there are few constraints to the development of the site as an urban area. We recommend that precinct provisions are included to ensure the following measures are considered with regard to terrestrial ecology.

- No indigenous woody vegetation should be removed or disturbed from within the vegetated area adjoining 28, 30 and 66 Crestview Rise during or following construction activities.
- Retained indigenous vegetation is protected and managed in perpetuity. This will require the proposed pest animal control, plant pest control, and infill and buffer planting to be enacted in full.

Based on my reading of the Stormwater Management Plan (SMP) and Council technical memo, it appears that the general approach to stormwater treatment follows best practice, which in turn will mitigate adverse effects on downstream receiving environments. The Council reviewers, however, have recommended updates to the provisions to “ensure the implementation of appropriate stormwater quality treatment as well as other stormwater management measures proposed in the SMP”. I support these recommendations.

The proposed approach to hydrology mitigation relies on stormwater reuse and the provision of a communal stormwater pond, which I agree is appropriate for new subdivisions.

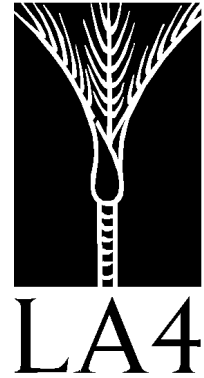
Overall, I consider that the private plan change can be supported from an ecological perspective providing the above-mentioned provisions are satisfied.

Technical Specialist Report

To: Mr Christopher Turbott
Senior Policy Planner
Plans and Places
Auckland Council

From: Rob Pryor
Director | Registered Landscape Architect
LA4 Landscape Architects Ltd

Date: 31 March 2025



Proposed Private Plan Change – Crestview Rise, Papakura Technical Specialist Report – Landscape and Visual Effects Assessment

1. Qualifications and Experience

- 1.1 My full name is Robert James Pryor. I am a registered landscape architect and a Director of LA4 Landscape Architects (LA4), a position I have held since 1996. I hold a Bachelor of Science degree in Psychology from Otago University (1980) and a post-graduate Diploma of Landscape Architecture from Lincoln University (1984). I am a registered member of Tuia Pito Ora – the New Zealand Institute of Landscape Architects, a member of the Resource Management Law Association and a member of The Urban Design Forum NZ.
- 1.2 I have over 36 years' experience undertaking landscape assessments for clients in both the public and private sectors on a wide variety of major projects within a range of landscape settings. I specialise in the preparation of landscape and visual effects assessments and have undertaken numerous assessments during my career.
- 1.3 I have been involved in an extensive range of local authority, public and private sector work. As landscape architect for the Wellington City Council, I was responsible for coordinating, designing, and overseeing the implementation of the city's landscape and urban development projects. Since becoming a Director of LA4, I have specialised in visual assessment and landscape evaluation. I have prepared evidence for and appeared before numerous Council, Environment Court and Board of Inquiry hearings in relation to landscape character, visual and amenity effects on the environment.

2. The Private Plan Change

- 2.1 The purpose of the Private Plan Change ('PPC') is to rezone approximately 2 hectares of Countryside Living ('CSL') zoned land to Mixed Housing Urban ('MHU') to enable up to 90 residential dwellings to be constructed in accordance with the MHU Zone and the MDRS. This requires relocation of the Rural Urban Boundary ('RUB') with an existing spur/ridgeline, existing bush area and proposed and rationalised property boundaries. The PPC also seeks to create a precinct to address site-specific design considerations in response to the natural and built environment and informed by structure planning.
- 2.2 The AEE states that the objectives of the PPC are for the development of the Site to optimise its urban development potential, suitable management of the urban and rural interface, enhance and protect the natural environment, and to recognise and promote cultural values. The optimal

methods to achieve these objectives are through a RUB change, and new precinct concurrent with existing zone and AUP provisions at time of subdivision or development of the land.

3. Introduction

- 3.1 LA4 Landscape Architects were requested by Auckland Council in June 2024 to review the Landscape and Visual Effects Assessment' ('LVA'), prepared by Reset Urban Design Limited for the proposed Private Plan Change to rezone land at 28, 30, 66, 76 Crestview Rise and 170 Settlement Road Papakura, from Rural – Countryside Living to Residential – Mixed Housing Urban and extend the Rural Urban Boundary.
- 3.2 The review was to provide a completeness and adequacy review of the LVA and to confirm whether the submitted information was sufficient for Auckland Council to understand the landscape character and visual amenity effects of the proposal, and to outline whether any further information was necessary.
- 3.3 Having reviewed the LVA and supporting documentation I was the opinion that the report contained sufficient information to enable Council and the public to fully understand the nature of the PPC, the scale and intensity of landscape character and visual amenity effects on the Site and surrounding environment, and the way in which any adverse effects on the environment may be mitigated.
- 3.4 I have now undertaken a review of the PPC, on behalf of Auckland Council in relation to landscape and visual effects. This Technical Specialist Report is my expert technical review of the PPC and submissions relevant to my area of expertise.
- 3.5 The following documents were referenced in the preparation of this technical report.
 - a) 28, 30, 66 and 76 Crestview Rise, 170 Settlement Road, Papakura – Proposed Plan Change, Landscape and Visual Effects Assessment, Reset Urban Design Limited, 22 March 2024.
 - b) 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road, Papakura, Landscape and Visual Effects Assessment Appendix 2: Graphic Supplement, Reset Urban Design Limited, 22 March 2024.
 - c) Landscape Plan, Reset Urban Design Limited, 22 March 2024.
 - d) Crestview Rise, Design Statement, Urban Form Design, November 2024.
 - e) Crestview Rise Precinct provisions.
- 3.6 Site visits and investigations of the wider Papakura environment were undertaken in May 2024 and March 2025.

4. Key landscape issues

- 4.1 The PPC request raises a number of landscape and visual issues, including the potential effects on landscape character and visual amenity resultant from the change in land use from rural to suburban and its effect on:
 - a) A change in landscape character from a 'rural' countryside living zone to a higher intensity residential development;
 - b) Potential loss in visual amenity; and
 - c) Potential visual dominance effects.
- 4.2 These have been addressed in the LVA and addressed below.

5. Applicant's Assessment of Effects

- 5.1 The assessment of landscape effects of development enabled by the proposed PPC is outlined in the LVA. The report notes that the effects covered in the assessment, include those that can occur in

relation to physical effects, landscape character effects and effects on visual amenity. These are addressed below.

Physical effects

- 5.2 The LVA states that development enabled by the PPC will result in modification of the Site's existing contours. The proposal will involve earthworks and retaining to establish building platforms and the access roads which will alter the existing topography, but similar to the modifications seen in the adjacent developments along Crestview Rise. The earthworks are stated as working with the existing contours to minimise cut/fill requirements and balance retaining needs throughout the Site. The LVA notes that the entirety of the Site will ultimately undergo some level of modification as a result of preparing the land for residential development.
- 5.3 The existing bush area on the Site, which is currently of low ecological value, will be retained and protected with additional indigenous species which will enhance the ecological value of the Site over time through weed and pest control measures and a restoration plan.
- 5.4 The proposal includes a 10 metre wide planted revegetation buffer along the southern boundary, to provide a softer transition from urban to rural land uses and providing vegetated screening and a backdrop to the development. This buffer will also contribute to the site's ecological benefits and visual amenity.
- 5.5 Overall, the LVA states that the physical effects of the proposal are considered to be low, with the retention of the bush and buffer planting enhancements assessed as contributing positively to the landscape and ecological values of the area.

Landscape character effects

- 5.6 In relation to landscape character effects the LVA states that the proposal will change the landscape character from a rural countryside living zone to a higher intensity residential development. The existing character of the Site is considered as being more urban than rural, given its proximity to the adjacent medium density housing and its orientation towards the urban area.
- 5.7 The change in character is considered therefore not be from a predominately open rural landscape to an urban landscape, but as a continuation of the existing urban landscape character established immediately to the north.
- 5.8 The LVA notes that as part of the proposal, the southern boundary of the Site will include a 10 metre revegetated planting buffer (visually a continuation of the existing bush area) to provide a substantial transition from urban to rural land use along the RUB. The planted buffer is considered to provide a softer transition from urban to rural land uses, providing a visible and distinctive delineation between land use zones. It is considered it will provide vegetated screening to the development when viewed from the CSL area to the south and when established, the planting will provide a vegetated backdrop to the development when viewed from the north and west.
- 5.9 Overall, the landscape character effects of the proposal are considered to be low, with the vegetation enhancements contributing positively to the integration of the site into the existing urban context and providing a clear transition between urban and rural land uses.

Visual amenity effects

- 5.10 In relation to visual amenity effects, the LVA outlines that the visual catchment of the site accommodates a number of receptor groups as follows:
- Residents in the elevated properties to the immediate south, 182, 186, 188 and 190 Settlement Road;

- Users and visitors to the recreation precinct around Mansell Field and students of Papakura High School; and residential dwellings facing east in this area;
 - Users and visitors to the recreation precinct around Bruce Pullman Park; residential dwellings facing southeast in this area;
 - People accessing streets and residential properties in the surrounding suburban streets including Heathdale Crescent, Sheehan Avenue and Valentine Street users and residential dwellings facing east in this area;
 - People accessing the immediate suburban streets including Crestview Rise; and
 - Users and visitors to Rollerson Park and residential dwellings facing east in this area.
- 5.11 The LVA notes that from many viewing locations in this wider catchment, the Site will not be able to be seen due to the intervening landform, angle of view, or houses and vegetation that screen the Site from view.
- 5.12 The LVA asserts that the most affected viewing audience are the properties at 182, 186, 188, and 190 Settlement Road, which are directly adjacent to the Site to the south. For these properties the adverse visual effects are assessed to be low-moderate. The LVA notes that any development on the upper slopes of the Site, whether Countryside Living or MHU, would result in a moderate degree of adverse effect on their visual amenity due to the level and magnitude of change to their existing views. The dwelling at 190 Settlement Road is the closest building to the Site on the southern boundary, set back by approximately 17 metres. With the additional 10 metre wide planted buffer, compliance with HiRB controls and privacy controls the LVA considers that any visual dominance effects would be successfully mitigated.
- 5.13 Mid-range views largely originate from the northern and western areas of Papakura and are typically suburban in context. From viewing locations including Heathdale Crescent, Rollerson Park, Settlement Road, and Sheehan Avenue, the Site will be visible but read as a continuation of the existing urban form. The Site sits lower than the surrounding ridgelines, and development enabled by the PPC will integrate well into the suburban context. The Site sits in the mid-ground of the elevated topography and would be viewed as a logical extension of the existing urban fabric along the adjacent Crestview Rise and Keri Vista Rise. The adverse visual effects from these immediate views are assessed as low.
- 5.14 The LVA states that the Site will be visible, but not prominent, from distant viewpoints such as Bruce Pullman Park and Mansell Field and will appear as a logical extension of the existing urban form and integrate into the surrounding landscape context. The future residential development would be in keeping with the 'urban' character of the surrounding context. The relocation of RUB and zoning change would not diminish, from distant views, the values and objectives of the RUB from a visual perspective. The adverse visual effects from these distant views are assessed as very low.

Relocation of the RUB and proposed landscape buffer

- 5.15 The LVA states that the realignment of the RUB and the creation of a vegetated landscape buffer and enhanced bush area will create a defensible and both visual and physical boundary. It considers that the current RUB follows the former Papakura District Plan MUL urban boundary, is reflective of historical subdivision patterns in the area and is not aligned with strong natural boundaries or other elements. The proposed RUB extends along the Site's southern boundary, follows the existing and proposed bush area, creating a logical and defensible boundary.
- 5.16 The buffer is considered to act as a distinctive transition between urban and rural, providing visual softening, a 'green' backdrop to the Papakura urban area, and provide a good level of screening from the countryside living properties to the south. The buffer would provide a clear separation between urban and rural land uses, enhancing the visual and physical transition.

Mitigation Measures

- 5.17 The PPC includes a number of mitigation measures including:

Retention and enhancement of existing vegetation

- 5.18 The existing bush area on the Site is to be retained, protected and enhanced. Although the bush is stated as being of low ecological value, the proposed weed and pest management, and the implementation of a restoration plan would, over time, significantly improve the overall value of this vegetation. The native bush restoration requires planting at an average density of 1 plant per 4m² of the area.

Revegetation planting buffer

- 5.19 A 10 metre wide planted revegetation buffer is to be implemented along the southern boundary of the Site. This buffer will consist of indigenous trees and shrubs, providing a softer transition from urban to rural land uses while enhancing the site's ecological value over time.

Visual screening

- 5.20 The revegetation buffer will also provide visual screening to the development when viewed from rural areas to the south and will act as a vegetated backdrop to the development when viewed from the north and west.

Conclusions

- 5.21 The author of the report concludes that the rezoning of the Site from Rural to Residential is considered appropriate in this location as it will fit into the existing landscape/residential context of the area, is adjacent to a similar type of development, and will have limited adverse landscape and visual effects on the surrounding area. The LVA considers that due to the Site's proximity, and orientation, to existing residential development and infrastructure it is optimal for urbanisation and appropriate for MHU zoning. Any residential development on the Site would be physically and visually connected with the Crestview Rise and Keri Vista Rise residential areas.

6. LA4's Assessment of Effects

- 6.1 The following section outlines my assessment of the applicant's LVA and whether I am able to support the findings made.

Physical effects

- 6.2 Development enabled by the PPC will require earthworks and retaining to construct the building platforms and access roads which will alter the existing topography. This will be consistent with the land modifications previously required for the residential area to the north in Crestview Rise, Keri Vista Rise and surrounding streets with similar topography.
- 6.3 Overall, I concur with the LVA findings that the physical effects of the proposal would be low and anticipated with a residential development of this nature. The retention and restoration of the bush area and buffer planting would contribute positively to the landscape and ecological values of the Site and surrounding area.

Landscape character effects

- 6.4 Based on my analysis of the Site and surrounding area it is clear that there are relatively low landscape values and sensitivity associated with the Site. The Site is a relatively degraded environment lacking significant landscape values (other than the bush area which is currently not high in ecological values). I concur that the existing character of the Site is more urban than rural, given its proximity to the adjacent medium density housing and its orientation towards the urban

area. Therefore, the only negative outcomes in landscape terms would be the loss of the remaining 'countryside living' characteristics of the Site.

- 6.5 Development enabled by the PPC would result in a change in landscape character, but would ensure a suitable level of amenity, albeit an urban, rather than a rural character is achieved. The PPC Site is not located within or in close proximity to any outstanding natural features, or character or landscape overlays of the AUP, and it is not identified as a high natural character area.
- 6.6 I consider that the retention, enhancement and protection of the existing bush area on the Site will positively enhance the landscape values of the Site. Restoration planting within the existing bush with indigenous species at 4m spacings is an appropriate measure, and the weed and pest control measures will significantly improve the current state of the bush.
- 6.7 I concur that the proposed 10 metre wide planted revegetation buffer along the southern boundary of the Site will provide a good transition from the urban to rural land uses, while providing vegetated screening from the rural area to the south and a backdrop to the development when viewed from northerly and westerly locations. The buffer will also enhance the Site's ecological benefits and visual amenity.
- 6.8 The form, scale and nature of the proposal would be similar to the pattern of residential development occurring within the surrounding environment to the north and would therefore not appear out of character. The character, intensity and scale of the proposal would be in keeping with the local characteristics. Development enabled by the PPC would not introduce new elements or features that would adversely affect the landscape values and character of the Site and surrounding area with residential settlement being prevalent in the area.
- 6.9 The protection and enhancement of the existing bush area will protect and assist to enhance the landscape and ecological values of the Site and surrounding area. It will also provide quality on-site residential amenity for residents, adjoining properties and the wider area, as well as providing a spacious vegetated setting for the development.
- 6.10 Any potential landscape effects would be localised due to the type and scale of change and the existing settlement, landform, and vegetation patterns. Overall, I consider that development enabled by the PPC would have low adverse landscape effects, particularly in relation to the character and quality of the Site and surrounding area. The landscape initiatives would contribute positively to the landscape and ecological values of the Site and surrounding area, integration of the Site into the existing urban context and the revegetation buffer would provide a good transition between the urban and rural land uses and provide a defensible RUB boundary.

Visual amenity effects

- 6.11 In relation to visual amenity effects, I concur that the LVA has correctly identified the visual catchment of the site and the viewing audience.

Adjoining properties

- 6.12 The adjoining properties to the Site would be most affected by future urban development enabled by the PPC and in particular the countryside living sites immediately to the south. For the immediately adjoining properties, the existing outlook would change noticeably from a relatively open and undeveloped scene, into a comprehensive urban view. Although this would constitute a distinctive change to the existing character and a loss of the spaciousness, it is not entirely unexpected with the Site's CSL zoning anticipating a level of development (albeit of considerably less density).
- 6.13 Once the Site is developed, the existing views would initially be replaced with a mixed housing urban development behind the 10 metre revegetated buffer. Development enabled by the proposal would

not be out of context due to the surrounding residential settlement pattern to the north. The future form would be read as part of the surrounding wider Papakura urban context.

- 6.14 From these close viewing locations, the full effects of change brought about by the PPC would be gradual as the land is modified, and staged built development extends across the Site. It is anticipated that the full progression from 'semi-rural' to urban would take a number of years, in line with similar urban development of greenfield sites within the surrounding Papakura area. This would reduce the impact of the change to some degree, due to the incremental nature of the changes and a general conditioning of the audience over time as urban development progresses.
- 6.15 Views towards the Site from the adjoining properties will increasingly become screened with the establishment of the 10 metre wide revegetated buffer over time. While this will result in a loss of existing open views from these properties, a similar outcome could be achieved through development of the Site for countryside living use with hedge or shelterbelt planting from the prevailing wind. Panoramic views to the west will still be retained from these properties.
- 6.16 Development enabled by the PPC, however, would entirely change the visual amenity currently experienced for the surrounding properties to the south and overall, I consider that the adverse visual amenity effects for the adjoining semi-rural properties would be moderate. For the adjoining properties in Crestview Rise the proposal will be viewed as a logical extension to the existing residential development occurring locally and the adverse visual amenity effects will be low.

Wider Surrounding Area

- 6.17 Distant views towards parts of the Site would be gained from areas within the wider surrounding environment. Where visible from the surrounding area, views of development enabled by the PPC would be highly variable due to distance, orientation of the view, diversity of elements within the view and screening elements (buildings, landform, and prevailing vegetation patterns). While a noticeable level of built form would be introduced into the landscape it would be viewed in the context of the surrounding residential settlement pattern within Papakura and therefore not appear incongruous.
- 6.18 Development enabled by the PPC would integrate sensitively into the urban and semi-rural landscape due to the scale of the proposal relative to the Site context and appearance and visual compatibility with existing built development within the surrounding environs. Any potential adverse visual effects of the proposal would be localised and would have minor implications on the quality, character, and aesthetic values of the surrounding area. The proposal forms a logical extension of the existing urban form along the adjacent developed ridgeline. The Site sits significantly lower than the surrounding hills and ridgelines, which define the horizon.
- 6.19 While development enabled by the PPC would be visible from parts of the wider surrounding area, I consider that the adverse visual effects would be low to very low and entirely acceptable within the context of the existing environment.

Surrounding Roads

- 6.20 The site's location adjoining Crestview Rise, results in a high level of exposure towards the PPC Site from the road and footpaths. Although a large audience, the road users are unlikely to be particularly sensitive to future development, as they would have fleeting views of the Site while moving through a landscape, which already exhibits diverse characteristics within the residential environs. The sensitivity and the effects of development enabled by the PPC would also be reduced further by the fact that development would be gradual and staged over a number of years. Overall, the adverse visual effects from the surrounding road network would be very low.

Construction Effects

- 6.21 Due to the nature and scale of the development, and the level of disturbance it would bring to the existing landscape, the visual effects would generally be high during and immediately following construction. The most noticeable changes and resultant effects on visual amenity would arise from earthworks associated with roading, retaining and associated infrastructure. These visual effects would however be viewed in the context of the existing residential intensification occurring locally.
- 6.22 These visual effects would reduce on completion with the establishment of street tree and residential garden plantings associated with urban development assisting in integrating the proposal into the surrounding landscape.

Cumulative effects

- 6.23 The cumulative effects of the PPC, in combination with the existing settlement pattern, would not detract from the landscape values of the surrounding area. Overall, I consider that in the context of the established urban and semi-rural environment, development enabled by the PPC could be implemented without adversely affecting the landscape values, physical and visual integrity, and character of the surrounding area.

Precinct plan provisions

- 6.24 While not specifically covered in the LVA, the PPC includes a suite of provisions relating to landscape character and visual amenity. Precinct plan provisions have been prepared with the purpose to achieve a quality compact and well-functioning urban environment, enhancement of the rural environment, and suitable management of the urban rural interface. The precinct requires development in general accordance with the precinct plan, including an effective planted landscaped rural buffer and ridgeline at the Rural Urban Boundary and the restoration, enhancement and protection of the existing bush on the Site prior to urban development occurring.
- 6.25 The Precinct requires that at the first subdivision or development consent for the Site, a landscaped rural buffer and accompanying extensive planting of the upper ridgeline and spur of the Site is provided. This is to be accompanied by the restoration of the existing bush area with all planting areas required to be maintained and protected in perpetuity. The precinct provisions also require input from mana whenua.
- 6.26 The provisions most relevant to landscape and visual matters include:
- a) I.XXX.6.1 Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection
 - b) I.XXX.6.3.9 Landscaped Area
 - c) I.XXX.9 Special Information Requirements
 - (1) Landscaped Buffer, Ridgeline and Existing Bush Restoration Planting
 - (2) Cultural Landscape
- 6.27 I consider that the provisions will assist to mitigate potential adverse effects on landscape values and visual amenity.

7. Submissions

- 7.1 Several submissions have made in relation to landscape character and visual amenity effects. One submitter asserts that the intensification is incompatible with the established character of the area, historically characterised by larger residential lots, open space, and a semi-rural amenity. They consider that the introduction of further high density housing will result in a visually intrusive and incongruous built environment, diminishing the area's unique character. They consider that this conflicts with the AUP's objectives and policies aimed at maintaining and enhancing local character and amenity values. They also consider there will be a loss of residential amenity, loss of privacy,

increased overshadowing, and visual intrusion due to the proposed dwellings being located in close proximity to existing properties. One submitter is concerned at the adverse effect on their property, value and view.

- 7.2 As noted previously, development enabled by the PPC would entirely change the visual amenity currently experienced for the surrounding properties to the south and overall, I consider that the adverse visual amenity effects for the adjoining semi-rural properties would be moderate. In my opinion, the proposed mitigation measures would provide for appropriate mechanisms to ensure that any potential for adverse effects on landscape character and visual amenity values would be mitigated.
- 7.3 A submission was also made by Harbour View Heights LP (the applicant) in relation to proposed zoning if legislative changes are made which make the Medium Density Residential Standards ('MDRS') optional, also in light of zoning proposed under PC78. HVHLP requests that in the event a "relevant residential zone" is no longer required, it would be appropriate to apply the Mixed Housing Suburban ('MHS') zone (instead of the proposed MHU), to retain consistency with the adjacent Crestview Rise subdivision. Furthermore, in the event the MDRS are no longer mandatory for PC108, HVHLP seeks that the Crestview Precinct be amended to remove the MDRS and all references to them.

8. Conclusions and recommendations

- 8.1 The proposed urbanisation of the PPC area will significantly change its current open and undeveloped landscape character. Development enabled by the PPC will inevitably result in the transformation of the Site from an undeveloped area to a mixed density urban residential area. This will have implications on the surrounding rural land to the south, with the urban development impacting on the landscape character and visual amenity qualities of this area.
- 8.2 In my opinion, any land use or zoning change will inevitably result in a change in existing landscape character and the potential loss of visual amenity derived from that landscape. In relation to visual amenity effects, the visual change from a more open context to a more urbanised context would be generally consistent with the land use type and density of the urban activities that exist within the surrounding area to the north.
- 8.3 In my opinion, development enabled by the PPC resultant from the introduction of built form into the Site and the surrounding area from a landscape character and visual amenity perspective could be accommodated within the context of the Site and surrounding Papakura area provided that the defensible buffer and transition area is enabled between the Site and the surrounding rural area to the south.
- 8.4 The area of the Site to be zoned MHU is physically and contextually considered part of the urban fabric of Crestview Rise and the surrounding residential area to the north. I consider the proposal is appropriate from a landscape character and visual amenity perspective, and the proposed land use make the best practicable use of the land adjacent to the existing residential area.
- 8.5 In my opinion the adverse landscape character and visual amenity effects can be effectively avoided, remedied or mitigated, with positive landscape effects also being facilitated through the retention and enhancement of the bush area and the proposed revegetation planting buffer.

Rob J Pryor

Director | NZILA Registered Landscape Architect

March 2025

From: [Laz Petkovic](#)
To: [Christopher Turbott](#)
Cc: [Lea van Heerden \(Lombard\)](#)
Subject: FW: Private Plan Change_ Crestview rise private plan change (D.002366.01)
Date: Wednesday, 12 June 2024 1:58:45 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
Importance: High

Hi Christopher,
I hope all is well.

I am confirming on behalf of Parks Planning that no further open space provision is required, and we do not require any additional information through Clause 23.

Cheers,

Lazar Petkovic | Parks Planner

Parks Planning | Parks & Community Facilities | Auckland Council

Mobile 027 289 7762

Auckland Council, Level 12, 135 Albert St, Auckland (Monday, Tuesday, Thursday)

From: Lea van Heerden (Lombard) **On Behalf Of** Parks Consent

Sent: Monday, June 10, 2024 9:54 AM

To: Laz Petkovic ; Christopher Turbott

Cc: Rahman Bashir ; Ezra Barwell

Subject: Private Plan Change_ Crestview rise private plan change (D.002366.01)

Importance: High

Hi Laz,

Please see allocated a Private Plan Change for your assessment.

Please review the attached documents regarding the structure plan and local board plans. Take into account the input from both Ezra, Rahman and the parks and places specialist. Ezra's team offers a general policy overview, while Rahman's team provides a more focused evaluation of potential locations. Rahman's assessment may differ slightly from Ezra's, based on the changing nature of the urban environment and the timing of land acquisitions/ disposals.

Ezra has kindly provided some advice you can review as part of the email chain. From a general glance, I don't think there will be anything significant to consider from an open space provision perspective.

The WBS code is D.002366.

D.002366.01 Pre-notification

D.002366.02 Notification to Decision

For the time being, you can view the relevant documents here:

 [Crestview PPC D.002366.01](#)

The brief is attached, and the folder is located here, but the documents are still being copied over:

The initial tasks are as follows:

- a review of the lodged documents to identify any missing open space provision information that prevents you from being able to fully assess the requested plan change's open space provision effects;
- provision of either a statement that
 - no further open space provision information is required or,
 - a clause 23 request for further open space provision information listing the information requested.

Please provide a clause 23 by 12 June 2024. I am happy to discuss this.

Further tasks that may be required under separate instruction are as follows:

- contribute to the council's reporting requirements/reviews of reporting planner's reports in regard to transport effects,
- assess any further information provided and any submissions received on your topic of expertise,
- propose amendments to the precinct provisions,
- provide a final specialist report to the council,
- attendance and support as an expert witness at hearings as required.

Kia noho kia ora marie - stay safe, stay well.

Ngā mihi | Kind Regards,

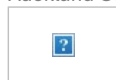
Lea

Lea van Heerden | Senior Parks Planner

Parks Planning | Parks & Community Facilities | Auckland Council

Phone: 027 215 3655 | Mobile: 021 02654 022

Auckland Council, Level 20 Te Wharau o Tamaki, 135 Albert Street, Auckland



MON, TUES, WEDN THUR & FRI

From: Christopher Turbott <Christopher.Turbott@aucklandcouncil.govt.nz>

Sent: Thursday, June 6, 2024 11:04 AM

To: Parks Consent <parksconsent@aklc.govt.nz>

Subject: FW: Crestview rise private plan change

Hi Parks Consent

Please allocate this request for assessment. I have re-attached the brief originally sent to Ezra which outlines the tasks requested, WBS etc.

It would be appreciated if you could advise who will be processing this, and we will send a one drive link with the application documents.
Ngā mihi

Christopher Turbott | Senior Policy Planner

Plans & Places

Auckland Council

Mobile 021 2403272

From: Lea van Heerden (Lombard) <lea.vanheerden@aucklandcouncil.govt.nz>

Sent: Thursday, June 6, 2024 10:44 AM

To: Christopher Turbott <Christopher.Turbott@aucklandcouncil.govt.nz>; Ezra Barwell <Ezra.Barwell@aucklandcouncil.govt.nz>

Cc: Parks Consent <parksconsent@aklc.govt.nz>; Rahman Bashir <rahman.bashir@aucklandcouncil.govt.nz>

Subject: RE: Crestview rise private plan change

Hi Christopher,

Can you formally allocate this to our team at Parks Consent parksconsent@aklc.govt.nz for the assessment? We will liaise with Ezra and Rahman on the open space provision matters.

Thank you for referring us, @Ezra Barwell.

Is there a WBS code for this Plan Change?

Kia noho kia ora marie - stay safe, stay well.

Ngā mihi I Kind Regards,

Lea

Lea van Heerden | Senior Parks Planner

Parks Planning | Parks & Community Facilities | Auckland Council

Phone: 027 215 3655 | Mobile: 021 02654 022

Auckland Council, Level 20 Te Wharau o Tamaki, 135 Albert Street, Auckland



MON, TUES, WEDN THUR & FRI

From: Ezra Barwell <Ezra.Barwell@aucklandcouncil.govt.nz>

Sent: Tuesday, June 4, 2024 10:29 AM

To: Christopher Turbott <Christopher.Turbott@aucklandcouncil.govt.nz>

Cc: Parks Consent <parksconsent@aklc.govt.nz>; Rahman Bashir <rahman.bashir@aucklandcouncil.govt.nz>

Subject: RE: Crestview rise private plan change

Hi Christopher

As mentioned in my first email I have had an initial high-level look at this from an open space provision policy perspective. In my specialist opinion the acquisition of an neighbourhood park is not supportable within the plan change area due to the existing level of open space just outside the 400m walking catchment of the development – indicated by the 300m radial proxies on the GIS screenshot below – the recreational potential of the Watercare reservoir site to the northeast (Designation 956i shown on the GIS snip) and the amount of native vegetation within the PPC area with a potential for provision of recreational walking tracks (it is not SEA so could easily have walkways built in it). Note that I have not considered Crestview Reserve as providing recreational open space opportunities as it is only 415m².

The Parks Planning Team (cc'd) are the ones to provide formal open space advice in your brief template as they are responsible for providing input into open space-related regulatory aspects of plan changes – cl 23 and s 42A – so please liaise with them to get their input.

I have attached the emails with links to the OneDrive folder and the WBS codes for Parks Planning's information.

I have also cc'd Rahman Bashir, Principal Property Provision Specialist responsible for assessing potential open space acquisitions, so he is in the loop.

Cheers

Ezra

Ezra Barwell | Senior Policy Advisor
Community Investment
Chief Planning Office

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Mob +64 21 897 004

Auckland Council, Level 16, 135 Albert Street, Auckland Central

Private Bag 92300, Victoria Street West, Auckland 1142, New Zealand

Visit our website: www.aucklandcouncil.govt.nz

From: Christopher Turbott <Christopher.Turbott@aucklandcouncil.govt.nz>

Sent: Wednesday, May 29, 2024 2:00 PM

To: Ezra Barwell <Ezra.Barwell@aucklandcouncil.govt.nz>

Subject: Crestview rise private plan change

Hi Ezra

We have received an application for a small 2ha residential plan change. I don't know that there would be significant open space issues with it but would you or someone else be available to review it?

Ngā mihi

Christopher Turbott | Senior Policy Planner

Plans & Places

Auckland Council

Mobile 021 2403272

[New tsunami evacuation map. Check the map today.](#)



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Memo

5/05/2025

To: Christopher Turbott, Senior Policy Planner, Auckland Council

From: Nicole Li, Engineering, Assets and Technical Advisory (EATA), Auckland Council

Subject: Private Plan Change 108 – 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road, Papakura - Geotechnical Review

Status: Issued for Information

Version: 1

1 Introduction

The EATA geotechnical team has been requested by Christopher Turbott, Auckland Council to review geotechnical aspects of a proposed Private Plan Change (PPC). The proposed PPC is requesting to rezone 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road, Papakura, from Rural Countryside Living to Residential-Mixed Housing Urban. The site comprises land area of approximately 5.5 hectares. It is understood that 76 Crestview Rise and 170 Settlement Road are not proposed for urban development. These two properties will be acting as easements. The properties that are proposed for urban development (28, 30 and 66 Crestview Rise) included in this proposed PPC are presented in Figure 1 below.

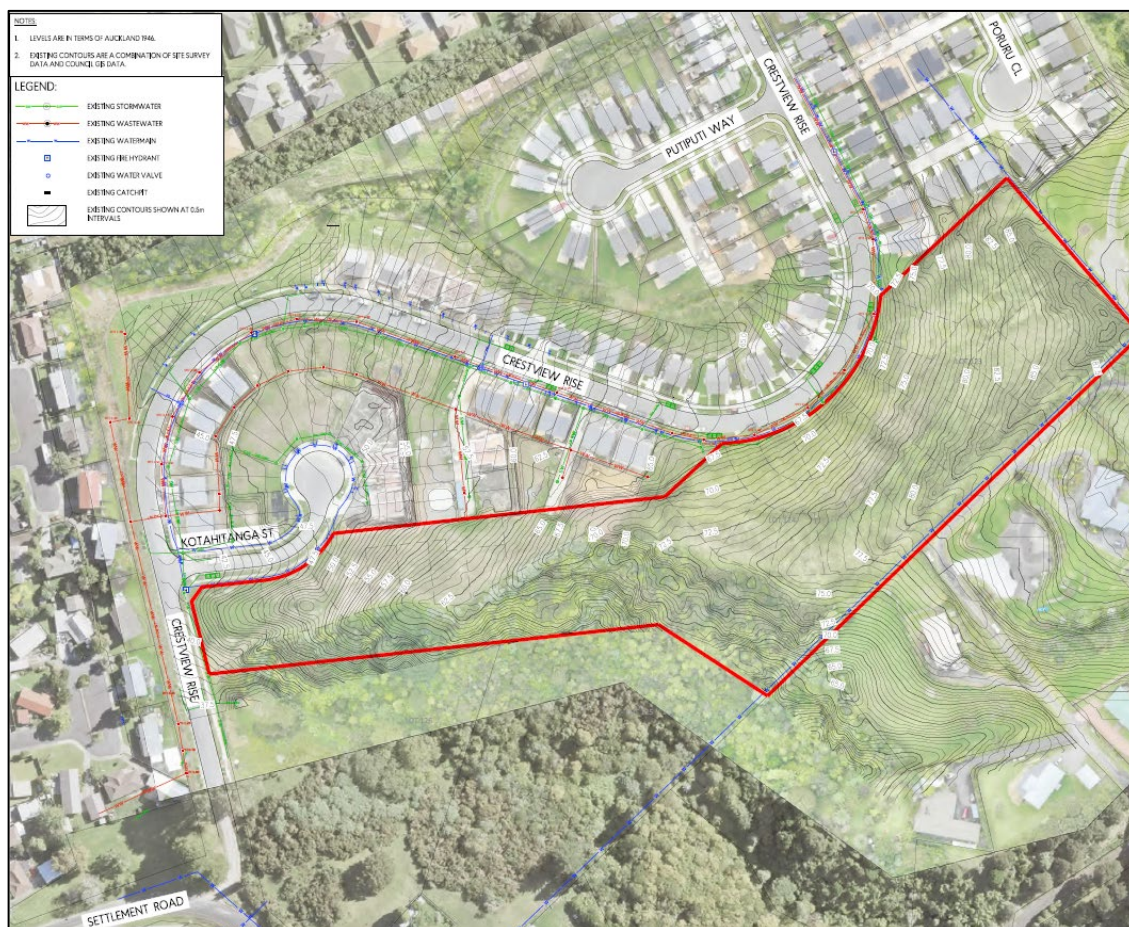


Figure 1: Properties that are included in this private plan change

The following report attached to the application was reviewed by us in preparation of writing this memo:

- ENGEO Ltd “Geotechnical Investigation, 28, 30 and 66 Crestview Rise, Papakura, Auckland”, reference 13230.001.004 Doc ID 07, and dated 20 September 2024.
- Submission from Mr Michael David Atkinson, dated 12 February 2025
- Papakura Local Board memo, dated 31 March 2025

2 Qualification and Experience

The review of the geotechnical effects of the proposed private plan change has been undertaken by Nicole Li (Geotechnical Practice Lead) and Frank Zhou (Senior Geotechnical Engineer) from the EATA department of Auckland Council. Ms Li and Mr Zhou both hold a Bachelor of Engineering (Honours) in Civil Engineering from the University of Auckland. Ms Li and Mr Zhou have been working in the New Zealand geotechnical industry for approximately 15 years’ and 10 years’ experience respectively. They have experience in both the consulting and public fields.

3 Site Description

The geotechnical investigation report describes the subject area as follow:

“The eastern lots predominantly face northwest while the south-western lots face southwest, towards Settlement Road. The majority of site is moderate to steeply sloping to the southwest.”

“Our study area is generally undeveloped and grassed, with mature trees in the southern area of site and multiple individual trees located in the northern part of the site. The northern and eastern parts of the site are densely vegetated with small shrubs.”

The subject site is bounded by a recent residential subdivision to the north. It is understood that earthworks involved placement of engineered fill, undocumented fill and topsoil stockpiles were undertaken within the subject site from the adjacent development/previous earthworks.

4 Assessment of Geotechnical Effects and Management Methods

Geology, Geotechnical Field Investigation and Laboratory Testing

It is understood that ENGEO undertook three machine boreholes to a maximum depth of 22.5m and sixteen hand auger boreholes to a maximum depth of 5m as part of the intrusive site investigation. A standpipe piezometer was installed within each of the machine borehole to facilitate groundwater level measurements. Laboratory testing was carried out based on three soil samples to determine the expansiveness of the soils on site. Results from the intrusive site investigation shows that the site is underlain by East Coast Bays Formation of the Waitemata Group.

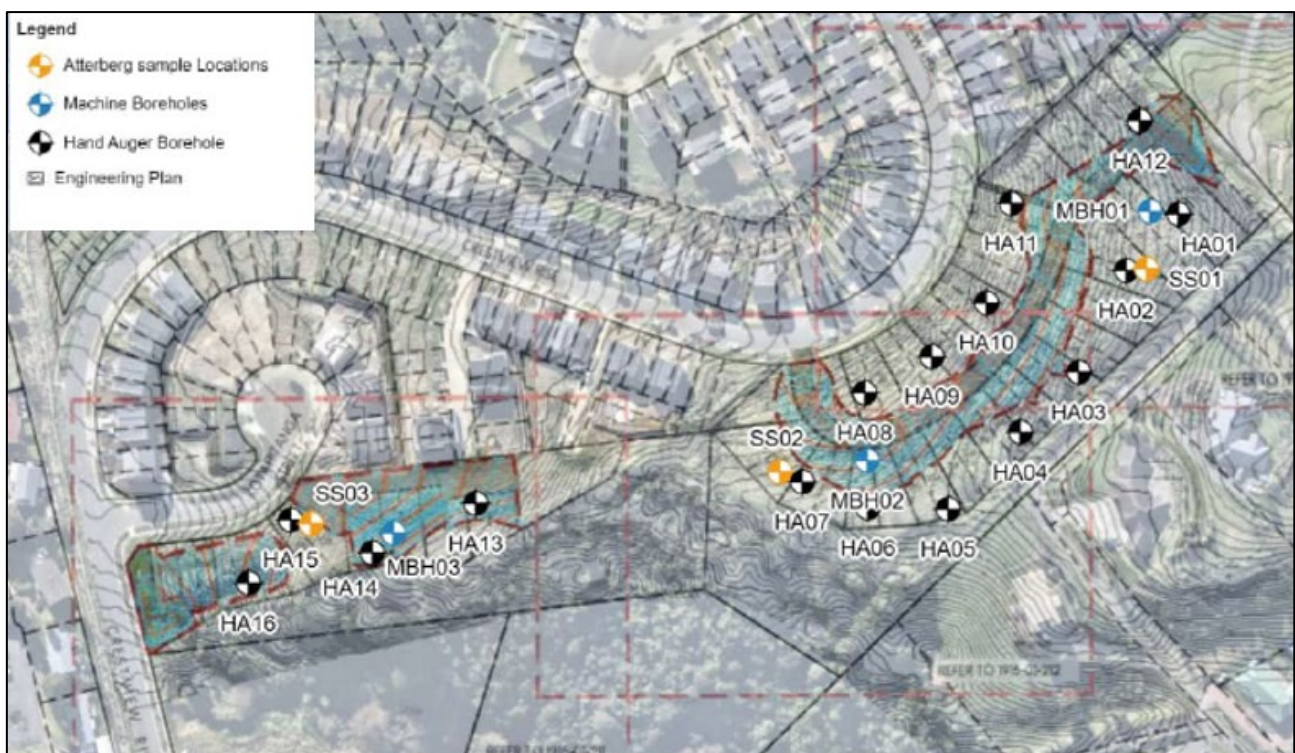


Figure 2: Locations machine boreholes, hand auger boreholes and laboratory soil samples undertaken

Anticipated Geotechnical Hazards and Risk Management Measures

The provided ENGEO report discusses geohazards outlined below and recommends risk management measures for consideration where deemed necessary.

Slope Stability - Slope instability is considered as a major geotechnical hazard on site. The ENGEO report considers the risk of instability can be mitigated by positioning the lots away from the steeper portions of the site and undertaking geotechnical earthworks in accordance with their recommendations. The report states *“these methods will achieve acceptable long-term factors of safety for development areas”*.

Numerical slope stability analyses were conducted by ENGEO to assess the stability of the proposed development. Results of the analyses indicate that retaining structures and a specific design zone are required to achieve adequate Factor of Safety (FoS) on site. Detailed geotechnical assessments and specific

engineering design will be required at a later stage for the recommended retaining structures. The recommended specific design zone is within 5m of the southern boundary of Lots 27 to 35B. Construction proposed within 5 m from the southern boundary will require specific investigation and design. The defined specific design zone by ENGEO is shown in Figure 3 below.



Figure 3: Location of the recommended specific design zone within Lots 27 to 35B

Seismic Hazards – The ENGEO report states that “*there are no known active faults located within the site and the greater Northland region is regarded as tectonically stable*”, and they consider “*risk from earthquake-induced regional subsidence or uplift is considered negligible at the site*”.

Liquefaction and Lateral Spreading – Deep geotechnical investigation (i.e. machine boreholes) were undertaken by ENGEO to assess the liquefaction risk of the site. ENGEO commented “*we consider liquefaction and associated lateral spreading to be a low risk to this proposed development*”.

Existing non-engineered fill – Non-engineered fill was encountered during field investigation. The provided ENGEO report states “*wherever filling or soft native ground is present at foundation level it should be undercut and replaced with approved compacted hardfill. Its suitability or otherwise as a bearing material beneath the floor slab should be determined on site by the Engineer*”.

Expansive Soils – Laboratory testing was undertaken in conjunction with the visual-tactile assessment method to determine the expansive soil classification. ENGEO considers the site typically consists of moderately expansive soil. This information will be utilised at foundation detailed design stage in support of future building consents.

5 Public Submissions

In preparation of this geotechnical memo, we have reviewed a submission prepared by Mr Michael David Atkinson, dated 12 February 2025. The following comment from Mr Atkinson is geotechnically relevant:

“The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial land form alteration and will cause a lot of extra run off into storm water.”

Our considerations regarding the above comment are outlined below:

“The contour of the land is very steep” – We understand the proposed residential development will be positioned away from the steeper portion of the site. Risk management measures, including retaining structures and specific design zone will be implemented to achieve adequate FoS.

“the ground is clay and full of Tomo” – The ground investigation results confirm the site is underlain by East Coast Bays Formation which typically consists of a mixture of silts, clays and sands. Measured shear strengths indicate the encountered materials typically range from stiff to very hard consistency. Therefore, *‘the ground is clay’* is unlikely to pose a geotechnical hazard on site in this instance. The submission does not provide any evidence to support the statement that the ground is *‘full of Tomo’*. The ENGEO report and borehole logs show no indication of Tomo being present on the site.

“requires substantial land form alteration and will cause a lot of extra run off into storm water” – Careful selection, design and implementation of appropriate erosion and sediment control measures can effectively mitigate this risk. However, the assessment and design of such measures fall outside of our geotechnical expertise and should be addressed by a civil or development engineer.

6 Papakura Local Board Views

We understand the Papakura Local Board issued a memo expressing their view on the proposed PPC. The following comment from the Papakura Local Board is geotechnically relevant:

i) The Papakura Local Board is concerned about land stability if the proposal is to build on steep land

The provided ENGEO report indicates that the proposed residential development will be situated away from the steeper portions of the site. In addition, retaining structures and specific design zone will be implemented to mitigate the risk of potential land instability affecting the proposed development.

7 Recommendations and Conclusions

At the plan change stage, it is appropriate to comment on the suitability of the land for rezoning. We consider that the site is likely to be suitable from the geotechnical perspective to support the proposed private land change, provided that detailed geotechnical assessments, specific engineering designs of earthworks, associated remedial measures, structures, infrastructure and appropriate construction methodologies are submitted for proposed works once the scope is decided. We consider that:

- The resource consent stage is the most appropriate time to address the specific geotechnical issues on the site.
- The location and extent of the recommended specific design zone for Lot 27 to 35B should be recorded in the precinct plan.

Inputs from the Council geotechnical specialists will be required at the future resource and building consent stages.

8 Quality assurance

Reviewed and approved for release by

Reviewer

Frank Zhou, Senior Geotechnical Specialist, EATA

This memo is satisfactorily completed to fulfil the objectives of the scope. I have reviewed, and quality checked all information included in this memo

Author

Nicole Li, Geotechnical Practice Lead, EATA

File location

<https://aklcouncil.sharepoint.com/sites/EXT/ETS/Shared Documents/Memo template ETS.docx>

Date printed

4/05/2025 11:35 pm

Private Plan Change 108 – Crestview Rise (PPC 108)

Technical Specialist Review (Stormwater and Flooding) on behalf of Auckland Council

(Amber Tsang and Carmel O’Sullivan)

1st April 2025

Introduction

1. This memorandum has been jointly written by Amber Tsang, Senior Associate Planner at Jacobs and Carmel O’Sullivan, Senior Healthy Waters Specialist at Auckland Council Healthy Waters and Flood Resilience (Healthy Waters).
2. Amber Tsang has worked as a consultant planner for Healthy Waters since 2016. Ms Tsang holds a Bachelor of Planning (Hons) degree from the University of Auckland and has been a full member of the New Zealand Planning Institute since 2012.
3. Carmel O’Sullivan has worked as a Senior Healthy Waters Specialist (Catchment Manager) since 2020. Prior to this she worked mostly in private consulting in the water resources field for over 20 years in Ireland and New Zealand. Ms O’Sullivan graduated from Cork Institute of Technology in 1998 with a Bachelor of Engineering degree. Ms O’Sullivan is a Chartered Professional Engineer (CPEng) and a Chartered Member of Engineering New Zealand (CMEngNZ).
4. In writing this memorandum, we (Ms Tsang and Ms O’Sullivan) have reviewed the following documents:
 - Stormwater Management Plan, 28, 30 and 66 Crestview Rise, Papakura, prepared by Envelope Engineering, v4, dated 20 November 2024 (henceforth referred to as the SMP).
 - Proposed Crestview Rise Precinct provisions.
 - PPC 108 Private Plan Change request and section 32 assessment prepared by rdbconsult dated 25 November 2024.
 - Submissions received on PPC 108 raising stormwater and flooding related issues.
5. We have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note (2023), and agree to comply with it. We can confirm that the issues addressed in this memorandum are within our respective areas of expertise and that in preparing this memorandum we have not omitted to consider material facts known to us that might alter or detract from the opinions expressed. Where there is an opinion expressed in this memorandum, it is clearly stated whose opinion it is.
6. This memorandum provides a technical review of the Applicant’s assessment of stormwater and flood effects, addresses submissions and assists the reporting planner’s consideration of the plan change request.
7. The PPC 108 Applicant has indicated that it wishes its stormwater discharges to be covered by the Auckland Council Healthy Waters’ Regionwide Network Discharge

Consent (NDC) and intends to vest stormwater assets with Auckland Council. The Healthy Waters' NDC authorisation and SMP adoption process will be discussed in this memo.

Key stormwater management issues

8. PPC 108 seeks to rezone approximately 2 hectares of land in Papakura from Rural – Countryside Living Zone to a Residential – Mixed Housing Urban Zone under the Auckland Unitary Plan – Operative in Part 2016 (AUP(OP)). The new Crestview Rise Precinct is being proposed as part of PPC 108 to apply to the rezoned land and adjoining Rural – Countryside Living Zone land. PPC 108 also seeks to shift the Rural Urban Boundary to align with the boundary between the proposed Residential – Mixed Housing Urban Zone and the Rural – Countryside Living Zone.
9. The PPC 108 site is located within the Slippery Creek stormwater catchment. PPC 108 will enable greenfield development on the site and result in new stormwater discharges and diversions of existing stormwater flows. The key stormwater management issues associated with PPC 108 are:
 - Water quality (stormwater treatment) – stormwater runoff from the PPC 108 site is proposed to be discharged into Slippery Creek via the existing public stormwater network. Slippery Creek discharges Drury Creek which discharges into the Pahurehure Inlet of the Manukau Harbour. The upper tidal reaches of Drury Creek and Pahurehure Inlet is identified as a marine Significant Ecological Area (SEA) Marine under the AUP(OP). Appropriate treatment of stormwater is required onsite prior to its discharge in order to manage water quality effects.
 - Hydrology mitigation (stormwater retention and detention) – greenfield development increases imperviousness and will therefore increase the flow rate and volume of stormwater runoff into the receiving stream network. Appropriate mitigation is required to reduce the risk of erosion in the receiving stream and outfall structure.
 - Flood management within the PPC 108 site – both the primary and secondary stormwater drainage systems within the PPC 108 site are required to be designed as per the Auckland Council Stormwater Code of Practice (SWCoP) and the proposed development must not be subject to flooding.
 - Downstream flood effects – flood effects associated with an increase in stormwater runoff being discharged from the PPC 108 site to the existing downstream developed area are required to be avoided or mitigated so that flooding risks to people, properties and infrastructure in the downstream area are not increased.

Water quality (stormwater treatment)

10. As proposed in Section 6.2.2 of the SMP, stormwater runoff from the proposed road, jointly owned accessed lot (JOAL) and private driveways are to receive a level of treatment consistent with GD01 - Stormwater Management Devices in the Auckland Region December 2017 (GD01) through communal bioretention treatment devices (i.e. rain gardens). Stormwater treatment for roof runoff is proposed via the use of inert

building materials and rainwater tanks to provide for non-potable internal reuse of roof water.

11. The stormwater quality treatment proposed in the Applicant's SMP is considered appropriate. The proposed treatment management should be implemented in order for PPC 108 to avoid or mitigate any actual and potential water quality effects on the receiving environment (i.e. downstream watercourses and Pahurehure Inlet being an SEA) and to give effect to the National Policy Statement for Freshwater Management (NPS-FM), the Regional Policy Statement (RPS) provisions for water quality (in Chapters B7.3 and B7.4 of the AUP(OP)) and the integrated management objectives and policies in Chapter E1 of the AUP(OP).
12. The Applicant has proposed a stormwater infrastructure objective (Objective I.XXX.2.6) and a stormwater management policy (Policy I.XXX.3.8) as part of the proposed precinct provisions. However, the wording and requirement of these provisions are not considered sufficient to ensure the implementation of appropriate stormwater quality treatment as well as other stormwater management measures proposed in the SMP. Furthermore, no standards in relation to stormwater quality and quantity management has been proposed. Amendments to the proposed precinct provisions are therefore recommended to address the requirement for the implementation of appropriate stormwater management. A full suite of recommended amendments to the proposed precinct provisions are outlined in Paragraph 24 below.

Hydrology mitigation (stormwater retention and detention)

13. As proposed in Section 6.2.3 of the SMP, stormwater retention for roofs will be provided via roof water reuse. Stormwater detention will be provided through a communal stormwater pond to be located at the lower end of each of the two proposed stormwater catchments within the PPC 108 site. It is proposed in the SMP that stormwater runoff from roofs, the proposed road, JOAL and private driveways will be collected via the new piped drainage and directed to a communal stormwater pond.
14. As mentioned above, stormwater runoff from PPC 108 is proposed to be discharged to a tributary of Slippery Creek via the existing public stormwater network. Schedule 4 of the NDC identifies that any development discharging to a stream via a public stormwater network outside of the Stormwater Management Area Control (Flow 1) (SMAF1) is also required to provide the equivalent of SMAF 1 hydrology mitigation (i.e. Chapter E10 of the AUP(OP)). This comprises retention (5mm runoff to be removed from the discharge through reuse and/or infiltration) and detention (discharge of the 95th percentile rainfall event over a 24-hour period).
15. Ms O'Sullivan advises that the proposed stormwater retention and detention are appropriate and will provide the equivalent of SMAF 1 hydrology mitigation. We recommend that the SMAF 1 Control is introduced to the proposed urban zoned area of PPC 108 to address the requirement for the implementation of appropriate hydrology mitigation.

Flood management within the PPC 108 site

16. As discussed in Section 1.8 of the SMP and shown on the Auckland Council GeoMaps, there is no floodplain or flood prone area within the PPC 108 site. The

minor overland flow paths (OLFP) traversing the site have been modified and filled in by earthworks that were previously carried out over the site.

17. As stated in Section 6.2.5 of the SMP, a new pipe network is proposed to be constructed to convey stormwater runoff from within the site. The proposed network will be designed in accordance with the SWCoP and will have capacity for the 10% Annual Exceedance Probability (AEP) storm events. OLFPs within the site will be managed within the proposed road and JOAL. Minimum finished floor levels (i.e. freeboard requirements) for new buildings are proposed to be established as per the SWCoP and the New Zealand Building Code (NZBC). The overall onsite flood management is considered appropriate.

Downstream flood effects

18. As discussed in Section 6.2.6 of the SMP, flood attenuation via the proposed stormwater ponds within the PPC 108 site is proposed due to the existing downstream flood constraints. During a 1% AEP storm event, stormwater runoff from within the PPC 108 site will be diverted to the proposed stormwater ponds via the new OLFP networks to limit/attenuate the peak flow discharge from the development of PPC 108 to no more than 80% of the pre-development level.
19. While the proposed flood attenuation approach for downstream flood management is considered appropriate, the feasibility of this approach has not been adequately demonstrated. In particular, it is not clear whether stormwater (i.e. the 100-year flow) can practicably be conveyed to the proposed stormwater ponds. This information is required to ensure that downstream flood effects in relation to stormwater discharges from PPC 108 will practically be able to be mitigated. Subject to the Applicant providing information demonstrating the 100-yr flow will get into the proposed stormwater ponds, we consider that downstream flood effects can be mitigated. In addition, amendments to the proposed precinct provisions (outlined in Paragraph 24 below) are recommended to address the requirement for the implementation of appropriate flood attenuation.

Submissions

20. Two submissions received on PPC 108 raised issues related to stormwater and flood effects. The relevant submission points are summarised in the table below. Discussion on the issues and our recommendations (in *italic*) are also included in the table.

Submission Number	Name of Submitter	Stormwater and flood related issues raised by the Submitter, our response and recommendation
3	Michael David Atkinson	<p>The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial landform alteration and will cause a lot of extra runoff into stormwater. 60/70m elevation. This will be of direct impact to the residence of existing developments.</p> <p><u><i>Response and recommendation</i></u></p> <p><i>As discussed in the above sections of the memorandum, the overall stormwater management approach proposed is considered appropriate. We consider that the feasibility of the proposed management approach must be adequately</i></p>

Submission Number	Name of Submitter	Stormwater and flood related issues raised by the Submitter, our response and recommendation
		<i>demonstrated. In particular, we recommend that the Applicant to provide details in their hearing evidence to demonstrate how the 100-yr flow will get into the proposed stormwater ponds to achieve flood attenuation. Amendments to the proposed precinct provisions (outlined in Paragraph 24 below) are recommended to address the requirement for the implementation of appropriate stormwater management.</i>
5	Robert Taylor	<p>The proposal relies solely on existing infrastructure. There is no evidence of developer contributions towards upgrading roads, water supply, wastewater, stormwater systems, or other essential services. This infrastructure deficit will negatively impact both new and existing residents.</p> <p><u><i>Response and recommendation</i></u></p> <p><i>As discussed in the above sections of the memorandum, a new pipe network, private rainwater tanks, communal bioretention treatment devices and stormwater ponds are proposed as part of the PPC 108 stormwater management and are considered appropriate. Amendments to the proposed precinct provisions (outlined in Paragraph 24 below) are recommended to address the requirement for the implementation of appropriate stormwater management.</i></p>

Network Discharge Consent and Stormwater Management Plan

21. Healthy Waters hold the regionwide stormwater NDC which authorises the diversion and discharge of stormwater from the public stormwater network within the existing and future urban areas. Condition 13(b) of the NDC outlines the process for adopting an SMP for a greenfield development following the approval of a notified plan change, provided that the SMP has been prepared to support the plan change and the plan change is consistent with the SMP, and the SMP is consistent with Schedule 2 (objectives and outcomes) and Schedule 4 (performance requirements) of the NDC.
22. An SMP has been submitted and notified as part of PPC 108. The SMP outlines the stormwater issues and the proposed stormwater management approach. The PPC 108 Applicant seeks to have the stormwater diversion and discharge associated with their PPC request authorised under the NDC and intends to vest stormwater assets with Auckland Council.
23. Healthy Waters has reviewed the SMP submitted against the NDC requirements and considers that the NDC requirements can be met in general. However, further details will need to be provided in the SMP for it to be acceptable to be adopted into the NDC. In addition, due to the current rural zoning of the PPC 108 site, the SMP can only be

adopted into the NDC if the plan change become operative i.e. new urban zoning is applied. Healthy Waters can continue to work with the Applicant through the SMP adoption process.

Proposed precinct provisions

24. Based on our review and discussion above, we recommend the following amendments to the proposed Crestview Rise Precinct provisions for consideration (with recommended additions underlined and recommended deletions ~~striketrough~~):

Stormwater Management Area Control (Flow 1) (SMAF 1 control recommended)

The SMAF 1 control is applied to the urban zoned areas in PPC 108.

I.XXX.2. Objectives (amendments recommended)

(6) Stormwater quality and quantity is managed to maintain the health and well-being of the receiving environment and is enhanced over time in degraded areas.
~~Stormwater infrastructure that is resilient to the effects of climate change and acknowledges mana whenua values.~~

I.XXX.3. Polices (recommended to be retained)

~~(8) Require subdivision and development to be consistent with an approved Stormwater Management Plan.~~

I.XXX.6.4. Stormwater Management (new standard recommended to apply to all subdivision and land use development)

Purpose: To ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of the receiving stream environment and to avoid exacerbating flood hazards.

(1) Stormwater runoff from all impervious surfaces (except roofs) must be treated with a stormwater management device(s) meeting the following standards:

(a) the communal device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or

(b) where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.

(2) New buildings and additions to buildings must be constructed using low contaminant generating materials.

(3) A minimum of 5mm roof runoff must be reused internally for non-potable applications.

(4) Development of new impervious areas must achieve peak discharge attenuation to no more than 80% of pre-development level for up to a 1% AEP storm event.

I.XXX.7.1 Matters of Control / I.XXX.8.1 Matters of Discretion (new matter recommended)

(NEW) Subdivision and/or development that does not comply with Standard I.XXX.6.4. Stormwater Management:

- (a) Effects on stormwater and flood management.

I.XXX.7.2 / I.XXX.8.2 Assessment Criteria (new criteria recommended)

(NEW) Subdivision and/or development that does not comply with Standard I.XXX.6.4. Stormwater Management:

- (a) Assessment criteria E9.8.2(1) apply.
- (b) Whether subdivision and/or development is in accordance with the adopted Stormwater Management Plan and policies E1.3(8) – (14).
- (c) Whether subdivision and/or development manages flooding effects so that the risks to people, property and infrastructure are not increased for all flood events, up to a 1% AEP storm event.

25. Our recommended amendments are to address the requirement for the implementation of appropriate stormwater management (as proposed in the Applicant's SMP) and concerns raised in the submissions on PPC 108.
26. It should be noted that the NDC is a discharge consent and cannot, on its own, require the implementation of necessary measures identified in an SMP. While SMPs are useful to inform the land development process, they cannot be enforced on their own as they are neither a rule nor a regulation. Therefore, appropriate precinct provisions are necessary to ensure the SMP is implemented to manage stormwater discharges and associated effects in subsequent land development processes.

Conclusion and recommendation

27. Subject to the recommended amendments to the Applicant's proposed precinct provisions as outlined above, PPC 108 will provide appropriate stormwater management in relation to water quality treatment, hydrological mitigation, and onsite and downstream flood management.
28. Provided that the outstanding matter with regard to the feasibility of the proposed flood attenuation is addressed and satisfied at the hearing, PPC 108 is supported from a stormwater and flooding perspective.

Attachment A: AUP assessment criteria and policies referenced in memorandum

E9.8.2. Assessment criteria

(1) for all restricted discretionary activities:

(a) whether the stormwater management device(s) proposed is the best practicable alternative and potential adverse effects (including cumulative effects) are appropriately minimised or mitigated, taking into consideration all of the following:

- (i) the nature of the contaminants and associated discharge to the receiving environment;*
- (ii) the sensitivity of the receiving environment, including coastal waters, and its susceptibility to the adverse effects of the contaminants;*
- (iii) the extent to which stormwater contaminants from the site contribute to incremental and cumulative adverse effects on receiving environments including adverse effects on biodiversity, community and Mana Whenua uses and values;*
- (iv) whether it is practicable to reduce existing adverse effects including site and operational constraints; and*
- (v) whether stormwater contaminants are managed entirely onsite or whether there is an authorised stormwater management device or system in the catchment that is designed and sized to accommodate the stormwater runoff and contaminant loads and achieve appropriate mitigation.*

E1.3. Policies

(8) Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:

(a) taking an integrated stormwater management approach (refer to Policy E1.3.10);

(b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;

(c) minimising or mitigating changes in hydrology, including loss of infiltration, to:

- (i) minimise erosion and associated effects on stream health and values;*
- (ii) maintain stream baseflows; and*
- (iii) support groundwater recharge;*

(d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and

(e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.

(9) Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on

freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:

(a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;

(b) requiring measures to reduce the discharge of gross stormwater pollutants;

(c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:

- (i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);*
- (ii) where development exceeds the maximum impervious area for the relevant zone; or*
- (iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;*

(d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and

(e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.

(10) In taking an integrated stormwater management approach have regard to all of the following:

(a) the nature and scale of the development and practical and cost considerations, recognising:

- (i) greenfield and comprehensive brownfield development generally offer greater opportunity than intensification and small-scale redevelopment of existing areas;*
- (ii) intensive land uses such as high-intensity residential, business, industrial and roads generally have greater constraints; and*
- (iii) site operational and use requirements may preclude the use of an integrated stormwater management approach.*

(b) the location, design, capacity, intensity and integration of sites/development and infrastructure, including roads and reserves, to protect significant site features and hydrology and minimise adverse effects on receiving environments;

(c) the nature and sensitivity of receiving environments to the adverse effects of development, including fragmentation and loss of connectivity of rivers and streams, hydrological effects and contaminant discharges and how these can be minimised and mitigated, including opportunities to enhance degraded environments;

(d) reducing stormwater flows and contaminants at source prior to the consideration of mitigation measures and the optimisation of on-site and larger communal devices where these are required; and

(e) the use and enhancement of natural hydrological features and green infrastructure for stormwater management where practicable.

(11) Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:

(a) the nature, quality, volume and peak flow of the stormwater runoff;

(b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;

(c) the potential for the diversion and discharge to create or exacerbate flood risks;

(d) options to manage stormwater on-site or the use of communal stormwater management measures;

(e) practical limitations in respect of the measures that can be applied; and

(f) the current state of receiving environments.

(12) Manage contaminants in stormwater runoff from high contaminant generating car parks and high use roads to minimise new adverse effects and progressively reduce existing adverse effects on water and sediment quality in freshwater systems, freshwater and coastal waters.

(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff.

(14) Adopt the best practicable option to minimise the adverse effects of stormwater discharges from stormwater network and infrastructure including road, and rail having regard to all of the following:

(a) the best practicable option criteria as set out in section 2 of the Resource Management Act 1991;

(b) the reasonable timeframes over which adverse effects can be avoided as far as practicable, or otherwise minimised or mitigated;

(c) the scale and significance of the adverse effects;

(d) infrastructure investment priorities and the consequences of delaying infrastructural improvements in other areas;

(e) the ability to prevent or minimise existing adverse effects having regard to the effectiveness and timeframes of other feasible methods, including land use controls;

- (f) opportunities to integrate with other major infrastructure projects or works;*
- (g) the need to maintain and optimise existing stormwater networks and provide for planned land use and development; and*
- (h) operational requirements and space limitations.*

Technical Specialist Memo

To: Christopher Turbott, Senior Policy Planner
From: Martin Peake - Director, Progressive Transport Solutions Ltd
Date: 1 April 2025

Subject: **Private Plan Change 108 – Crestview Rise, Papakura**
Traffic And Transportation Assessment

1.0 Introduction

1.1 I have undertaken a review, on behalf of Auckland Council, of Private Plan Change 108 (**PPC108**) for land at 28, 30 and 66 Crestview Rise, lodged by Harbour View Heights Limited Partnership, in relation to traffic and transportation effects.

1.2 In writing this memo, I have reviewed the following documents:

- Integrated Transport Assessment, Commute, 14 November 2024
- Section 32 Assessment Report, RDB Consult, not dated
- First and second Clause 23 responses to requests for further information
- Crestview Rise Precinct as notified

Qualifications and Experience

1.3 I hold the qualification of a Masters in Civil Engineering with Management from the University of Birmingham in the UK (1993). I am a Chartered Engineer (UK) and a member of the Institution of Civil Engineers, and a member of the Chartered Institution of Highways and Transportation.

1.4 I have over 30 years' experience as a traffic engineer. I have worked for several major consultant engineering firms, and as a Team Leader of one of Auckland Transport's Traffic Operations Teams. I have owned and operated my own traffic engineering consultancy since 2014. In these roles, I have worked in a variety of areas of transportation including traffic engineering, traffic modelling and temporary traffic management. I have provided expert traffic and transportation advice on a range of resource consents and plan changes across the Auckland region.

Involvement with Private Plan Change 108 – Crestview Rise

1.5 I was engaged by Auckland Council in May 2024 to review the Private Plan Change to determine whether the information provided was sufficiently detailed and accurate to understand the traffic and transportation effects of the proposal.

1.6 I sought further information on traffic and transportation effects as outlined in Clause 23 Requests for Further Information dated 1 July 2024 and 24 October 2024. These were responded to by the Applicant on 25 September 2024 and 14 November 2024, respectively. The information provided generally satisfied my request for further information.

- 1.7 I have visited the site on a number of occasions with the latest being 18 September 2024.

Expert Witness Code of Conduct

- 1.8 I have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Consolidated Practice Note (2023) and I agree to comply with it. I can confirm that the issues addressed in this Memo are within my area of expertise and that in preparing this Memo I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

2.0 Assessment of Traffic and Transportation Effects

Existing Traffic Environment

- 2.1 The Integrated Transport Assessment (ITA) outlines the existing traffic environment in Section 2 including the roading hierarchy, traffic volumes, walking and cycling, public transport, and safety record. This is discussed below.

Crash Record

- 2.2 ITA Section 2.3 states that the crash record for Crestview Rise between Settlement Road and Putiputi Way for the period 2018-2022 shows that there were no crashes within that area and therefore there are no significant safety concerns in the area.

Analysis

- 2.3 Given the date range of the crash analysis, I have undertaken a further search of crashes from the NZTA Crash Analysis System (NZTA CAS) for the five year period 2020-2024. This search did not reveal any reported crashes along Crestview Rise during the period examined. There was a total of three crashes at the Settlement Road / Crestview Rise intersection and at the Keri Vista Place / Crestview Rise intersection. However, these all occurred at night and involved alcohol, people leaving the scene or stolen vehicles. Therefore, I agree with the assessment and consider that there are no inherent safety issues within the vicinity of the site that would be exacerbated by PPC108.

Site Accessibility

- 2.4 Accessibility of the site to the wider transport network is assessed in Section 2.4 of the ITA. The site is located in a residential area and is approximately 2.5-3.5km from employment (industrial) and metropolitan centres, with a number of schools within a 5-6 minute drive.
- 2.5 The nearest bus stop to the site is on Settlement Road which is 450m from Kotahitanga Street and 800m from the proposed intersection of the local road that would connect to Crestview Rise. This equates to a 6 to 9 minute walk from the site. There are footpaths that connect the site to the bus stops.
- 2.6 There is only one local bus service that serves this bus stop (Route 373) which connects to Papakura Station in Papakura town centre. The station is a 5 minute drive or 13

minute cycle ride from the site. There are no planned changes to the public transport system in the immediate vicinity of PPC108.

- 2.7 There are no specific facilities for cyclists in the vicinity of the site. However, the ITA considers that with 50km/h post speed limits that the area is suitable for cycling. The site is within reasonable cycling distance of six schools and Papakura Station.
- 2.8 For walking, Figure 2-7 of the ITA indicates that the site is located such that the nearest schools (Redhill School and Kelvin Road School) are just on the edge of the practical walking distance (20 minute walk or 1.5km).

Analysis

- 2.9 It is considered that the site has limited access to public transport in the immediate vicinity of the site as it is only served by a single local bus route with an hourly frequency. However, this bus route does connect to Papakura Station which provides onward connections to the rail network and to bus routes that serve the wider area.
- 2.10 There are few facilities within walking distance of the site. Whilst the assessment highlights that there are schools within a 20 minute walk, the Auckland Transport Urban Street and Road Design Guide shows that acceptable travel times to primary schools is a 10 minute walk. As the schools highlighted in the ITA are primary schools, it is considered that these would be beyond the typical distance that children may walk to/from school.
- 2.11 There are numerous amenities in the vicinity of the site that are within cycling distance (3km), including Papakura Town Centre and the industrial areas. However, there are few dedicated cycling facilities and none within the immediate vicinity of the site. To reach some of these locations requires cycling on collector or arterial roads.
- 2.12 Based on the above, whilst the site is within relatively close proximity to employment and local amenities, these are likely to be predominantly accessed via private vehicle. There is limited accessibility to public transport.

Planning Policy

- 2.13 ITA Section 3 provides an assessment of PPC108 against general planning policies including the Auckland Plan, Auckland's Climate Plan and Transport Emissions Reduction Pathway (**TERP**). The Section 32 Assessment provides an assessment against wider plans and policies including the National Policy Statement – Urban Development (**NPS-UD**) and relevant Auckland Unitary Plan (**AUP**) Objectives and Policies.
- 2.14 The ITA considers that PPC108 is well aligned with the Auckland Plan 2050 as it creates additional housing close to Papakura Town Centre and the rail network to maximise the use of existing corridors and infrastructure. It states that existing roading corridors (Mill Road) will be upgraded that will enhance safety and provide alternative modes of transport.

- 2.15 The Auckland Climate Plan seeks to reduce emissions in Auckland by 44% and sets out targets for the reduction in private vehicle use and for increases in public transport, cycling and walking. The ITA considers that PPC108 is located within walking distance of employment, education and retail and is close to a local bus service. Therefore, the ITA concludes that PPC108 is well aligned with the Climate Plan.
- 2.16 ITA Section 3.4 sets out how PPC108 meets the goals of the TERP. It recognises that some objectives are difficult for developers to influence or deliver. The assessment considers that PPC108 will assist in delivering on the TERP goals through the provision of footpaths within the site to connect to the existing walking network adjacent to the site, the site being located within proximity to a bus service on Settlement Road and Papakura railway station and with the provision of accessible and secure cycle parking. To reduce private vehicle travel it considers that restricting parking can encourage lower commuter vehicle use but acknowledges that this needs to be considered carefully to avoid illegal parking. Decoupling parking is identified as an option but with similar challenges with regards to illegal parking.
- 2.17 The Section 32 report provides an assessment of PPC108 against the NPS-UD and the Auckland Regional Policy Statement (**RPS**). In relation to transport, the s32 report identifies that PPC108 aligns with NPS-UD Objective 3 as the site is serviced with public transport and is located near employment opportunities.
- 2.18 With regards to the RPS the s32 analysis considers that the site meets relevant objectives and policies, mainly Objective B2.2.1(1)(d), Policy B2.2.2(2)(c), B2.2.2(7)(caa) and Objective B2.4.1, and Policy B2.4.2(2) and (3) as the site is located near public transport, provides for walking and is close to transport infrastructure providing for regional travel choice options (e.g. railway and motorways), and is located close to employment and other social infrastructure such as centres and education.

Analysis

- 2.19 I concur with the ITA assessment that there is limited ability for developers, and in particular PPC108, to achieve the targets set out in the Auckland Climate Plan and TERP. The location of the site has limited direct access to public transport as it is a 450 to 800m walk from the closest bus stop which is a local hourly service in each direction. However, the bus service does connect to Papakura train station which provides access to the wider network public transport network (rail and bus). The train station is also located within a short drive or cycle to the train station.
- 2.20 Changes to bus services to enhance access to buses either by way of changing bus routes to be closer to the site or increased frequency is in the control of Auckland Transport. Auckland Transport has confirmed that there are no feasible measures to provide public transport closer to the site¹. There are currently no planned changes to bus services in the immediate vicinity of the site in the Regional Public Transport Plan (**RPTP**).

¹ Auckland Transport memorandum, Private Plan Change 108 – Crestview Rise: Planning assessment of transport provisions (for the Council's s42A hearing report), 18 March 2025

- 2.21 Within the Applicant's control, the proposals include the provision of footpaths to connect to the existing footpaths on the adjacent road network. There are no dedicated cycling facilities on the road network surrounding the site. Whilst the local roads immediately adjacent to PPC108 may be suitable for cycling, to travel to the wider network would require cyclists to utilise collector or arterial roads, which again, predominantly do not have specific cycle facilities.
- 2.22 With regards to the identified measures to reduce private vehicle travel, the ITA does not adopt the recommendations for limiting car parking or decoupling car parking from houses. The ITA states that at least one car park per dwelling would be provided.
- 2.23 With regards to the alignment with the RPS, I consider that PPC108 partially aligns with the identified objectives and policies. PPC108 is located nearby to employment and metropolitan centres although the employment is at the edge of the distance considered to be accessible on foot, and the centre (Papakura town centre) is realistically only accessible by private car, cycle or public transport. The existing public transport facility is limited to a local bus route with a frequency of just one bus per hour.
- 2.24 Notwithstanding, I note PPC108 is adjacent to existing residential development which has similar constraints.
- 2.25 The Section 32 report does not assess the plan change against RPS B3 – Infrastructure, transport and energy, in particular policy B3.3.2(5) which relates to the integration of subdivision, use and development with transport. In this regard, I consider that PPC108 is partially aligned with the policy as outlined below:

(5) Improve the integration of land use and transport by:

(a) ensuring transport infrastructure is planned, funded and staged to integrate with urban growth;

There is no specific transport infrastructure required to support PPC108 on the surrounding road network.

(b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods;

PPC108 is located within proximity to employment and Papakura town centre. These provide opportunities for residents to work or use facilities relatively close to home. However, access to these facilities by alternative modes is relatively limited due to the frequency of bus services and there are no dedicated cycle facilities in the area. Therefore, residents may choose to drive to these locations.

(c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes;

The site is located close to one bus route. This is a local service with one bus per hour in each direction throughout the day. Whilst this provides a connection to Papakura rail station and access to the wider region by train, as well as other buses services from

Papakura, the frequency of the local bus service is likely to be a limiting factor for residents choosing to use this mode.

(d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network;

No specific mitigation is proposed outside of PPC108.

(e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and

The plan change does not propose to restrict parking as part of precinct provisions. The ITA indicates that parking at the rate of one car park per dwelling is likely to be provided. This may have some moderating effect on car ownership, although parking would be available on surrounding streets if residents choose to own more than one car.

(f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure.

No specific measures are proposed as PPC108 is not anticipated to affect the efficient or safe operation of surrounding infrastructure.

- 2.26 Based on the above, it is considered that PPC108 partly aligns with relevant plans and policies with regards to transport. This is a function of the site location and the existing facilities within the area that provide opportunities for alternative modes of transport to private vehicles. The location is relatively close to employment and centres although these are likely to be predominantly accessed via private vehicle.

Trip Generation

- 2.27 ITA Section 5 assesses the trip rates and traffic generation from the site. A trip rate of 0.85 trips / dwelling in the peak hour has been adopted based on Standalone residential dwellings in the Roads and Traffic Authority Guide to Traffic Generating Developments.
- 2.28 A maximum yield of 90 dwellings has been assessed. I understand that this is on the basis that the yield is limited by the availability of potable water to service the site and due to the site's topography limiting the number of dwellings. The Applicant has considered a variety of dwelling types, and these all sit within the maximum 90 dwelling figure.
- 2.29 Based on 90 dwellings, PPC108 is forecast to generate 77 peak hour trips.
- 2.30 The TAR has assessed trips by other modes based on 2018 census data and considers trips from PPC108 would be similar to the surrounding area; 7% by public transport and 8% walking and cycling.

Analysis

- 2.31 I consider the trip rate used for the analysis to be appropriate. I have undertaken further analysis of the person trips based on the census data². This indicates that 8 trips could be by foot, 5 per train and 4 by bus. This confirms that the trips would predominantly be by private vehicle. Given the location of PPC108 and the availability of public transport from the site, this is to be expected.

Traffic Effects

- 2.32 ITA Section 6 assesses the traffic effects of the development. Section 6.1 briefly outlines the trips that would travel directly from the site on to Crestview Rise and onto Kotahitanga Street. I note that the figures quoted in the ITA are based on the 65 dwellings in the indicative development rather than the maximum total of 90 dwellings that could potentially occur on the site. The ITA states that for the 65 dwellings, there would be 15 trips on to Kotahitanga Street and 40 trips on to Crestview Rise (with all 55 trips ultimately travelling via Crestview Rise). If these figures were prorated to the 77 trips forecast for the 90 dwellings, this would equate to 21 trips on Kotahitanga Street and 56 onto Crestview Rise.
- 2.33 The ITA states that the proposal is below the threshold for an assessment as to when a resource consent is required with regards to Auckland Unitary Plan Standard E27.6.1 Trip Generation where there are 100 or more dwellings or capacity for subdivision for 100 dwellings. No traffic modelling has been undertaken given the current volume of traffic on Settlement Road and Crestview Rise and the forecast traffic from PPC108.
- 2.34 ITA Section 6.2 provides an assessment of the proposals against Plan Change 79 where a new threshold of 40 dwellings and assessment criteria have been introduced. The assessment criteria are focussed on alternative modes to private vehicles. This assessment outlines the footpaths to be provided within PPC108 to connect to the surrounding network and that the roads in the surrounding neighbourhood are suitable for cycling. It highlights the proximity of the site to bus stops on Settlement Drive.

Analysis

- 2.35 I have reviewed the existing traffic flows in the vicinity of the site and have observed the operation of the network on Crestview Rise and its intersection with Settlement Road. During my site visits I did not observe any notable congestion, and motorists were able to travel through the network with no particular delay.
- 2.36 With the traffic volumes associated with PPC108 added onto Crestview Rise and Settlement Road, I consider that these roads would continue to operate within capacity. I do not consider that the forecast trips from the site, taking into account the fact that trips will be split between different directions and turning movements should result in notable changes to the performance of the Settlement Road / Crestview Rise intersection.

² Census data for 2018 based on [Commuter - Waka](#) data for Red Hill

- 2.37 The proposed footpaths within PPC108 to connect to Crestview Rise and Kotahitanga Street are noted. The existing footpath network does provide a continuous facility along Crestview Rise and Kotahitanga Street to Settlement Road. However, no measures are proposed beyond PPC108 to enhance active mode facilities, such as pedestrian crossing facilities on Settlement Road. Whilst I consider such facilities to be desirable to facilitate and promote walking and public transport, I do not consider that such facilities are required to address a specific effect given the forecast level of traffic, public transport and active mode trips as highlighted in paragraph 2.31.

Access Arrangements

- 2.38 ITA Section 7 provides details of how the site is to be accessed, with a JOAL to connect to Kotahitanga Street and a new public road to connect to Crestview Rise.
- 2.39 The public road is proposed to have a road reserve width of 13.8m with 6.0m carriageway, 1.8m footpaths on both sides and 2.2m landscaping / indented parking. The width is narrower than Auckland Transport's Transport Design Manual requirements but is sufficient to accommodate the key roading elements including underground services. The narrower width is due to parking which would only be provided on one side. A number of the properties have dual frontage with frontage to the proposed road and Crestview Rise. Where dwellings have frontage to Crestview Rise these dwellings are proposed to have vehicle access from that road.
- 2.40 Due to the topography of the site, the long-section of the proposed road has a maximum gradient of 10.9% which exceeds the Auckland Transport desirable maximum gradient (8%³). This is necessary to enable a turning head to be provided at the end of the road and access for Watercare to the site to the north.
- 2.41 The cross-section of the road together with the long-section and gradients of the road were developed as part of responses to Clause 23 Requests for Further Information and through discussions with Auckland Transport.
- 2.42 The JOAL is proposed to be 8.0m wide with a 5.5m carriageway width and 1.5m footpath. The JOAL is shown on the engineering drawings to have a maximum gradient of 19.0%. The ITA notes that some refinement of the design, including to gradients, will be necessary at later design stages.
- 2.43 ITA Section 7.4 provides an assessment of the sight distances from the proposed intersection of the public road with Crestview Rise and for the JOAL. The ITA states that at the location of the intersection and access that there is sufficient sight visibility in accordance with the relevant standards (AustRoads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, and RTS6 – Guidelines for Visibility at Driveways, respectively).

³ Transport Design Manual – Urban And Rural Roadway Design, Auckland Transport, Section 5.3

Analysis

- 2.44 The form of the public road was discussed as part of responses to Clause 23 Requests for Information. The original proposal was for the road to be a JOAL. However, due to the number of dwellings and the length of the JOAL this was not considered appropriate, and the JOAL was converted to a public road. The key design elements including the width of the road reserve and the gradient of the road was subject to discussions between the reviewer, Applicant and Auckland Transport. The design was agreed with Auckland Transport in principle. However, Departures from Standard may be required for a number of elements including the road width and gradients. Of particular note is the gradient of the footpath which exceeds 8%.
- 2.45 I note that Auckland Transport's agreement in principle to the gradients and design elements does not constitute an approval of any Departure from Standard required. Further design development and detail will be required for subdivision and / or resource consent and will be subject to approvals as part of those processes.
- 2.46 The visibility at the JOAL has been assessed to the west only. I note that immediately to the north of the JOAL there is a turning head and therefore vehicle speeds and vehicle numbers will be low. There is clear visibility to the entire turning head from the JOAL.
- 2.47 For the JOAL, the details show that in principle, there is a design that could comply with Auckland Council's requirements. The width of the footpath is proposed to be 1.5m. Plan Change 79, which is currently under appeal, requires a 1.4m wide footpath that is vertically separated from trafficable areas where the development serves 4 to 19 car parks or dwellings, whichever is the greater⁴. Therefore, the development could comply with Plan Change 79.
- 2.48 PC79 would require a 1.8m footpath where the footpath is adjacent to the vehicle access and the access serves 20 or more parking spaces or 20 or more dwellings⁵. Should this requirement in PC79 be approved through the appeals process and the JOAL exceed this threshold, a wider footpath would be required.
- 2.49 Appendix 1 – Crestview Rise Public Road Required Design Elements table provide the key design elements and dimensions of the proposed road to vest. These align with the designs that have been discussed and agreed in principle with Auckland Transport. As noted above, some departures from standard maybe required due to the topographical constraints of the site.
- 2.50 I consider that the information on the access arrangements for the site to be appropriate, subject to the comments above.

Parking

- 2.51 ITA Section 9 sets out car parking requirements for vehicles and for bicycles. There are no minimum or maximum car parking requirements for the proposed Residential – Mixed

⁴ Plan Change 79 E27.6.6(1) Table E27.6.6.1(T156B) Primary Pedestrian Access width and separation requirements

⁵ Plan Change 79 E27.6.6(1) Table E27.6.6.1(T156C) Primary Pedestrian Access width and separation requirements

Housing Urban Zone. However, the concept plans do show that most dwellings would be provided with off-street car parks and that some on-street parking would be provided. The ITA Section 9.2 states that on-street parking will likely be provided at a rate of 1 space per 10 dwellings and that this is indicated on the engineering drawings included with the application.

- 2.52 Parking in the JOAL is proposed to be in a communal parking area as the gradient of the JOAL would not enable on site garages or parking spaces. The ITA notes that should there be additional dwellings on the JOAL over and above the number shown on the engineering drawings, that there would be insufficient space to provide car parks within the JOAL. This could result in parking associated with the development on the surrounding roads (e.g. Kotahitanga Street or Crestview Rise).
- 2.53 Bicycle parking is proposed to be provided to meet the AUP standards in Table E27.6.2.5 with storage facilities provided in private internal garaging. Exact provision is to be determined at resource consent stage.

Analysis

- 2.54 I concur with the parking assessment and that PPC108 can meet the car parking requirements as there are no minimum or maximum requirements.
- 2.55 There is a risk that dedicated car parking for dwellings access via the JOAL may not be able to be provided for every dwelling due to site constraints. This could result in parking on surrounding roads. Potential residents would need to be aware of this limitation and therefore there may be some reliance on on-street parking. I note that Auckland Transport could restrict parking in the future, if required for operational or safety reasons, and perspective residents would need to consider that factor.
- 2.56 If Plan Change 79 is approved, bicycle parking would need to be provided for each of the properties on the JOAL.
- 2.57 I consider that the detail of the parking is best dealt with at resource consent stage.

Servicing and Loading

- 2.58 ITA Section 10 provides details of loading and servicing. Details are to be determined at resource consent stage. However, the public road has been designed to accommodate a 10.3m rear steering waste truck; a turning head is proposed at the end of the road.
- 2.59 Refuse storage in the JOAL is anticipated to occur in a communal facility at the western end of the JOAL and for this to be collected via a private operator using an 8m truck.

Analysis

- 2.60 I consider that it has been demonstrated that there are appropriate measures for loading / servicing and refuse collection. The detail can be dealt with a resource consent stage.

Construction Traffic

- 2.61 ITA Section 12 provides an overview of construction in terms of construction traffic including the requirement for a Construction Traffic Management Plan (**CTMP**) which should be required as a condition of consent.

Analysis

- 2.62 I concur with the assessment and consider that a CTMP would be appropriate to manage construction traffic effects. This would be addressed at subdivision / resource consent stage.

Overall Analysis Summary

- 2.63 PPC108 is located within relatively close proximity (approximately 3km radius) of employment, schools and centres providing opportunities for jobs, education, and local amenities for residents. Transport options for travelling to the wider Auckland region are available in Papakura through access to the rail station and to the bus station. Footpaths will be provided within the plan change to connect to the existing road network and there are footpaths on Crestview Rise that provide access to the wider area.
- 2.64 Notwithstanding, the various facilities and amenities within the area are not within a walkable distance and residents will have limited immediate access to public transport with just a single local bus route operating with an hourly frequency; there are no planned changes to increase the bus frequency or routing of buses. Amenities are within an acceptable cycling distance of PPC108 although there are no dedicated cycle facilities, including on collector and arterial roads. As a result, PPC108 has limited alternative transport options to private vehicle use.
- 2.65 On this basis, I consider PPC108 partly aligns with the Regional Policy Statement. This situation is similar to the surrounding residential neighbourhood along Crestview Rise.
- 2.66 Whilst the site will be largely dependent on private vehicles, its size and topography constrain the potential dwelling yield and thus traffic generation. For the forecast maximum number of dwellings and associated trip generation, I consider the traffic from PPC108 can be accommodated on the road network in the vicinity of the PPC safely and efficiently. Beyond the local area, the traffic associated with PPC108 will distribute across various routes and the increase will be largely indiscernible.
- 2.67 The key design elements (cross-section elements and longitudinal gradient) of the proposed local road have been the subject of discussion between the Applicant, Auckland Transport, and the author of this memo. Whilst subject to further design development at subdivision, resource consent and Engineering Plan Approval stages, Auckland Transport has agreed in principle the cross-section and the anticipated gradient of the road. The gradient exceeds the maximum gradient in Auckland Transport's standards. Whilst agreed in principle, Departures from Standard maybe needed. This agreement and the approval of the Plan Change does not constitute an approval of any Departure from Standard as this process sits outside of the Resource Management Act.
- 2.68 Based on the agreement in principle from Auckland Transport and a review of the anticipated design of the JOAL, I considered that the ITA and the Applicant has demonstrated that there are appropriate access arrangements to PPC108.

- 2.69 Overall, I consider that the traffic effects from PPC108 can be accommodated on the road network and managed appropriately through the Precinct Provisions and the various standards in the Auckland Unitary Plan, including chapters E27 – Transport and E38 – Subdivision.

3.0 Auckland Transport Feedback

- 3.1 Throughout the Plan Change process I have been liaising with Auckland Transport. Auckland Transport has prepared a memorandum dated 18 March 2025. I have reviewed the memorandum and the matters raised by Auckland Transport are summarised as follows:

- a) Auckland Transport considers that safe and appropriate access can be provided through the precinct provisions.
- b) A public road is required to provide access to 10 or more dwellings and that a vested road can be provided to support subdivision and development subject to relevant Auckland Transport approvals.
- c) Auckland Transport notes that the proposed local road to vest exceeds the maximum gradient in Auckland Transport's standards and that the design detail would need to be agreed with Auckland Transport, and this may include the need for Departures from Standard at Engineering Plan Approval stage.
- d) Auckland Transport has considered the provision of public transport to support the site but found this not to be feasible due to the small catchment and the ability for the local area to accommodate buses. However, a number of alternative improvements for public transport at the nearest bus stop on Settlement Road or enroute between the site and the bus stop have been identified by Auckland Transport that the developer could make. These have not been proposed by the developer. Auckland Transport does not consider that amendments to the precinct provisions are required in this regard.
- e) An assessment of relevant objectives and policies in the Auckland Unitary Plan and the National Policy Statement – Urban Design has been undertaken, and Auckland Transport considers that the precinct provisions should give due consideration to these matters in relation to transport.
- f) No amendments to precinct provisions are recommended as a result of submissions as no specific measures have been proposed by submitters to address the matters raised.
- g) Overall, Auckland Transport considers that whilst the site has limited choice as to how people connect to the surrounding areas, the transport effects are relatively minor, and the rezoning would not alter the area's transport requirements significantly. The location of the site adjacent to the existing urban environment surrounded by developed land enables the development to utilise existing infrastructure, and Auckland Transport considers that this makes the land more suitable for development than greenfield sites at the outer limits of the region.
- h) Auckland Transport agrees with the conclusions of the ITA that the effects of the development on the transport network are minimal. Auckland Transport supports the precinct provisions as notified and does not consider amendments are

required for the precinct to achieve the objectives of the Regional Policy State and Unitary Plan.

- 3.2 I have reviewed the Auckland Transport memo, and I generally concur with the assessment and conclusions. I do not consider that modifications to the Precinct Provisions are necessary as a result of the Auckland Transport feedback.

4.0 Submissions

- 4.1 Submissions relevant to traffic and transportation issues have been reviewed and are discussed below. There was a total of nine submission received with three being subsequently withdrawn. Of the six remaining submissions, three related to traffic and transport. Where submitters have raised similar issue, these have been discussed together as a theme.
- 4.2 Submitters 3 and 5 raised concerns on the effects of increased traffic from PPC108 on the local roads. I have reviewed the traffic generation, and I do not consider that the forecast traffic from PPC108 would result in any significant effect on the efficient operation of the adjacent road network including Crestview Rise and the intersection of Settlement Road / Crestview Rise. The existing roads have sufficient capacity to accommodate the forecast traffic.
- 4.3 Submitter 5 was concerned about PPC108 exacerbating existing road safety risks or the safe operation of the local roads. I have reviewed the crash data and there are no crash patterns that would suggest that there are any existing safety issues along Crestview Rise or at the intersections at either end. The crashes that were shown up in the crash record were as a result of driver behaviour rather than the design of the roads. The design of the new roads, intersections and vehicle crossings would be designed to appropriate standards. I note that some Departures from Standards maybe required for the proposed new road.
- 4.4 Submitter 5 is concerned that there is no mitigation measures proposed such as traffic calming or improved pedestrian crossings. Having considered the effects of PPC108, I do not consider that specific mitigation is required outside of PPC108.
- 4.5 Submitter 8 (Ministry of Education) has sought the following relief from PPC108; 1) the provision and implementation of building forms and street designs which encourage active mode usage, and 2) provision of high quality active mode links to the local road network and the local schools.
- 4.6 PPC108 has proposed footpaths within the developments to connect to the adjacent road network. These requirements are included for the new road in the Precinct Provisions at Appendix IXXX.11 Appendix 1 – Crestview Rise Public Road Required Design Elements table. Requirements for pedestrian facilities on JOALs are included in the AUP Chapter E38 and amendments in PC79.
- 4.7 With regards to the second element of relief, no measures are proposed outside of PPC108. Whilst desirable, such as a pedestrian crossing facility on Settlement Road to provide a connection to the bus stops, I do not consider that such facilities are required to address a specific effect given the forecast level of traffic, public transport, and active mode trips.
- 4.8 Having reviewed the submissions, I do not consider that there is specific relief that would need to be addressed in the Precinct Provisions.

5.0 Local Board

- 5.1 The Papakura Local Board has provided their view on PPC108 with regards to transportation at a local board meeting on 26 March 2025. The Local Board's views were provided in Agenda Item 19 and are replicated below:

19(ii) The local board requests traffic management options to be developed for the intersection of Crestview Rise and Settlement Road

iii) Crestview Rise is a narrow road with many curves and corners with many vehicles parked on the street. This is a problem in the making. Road widths need to be wide enough to allow service and emergency vehicle access.

- 5.2 In relation to item 19(ii), the crash record of the Crestview Rise and Settlement Road intersection does not indicate that there is an existing safety issue at this location. In addition, observations of the intersection were that motorists do not currently experience undue delay. It is considered that the traffic forecast from PPC108 can be accommodated at the intersection and that PPC108 would not adversely affect its safe operation. Therefore, traffic management measures are not considered necessary at this intersection as a result of PPC108.
- 5.3 With regards to item 19(iii), Crestview Rise is a relatively modern road constructed for the existing subdivision. The road is understood to be 8m wide which is sufficient width to accommodate parking on both sides and allow for the movement of vehicles along its length. This is not considered to be a narrow road and is sufficiently wide for both service vehicles and emergency vehicles. Motorists may need to give way to each other if vehicles are parked opposite each other. This will act to moderate traffic speeds. Crestview Rise is not dissimilar to many similar roads across the region. It is considered that PPC108 should not make an appreciable difference to the operation of the existing road.

6.0 Precinct Provisions

- 6.1 I have reviewed the Precinct Provisions. Based on my review of the proposals, I consider that no changes are required to the Precinct Provisions to address traffic and transport related effects of the plan change, and that through the provisions and the normal Auckland Unitary Plan standards that the traffic effects can be appropriately managed.

7.0 Conclusions

- 7.1 In conclusion, while PPC108 is located near essential amenities (employment, education, and centres) and has transport options to access the wider Auckland Region, it faces limitations in walkability to these amenities and access to public transport in the immediate vicinity of the site.
- 7.2 The site will primarily rely on private vehicles due to the lack of frequent public transport in the immediate vicinity of the site and accessibility to alternative transport modes (e.g. cycling facilities). Despite these constraints, the traffic impact from PPC108 is expected to be manageable and can be accommodated on the existing road network.
- 7.3 The proposed local road design has received preliminary approval from Auckland Transport, indicating that appropriate access arrangements can be achieved; these would require further design development and approval through subdivision, resource consent and Engineering Plan Approvals.

7.4 Overall, I consider that the traffic effects of PPC108 can be managed through the Precinct Provisions and the existing Auckland Unitary Plan standards.

Martin Peake

1 April 2025

Attachment 4 – Local Board Views

Attachment 4 – Papakura Local Board Views

For Action

MEMO TO: Christopher Turbott - Senior Policy Planner

COPY TO: Craig Cairncross

FROM: Sital Prasad - Democracy Advisor

DATE: 31 March 2025

MEETING: Papakura Local Board Meeting of 26/03/2025

Please note for your action / information the following decision arising from the meeting named above:

PPK/2025/18 **Local board views on private plan change 108 - Crestview Rise for 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road Papakura**

FILE REF CP2025/03902

AGENDA ITEM NO. 19

19 Local board views on private plan change 108 - Crestview Rise for 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road Papakura

Resolution number PPK/2025/18

MOVED by Deputy Chairperson J Robinson, seconded by Member A Webster:

That the Papakura Local Board:

- a) **provide the following local board views on private plan change request 108 – Crestview Rise by HVHLP for 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road:**

PPK/2025/18 **Local board views on private plan change 108 - Crestview Rise for 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road Papakura**

FILE REF CP2025/03902

AGENDA ITEM NO. 19

19 Local board views on private plan change 108 - Crestview Rise for 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road Papakura

Resolution number PPK/2025/18

MOVED by Deputy Chairperson J Robinson, seconded by Member A Webster:

That the Papakura Local Board:

- a) **provide the following local board views on private plan change request 108 – Crestview Rise by HVHLP for 28, 30, 66 and 76 Crestview Rise and 170 Settlement Road:**

- i) The Papakura Local Board is concerned about land stability if the proposal is to build on steep land
 - ii) The local board requests traffic management options be developed for the intersection of Crestview Rise and Settlement Road
 - iii) Crestview Rise is a narrow road with many curves and corners with many vehicles parked on the street. This is a problem in the making. Road widths need to be wide enough to allow service and emergency vehicles access
- b) appoint Chairperson Brent Catchpole and Deputy Chairperson Jan Robinson to speak to the local board views at a hearing on the private plan change request
 - c) delegate authority to the chairperson of the Papakura Local Board to make a replacement appointment in the event the local board member appointed in resolution b) is unable to attend the private plan change hearing.

CARRIED

Attachment 5 – Statutory framework

Attachment 5 – Statutory Framework

Private plan change requests can be made to the council under Clause 21 of Schedule 1 of the RMA. The provisions of a private plan change request must comply with the same mandatory requirements as council-initiated plan changes, and the private plan change request must contain an evaluation report in accordance with section 32 and clause 22(1) in Schedule 1 of the RMA¹.

Resource Management Act 1991

Sections of the RMA relevant to private plan change decision making are recorded in the following table.

RMA Section	Matters
Part 2	Purpose and intent of the Act
Section 31	Outlines the functions of territorial authorities in giving effect to the RMA
Section 32	Requirements preparing and publishing evaluation reports. This section requires councils to consider the alternatives, costs and benefits of the proposal.
Section 67	Contents of regional plans- sets out the requirements for regional plan provisions, including what the regional plan must give effect to, and what it must not be inconsistent with
Section 72	Sets out that the purpose of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.
Section 73	Sets out schedule 1 of the RMA as the process to prepare or change a district plan
Section 74	Matters to be considered by a territorial authority when preparing a change to its district plan. This includes its functions under section 1, Part 2 of the RMA, national policy statement, other regulations and other matters.
Section 75	Contents of district plans- sets out the requirements for district plan provisions, including what the district plan must give effect to, and what it must not be inconsistent with
Section 76	Provides that a territorial authority may include rules in a district plan for the purpose of (a) carrying out its functions under the RMA; and (b) achieving objectives and policies set out in the district plan
Schedule 1	Sets out the process for preparation and change of policy statements and plans by local authorities. It also sets out the process for private plan change applications.

¹ Clause 29(1) Schedule 1 of the RMA provides 'except as provided in subclauses (1A) to (9), Part 1 with all necessary modifications, shall apply to any plan or change requested under this Part and accepted under clause 25(2)(b)'

The mandatory requirements for plan preparation are comprehensively summarised by the Environment Court in *Long Bay-Okura Great Park Society Incorporated and Others v North Shore City Council (Decision A078/2008)*, 16 July 2018 at [34] and updated I subsequent cases including *Colonial Vineyard v Marlborough District Council* [2014] NZEnvC 55 at [17]. When considering changes to district plans, the RMA sets out a wide range of issues to be addressed. The relevant sections of the RMA are set out above and the statutory tests that must be considered for PC74 are set out in 1 below.

A. General requirements
<ol style="list-style-type: none"> 1. <i>A district plan (change) should be designed to accord with and assist the territorial authority to carry out its functions so as to achieve, the purpose of the Act.</i> 2. <i>When preparing its district plan (change) the territorial authority must give effect to any national policy statement or New Zealand Coastal Policy Statement.</i> 3. <i>When preparing its district plan (change) the territorial authority shall:</i> <ol style="list-style-type: none"> (a) <i>Have regard to any proposed regional policy statement;</i> (b) <i>Not be consistent with any operative regional policy statement.</i> 4. <i>In relation to regional plans:</i> <ol style="list-style-type: none"> (a) <i>The district plan (change) must not be inconsistent with an operative regional plan for any matter specified in section 30(1) [or a water conservation order]; and</i> (b) <i>Must have regard to any proposed regional plan on any matter of regional significance etc.</i> 5. <i>When preparing its district plan (change) the territorial authority must also:</i> <ul style="list-style-type: none"> • <i>Have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register and to various fisheries regulations, and to consistency with plans and proposed plans of adjacent territorial authorities.</i> • <i>Take into account any relevant planning document recognised by an iwi authority; and</i> • <i>Not have regard to trade competition.</i> 6. <i>The district plan (change) must be prepared in accordance with any regulation (there are none at present);</i> 7. <i>The formal requirement that a district plan (change) must also state its objectives, policies and the rules</i>
B. Objectives [the section 32 test for objectives]

<p>8. <i>Each proposed objective in a district plan (change) is to be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act.</i></p>
<p>C. Policies and methods (including rules) [the section 32 test for policies and rules]</p>
<p>9. <i>The policies are to be implement the objectives, and the rules (if any) are to implement the policies;</i></p> <p>10. <i>Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account:</i></p> <p style="padding-left: 40px;"><i>(a) The benefits and costs of the proposed policies and methods (including rules); and</i></p> <p style="padding-left: 40px;"><i>(b) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.</i></p>
<p>D. Rules</p>
<p>11. <i>In making a rule the territorial authority must have regard to the actual and potential effect of activities on the environment.</i></p>
<p>E. Other statutes</p>
<p>12. <i>Finally territorial authorities may be required to comply with other statutes. This includes, within the Auckland Region, the Local Government (Auckland) Amendment Act 2004.</i></p>

Attachment 6 – Submissions and Further Submissions

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 108 - Michael David Atkinson
Date: Wednesday, 12 February 2025 4:00:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael David Atkinson

Organisation name: Private

Agent's full name:

Email address: mike.systemtech@gmail.com

Contact phone number:

Postal address:

275 Kaipara rd

Papakura

Auckland 2582

Submission details

This is a submission to:

Plan change number: Plan Change 108

Plan change name: PC 108 (Private): Crestview Rise

My submission relates to

Rule or rules:

PC108

Property address: Crestview rise, Papakura

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I believe that changing the urban plan on marginal lots like this will make objection to larger changes such as the Winton developments harder in the first instance.

And you are potentially pushing up into old Pa sites that spread across from Keri hill.

There will be increased noise. As there already has been. especially on weekends (have never seen any acoustics report for the original development)

The increased housing numbers will put added pressure on the existing roads and on to settlement road if new housing is proposed to discharge out on to Settlement road extension.

There are several areas of natural native vegetation in the west of the proposed change.

Even if it there is not much native bush left, it would be of amenity value.

Line of site and view shaft amenity will be impacted. As it already has with reflective white and bright orange houses in the existing high density development. Does it fit the Kotahitnga concept?

The contour of the land is very steep, the ground is clay and full of Tomo and requires substantial land form alteration and will cause a lot of extra run off into storm water. 60/70m elevation. this will

be of direct impact to the residence of existing developments.

Will there be any more upgrade required to infrastructure up Kaipara rd by water care to cater for increased water demand? . Because this would directly impact my address. As it did with original development. Larger pipe trust under my drive way.

I or we seek the following decision by council: Decline the plan change

3.1

Submission date: 12 February 2025

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Things to do Music in Parks. Enjoy 18 free live music events.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 108 - Robert Taylor
Date: Monday, 17 February 2025 7:15:55 pm
Attachments: [Submission in Opposition to Private Plan Change 108 \(PC108\) - Google Docs.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robert Taylor

Organisation name:

Agent's full name:

Email address: roberttaylornz1@gmail.com

Contact phone number: 0222557628

Postal address:
 5 Crestlands Place
 Papakura
 Auckland 2110

Submission details

This is a submission to:

Plan change number: Plan Change 108

Plan change name: PC 108 (Private): Crestview Rise

My submission relates to

Rule or rules:
 Please refer to the attached PDF.

Property address: Crestview Rise

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
 Please refer to the attached PDF

I or we seek the following decision by council: Decline the plan change

Submission date: 17 February 2025

Supporting documents
 Submission in Opposition to Private Plan Change 108 (PC108) - Google Docs.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

5.1

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Things to do Music in Parks. Enjoy 18 free live music events.](#)



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Submission in Opposition to Private Plan Change 108 (PC108)

To: Auckland Council, Plans and Places Team

Re: Private Plan Change Request for Crestview Rise, Papakura – Harbour View Heights LP

Formal Opposition to Private Plan Change 108

We, the undersigned, acknowledge receipt of Auckland Council's notification dated 17 January 2025, regarding Private Plan Change 108 (PC108). We formally oppose PC108, which seeks to rezone land at Crestview Rise from Countryside Living to Residential – Mixed Housing Urban and facilitate the development of up to 90 additional dwellings, for the following reasons grounded in resource management principles and legal considerations:

1. Inconsistency with Sustainable Management and Adverse Effects on Local Character and Amenity (Resource Management Act Part 2 and Auckland Unitary Plan)

The proposed plan change is inconsistent with Part 2 of the Resource Management Act 1991 (RMA), which mandates the sustainable management of natural and physical resources. It fails to:

- **Promote sustainable management:** The development prioritizes maximizing dwelling yield and developer profit without adequately considering the long-term sustainability of the community and environment. The proposed housing design is widely perceived within the community as substandard in construction quality and excessively dense, undermining the principles of quality urban design promoted in the Auckland Unitary Plan.
- **Avoid, remedy, or mitigate adverse effects:** The plan change will generate significant adverse effects that are not adequately avoided, remedied, or mitigated. These effects include:
 - **Visual Amenity and Character Degradation:** The intensification is incompatible with the established character of the area, historically characterized by larger residential lots, open space, and a semi-rural amenity. The introduction of further high-density housing will result in a visually intrusive and incongruous built environment, diminishing the area's unique character. This conflicts with objectives and policies in the Auckland Unitary Plan aimed at maintaining and enhancing local character and amenity values.
 - **Loss of Residential Amenity:** Existing residents will experience a significant loss of privacy, increased overshadowing, and visual intrusion due to the proposed 8m–11m high dwellings being located in close proximity to existing properties. This directly reduces the residential amenity currently enjoyed and protected under the Auckland Unitary Plan's objectives for residential zones.

2. Inadequate Consideration of Infrastructure and Community Wellbeing (RMA Part 2 and Auckland Unitary Plan)

The plan change fails to ensure the sustainable wellbeing of the community, as required by Part 2 of the RMA, due to a lack of provision for necessary infrastructure and community amenities.

- **Infrastructure Deficiencies:** The proposal relies solely on existing infrastructure. There is

no evidence of developer contributions towards upgrading roads, water supply, wastewater, stormwater systems, or other essential services. This infrastructure deficit will negatively impact both new and existing residents.

- **Lack of Community Benefits:** The plan change lacks any provision for new community amenities such as playgrounds, parks, or community spaces. This deficiency undermines the creation of a liveable and socially sustainable community, contrary to the Auckland Unitary Plan's focus on creating quality urban environments with access to open space and community facilities. The economic benefits of the development are overwhelmingly private, with the community bearing the costs of increased demand and reduced amenity.

3. Breach of Legitimate Expectations and Property Rights (RMA Part 2 and Auckland Unitary Plan)

The proposed rezoning undermines the legitimate expectations of existing property owners and negatively impacts their property rights, raising concerns under Part 2 of the RMA.

- **Erosion of Zoning Protections:** In purchasing our property, we reasonably relied on the existing Countryside Living zoning as a planning control that protected the amenity, privacy, and low-density character of the area immediately adjacent to our property. The proposed rezoning directly removes these protections, fundamentally altering the planning framework upon which our property investment decisions were based.
- **Property Devaluation and Amenity Loss:** The introduction of high-density housing will inevitably devalue our property due to the significant loss of privacy, overshadowing, and visual intrusion. The absence of adequate buffer zones or mitigation measures exacerbates these adverse effects, directly impacting our quality of life and property values, contrary to the principles of maintaining amenity within residential areas under the Auckland Unitary Plan.

4. Concerns Regarding Developer Competence and Past Conduct (Procedural Fairness and RMA Principles)

The applicant's documented history of poor development practices in the adjacent Harbour View Heights development raises serious concerns about their ability to deliver a quality development and adhere to RMA principles.

- **Substandard Development Practices:** The previous development phase was characterized by:
 - **Environmental Nuisance:** Excessive noise, dust, and vibration during construction, with inadequate enforcement by Auckland Council.
 - **Health and Safety Breaches:** Use of unqualified and unsafe contractors, resulting in documented health and safety breaches, fatalities (as reported by Worksafe NZ and NZ Herald - [Man buried at development by Settlement Rd](#)), and threatening behaviour towards residents.
 - **Failure to Rectify Damage:** Failure to properly remediate damage to our own and neighbouring property, demonstrating a lack of responsibility and disregard for community wellbeing.
 - **Non-Compliance with Consents:** Repeated breaches of permitted working hours, causing unacceptable disruption to residents including those with new families.
- **Lack of Confidence in Future Compliance:** This track record demonstrates a lack of

competence and commitment to responsible development practices. We have no confidence that the developer will implement adequate safeguards, comply with consent conditions, or engage competent contractors for this new proposal. This raises concerns about the procedural fairness of granting further development rights to an applicant with such a history.

5. Traffic and Road Safety Impacts (Adverse Effects and Infrastructure Considerations)

The proposed development will exacerbate existing traffic congestion and road safety hazards on Crestview Rise and Settlement Road, generating unacceptable adverse effects.

- **Increased Traffic Congestion:** The significant increase in dwellings will inevitably lead to a substantial rise in traffic volume on local roads.
- **Exacerbation of Road Safety Risks:** Crestview Rise and Settlement Road are prone to speeding, and increased traffic volumes will heighten safety risks for pedestrians, cyclists, and residents, particularly children and pets.
- **Inadequate Mitigation Measures:** The applicant has failed to propose any meaningful traffic mitigation measures, such as speed calming infrastructure or improved pedestrian crossings, to address these increased risks. This lack of mitigation is inconsistent with responsible urban planning and RMA principles.

6. Legal Rights Reserved

Given the significant and demonstrable adverse effects of the proposed plan change and the concerns outlined above, we reserve all legal rights to oppose PC108 through all available avenues, including but not limited to:

- **Challenging Procedural Fairness:** Raising concerns regarding the procedural fairness of the plan change process, particularly in light of the developer's past conduct and the adequacy of consultation.
- **Appealing Council Decisions:** Filing an appeal to the appropriate legal bodies should Auckland Council approve the plan change in its current form.
- **Seeking Legal Review:** Obtaining independent legal review of the environmental, economic, and social impact assessments associated with the proposed development to ensure their robustness and compliance with legal standards.

Conclusion

For all the aforementioned reasons, grounded in the Resource Management Act 1991, the Auckland Unitary Plan, and fundamental principles of sustainable urban planning, community well-being, and procedural fairness, we strongly oppose Private Plan Change 108.

We respectfully request that Auckland Council **decline the proposed plan change in its current form**. Should the Council be minded to proceed, we expect a comprehensive and independent review of the community impact and demand substantive modifications to the proposal to genuinely address the significant concerns of affected residents and ensure compliance with all relevant legal and planning requirements.

Submitted by:

Robert Taylor and Ines Burzig

5 Crestlands Place, Papakura

E: burzig@yahoo.co.nz E: roberttaylornz1@gmail.com

17 February 2025

Attachment to Submission by Harbour View Heights LP

Introduction and Summary of Submission

1. This is a submission on Proposed Private Plan Change 108 (**PC108**) to the Auckland Unitary Plan (**AUP**).
2. This submission is made by Harbour View Heights LP (**HVHLP**). HVHLP is the also the applicant for PC108.
3. HVHLP's primary position is that it **supports** PC108 in full. 6.1
4. However, as set out below, in the event that changes are made to the Resource Management Act 1991 (**RMA**) which change the premise on which PC108 was prepared, HVHLP **seeks amendments** to PC108. The purpose of this submission is to ensure the Hearings Panel have sufficient scope to make a decision that it considers gives best effect to the sustainable management purpose of the RMA.
5. This submission is made to ensure there is no question that there is scope to make decisions on PC108 that apply a different zone and remove certain provisions which are currently mandatory. The requested amendments are only applicable if legislative changes are made which make the Medium Density Residential Standards (**MDRS**) optional.
6. HVHLP wishes to be heard in support of its submission.

Reason for Submission

7. PC108 was made in accordance with the RMA as it applied at the time the request was made.
8. As set out in part 3.1.2 of the Plan Change Request and s 32 Assessment, Tier 1 authorities, including Auckland Council, must adopt the MDRS set out in Schedule 3A Part 2, RMA. The Council must not accept a private plan change request if it does not incorporate the MDRS (cl 25(4A), Schedule 1, RMA).
9. Council confirmed that PC108 must seek a "relevant residential zone" under the AUP and must incorporate the MDRS through a precinct. PC108 therefore seeks rezoning to Residential- Mixed Housing Urban Zone (**MHU**) as being the most appropriate relevant residential zone, and the Crestview Rise Precinct includes the MDRS.
10. The Resource Management (Consenting and Other System Changes) Amendment Bill (**RM Bill**) is currently before the Select Committee and is expected to be passed into law in mid-2025.
11. The RM Bill proposes to allow councils to opt out of the MDRS (proposed s 77FA(2), cl 17 RM Bill).
12. As introduced, the RM Bill provides that that option would not take effect until a date set by Order in Council or 1 year after Royal assent (cl 2(4) RM Bill). In addition, the proposed transitional provisions provide that any private plan change request that has been accepted before commencement will continue to be subject to s 77G RMA (meaning MDRS must be incorporated) until the plan change is operative.
13. In summary, if the RM Bill becomes law in its current form, PC108 must continue to adopt a relevant zone and include the MDRS.

14. However, HVHLP is aware that Auckland Council has made a submission seeking changes to the RM Bill seeking a bespoke solution for Auckland.¹ Council specifically requests removal of s 77G and cl 25(4A), Schedule 1, RMA and seeks that the amended Bill commence the day after Royal assent. Assuming the transitional provisions were also amended, this would mean it would no longer be mandatory for PC108 to include the MDRS or to have a 'relevant residential zone'
15. Should those or similar requested changes be made to the Bill, with the amended RMA being applicable to PC108 at the time of the hearing, then the Hearings Panel will need to consider the most appropriate zone and development controls, without the legislative limitations that currently apply.

Relief Sought - Amendments requested if changes made to RMA

16. In the event that legislative changes in force at the time of the hearing mean that the MDRS are not mandatory, HVHLP seeks the amendments identified in italics below. The reasons for the relief sought are set out below each amendment sought.

*The area proposed to be zoned MHU be zoned **Mixed Housing Suburban (MHS)**.*

6.2

17. The RMA currently requires that any private plan change apply seeking urban zoning apply a "relevant residential zone". The Plan Change Request sets out the reasons for requesting MHU as the most appropriate relevant residential zone at p16 and 25-26. The reasons include that:²

The adjacent Crestview Rise subdivision/development was established under the MHS zone and this is now proposed as MHU under PC78. It would be consistent and appropriate to apply and continue the MHU Zone over the site area to be rezoned.

18. In the event a "relevant residential zone" is no longer required, it would be appropriate to apply the MHS Zone, to retain consistency with the adjacent Crestview Rise subdivision.
19. As set out in the Plan Change request, similar design outcomes are enabled under both zones, however applying a consistent zoning across the neighbourhood would provide greater clarity and is considered to be more appropriate (albeit that the difference is considered minor).
20. In the event that the zoning is amended to MHS, references to the MHU Zone in the Crestview Precinct should be amended to refer to the MHS Zone.

MDRS to be removed for the Crestview Precinct

6.3

21. The proposed Crestview Rise Precinct achieves two major purposes:
 - (a) to achieve a quality compact and well-functioning urban environment by requiring development in accordance with a precinct plan and applying site specific development controls; and
 - (b) to incorporate the mandatory MDRS from the RMA.
22. In the event the MDRS are no longer mandatory for PC108, HVHLP seeks that the Crestview Precinct be amended to remove the MDRS and all references to them.
23. For the avoidance of doubt, any provisions relating to achieving the environmental and cultural outcomes for the Precinct, including Objectives (3)-(5), Policies (6)-(8), Standard I.XXX.6.1 and the Special Information Requirements at I.XXX.9 are not proposed to be amended or deleted.

¹ [Auckland Council Submission on RM Bill](#), pp24-26.

² [PC108 Plan Change Request and s 32](#)

Consequential Amendments

24. HVHLP seeks any consequential amendments to the Precinct to achieve internal consistency and consistency with any applicable legislative requirements.

Russell Baikie

Signed on behalf of Harbour View Heights LP

Date: 19 February 2025

Address for Service:

Russell Baikie
RDBCONSULT
BRP MNZPI

russell@rdbconsult.com

Ph 0274 612315

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Russell Baikie

Organisation Name (if submission is made on behalf of Organisation)

Harbour View Heights LP

Address for service of Submitter

2 Goldstine Place, Royal Oak, Auckland 1023

Telephone:

274612315

Email:

russell@rdbconsult.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 108 (Private)

Plan Change/Variation Name

Crestview Rise

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Proposed MHU Zoning / Parts of Crestview Rise Precinct

Or

Property Address

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are:

See attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation ☐

Accept the proposed plan change / variation with amendments as outlined below ☒

Decline the proposed plan change / variation ☐

If the proposed plan change / variation is not declined, then amend it as outlined below. ☐

I wish to be heard in support of my submission ☒

I do not wish to be heard in support of my submission ☐

If others make a similar submission, I will consider presenting a joint case with them at a hearing ☐

Russell Baikie
Signature of Submitter
(or person authorised to sign on behalf of submitter)

02/19/2025
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ /could not ☒ gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☐ / am not ☐ directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.



Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

Attn.: Planning Technician

unitaryplan@aucklandcouncil.govt.nz

TO: Auckland Council

SUBMISSION ON: (Proposed) Plan Change (Private) - 28,30,66,76 Crestview
Rise and 170 Settlement Road, Papakura

FROM: Veolia Water Services (ANZ) Pty Ltd

ADDRESS FOR SERVICE: sanjeev.morar@veolia.com

DATE: 20 February 2025

Veolia could not gain an advantage in trade competition through this submission.

1. INTRODUCTION

1.1. Background

On July 1, 1997 a 30-year franchise agreement commenced with the Papakura District Council to outsource operations of the water and wastewater networks in Papakura, Drury and Takanini to a Veolia, wholly owned subsidiary called United Water.

Around the globe, Veolia helps cities and industries to manage, optimize and make the most of their resources. The company provides an array of solutions related to water, energy and materials. Veolia's 174,000 employees are tasked with contributing directly to the sustainability performance of customers in the public and private sectors, allowing them to pursue development while protecting the environment.

- 100 million people supplied with drinking water

- 63 million people connected to wastewater systems
- 4,245 drinking water production plants managed
- 3,303 wastewater treatment plants managed^[s1]

In 2011, United Water was rebranded to Veolia, its parent company's name. This brand change brought the New Zealand operations in line with Veolia's global business.

Under the existing franchise agreement, Veolia is responsible for all aspects of the water and wastewater business including:

- Meter reading, billing and collection of revenue
- Customer services
- Operations and maintenance of the water supply and wastewater collection systems
- Planning, design and construction of new infrastructure

Papakura District Council was disestablished in 2010 with the creation of the Auckland Council as a unitary authority.

Auckland Council owns Watercare - a council organisation. All the water in the Papakura district is supplied by Watercare and all wastewater is treated at Watercare's Mangere Plant.

Watercare Services Ltd owns the water and wastewater infrastructure which is operated by Veolia.

2. SUBMISSION

2.1. General

This is a submission on a change proposed by Harbour View Heights to the Auckland Unitary Plan (Operative in Part) that was publicly notified on 23 January 2025 ("**Proposal**").

The Applicant proposes to rezone 2 hectares of Rural - Countryside Living land at 28,30,66,76 Crestview Rise and 170 Settlement Road, Papakura, to Residential - Mixed Housing Urban ("**Plan Change Area**").

Veolia considers that, due to the proposed rezoning of rural land to urban, the PPC is not anticipated by the Auckland Unitary Plan – Operative in Part (AUP-OP), the Future Development Strategy 2023-2053 (FDS) or the Auckland Growth Scenario (AGS). Veolia does not support unanticipated growth. The purpose of this submission is to address the technical feasibility of the proposed water and wastewater servicing arrangement to ensure that the effects on the existing and planned water and wastewater network are appropriately considered and managed in accordance with Resource Management Act 1991 ("**RMA**").

In making its submission, Veolia has considered the relevant provisions of the Auckland Plan 2050, Te Tahua Taungahuru Te Mahere Taungahuru 2018 – 2028/The 10-year Budget Long-term Plan 2018 – 2028, the Auckland Future Urban Land Supply Strategy 2015 and 2017, the Water Supply and Wastewater Network Bylaw 2015 and the Water and Wastewater Code of Practice for Land Development and Subdivision. It has also considered the relevant RMA documents including the Auckland Unitary Plan (Operative in Part) and the National Policy Statement on Urban Development Capacity 2016 which (among other

matters) requires local authorities to ensure that at any one time there is sufficient housing and business development capacity which:

- (a) in the short term, is feasible, zoned and serviced with development infrastructure (including water and wastewater);
- (b) in the medium term, is feasible, zoned and either:
 - (i) serviced with development infrastructure, or
 - (ii) the funding for the development infrastructure required to service that development capacity must be identified in a Long Term Plan required under the Local Government Act 2002; and
- (c) in the long term, is feasible, identified in relevant plans and strategies, and the development infrastructure required to service it is identified in the relevant Infrastructure Strategy required under the Local Government Act 2002.¹

2.2. Specific parts of the Proposal

The specific parts of the Proposal that this submission relates to are: the proposed water and wastewater servicing arrangement and the effects of the Proposal on the existing and planned water and wastewater network.

Veolia has reviewed the Proposal but it is not in a position to confirm whether, in Veolia's opinion, the proposed servicing arrangement is appropriate. Specifically:

- (a) Water Supply
- (b) Wastewater Network (gravity) - Magnitude of required upgrades to provide additional capacity

2.2.1. Water supply

2.2.1.1. Water supply infrastructure

The properties 28,30,66,76 Crestview Rise and 170 Settlement Road, Papakura are to be supplied via the Retail Kaipara water reservoir. Connecting infrastructure from the north-western catchment will be required.

¹ National Policy Statement on Urban Development Capacity 2016, policy PA1.

2.2.1.2. Water supply servicing for the Plan Change Area

In order to adequately assess the effects of the Proposal on the existing and planned water infrastructure network, the following further information regarding the proposed water supply servicing was undertaken:

- (a) network modelling of the existing network with the additional demand proposed
- (b) an assessment of the water infrastructure upgrades that might be required to service the development

As at the date of this submission, the Kaipara Reservoir contains sufficient available capacity for the proposed 90 residential dwellings. Connecting infrastructure to the site will be required. The Applicant will be required to construct and fund any local/Retail network to service the Plan Change Area

For clarity, all of the water supply network relevant to the plan change is considered local/Retail network, and is therefore required to be funded by the developer.

2.2.2. Wastewater

2.2.2.1. Wastewater infrastructure

As at the date of this submission, downstream wastewater infrastructure does not have sufficient available capacity for the proposed 90 residential dwellings.

2.2.2.2. Wastewater servicing for the Plan Change Area

There is, as at the date of this letter, insufficient Retail wastewater network capacity to supply the proposed 90 residential dwellings at the Site. To provide compliant Retail wastewater services for the proposed 90 residential dwellings, the following network amendments will be required to be funded, implemented and made operational by the Applicant under a Veolia approved Construction/Connection of New Works Agreement and the works approved by Veolia prior to the occupation of any residential unit within the Site:

- Upsize existing Retail wastewater network assets (GIS ID 569358, 569359 and 569360) from 300mm ID PVC to 450mm ID PVC.

The Applicant will be required to construct and fund the local network upgrade to service the Plan Change Area.

All upgrades are to be reviewed and agreed with Veolia.

3. DECISION SOUGHT

Veolia seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Proposal will be adequately met, such that the water and wastewater related effects are appropriately managed.

To enable that decision to be made, Veolia requests that:

7.1

- (a) Existing water infrastructure is modelled (after 12 months from the date of this submission) to determine if sufficient capacity exists. Should there be insufficient capacity, it is the responsibility of the Applicant to, at its cost, design and construct required network infrastructure upgrades.
- (b) Wastewater disposal from the Plan Change Area is required to be connected to the public wastewater network
- (c) The Applicant will, at its cost, design and construct:
 - i. any wastewater infrastructure required to enable the connection of the Plan Change Area to the public wastewater disposal and collection system
 - ii. any water infrastructure required to enable the connection of the Plan Change Area to the public retail water network
- (d) The Applicant obtains approval from Veolia for the connection points to the local network to service the Plan Change Area.
- (e) The assessment of Retail water and wastewater network constraints, in accordance with the information available at the time of assessment, shall be valid for 12 months from the date of this submission. Reassessment will be required after 12 months.

7.1

4. HEARING

Veolia wishes to be heard in support of its submission.



Sanjeev Morar
Developments Manager

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 108 - Ministry of Education
Date: Friday, 21 February 2025 2:30:40 pm
Attachments: [PC108_CrestviewRise - Ministry of Education Submission.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ministry of Education

Organisation name: Ministry of Education

Agent's full name: Eden Rima

Email address: Eden.Rima@beca.com

Contact phone number: 09 336 9440

Postal address:

PO Box 6345

Wellesley

Auckland 1141

Submission details

This is a submission to:

Plan change number: Plan Change 108

Plan change name: PC 108 (Private): Crestview Rise

My submission relates to

Rule or rules:

Refer to submission attached.

Property address: Refer to submission attached.

Map or maps: Refer to submission attached.

Other provisions:

Refer to submission attached.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Refer to submission attached.

The Ministry of Education is neutral on the plan change.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Refer to submission attached.

Submission date: 21 February 2025

Supporting documents

[PC108_CrestviewRise - Ministry of Education Submission.pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

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FORM 5

**Submission on publicly notified proposal for policy statement or plan, change or
variation under Clause 6 of Schedule 1, Resource Management Act 1991**

To: Auckland Council

Name of submitter: **Te Tāhuhu o te Mātauranga | Ministry of Education**

Address for service: C/- Beca Ltd
PO Box 6345
Wellesley
Auckland 1141

Attention: Eden Rima

Phone: 09 336 9440

Email: Eden.Rima@beca.com

This is a submission on the Proposed Plan Change 108 (Private) at Crestview Rise in Papakura, Auckland

The specific parts of the proposal that the Ministry of Education's submission relates to are:

The Ministry have concerns about the proposed rezoning due to potential effects on various schools in Papakura in respect of traffic safety and accessibility.

Background

Te Tāhuhu o te Mātauranga | Ministry of Education ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact existing and future educational facilities and assets within the Auckland region.

The Ministry of Education's submission is:

The increase in people living and travelling in the area, as well as proposed transport infrastructure may

The Ministry considers that appropriate regard should be given to the safety and efficiency of the walking and cycling network due to proximity of the private plan change area (PPC) to a number of schools (Figure 1). The applicant acknowledges this in the Integrated Transportation Assessment (ITA) supplied with the application, with regard to specific walking and cycling catchments, in which six schools are located within reasonable cycling distance to the PCA, and two schools are located within walking distance to the PCA.



Quality pedestrian and cycle connections to schools and through neighbourhoods from the PCA have health and safety benefits for children and have the potential to reduce traffic generation at pick up and drop off times.

The PCA should be well serviced by safe and accessible pedestrian and cycling links that connect to the nearest schools to allow students to continue to commute safely to school regardless of the increase in vehicular traffic within the area as a result of the plan change.

Furthermore, the PPC should also provide for provisions relating to safe active modes all the way to the school gate, given the level of increase in housing provision in Papakura as a result of this PPC and another nearby site which has been signalled for redevelopment within the next 5 years.

Decision sought:

The Ministry is neutral on the PPC if Council accepts the following relief and any consequential amendments required to give effect to the matters raised in this submission.

1. The provision and implementation of building forms and street designs which encourage active mode usage; and
2. Provision of high quality active mode links to the local road network and the local schools

8.1

The Ministry wishes to be heard in support of its submission.

Eden Rima



Planner – Beca Ltd
(Consultant to the Ministry of Education)

Date: 21 February 2025

From: [Anthony Graham](#)
To: [Unitary Plan](#)
Subject: Plan change 108 private Crestview rise. Attn Christopher Turbott, Senior Planner
Date: Wednesday, 26 February 2025 11:26:24 pm

Hi Christopher,

I am the owner of 190 Settlement rd, Papakura the affected property.

I have only just received the posted mail notification. No email was sent to me, the developer & council have my email address.

I am totally against these plan changes as it affects my property & view & value.

I recieve no benefit from these changes just adverse affects.

I am totally against these proposed mixed housing changes.

| 9.1

Regards Anthony Graham

Attachment 7 – Table of recommendations on submissions

Attachment 7 – Table of Recommendations on Submissions

Submitter	Submission Point	Subject	Summary	Relief Sought	Recommendation
R Taylor and I Burzig	5.1	Effects on amenity	PPC 108 is opposed because of loss of amenity, views, rural character, noise, congestion and other effects	Decline PPC 108	Reject the submission
MD Atkinson	3.1	Effects on amenity	PPC 108 is opposed because of loss of amenity, views, rural character, noise, congestion and other effects	Decline PPC 108	Reject the submission
A Graham	9.1	Effects on amenity	PPC 108 is opposed because of loss of amenity, views, rural character, noise, congestion and other effects	Decline PPC 108	Reject the submission
HVHLP	6.1	Support	Support for PPC 108	Accept PPC 108	Accept in part the submission (Accept PPC 108 with amendments)

HVHLP	6.2	MDRS	Replacement of MHU with MHS if the MDRs is not mandatory	Amend PPC 108	Reject the submission
HVHLP	6.3	MDRS	Remove the MDRS from the precinct if the MDRS is not mandatory	Amend PPC 108	Reject the submission
Ministry of Education	8.1	Active modes	Provision of building forms and street designs which encourage active modes. Provide high quality active mode links to schools.	Amend PPC 108	Reject the submission
Veolia Water Services (ANZ) Pty Ltd	7.1	Wastewater infrastructure	Upgrade the wastewater pipes	Amend PPC 108	Accept in Part

Attachment 8 – S42A Recommended changes to precinct provisions

Attachment 8 - s42A recommended changes to precinct provisions

Crestview Rise Precinct

Papakura

Amendments are shown with text to be deleted as ~~struck through~~ and text to be added as underlined.

I.XXX.1. Precinct Description

The Crestview Rise X Precinct is located on the eastern urban edge of Papakura and applies to approximately 5.45 ha of land held in five titles.

The precinct's purpose is to achieve a quality compact and well-functioning urban environment, enhancement of the rural environment and suitable management of the urban rural interface. The precinct requires development in general accordance with the precinct plan. This includes an effective planted landscaped rural buffer and ridgeline at the Rural Urban boundary and the restoration, enhancement and protection of the existing bush on the site prior to urban development occurring.

The Precinct includes a sub-precinct A, the Mixed-Housing Urban zone and sub-precinct B, the Rural Countryside Living zone. Approximately 2 ha is zoned for urban activity. The Precinct incorporates the mandatory Medium Density Residential Standards (MDRS) from the RMA. Development within sub-precinct B is otherwise anticipated in accordance with the underlying zone and Unitary Plan provisions.

An integrated stormwater management approach is proposed informed by the Stormwater Management Plan for the Precinct.

I.XXX.2. Objectives

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to –
 - (a) Housing needs and demand; and
 - (b) The neighbourhood's planned urban built character, including 3-storey buildings.
- (3) Subdivision and development undertaken in general accordance with the precinct plan.
- (4) Enhancement of the site's natural environment including ecology and biodiversity.
- (5) Recognition and promotion of cultural landscape, mana whenua values and design principles.
- (6) Stormwater infrastructure that is resilient to the effects of climate change and acknowledges mana whenua values.

Objectives 1 and 2 above are mandatory MDRS requirements.

All relevant Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I.XXX.3. Policies

- (1) Within the Mixed Housing Urban Zone Area, enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (2) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga).
- (3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (4) Enable housing to be designed to meet the day-to-day needs of residents.
- (5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (6) Require subdivision and development to apply precinct plan features including the provision of a planted landscaped buffer, ridgeline planting, bush restoration and planting to enhance the RUB interface and the site's natural environment.
- (7) Require subdivision to apply Te Aranga principles including suitable cultural association symbols, design inputs and participation in the improvements to the natural environment.
- (8) Require subdivision and development to be consistent with an approved Stormwater Management Plan.

Policies 1 to 5 above are mandatory MDRS requirements.

All relevant Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I.XXX.4. Activity Table

All relevant Auckland-wide and zone activities apply in this precinct unless the activity is listed in Table IXXX.4.1 below:

Table IXXX.4.1 Activities in Crestview Rise X Precinct

Activity		Activity Status	
Subdivision			
		Sub-precinct A	Sub-precinct B
(A1A)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(A1)	Subdivision in general accordance with the precinct plan	C	NA
(A2)	Subdivision that does not comply with Standard I.XXX.6.1	D	D

(A3)	Subdivision accompanied by a land use consent application for the purpose of the construction or use of up to 3 residential units per site complying with Standard 6.3	C	NA
(A4)	Subdivision in accordance with an approved land use resource consent for the construction or use of dwellings as permitted or restricted discretionary activities complying with Standard I.XXX.6.3	C	NA
(A5)	Subdivision around existing buildings and development that complies with the relevant Auckland wide or zone rules complying with Standards I.XXX.6.2 to 6.3	C	NA
(A6)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.3	RD	NA
(A7)	Subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive	D	NA
(A8)	Subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D	NA
Use or Development in the Mixed Housing Urban Zone			
(A9)	Up to three dwellings per site meeting Standards I.XXX.6.3	P	NA
(A10)	The conversion of a principal dwelling into a maximum of three dwellings.	P	NA
(A11)	Accessory buildings	P	NA
(A12)	Internal and external alterations to buildings	P	NA
(A13)	Additions to an existing dwelling	P	NA
(A14)	The construction and use of up to 3 residential dwellings on a site if they do not comply with the permitted building density Standards I.XXX.6.3 except I.XXX.6.3.1	RD	NA
(A15)	The construction and use of 4 or more residential dwellings that comply with the density standards of I.XXX.6.3 except 1.XXX.6.3.1	RD	NA
(A16)	Development that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.1	D	NA

Note 1: For the avoidance of doubt, following the establishment of the Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection areas under Standard I.XXX.6.1, the Precinct does not regulate the Countryside Living Zone area and the underlying zone and AUP provisions will apply to any subdivision or development within that Zone.

Note 2: All applications for subdivision consent remain subject to Section 106 of the Act.

Note 3: Where a subdivision application complies with the density standards for up to three dwellings (Standard I.XXX.6.3), and no other consents are required by the Plan, a land use consent application may be in the form of a certificate of compliance.

I.XXX.5. Notification

- (1) Public notification of an application for resource consent is precluded in the Mixed Housing Urban zone if the application is for the construction and use of 1, 2, or 3 residential dwellings that complies with Standard 6.1 but does not comply with 1 or more of the density standards under 6.3 (except for the required compliance with standard 6.3.1 maximum number of dwellings per site);
- (2) Public and limited notification of an application for resource consent is precluded if the application is for the construction and use of 4 or more residential units that comply with the Standards 6.1 and 6.3 (except for the required compliance with standard 6.3.1 maximum number of dwellings per site);
- (3) Public and limited notification of an application for a controlled activity subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of residential units described in subclause (1) or (2) above.
- (4) Any application for a resource consent which is not included in the above subclauses which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (5) 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).
- (6) The above clauses are subject to whether Council decides that special circumstances exist under Section 95A of the Act.

I.XXX.6. Standards

- (1) Activities listed in I.XXX.4.1 Activity Table that require a resource consent comply with the approved Stormwater Management Plan, the Special Information requirements of I.XXX.9 and the Crestview Rise Public Road Required Design Elements in Appendix 1. **[Note: it is not clear whether this sentence is a notation or a standard. This needs to be clarified.]**
- (2) The existing zone standards of the Mixed Housing Urban zone and Countryside Living Zone apply in the precinct unless replaced by the standards listed below including the equivalent MDRS standards in I.XXX.6.3:
 - (a) Any relevant general rule, Auckland-wide standard may also apply to all activities in the precinct.

I.XXX.6.1. Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection

Purpose: To provide effective planting and protection of the landscaped buffer area, the ridgeline and the restoration and enhancement of the terrestrial ecology of the existing established native bush area as identified in the Crestview Rise X Precinct Plan.

- (1) The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise X Precinct Plan and established at the time of the initial subdivision or development.
 - (a) The planting required in Standard IXXX.6.1(1) above must:
 - (b) Use predominantly eco-sourced native vegetation
 - (c) Be consistent with local biodiversity
 - (d) Be planted at an average density of one plant per 1m² for the landscaped buffer and ridgeline areas and 1 plant per 4m² for the existing bush area
 - (e) Be undertaken in accordance with the Special Information Requirements in I.XXX.9.
- (2) The extent of the area to be planted is subject to survey and shall be legally protected and maintained in perpetuity.
- (3) The above requirements need to be complied with prior to issue of a section 224(c) certificate for any subdivision or where development may precede subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.

I.XXX.6.2. Subdivision Standards – Controlled Activities

Purpose: To provide for subdivision of land in general accordance with the precinct plan for the purpose of the construction and use of dwellings compliant with MDRS permitted and restricted discretionary land use activities.

IXXX.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I.XXX.6.3 except that standard I.XXX.6.3.3 (Height in relation to boundary) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

I.XXX.6.2.2 Subdivision around existing buildings and development

- (1) Prior to subdivision occurring, all development must meet the following:
 - (a) Comply with the relevant Auckland-wide, zone and precinct rules; or
 - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I.XXX.6.3 except that standard I.XXX.6.3.3 (Height in relation to boundary) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

IXXX.6.2.3 Subdivision accompanied by a land use consent application for up to three dwellings

- (1) The subdivision and land use consent applications relate to a vacant site
- (2) The subdivision and land use consent applications must be determined concurrently:
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.3.1 to IXXX.6.3.9
- (4) No vacant sites are created.

I.XXX.6.3 MDRS Permitted Density Standards

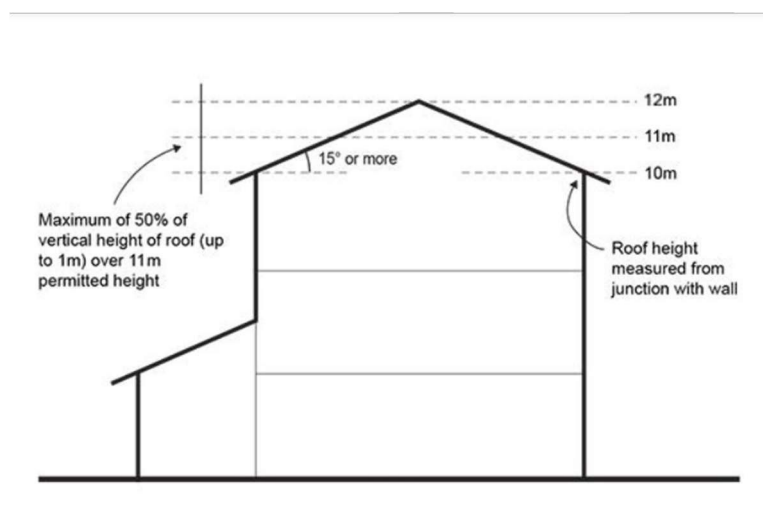
I.XXX.6.3.1 Number of dwellings per site

- (1) There must be no more than three dwellings per site.

I.XXX.6.3.2 Building Height

Purpose: To manage the height of buildings to:

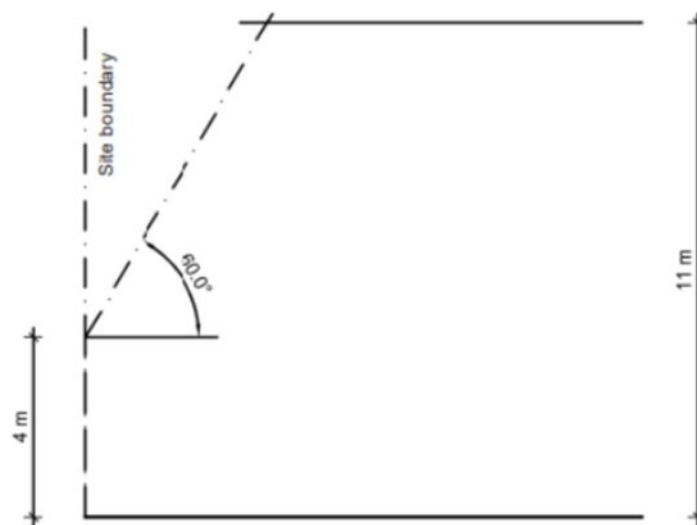
- achieve the planned urban built character of predominantly two to three storey dwellings
 - minimise visual dominance effects
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown on the following diagram:



I.XXX.6.3.3 Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way, as shown in the following diagram below:



- (2) This standard does not apply to:
 - (a) a boundary with a road:
 - (b) existing or proposed internal boundaries within a site:
 - (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

I.XXX.6.3.4 Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in the table below:

Yard	Minimum Depth
Front	1.5m
Side	1m
Rear	1m (excluded on corner sites)

- (2) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

I.XXX.6.3.5 Building Coverage

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 50% of the net site area.

I.XXX.6.3.6 Outdoor living space (per dwelling)

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and to ensure:

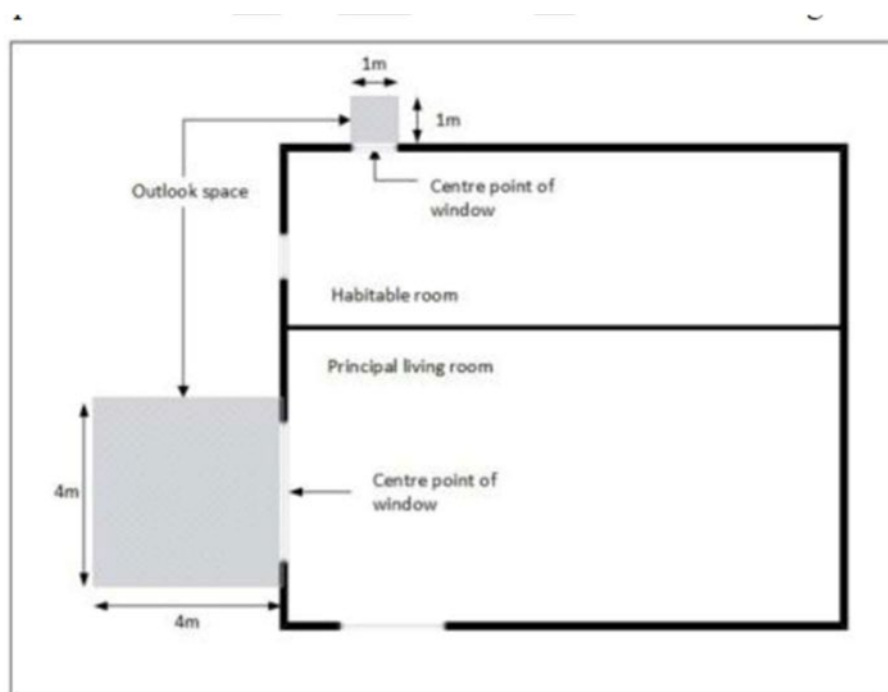
- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
 - communal outdoor living spaces are conveniently accessible for all occupants.
- (1) A residential dwelling at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that—
- (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the residential unit; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

- (2) A residential dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the residential unit; and
 - (c) may be grouped cumulatively by area in 1 communally accessible location, in which case it may be located at
 - (i) ground level; or
 - (ii) located directly adjacent to the unit.

I.XXX.6.3.7 Outlook space (per dwelling)

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with the Daylight Standard H5.6.13, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided for each residential dwelling as specified in this clause.
 - (2) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (3) The minimum dimensions for a required outlook space are as follows:

- (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
 - (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
 - (7) Outlook spaces may be under or over a balcony.
 - (8) Outlook spaces required from different rooms within the same building may overlap.
 - (9) Outlook spaces must—
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling.

I.XXX.6.3.8 Windows facing the street

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

I.XXX.6.3.9 Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
 - to create a vegetated urban streetscape character.
- (1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.
 - (2) The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

I.XXX.6.4 Stormwater management [Note further consideration is required as to the default activity status for this standard for both subdivision and land use consents. Draft matters of discretion and assessment criteria are provided on the assumption that in some subdivision cases it will be either a controlled or restricted discretionary activity]

Purpose: To ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of the receiving stream environment and to avoid exacerbating flood hazards.

- (1) Stormwater runoff from all impervious surfaces (except roofs) must be treated with a stormwater management device(s) meeting the following standards:
 - (a) the communal device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
 - (b) where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.
- (2) New buildings and additions to buildings must be constructed using low contaminant generating materials.
- (3) A minimum of 5mm roof runoff must be reused internally for non-potable applications.
- (4) Development of new impervious areas must achieve peak discharge attenuation to no more than 80% of pre-development level for up to a 1% AEP storm event.

I.XXX.6.5 Wastewater

Purpose: to ensure that the wastewater pipe network has sufficient capacity for the additional flow from the Crestview Rise X Precinct.

- (1) Upgrade the wastewater pipe network to provide sufficient capacity to prevent overflow prior to the release of the Resource Management Act 1991 section 224 certificate for any residential lots.

I.XXX.7 Assessment - Controlled Activities

I.XXX.7.1 Matters of control

The Council will reserve control over the following matters when assessing a controlled activity subdivision resource consent application in Table I.XXX.4.1:

- (1) All controlled subdivision activities listed in Table I.XXX.4.1:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application:
 - (b) compliance with the relevant Auckland-wide, precinct and zone rules and standards
 - (c) infrastructure provision and stormwater management measures that are resilient to the effects of climate change

- (d) ecological and biodiversity values within the precinct
- (e) general compliance with the key features of the precinct plan including the provisions of Standard IXXX.6.1.
- (f) Cultural landscape and mana whenua value recognition and provision as per Special Information Requirements under I.XXX.9.
- (2) Subdivision or development that is a controlled activity and does not comply with Standard I.XXX.6.4. Stormwater Management:
 - (a) Effects on stormwater quality and flood management.

I.XXX.7.2 Assessment Criteria

- (1) The Council will apply the relevant assessment criteria for controlled activity subdivision from the list below:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application:
 - (i) any proposed consent notice
 - (ii) refer to Policy E38.3(6)
 - (b) compliance with the relevant Auckland-wide, precinct and zone standards:
 - (i) refer to Policy E38.3(1) and (6)
 - (c) whether there is appropriate provision made for infrastructure including:
 - (i) infrastructure within any common areas over parts of the parent site that require access by more than one site within the subdivision; and
 - (ii) whether appropriate stormwater management measures have been provided that are resilient to the effects of climate change
 - (iii) refer to Policies E38.3(1), (6), (19) to (23).
 - (d) The extent to which the subdivision provides the key features of the precinct plan and meets the provisions of Standard I.XXX.6.1.
 - (e) The extent to which the subdivision maintains or enhances ecological and biodiversity values including water quality within the precinct.
 - (f) The extent to which cultural landscape and mana whenua values are recognised and provided for in the proposed subdivision with due regard to the Special Information Requirements of I.XXX.9.
- (2) Subdivision or development that does not comply with standard I.XXX.6.4:
 - (a) Assessment criteria E9.8.2(1).
 - (b) Whether subdivision and/or development is in accordance with the adopted Stormwater Management Plan and policies E1.3(8) – (14).

- (c) Whether subdivision and/or development manages flooding effects so that the risks to people, property and infrastructure are not increased for all flood events, up to a 1% AEP storm event.

I.XXX.8 Assessment - Restricted Discretionary Activities

I.XXX.8.1 Matters of Discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application:

- (1) The construction and use of up to 3 dwellings on a site that does not comply with standards I.XXX.6.3 (except standard 6.3.1) including:
 - (a) any precinct and zone objectives and policies relevant to the standard
 - (b) the purpose of the standard
 - (c) the effects of the infringement of the standard
 - (d) the effects on the urban built character of the precinct
 - (e) the effects on the amenity of neighbouring sites
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard
 - (g) the characteristics of the development
 - (h) any other matters specifically listed for the standard
 - (i) where more than one standard will be infringed, the effects of all infringements
 - (j) any adverse effects on the cultural landscape and mana whenua values.
- (2) The construction and use of 4 or more dwellings on a site that comply with standard I.XXX.6.3 (except standard 6.3.1) including:
 - (a) precinct and zone objectives and policies
 - (b) the effects on the urban built character of the precinct
 - (c) the effects on the amenity of neighbouring sites
 - (d) infrastructure provision and servicing
- (3) Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:
 - (a) precinct and zone objectives and policies
 - (b) Refer to E38.12.1(7)

- (c) Refer to Policy E38.3(13).
- (4) Subdivision or development that is a controlled activity and does not comply with Standard I.XXX.6.4. Stormwater Management:
 - (a) Effects on stormwater quality and flood management.

I.XXX.8.2 Assessment Criteria

The Council will apply the relevant assessment criteria below for restricted discretionary activities, in addition to the information required by the Special Information requirements in I.XXX.9 below.

- (1) The construction and use of upto 3 residential units on a site if they do not comply with the permitted density standards I.XXX.6.3 (except standard 6.3.1)
 - (a) The extent to which any development is consistent with and achieves the objectives and policies of the zone and Crestview Rise X Precinct
 - (b) The extent to which there may be adverse effects on the cultural landscape and mana whenua values and how such effects can be avoided or remedied or mitigated
 - (c) The extent to which the development contributes to a high-quality built environment compatible with the planned urban built character and residential amenity of the surrounding residential area, meeting the functional needs of residents including an amenable and safe environment for pedestrians and vehicle movement.
- (2) The construction and use of 4 or more dwellings on a site that comply with standards I.XXX.6.3 (except standard 6.3.1)
 - (a) The extent to which any development is consistent with and achieves the objectives and policies of the zone and Crestview Rise X Precinct
 - (b) The extent to which there may be adverse effects on the cultural landscape and mana whenua values and how such effects can be avoided or remedied or mitigated
 - (c) The extent to which the development contributes to a high-quality built environment compatible with the planned urban built character and residential amenity of the surrounding residential area, meeting the functional needs of residents including an amenable and safe environment for pedestrians and vehicle movement.
 - (d) Whether there is appropriate provision for infrastructure including stormwater management measures that are resilient to the effects of climate change.
- (3) Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:
 - (a) The extent to which subdivision is consistent with and achieves the objectives and policies of the Crestview Rise X Precinct
 - (b) The extent to which cultural landscape and mana whenua values are recognised and how any adverse effects on those values are avoided or remedied or mitigated

- (c) The extent to which the subdivision and its associated infrastructure is resilient to the effects of climate change and is consistent with the approved Stormwater Management Plan
- (d) The extent to which the subdivision maintains or enhances ecological values and water quality within the precinct.
- (4) Subdivision or development that does not comply with standard I.XXX.6.4:
 - (d) Assessment criteria E9.8.2(1).
 - (e) Whether subdivision and/or development is in accordance with the adopted Stormwater Management Plan and policies E1.3(8) – (14).
 - (f) Whether subdivision and/or development manages flooding effects so that the risks to people, property and infrastructure are not increased for all flood events, up to a 1% AEP storm event.

I.XXX.9 Special Information Requirements

(1) Landscaped Buffer, Ridgeline and Existing Bush Restoration Planting

An application for subdivision or development (where there is no preceding subdivision) subject to Standard I.XXX.6.1 must be accompanied by the following information as a minimum:

- (a) Provision of a weed and pest management plan for existing bush prepared by a suitably qualified person
- (b) A bush restoration plan and proposed planting plan with supporting schedules prepared by a suitably qualified person
- (c) The above information must:
 - (i) Identify the location, species, planting bag size and density of the plants
 - (ii) Confirm detail on the eco-sourcing proposed for the planting
 - (iii) Confirm the maintenance of the planting for 5yrs, including weed and pest animal control
- (d) Evidence of how the local biodiversity and ecosystem extent, including the views and interests of mana whenua, have been taken into consideration.
- (e) Evidence of the interests of Watercare Services on the nature and form of the proposed planting within the water easement area along the southern boundary of the site.

(2) Cultural Landscape

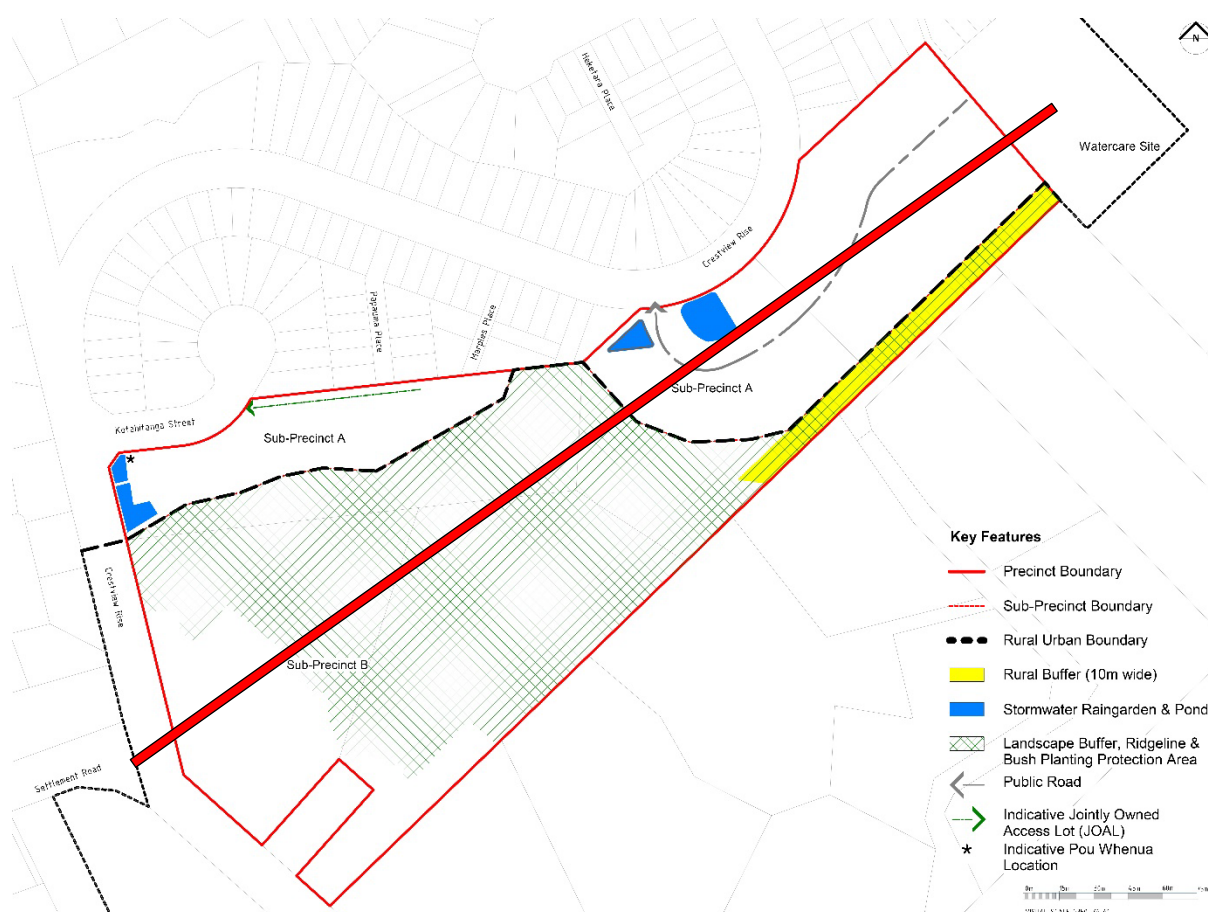
An application for subdivision, or development where there is no preceding subdivision, must be accompanied by the following information as a minimum:

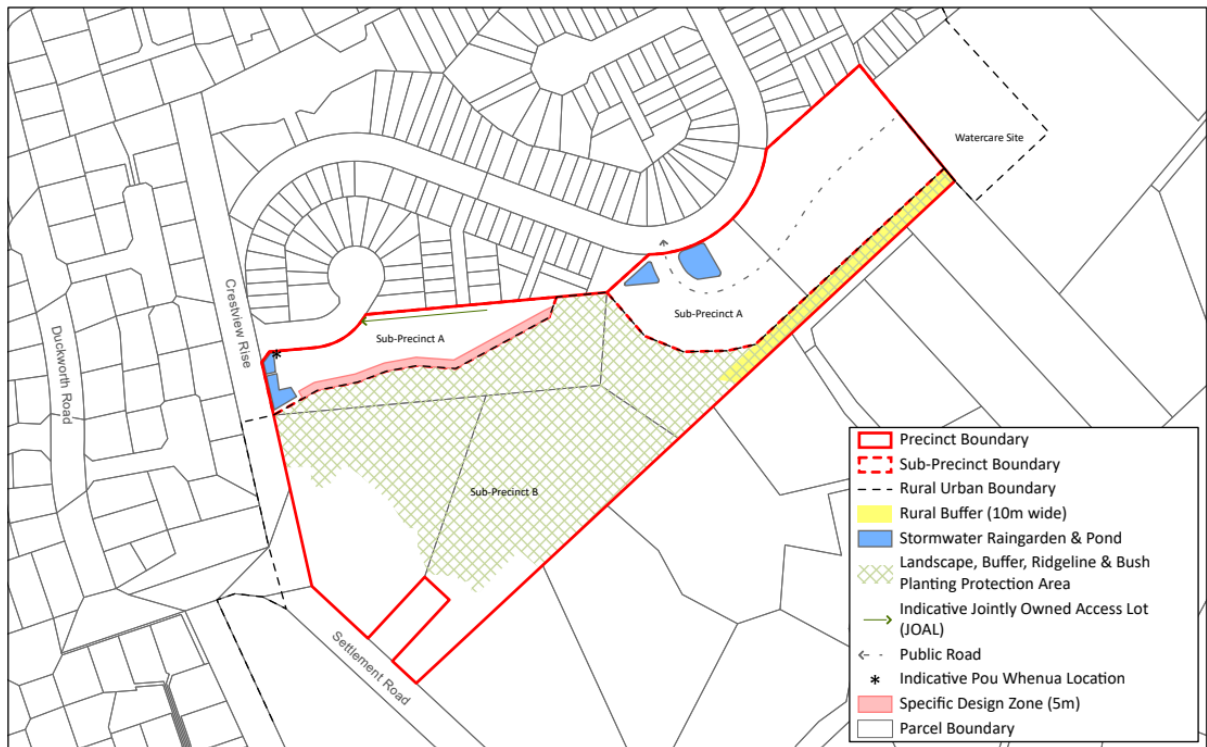
- (a) Information as to any consultation undertaken with mana whenua including as to the planting (form and provision) for the contemplated rain garden and surrounds for the stormwater

attenuation pond and how the views and preferences of Māori are reflected in the proposed design.

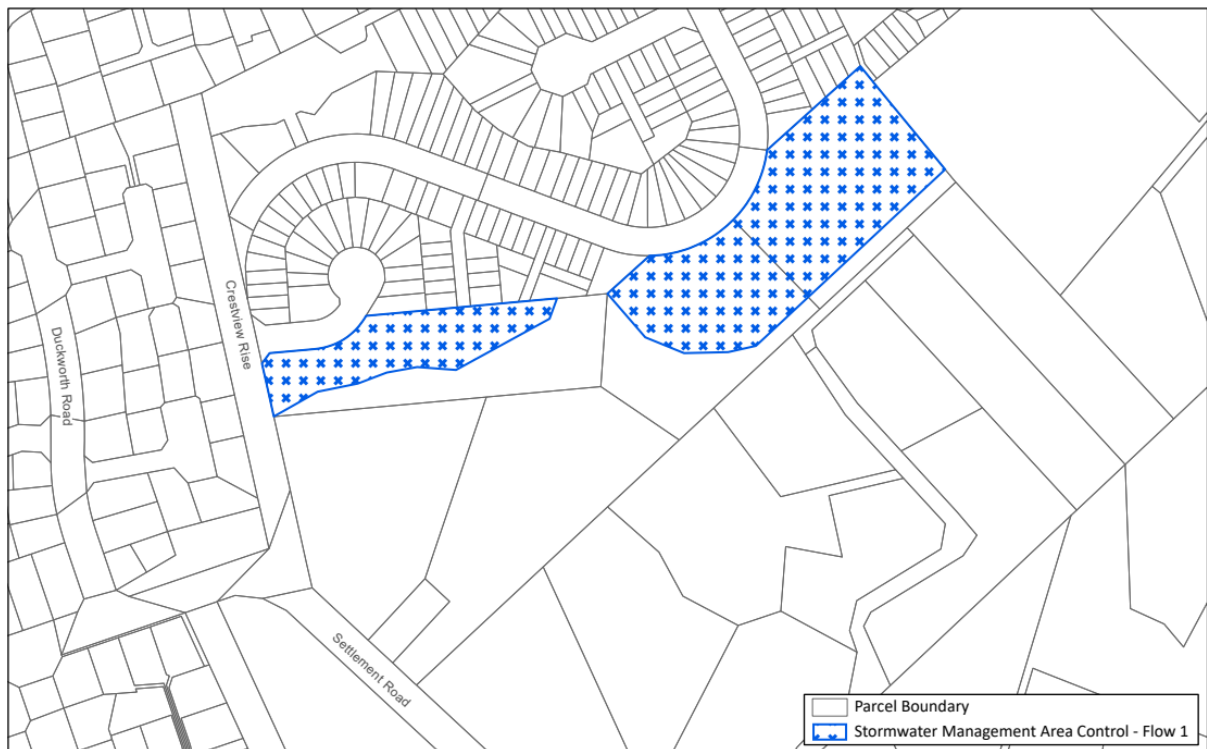
- (b) Information as to offers that have been made to mana whenua to participate in the planting of the required buffers, ridgeline and existing bush areas and the associated bush restoration required by Standard 1.XXX.6.1, and any arrangements entered into at the time of application.
- (c) Any aspects of the proposal or offered conditions of resource consent intended to recognise cultural landscape and/or mana whenua values, which may include, without limitation, the provision of pou (marker) suitably located at the corner of Kotahitanga Street and Crestview Rise as per the Precinct Plan, any arrangements for karakia at the initial earthworks and any proposals as to the naming of roads or the jointly owned access lot.

I.XXX.10 Crestview Rise X Precinct Plan [This version to be deleted and replaced with the version further below]





Insert the blue hatched area in the following map into the AUP Stormwater Management Area Flow 1 control maps



IXXX.11. Appendix 1

Crestview Rise Public Road Required Design Elements

Road Name	Role and Function	Min. Road Reserve	Road Berm	Carriageway	Access and/or Design Speed Restriction	On Street Parking	Footpaths
Local Street	Local	13.8m	1.0m both sides	6.0m	No	2.2m one side	1.8m both sides

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, or other local design requirements.

Attachment 9 – Section 32AA report

Attachment 9 – Section 32 AA Report

Overview

Section 32AA of the RMA requires further evaluation of changes made to PPC 108 to support the changes recommended to commissioners through this s42A report. This further evaluation corresponds to the scale and significance of the changes.

(1) A further evaluation required under this Act-

(a) Is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) Must be undertaken in accordance with section 32(1) to (4); and

(c) Must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) Must-

(i) Be published as an evaluation report that is made available for public inspection at the time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) Be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared in a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

(3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

Evaluation approach used in this report

The difference between a s32 analysis of a notified policy and a s32AA analysis of subsequent changes to the proposed policy is summarised below.

- A s32 analysis should assess the overall costs and benefits of the proposed policy relative to the status quo established by existing policies and features of the market.
- A s32AA analysis should assess the marginal costs and benefits of changes to the proposed policy, relative to the version assessed in the original s32 analysis.

Consequently, this evaluation focuses on the changes proposed in recommendations in this s. 42A report. The key substantive changes recommended are summarised as:

amendment of the precinct text provisions in relation to stormwater management

identification of sub-precinct A as Flow 1

insertion of geotechnical specific design zone in sub-precinct A of the precinct plan

amendment of the precinct text in relation to wastewater upgrades.

The following table sets out the corresponding PPC 108 provision (Proposal 1) along with the recommended changes (Proposal 2). Refer to **Attachment 8** for the full text of the recommended changes.

Provision	PPC 108 as notified (Proposal 1)	S.42 recommendations (s32AA) (Proposal 2)
AUP Flow 1 mapping	The PPC 108 precinct is not identified as Flow 1	Sub-precinct A is identified (mapped) as Flow 1
Precinct standards	There is no precinct standard requiring a wastewater pipe upgrade. There is no precinct standard requiring stormwater management in accordance with the SMP.	A precinct standard is inserted requiring wastewater pipe upgrades.
Precinct Plan	The precinct plan does not include the geotechnical specific design zone.	The precinct plan includes the geotechnical specific design zone as a 5m wide strip along most of the southern edge of sub-precinct A where it adjoins sub-precinct B.

Scale and significance of effects

Section 32(1)(c) of the RMA requires that evaluations contain a level of detail that corresponds to the scale and significance of the effects, particularly the difference between the plan change as notified as the proposed changes. The changes recommended in the s.42A report are partly about the local environment in the vicinity of the PPC 108 sites. In addition changes related to flooding stormwater partly relate to the extensive Slippery Creek catchment and floodplain for which development in this precinct is a potential contributor of stormwater. Changes relating to wastewater relate to the downhill effects of additional wastewater flows on the existing wastewater pipe network in Papakura to address any potential for wastewater overflow. This evaluation is proportional to those circumstances and potential effects.

The purpose of Proposal 2 is to recommend specific amendments that will:

- stormwater is managed to mitigate effects within the precinct and downstream,
- geotechnical risks are adequately assessed and mitigated in development,
- effects on the wastewater network are mitigated.

Examining the extent to which the revised rules and maps are the most appropriate way to achieve the purpose of the RMA

Matter	PPC 108 as notified (Proposal 1)	S43A recommendations (s32AA) (Proposal 2)
Description	PPC 108 seeks to change the AUP shifting the RUB, applying an urban residential zone and introducing a new precinct with bespoke objectives, policies and rules that will enable residential development in sub-precinct A with continued rural countryside living and ecological restoration in sub-precinct B.	The amendments proposed in Attachment 8 are recommended to mitigate stormwater and flooding effects, geotechnical risks and effects on the wastewater network.
Efficiency and effectiveness	PPC 108 is efficient and effective relative to the unmodified AUP. However some effects relating particularly to stormwater, flooding and wastewater effects are not effectively addressed.	The recommended amendments are efficient and effective relative to PPC 108 as notified. They provide for efficient and effective management of geotechnical risk, stormwater and flooding and effects on the wastewater network.
Costs	There are potential additional costs to the community if: stormwater and flooding, geotechnical risk and effects on the wastewater network are not adequately managed and mitigated through appropriate provisions.	There may be additional administrative consent processing costs associated with the stormwater and wastewater consent processing if the additional standards are triggered. Managing stormwater and flooding and wastewater upgrades will have initial capital costs which will be reflected in the sale price of new development.
Benefits	Some of the stormwater and wastewater upgrades may occur anyway, but if the upgrades are avoided because they are not specifically required, then there is a capital cost saving reflected in the sale price of new development.	The benefits include more certainty about: Reduced risk of property damage due to instability and flooding.

		Reduced risk of adverse effects on the quality and sustainability of freshwater systems.
Extent to which this is the most appropriate way to achieve the purpose of the RMA	Proposal 1 is less appropriate in achieving the purpose of the RMA	Proposal 2 is more appropriate in achieving the purpose of the RMA

Conclusion

Overall, I conclude that Proposal 2 is the most efficient and effective way to manage the effects of PPC 108 and the amount of economic wellbeing that can be derived from it.

Attachment 10 – RPS evaluation

Attachment 10 - RPS Evaluation

This evaluation should be read in conjunction with section 8 of this report which addresses effects on the environment relevant to these policies in more detail.

RPS provisions relevant to amending the RUB, urban zoning and precinct provisions proposed in PPC 108	Evaluation
<p>B2.2. Urban growth and form B2.2.1. Objectives <i>(1A) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p><i>(1) A well-functioning urban environment with a quality compact urban form that enables all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) a higher-quality urban environment;</i> <i>(b) greater productivity and economic growth;</i> <i>(c) better use of existing infrastructure and efficient provision of new infrastructure;</i> <i>(d) good accessibility for all people, including by improved and more efficient public or active transport;</i> <i>(e) greater social and cultural vitality;</i> <i>(f) better maintenance of rural character and rural productivity;</i> <i>(g) reduced adverse environmental effects; and</i> <i>(h) improved resilience to the effects of climate change.</i> <p><i>(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).</i></p> <p><i>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</i></p> <p><i>(4) Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.</i></p> <p><i>(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages:</i></p> <ul style="list-style-type: none"> <i>(a) is integrated with the provision of appropriate infrastructure; and</i> 	<p>PPC 108 proposes zoning, precinct provisions and infrastructure that gives effect to a well-functioning urban environment as required in objective 1A, subject to the precinct amendments I have recommended.</p> <p>With respect to objective 1, the PPC proposes applying the MDRS (which is mandatory irrespective of the RPS) which provides for compact form with acceptable quality.</p> <p>It is located adjoining existing urban suburbs and where future residents can access a variety of commercial services, community facilities, public open space, education facilities, social and cultural opportunities and employment opportunities within an acceptable travel time including by public transport.</p> <p>It can efficiently utilise existing and proposed infrastructure, subject to the amendments I have recommended.</p> <p>It will provide for reduced adverse environmental effects and is resilience to the effects of climate change subject to the amendments I have recommended.</p> <p>Although in a rural area, the land is not used for rural production which will not be adversely affected. Rural character will change but expert opinion indicates that it will not be significantly adversely affected and will be improved by the proposed revegetation.</p> <p>With respect to objectives 2, 3, 4 and 5 the proposed enablement of up to 90 dwellings will not challenge the overall mandate for locating growth in the 2016 urban area and will make a small contribution to capacity. PPC 108 does not enable ad hoc</p>

<p><i>(b) improves resilience to the effects of climate change.</i></p>	<p>urbanisation outside the RUB, instead following the procedure set down in the RPS for RUB changes to enable urban growth. Urban residential development after the RUB change would be integrated with appropriate infrastructure and resilient to the effects of climate change, subject to the amendments I have recommended.</p>
<p>B2.2.2. Policies <i>Development capacity and supply of land for urban development ...</i> <i>(2) Ensure the location or any relocation of the Rural Urban Boundary identifies land suitable for urbanisation in locations that contribute to a well functioning urban environment and that:</i></p> <ul style="list-style-type: none"> <i>(a) promote the achievement of a quality compact urban form</i> <i>(b) enable the efficient supply of land for residential, commercial and industrial activities and social facilities;</i> <i>(c) integrate land use and transport supporting a range of transport modes;</i> <i>(d) support the efficient provision of infrastructure;</i> <i>(e) provide choices that meet the needs of people and communities for a range of housing types and working environments;</i> <i>(ee) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i> <i>(f) follow the structure plan guidelines as set out in Appendix 1; while:</i> <i>(g) protecting natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;</i> <i>(h) protecting the Waitākere Ranges Heritage Area and its heritage features;</i> <i>(i) ensuring that significant adverse effects from urban development on receiving waters in relation to natural resource and Mana Whenua values are avoided, remedied or mitigated;</i> <i>(j) avoiding elite soils and avoiding where practicable prime soils which are significant for their ability to sustain food production;</i> 	<p>PPC 108 proposes to shift the RUB in a location that will adjoin and integrate with an existing suburban zoned area in a way that contributes to a well-functioning quality compact urban environment and form within the context of the mandatory MDRS provisions.</p> <p>It will make a small but useful contribution to housing supply in a location that integrates with transport.</p> <p>Infrastructure can be efficiently provided subject to the changes I have recommended.</p> <p>The proposed MDRS zoning will assist in providing choice in housing types and will not adversely affect the competitiveness of housing markets.</p> <p>The AUP Appendix 1 structure plan process has been followed in preparing PPC 108.</p> <p>It does not impact any scheduled sites and features and is not located in the Waitakere Ranges Heritage Area.</p> <p>Subject to the changes I have recommended, receiving waters and their values will not be adversely affected.</p> <p>PC 108 is not located on elite or prime soils, nor commercial mineral resources.</p> <p>Subject to the changes I have recommend, significant natural hazards will be avoided, and residual natural hazards will be mitigated, including the effects of climate change.</p>

<p><i>(k) avoiding mineral resources that are commercially viable;</i></p> <p><i>(l) avoiding areas with significant natural hazard risks and where practicable avoiding areas prone to natural hazards including coastal hazards and flooding, including the effects of climate change including sea level rise on the extent and frequency of hazards; and</i></p> <p><i>(m) aligning the Rural Urban Boundary with:</i></p> <p style="padding-left: 40px;"><i>(i) strong natural boundaries such as the coastal edge, rivers, natural catchments or watersheds, and prominent ridgelines; or</i></p> <p style="padding-left: 40px;"><i>(ii) where strong natural boundaries are not present, then other natural elements such as streams, wetlands, identified outstanding natural landscapes or features or significant ecological areas, or human elements such as property boundaries, open space, road or rail boundaries, electricity transmission corridors or airport flight paths.</i></p> <p><i>(n) limits or avoids urbanisation where a “qualifying matter” justifies that limitation or avoidance of urbanisation.</i></p> <p><i>(3) Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.</i></p> <p><i>Quality compact urban form</i></p> <p><i>(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, in a way that contributes to a well-functioning urban environment and avoid urbanisation outside these areas...</i></p> <p><i>(7) Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that contribute to a well functioning urban environment and that do all of the following:</i></p>	<p>The proposed line of the amended RUB aligns well with natural topographic features(ridgelines) and will be reinforced by the permanent revegetation required by the precinct provisions.</p> <p>There are no qualifying matters that would limit urbanisation.</p>
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<p>(a) support a quality compact urban form;</p> <p>(b) provide for a range of housing types and employment choices for the area;</p> <p>(c) integrate with the provision of infrastructure;</p> <p>(caa) provide good accessibility, including by way of efficient and effective public or active transport;</p> <p>(ca) incorporate resilience to the effects of climate change;</p>	
<p>B2.3. A quality built environment B2.3.1. Objectives</p> <p>(1) A well-functioning urban environment with a quality built environment where subdivision, use and development do all of the following:</p> <p>(a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;</p> <p>(b) reinforce the hierarchy of centres and corridors;</p> <p>(c) contribute to a diverse mix of choice and opportunity for people and communities;</p> <p>(d) maximise resource and infrastructure efficiency;</p> <p>(e) are capable of adapting to changing needs; and</p> <p>(f) has improved resilience to the effects of climate change.</p> <p>(2) Innovative design to address environmental effects is encouraged.</p> <p>(3) The health and safety of people and communities are promoted.</p>	<p>PPC 108 responds to the site features by means of a precinct with sub-precincts, a precinct plan with significant features identified, and specific precinct standards. Urban residential zoning is limited to the land that is suitable for it.</p> <p>The MDRS zoning proposed in sub-precinct A is mandatory for residential uses and although not expressly innovative, it is an efficient use of land and does allow diversity and choice in housing.</p> <p>Infrastructure will be efficiently used subject to the changes I have recommended.</p> <p>Resilience to the effects of climate change is provided for subject to the changes I have recommended.</p> <p>Consideration has been given to the health and safety of the community in the evaluation of the natural hazards, the proposed roading network and other infrastructure and the indicative layout of the development via the sub-precincts, precinct plan features and precinct provisions. Subject to the changes I have recommended, and with other AUP provisions that apply, this can be given effect to during consenting and development.</p>
<p>B2.3.2. Policies</p> <p>(1) Manage the form and design of subdivision, use and development so that it contributes to a well-functioning urban environment and does all of the following:</p> <p>(a) supports the planned future environment, including its shape, landform, outlook, location and</p>	<p>The proposed RUB shift, zoning and precinct provisions, subject to the amendments I have recommended, and other AUP provisions that apply to development, will give effect to these policies. Refer also to section 8 of the report.</p>

<p><i>relationship to its surroundings, including landscape and heritage;</i></p> <p><i>(b) contributes to the safety of the site, street and neighbourhood;</i></p> <p><i>(c) develops street networks and block patterns that provide good access and enable a range of travel options;</i></p> <p><i>(d) achieves a high level of amenity and safety for pedestrians and cyclists;</i></p> <p><i>(e) meets the functional, and operational needs of the intended use;</i></p> <p><i>(f) allows for change and enables innovative design and adaptive re-use; and</i></p> <p><i>(g) improves resilience to the effects of climate change.</i></p> <p><i>(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following: (a) providing access for people of all ages and abilities; (b) enabling walking, cycling and public transport and minimising vehicle movements; and (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.</i></p> <p><i>(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.</i></p> <p><i>(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.</i></p> <p><i>(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</i></p>	
<p>B2.4. Residential growth</p> <p>B2.4.1. Objectives</p> <p><i>(1) Residential intensification contributes to a well-functioning urban environment and supports a quality compact urban form.</i></p> <p><i>(2) Residential areas are attractive, healthy, safe and have improved resilience to the effects of climate change with quality</i></p>	<p>PPC 108 applies the mandatory MDRS which enables medium density residential intensification with housing choice. The proposed RUB shift, zoning and precinct provisions, subject to the amendments I have recommended, and other AUP provisions that apply to development, will give effect to these policies.</p>

<p><i>development that is in keeping with the planned built character of the area...</i></p> <p><i>(4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland's diverse and growing population.</i></p>	
<p>B2.4.2. Policies</p> <p><i>Residential intensification</i></p> <p><i>(3) Provide for medium residential intensities in area that are within moderate walking distance to centres, public transport, social facilities and open space...</i></p> <p><i>(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification, including, as a qualifying matter, limiting intensification prior to upgrade of capacity in areas of known water and wastewater infrastructure constraints...</i></p> <p><i>Residential neighbourhood and character...</i></p> <p><i>(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions...</i></p> <p><i>Affordable housing</i></p> <p><i>(11) Enable a sufficient supply and diverse range of dwelling types, sizes and locations, that meet the housing needs of people and communities, including:</i></p> <p style="padding-left: 40px;"><i>(a) households on low to moderate incomes; and</i></p> <p style="padding-left: 40px;"><i>(b) people with special housing requirements.</i></p>	<p>PPC 108 applies the mandatory MDRS which overrides the RPS prescription for application of medium density zoning. This will form the place-based environment of the new urban area along with other AUP provisions that will apply at the time of development which will be directed by the precinct plan and related provisions. Subject to the changes I have recommended, this will provide a healthy and safe environment. It will provide for housing choice including the potential for affordable housing.</p> <p>Subject to the changes I have recommended, development in the PPC 108 area will be provided with adequate infrastructure prior to or at the same time as development.</p>
<p>B2.7. Open space and recreation facilities</p> <p>B2.7.1. Objectives</p> <p><i>(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities which contribute to a well-functioning urban environment.</i></p> <p>B2.7.2. Policies</p> <p><i>(1) Enable the development and use of a wide range of open spaces and recreation facilities</i></p>	<p>PPC 108 is of a small scale that does not require additional new public open space and is located near a variety of existing open spaces, some of which are in walking distance.</p>

<p><i>to provide a variety of activities, experiences and functions and which contribute to a well-functioning urban environment.</i></p>	
<p>B3.2. Infrastructure B3.2.1. Objectives <i>(1) Infrastructure is resilient, efficient and effective...</i> <i>(5) Infrastructure planning and land use planning are integrated to service growth efficiently...</i> <i>(8) The adverse effects of infrastructure are avoided, remedied or mitigated.</i></p> <p>B3.2.2. Policies <i>Provision of infrastructure</i> <i>(1) Enable the efficient development, operation, maintenance and upgrading of infrastructure ...</i></p> <p><i>Managing adverse effects</i> <i>(8) Avoid, remedy or mitigate the adverse effects from the construction, operation, maintenance or repair of infrastructure.</i></p>	<p>Subject to the changes I have recommended, PPC 108, in combination with other AUP provisions that apply, will integrate development with resilient efficient infrastructure and mitigate effects of infrastructure provision.</p>
<p>B3.3. Transport B3.3.1. Objectives <i>(1) Effective, efficient and safe transport that:</i> <i>(a) supports the movement of people, goods and services;</i> <i>(b) integrates with and supports a quality compact urban form;</i> <i>(c) enables growth;</i> <i>(d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and</i> <i>(e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.</i></p> <p>B3.3.2. Policies <i>Managing transport infrastructure</i> <i>(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system. (2) Enable the movement of</i></p>	<p>PPC 108, in combination with other AUP provisions that apply to development, will give effect to these provisions by providing safe transport infrastructure that integrates with the new development enabling movement of people, goods and services by with choice of modes and acceptable travel times to a range of destinations.</p>

<p>people, goods and services and ensure accessibility to sites.</p>	
<p>B6.2. Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</p> <p>B6.2.1. Objectives</p> <p><i>(1) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural and physical resources including ancestral lands, water, air, coastal sites, wāhi tapu and other taonga.</i></p> <p><i>(2) The principles of the Treaty of Waitangi/Te Tiriti o Waitangi are recognised through Mana Whenua participation in resource management processes...</i></p> <p>6.2.2. Policies</p> <p><i>(1) Provide opportunities for Mana Whenua to actively participate in the sustainable management of natural and physical resources including ancestral lands, water, sites, wāhi tapu and other taonga in a way that does all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) recognises the role of Mana Whenua as kaitiaki and provides for the practical expression of kaitiakitanga;</i> <i>(b) builds and maintains partnerships and relationships with iwi authorities;</i> <i>(c) provides for timely, effective and meaningful engagement with Mana Whenua at appropriate stages in the resource management process, including development of resource management policies and plans;</i> <i>(d) recognises the role of kaumātua and pūkenga;</i> <i>(e) recognises Mana Whenua as specialists in the tikanga of their hapū or iwi and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga;</i> <i>(f) acknowledges historical circumstances and impacts on resource needs;</i> <i>(g) recognises and provides for mātauranga and tikanga; and</i> 	<p>The preparation of PPC 108 provided processes for participation of mana whenua, which is reflected in proposed specific precinct provisions that recognise cultural values and their incorporation in subsequent development. It also provides for mana whenua involvement in development phases. Refer to section 8 of this report for more details.</p>

<p><i>(h) recognises the role and rights of whānau and hapū to speak and act on matters that affect them.</i></p>	
<p>B6.3. Recognising Mana Whenua values</p> <p>B6.3.1. Objectives</p> <p><i>(1) Mana Whenua values, mātauranga and tikanga are properly reflected and accorded sufficient weight in resource management decision making.</i></p> <p><i>(2) The mauri of, and the relationship of Mana Whenua with, natural and physical resources including freshwater, geothermal resources, land, air and coastal resources are enhanced overall.</i></p> <p><i>(3) The relationship of Mana Whenua and their customs and traditions with natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, natural resources or historic heritage values is recognised and provided for.</i></p> <p>B6.3.2. Policies</p> <p><i>(1) Enable Mana Whenua to identify their values associated with all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) ancestral lands, water, air, sites, wāhi tapu, and other taonga;</i> <i>(b) freshwater, including rivers, streams, aquifers, lakes, wetlands, and associated values;</i> <i>(c) biodiversity;</i> <i>(d) historic heritage places and areas;</i> <i>and</i> <i>(e) air, geothermal and coastal resources.</i> <p><i>(2) Integrate Mana Whenua values, mātauranga and tikanga:</i></p> <ul style="list-style-type: none"> <i>(a) in the management of natural and physical resources within the ancestral rohe of Mana Whenua, including:</i> <ul style="list-style-type: none"> <i>(i) ancestral lands, water, sites, wāhi tapu and other taonga;</i> <i>(ii) biodiversity; and</i> <i>(iii) historic heritage places and areas.</i> <i>(b) in the management of freshwater and coastal resources, such as the use of rāhui to enhance ecosystem health;</i> <i>(c) in the development of innovative solutions to remedy the long-term</i> 	<p>The PPC 108 area does not include scheduled or other unlisted sites of significance to mana whenua. However, it and the surrounding areas are important to mana whenua. The proposed precinct provisions incorporate mana whenua cultural values developed through consultation and also provide for the ongoing involvement of mana whenua in development phases.</p>

<p><i>adverse effects on historical, cultural and spiritual values from discharges to freshwater and coastal water; and (d) in resource management processes and decisions relating to freshwater, geothermal, land, air and coastal resources.</i></p> <p><i>(3) Ensure that any assessment of environmental effects for an activity that may affect Mana Whenua values includes an appropriate assessment of adverse effects on those values.</i></p> <p><i>(4) Provide opportunities for Mana Whenua to be involved in the integrated management of natural and physical resources in ways that do all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) recognise the holistic nature of the Mana Whenua world view;</i> <i>(b) recognise any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011; and</i> <i>(c) restore or enhance the mauri of freshwater and coastal ecosystems...</i> <p><i>(6) Require resource management decisions to have particular regard to potential impacts on all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) the holistic nature of the Mana Whenua world view;</i> <i>(b) the exercise of kaitiakitanga;</i> <i>(c) mauri, particularly in relation to freshwater and coastal resources; (d) customary activities, including mahinga kai;</i> <i>(e) sites and areas with significant spiritual or cultural heritage value to Mana Whenua; and</i> <i>(f) any protected customary right in accordance with the Marine and Coastal Area (Takutai Moana) Act 2011.</i> 	
<p>B6.5. Protection of Mana Whenua cultural heritage</p> <p>B6.5.1. Objectives</p> <p><i>(1) The tangible and intangible values of Mana Whenua cultural heritage are identified, protected and enhanced.</i></p>	<p>The PPC 108 area does not include scheduled or other unlisted sites of significance to mana whenua. However, it and the surrounding areas are important to mana whenua.</p>

<p><i>(2) The relationship of Mana Whenua with their cultural heritage is provided for.</i></p> <p><i>(3) The association of Mana Whenua cultural, spiritual and historical values with local history and whakapapa is recognised, protected and enhanced.</i></p> <p><i>(4) The knowledge base of Mana Whenua cultural heritage in Auckland continues to be developed, primarily through partnerships between Mana Whenua and the Auckland Council, giving priority to areas where there is a higher level of threat to the loss or degradation of Mana Whenua cultural heritage.</i></p> <p><i>(5) Mana Whenua cultural heritage and related sensitive information and resource management approaches are recognised and provided for in resource management processes.</i></p> <p>B6.5.2. Policies</p> <p><i>(1) Protect Mana Whenua cultural and historic heritage sites and areas which are of significance to Mana Whenua...</i></p> <p><i>(6) Protect Mana Whenua cultural heritage that is uncovered during subdivision, use and development by all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) requiring a protocol to be followed in the event of accidental discovery of kōiwi, archaeology or artefacts of Māori origin;</i> <i>(b) undertaking appropriate actions in accordance with mātauranga and tikanga Māori; and</i> <i>(c) requiring appropriate measures to avoid, remedy or mitigate further adverse effects.</i> <p><i>(7) Include a Māori cultural assessment in structure planning and plan change process to do all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) identify Mana Whenua values associated with the landscape;</i> <i>(b) identify sites, places and areas that are appropriate for inclusion in the Schedule 12 Sites and Places of Significance to Mana Whenua</i> 	<p>Mana whenua were engaged with in preparation of the plan change and two CVA were prepared addressing cultural values.</p> <p>The proposed precinct provisions incorporate mana whenua cultural values developed through consultation and also provide for the ongoing involvement of mana whenua in development phases.</p>
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<p><i>Schedule for their Mana Whenua cultural heritage values as part of a future plan change; and</i></p> <p><i>(c) reflect Mana Whenua values.</i></p>	
<p>B7.2. Indigenous biodiversity</p> <p>B7.2.1. Objectives...</p> <p><i>(2) Indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring.</i></p> <p>B7.2.2. Policies</p> <p><i>(1) Identify and evaluate areas of indigenous vegetation and the habitats of indigenous fauna in terrestrial and freshwater environments considering the following factors in terms of the descriptors contained in Schedule 3 Significant Ecological Areas – Terrestrial Schedule:</i></p> <ul style="list-style-type: none"> <i>(a) representativeness;</i> <i>(b) stepping stones, migration pathways and buffers;</i> <i>(c) threat status and rarity;</i> <i>(d) uniqueness or distinctiveness; and</i> <i>(e) diversity.</i> 	<p>The PPC108 area contains remnant indigenous vegetation and a stream in the proposed sub-precinct B. This has been investigated with specialist ecological expertise. While it does not currently meet significance criteria, the proposed precinct provisions provide for protection of this area with weed control and revegetation enhancement with indigenous species.</p>
<p>B7.3. Freshwater systems</p> <p>B7.3.1. Objectives</p> <p><i>(1) Degraded freshwater systems are enhanced.</i></p> <p><i>(2) Loss of freshwater systems is minimised.</i></p> <p><i>(3) The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.</i></p> <p>B7.3.2. Policies Integrated management of land use and freshwater systems</p> <p><i>(1) Integrate the management of subdivision, use and development and freshwater systems by undertaking all of the following:</i></p> <ul style="list-style-type: none"> <i>(a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of new growth or intensification;</i> <i>(b) ensuring catchment management plans form part of the structure planning process;</i> 	<p>The PPC 108 area contains a freshwater stream system in the proposed sub-precinct B area. It is in a relatively unmodified state. It is part of headwaters of the longer stream and river network that ultimately runs through Papakura and Drury to the Manukau Harbour which is identified in the RPS as a degraded water body.</p> <p>Ecological investigations of the freshwater stream have been provided. No change to the rural zoning is proposed in the subcatchment of the stream is proposed. The proposed precinct provisions provide for restoration planting around the vicinity of the stream in sub-precinct B which would assist with maintaining the freshwater system health.</p> <p>Subject to the amendments I have recommended in Attachment 8, stormwater from the proposed urban development in</p>

<p><i>(c) controlling the use of land and discharges to minimise the adverse effects of runoff on freshwater systems and progressively reduce existing adverse effects where those systems or water are degraded; and</i></p> <p><i>(d) avoiding development where it will significantly increase adverse effects on freshwater systems, unless these adverse effects can be adequately mitigated.</i></p> <p><i>Management of freshwater systems...</i></p> <p><i>(4) Avoid the permanent loss and significant modification or diversion of lakes, rivers, streams (excluding ephemeral streams), and wetlands and their margins, unless all of the following apply:</i></p> <p><i>(a) it is necessary to provide for:</i></p> <p><i>(i) the health and safety of communities; or</i></p> <p><i>(ii) the enhancement and restoration of freshwater systems and values; or</i></p> <p><i>(iii) the sustainable use of land and resources to provide for growth and development; or</i></p> <p><i>(iv) infrastructure;</i></p> <p><i>(b) no practicable alternative exists;</i></p> <p><i>(c) mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values; and</i></p> <p><i>(d) where adverse effects cannot be adequately mitigated, environmental benefits including onsite or offsite works are provided.</i></p> <p><i>(5) Manage subdivision, use, development, including discharges and activities in the beds of lakes, rivers, streams, and in wetlands, to do all of the following:</i></p> <p><i>(a) protect identified Natural Lake Management Areas, Natural Stream Management Areas, and Wetland Management Areas;</i></p> <p><i>(aa) improve resilience to the effects of climate change;</i></p> <p><i>(b) minimise erosion and modification of beds and banks of lakes, rivers, streams and wetlands;</i></p>	<p>sub-precinct A can be managed to maintain freshwater system health.</p> <p>Wastewater from the proposed development would connect to the existing downhill wastewater pipe network. A capacity constraint has been identified in the existing wastewater pipe network. If this capacity constraint is not remedied, wastewater could overflow into locations where it could affect freshwater systems. Subject to the changes I have recommended in Attachment 8, this effect can be avoided.</p>
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(c) limit the establishment of structures within the beds of lakes, rivers and streams and in wetlands to those that have a functional need or operational requirement to be located there; and
(d) maintain or where appropriate enhance:

(i) freshwater systems not protected under Policy

B7.3.2(5)(a);

(ii) navigation along rivers and public access to and along lakes, rivers and streams;

(iii) existing riparian vegetation located on the margins of lakes, rivers, streams and wetlands;
and

(iv) areas of significant indigenous biodiversity.

(6) Restore and enhance freshwater systems where practicable when development, change of land use, and subdivision occur.

B7.4. Coastal water, freshwater and geothermal water

B7.4.1. Objectives

(1) Coastal water, freshwater and geothermal water are used within identified limits while safeguarding the lifesupporting capacity and the natural, social and cultural values of the waters.

(2) The quality of freshwater and coastal water is maintained where it is excellent or good and progressively improved over time where it is degraded...

(4) The adverse effects of point and nonpoint discharges, in particular stormwater runoff and wastewater discharges, on coastal waters, freshwater and geothermal water are minimised and existing adverse effects are progressively reduced.

(5) The adverse effects from changes in or intensification of land use on coastal water and freshwater quality are avoided, remedied or mitigated.

(6) Mana Whenua values, mātauranga and tikanga associated with coastal water,

freshwater and geothermal water are recognised and provided for, including their traditional and cultural uses and values.

B7.4.2. Policies

Integrated management

(1) Integrate the management of subdivision, use, development and coastal water and freshwater, by:

- (a) ensuring water supply, stormwater and wastewater infrastructure is adequately provided for in areas of growth; and*
- (b) requiring catchment management planning as part of structure planning;*
- (c) controlling the use of land and discharges to minimise the adverse effects of runoff on water and progressively reduce existing adverse effects where those water are degraded; and*
- (d) avoiding development where it will significantly increase adverse effects on water, unless these adverse effects can be adequately mitigated.*

Stormwater management

(9) Manage stormwater by all of the following:

- (a) requiring subdivision, use and development to:*
 - (i) minimise the generation and discharge of contaminants;*
 - (ii) minimise adverse effects on freshwater and coastal water and the capacity of the stormwater network; and*
 - (iii) improve resilience to the effects of climate change;*
- (b) adopting the best practicable option for every stormwater diversion and discharge; and*
- (c) controlling the diversion and discharge of stormwater outside of areas serviced by a public stormwater network.*

Wastewater

(10) Manage the adverse effects of wastewater discharges to freshwater and coastal water by all of the following:

<p><i>(a) ensuring that new development is supported by wastewater infrastructure with sufficient capacity to serve the development;</i></p> <p><i>(b) progressively reducing existing network overflows and associated adverse effects by all of the following:</i></p> <p><i>(i) making receiving environments that are sensitive to the adverse effects of wastewater discharges a priority;</i></p> <p><i>(ii) adopting the best practicable option for preventing or minimising the adverse effects of discharges from wastewater networks including works to reduce overflow frequencies and volumes;</i></p> <p><i>(iii) ensuring plans are in place for the effective operation and maintenance of the wastewater network and to minimise dry weather overflow discharges;</i></p> <p><i>(iv) ensuring processes are in place to mitigate the adverse effects of overflows on public health and safety and the environment where the overflows occur...</i></p>	
<p>B9.2. Rural activities</p> <p>B9.2.1. Objectives...</p> <p><i>(4) Auckland's rural areas outside the Rural Urban Boundary and rural and coastal towns and villages are protected from inappropriate subdivision, urban use and development...</i></p> <p>B9.2.2. Policies</p> <p><i>(1) Enable a diverse range of activities while avoiding significant adverse effects on and urbanisation of rural areas, including within the coastal environment, and avoiding, remedying, or mitigating other adverse effects on rural character, amenity, landscape and biodiversity values...</i></p> <p>B9.4. Rural subdivision</p> <p>B9.4.1. Objectives...</p> <p><i>(3) Subdivision of rural land avoids, remedies or mitigates adverse effects on the character, amenity, natural character, landscape and</i></p>	<p>The PPC 108 area is not within an area of elite and prime soils and is not currently used for any form of agriculture. The slope would make future agricultural use less feasible and appropriate.</p> <p>Section 8 of this report addresses effects on rural character, amenity, landscape and biodiversity in more detail. In reliance on expert opinion, I have concluded that these effects are not significant and are offset by the proposed landscape buffer and revegetation buffer.</p>

<p><i>biodiversity values of rural areas (including within the coastal environment), and provides resilience to effects of natural hazards...</i></p> <p>B9.4.2. Policies</p> <p><i>(1) Enable the permanent protection and enhancement of areas of significant indigenous biodiversity and rehabilitation through subdivision.</i></p>	
<p>B10.2. Natural hazards and climate change</p> <p>B10.2.1. Objectives</p> <p><i>(1) Communities are more resilient to natural hazards and the effects of climate change.</i></p> <p><i>(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.</i></p> <p><i>(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.</i></p> <p><i>(4) The effects of climate change on natural hazards, including effects on sea level rise, over at least 100 years and on the frequency and severity of storm events, is recognised and provided for.</i></p> <p><i>(5) The functions of natural systems, including floodplains, are protected from inappropriate subdivision, use and development.</i></p> <p><i>(6) The conveyance function of overland flow paths is maintained.</i></p> <p>B10.2.2. Policies</p> <p><i>Identification and risk assessment</i></p> <p><i>(1) Identify areas potentially affected by natural hazards, giving priority to those at high risk of being affected, particularly in the coastal environment, and including areas susceptible to coastal inundation and erosion as a result of sea level rise over at least 100 years.</i></p> <p><i>(2) Undertake natural hazard identification and risk assessments as part of structure planning.</i></p>	<p>Specialist assessment of flood risk has been provided in the form of a stormwater management plan. While the area proposed to be developed in sub-precinct A is not itself in a significant floodplain, stormwater discharged from this area would contribute to large floodplains further downstream, which include some properties at risk. This issue is addressed in more detail in section 8 of this report. Subject to the amendments I have recommended in Attachment 8, and relying on expert opinion, it is my opinion that this risk will not be increased.</p> <p>A geotechnical specialist report has been provided on land stability and other geotechnical risk evaluated. I note that the steeper land in proposed sub-precinct B is not proposed to be rezoned for urban use and revegetation on the steeper slopes is proposed. Subject to the amendments I have recommended in Attachment 8, and relying on expert opinion, it is my opinion that this risk will not be increased.</p>

(3) Ensure the potential effects of climate change are taken into account when undertaking natural hazard risk assessments.

(4) Assess natural hazard risks:

- (a) using the best available and up-to-date hazard information; and*
- (b) across a range of probabilities of occurrence appropriate to the hazard, including, at least, a 100-year timeframe for evaluating flooding and coastal hazards, including sea level rise in response to global warming.*

(5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:

- (a) the type and severity of potential events, including the occurrence natural hazard events in combination;*
- (b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and*
- (c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.*

(6) Adopt a precautionary approach to natural hazard risk assessment and management in circumstances where:

- (a) the effects of natural hazards and the extent to which climate change will exacerbate such effects are uncertain but may be significant, including the possibility of low-probability but high potential impact events, and also sea level rise over at least 100 years; or*
- (b) the level of information on the probability and/or impacts of the hazard is limited. Management approaches*

(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and

<p><i>new or modified structures, so that the risks of natural hazards are not increased.</i></p> <p><i>(8) Manage the location and scale of activities that are vulnerable to the adverse effects of natural hazards so that the risks of natural hazards to people and property are not increased.</i></p> <p><i>(9) Encourage activities that reduce, or do not increase, the risks posed by natural hazards, including any of the following:</i></p> <ul style="list-style-type: none"> <i>(a) protecting and restoring natural landforms and vegetation;</i> <i>(b) managing retreat by relocation, removal or abandonment of structures;</i> <i>(c) replacing or modifying existing development to reduce risk without using hard protection structures;</i> <i>(d) designing for relocatable or recoverable structures; or</i> <i>(e) providing for low-intensity activities that are less vulnerable to the effects of relevant hazards, including modifying their design and management...</i> <p><i>Role of natural systems</i></p> <p><i>(11) Strengthen natural systems such as flood plains, vegetation and riparian margins, beaches and sand dunes in preference to using hard protection structures...</i></p>	
<p>B10.4. Land – contaminated</p> <p>B10.4.1. Objective</p> <p><i>(1) Human health and the quality of air, land and water resources are protected by the identification, management and remediation of land that is contaminated.</i></p> <p>B10.4.2. Policies</p> <p><i>(1) Identify land that is or may be contaminated based on:</i></p> <ul style="list-style-type: none"> <i>(a) sites known to have supported contaminating land use activities in the past; (b) sites with a significant potential risk to human health; or</i> <i>(c) sites having significant adverse effects on the environment...</i> <p><i>(3) Manage or remediate land that is contaminated where:</i></p>	<p>A preliminary land contamination assessment has been provided. Expert specialist assessment indicates that the standard AUP provisions that apply during land development are appropriate to manage any contamination risk. Refer to section 8 of this report for more detail.</p>

<p><i>(a) the level of contamination renders the land unsuitable for its existing or proposed use; or</i></p> <p><i>(b) the discharge of contaminants from the land is generating or is likely to generate significant adverse effects on the environment; or</i></p> <p><i>(c) development or subdivision of land is proposed.</i></p>	
<p>Overall Assessment</p>	
<p>PPC 108 would give effect to the relevant RPS policy, subject to the amendments I have recommended in Attachment 8.</p>	

