
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
ADDENDUM 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

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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.



Addendum Hearing Report for Proposed Plan Change 108 Crestview Rise to the Auckland Unitary Plan (Operative in part) 2016

Addendum to the Section 42A Hearing Report under the Resource Management Act 1991

Report to: Hearing Commissioners

Hearing Date/s: 23 June 2025

File No:

File Reference U:\CPO\RLP\FC\LUP\UP MODIFICATIONS\PC108 - Crestview Rise
(Private)\04 Hearings\Addendum report

Report Author Christopher Turbott, Senior Policy Planner, Central/South Planning Unit,
Planning and Resource Consents

Report Approver Craig Cairncross, Team Leader Central South

Report produced 13 June 2025

Summary of Proposed Plan Change 108 Crestview Rise: The purpose of this proposed plan change is to:

- rezone approximately 2 hectares of land in Papakura from Rural - Countryside Living to a Residential - Mixed Housing Urban Zone
- introduce a new precinct to the AUP to apply to the rezoned land and adjoining Rural - Countryside Living Zone land (about 5ha total)
- shift the Rural Urban Boundary to align with the boundary between the proposed Residential - Mixed Housing Urban Zone and the Rural - Countryside Living Zone.

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Attachment 1	Revised recommended changes to precinct provisions and AUP maps referenced as Appendix 2 to the planning joint witness statement of 11 June 2025.
Attachment 2	Section 32 AA report

1. EXECUTIVE SUMMARY

1. Plan Change 108 Crestview Rise (**PPC 108**) to the Auckland Unitary Plan (Operative in Part) 2016 (**AUP**) is a private plan change by Harbour View Heights Limited Partnership (**HVHLP**).
2. PPC 108 was publicly notified on 23 January 2025. Six submissions and no further submissions were received.
3. This is an addendum to the original Section 42A Report which was issued on 20 May 2025. It responds to HVHLP evidence dated 29 May 2025 and the two expert conferencing joint witness statements of 10 and 11 June 2025.
4. No other submitter evidence had been received for PPC 108 at the time of writing.
5. The expert conferencing of 10 June included HVHLP's planning and stormwater specialists and the council's planning and stormwater specialists. It addressed precinct provisions relating to stormwater and flooding. All matters conferenced were agreed.
6. The expert conferencing of 11 June included HVHLP's and the council's planners. It confirmed the provisions agreed on 10 June 2025. It also addressed precinct provisions or issues relating transport, geotechnical, wastewater, the Medium Density Residential Standards and qualifying matters, corrections, consequential changes and renumbering of precinct provisions. All matters conferenced were agreed. A revised set of precinct provisions was prepared. This is also attached to this addendum as **Attachment 1**.
7. I understand that all matters at issue between HVHLP and the council have been resolved. In my opinion, PPC 108 should be approved subject to the amendments in Attachment 1.

2. EXPERIENCE AND CODE OF CONDUCT FOR EXPERT WITNESSES

8. My qualifications and relevant experience is stated in the Section 42A Hearing Report for PPC 108.

3. SUBMITTER EVIDENCE

3.1 HVHLP evidence

9. Six briefs of evidence have been received from HVHLP. These address planning, engineering, geotech, transport, urban design and landscape. Collectively they address issues identified by HVHLP from other submissions or the s.42A report prepared by the council. This is drawn together in the planning evidence of Mr Baikie who concludes that PPC 108 should be approved subject to amendments to precinct provisions included in his Annexure E. In summary, these amendments address the following matters: stormwater and flooding, geotechnical notations, transport, special information requirements and other amendments to clarify provisions.

3.2 Other evidence

10. No other evidence had been lodged by the time of writing.

3.3 Additional withdrawal of submission points

11. HVHLP advised on the 11 June that they have withdrawn their submission. This included submission points seeking revised residential zoning and precinct provisions if the Medium Density Residential Standards (**MDRS**) became optional. In my opinion, this issue is now out of scope as there are no other submissions that expressly request this. In addition, the RMA has not been amended to make the MDRS optional at the time of writing.

4. EXPERT CONFERENCING

12. Expert conferencing took place on 10 and 11 June 2025. This proceeded in two parts with separate joint witness statements.
13. The expert conferencing of 10 June included HVHLP's planning and stormwater specialists and the council's planning and stormwater specialists. It addressed precinct provisions relating to stormwater and flooding. All matters conferenced were agreed.
14. The expert conferencing of 11 June included HVHLP's and the council's planners. It confirmed the provisions agreed on 10 June 2025. It also addressed other precinct provisions or issues relating transport, geotechnical, wastewater, the MDRS and qualifying matters, corrections, consequential changes and renumbering of precinct provisions. All matters conferenced were agreed. A revised set of precinct provisions was prepared. This is also attached to this addendum as **Attachment 1**.

5. SECTION 32 AA

15. **Attachment 2** to this addendum contains a section 32 AA evaluation of the amendments set out in **Attachment 1**.



6. CONCLUSIONS

16. I understand that all matters at issue between HVHLP and the council have been resolved.
17. No other evidence has been provided by other submitters at the time of writing.
18. Subject to changes agreed in expert conferencing and included in **Attachment 1**, my conclusions in relation to matters raised by other submitters are as per those in the s.42A report.

7. RECOMMENDATIONS

19. I recommend that the Hearing Commissioners accept or reject the submissions as outlined in the s.42A report with amendment to reflect recently withdrawn submission points.
20. I recommend that Plan Change 108 to the Auckland Unitary Plan and Plan be approved with the modifications identified in **Attachment 1** of this report.

8. SIGNATORIES

	Name and title of signatory
Author	<p>Christopher Turbott Senior Policy Planner – Central/South Planning Team Planning and Resource Consents Department</p> 
Reviewer/ Approver	<p>Craig Cairncross Team Leader, Central South</p> 

Attachment 1 – Agreed amendments to PPC 108

Appendix 2: expert conferencing 10 and 11 June 2025 – agreed changes to precinct provisions
Crestview Rise Precinct
Papakura

Agreed amendments to the notified version in red 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 ~~and associated for the~~ Precinct provisions. The Stormwater Management Area Control (Flow1) is applied to sub-precinct A.

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 is managed to maintain and enhance the health and wellbeing of the receiving environment with 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
(A12)	Subdivision in general accordance with the precinct plan	C	NA
(A23)	Subdivision that does not comply with Standard I.XXX.6.1	D	D
(A34)	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

(A45)	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
(A56)	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
(A67)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.32, <u>Standard I.XXX.6.4, or Standard I.XXX.6.5 or Standard I.XXX.6.6.</u>	RD	NA
(A78)	Subdivision listed above not meeting <u>Standard I.XXX.6.7</u> or General Standards E38.6.2 to E38.6.6 inclusive	D	NA
(A89)	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			
(A910)	Up to three dwellings per site meeting Standards I.XXX.6.3	P	NA
(A1011)	The conversion of a principal dwelling into a maximum of three dwellings.	P	NA
(A1112)	Accessory buildings	P	NA
(A1213)	Internal and external alterations to buildings	P	NA
(A1314)	Additions to an existing dwelling	P	NA
(A1415)	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
(A1516)	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
(A17)	<u>Development that does not comply with Standard I.XXX.6.4, Standard I.XXX.6.5 or Standard I.XXX.6.6.</u>	<u>RD</u>	<u>NA</u>
(A1618)	Development that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.1 <u>or Standard I.XXX.6.7</u>	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.

Note 4: The Precinct Plan shows Specific Design Zone area. Subdivision or development within the Specific Design Zone requires specific geotechnical engineering design input in accordance with Chapter 2 of the Auckland Code of Practice for Land Development and Subdivision, Earthworks and Geotechnical Version 2.0 dated July 2022. The provisions of E36 may also apply.

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.~~

- (1) ~~(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:

~~(2) (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

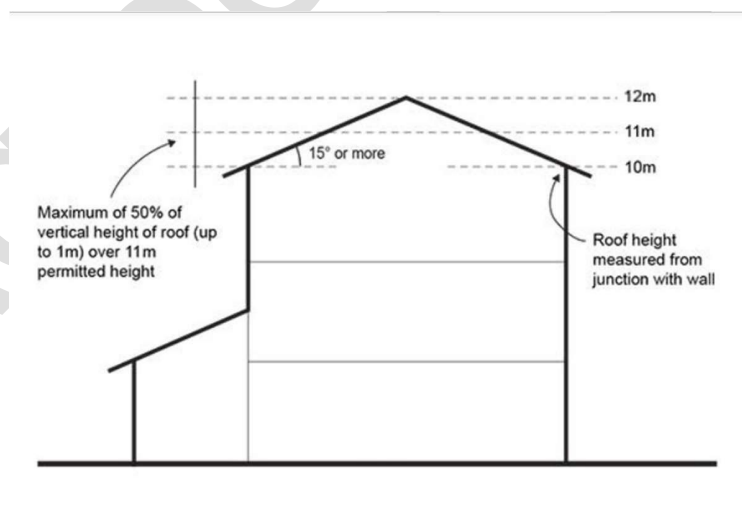
I.XXX.6.3.1 Number of dwellings per site

- (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:

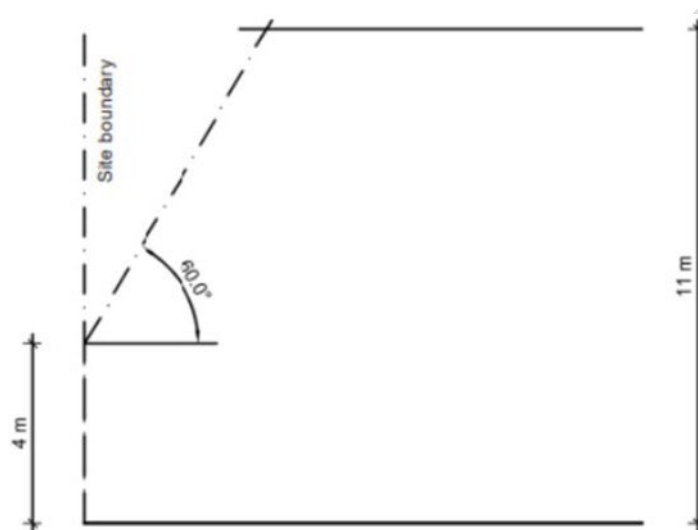
- achieve the planned urban built character of predominantly two to three storey dwellings
 - minimise visual dominance effects
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 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:

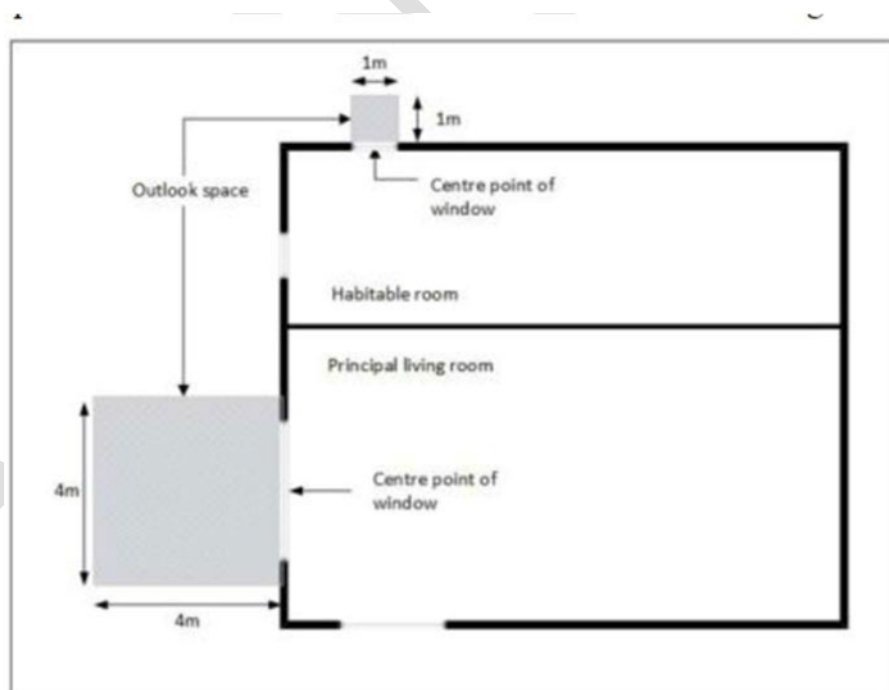
- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
 - communal outdoor living spaces are conveniently accessible for all occupants.
- (1) A residential dwelling at ground floor level must have an outdoor living space that is at least 20 square 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.

IXXX.6.4 Stormwater management

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 cladding, roofing and spouting building materials that avoid the use of contaminant generating building products which have:
 - (a) exposed surface(s) or surface coating of metallic zinc or any alloy containing greater than 10% zinc; or
 - (b) exposed surface(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or
 - (c) exposed treated timber surface(s) or any roof material with a copper containing or zinc-containing algaecide.
- (3) A minimum of the first 5mm roof runoff within each site must be retained for internal reuse 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.

IXXX.6.5 Compliance with Special Information Requirements

Purpose: to ensure that applications are appropriately informed by the characteristics and cultural values requirements pertaining to the site.

- (1) The Special Information requirements of I.XXX.9(2) shall be met.

IXXX.6.6 Road Design

Purpose: to ensure that any activity, development and/or subdivision complies with Appendix 1: Minimum Road Width, Function and Required Design Elements.

- (1) Where subdivision or development involves the provision of a road, the Crestview Rise Public Road Required Design Elements in Appendix 1 are achieved.

I.XXX.6.7 Wastewater

Purpose: to ensure that development and subdivision within the Crestview Rise Precinct is serviced by publicly available wastewater networks:

- (1) Development and subdivision within the Crestview Rise Precinct must either:

- (a) Be connected to publicly available reticulated wastewater networks with sufficient capacity to service the proposed development and/or subdivision; or
- (b) Be supported by written confirmation from the infrastructure service provider for the area that planned capital works required to provide connections for wastewater are suitably advanced and capable of servicing the proposed subdivision and development.

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 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:
 - (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 in accordance with the adopted Stormwater Management Plan and 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.

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.6.32:
 - (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 does not comply with Standard I.XXX.6.4. Stormwater Management:
 - (a) effects on stormwater quality and flood management.
- (5) Subdivision or development that does not comply with Standard I.XXX.6.5 Compliance with Special Information Requirements
 - (a) effects on the cultural landscape and recognition of mana whenua values.
- (6) Subdivision or development that does not comply with Standard I.XXX.6.6 Road Design
 - (a) the design of the road and associated road reserve
 - (b) design constraints
 - (c) interface design treatment at property boundaries, particularly for pedestrians and cyclists.

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.6.32:
- (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:
- (a) Assessment criteria E9.8.2(1).
 - (b) The extent to which 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.
- (5) Subdivision or development that does not comply with standard I.XXX.6.5:
- (a) The extent to which cultural landscape and mana whenua values are suitably recognised and reasonably provided for.
- (6) Subdivision or development that does not comply with standard I.XXX.6.6
- (a) The extent to which there are constraints or other factors present which make it impractical to comply with the road design elements.
 - (b) The extent to which the proposed road design and road reserve
 - (i) incorporates measures to achieve safe required design speeds,
 - (ii) can safely accommodate vehicle movements,
 - (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities, stormwater infrastructure and street trees,
 - (c) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.

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

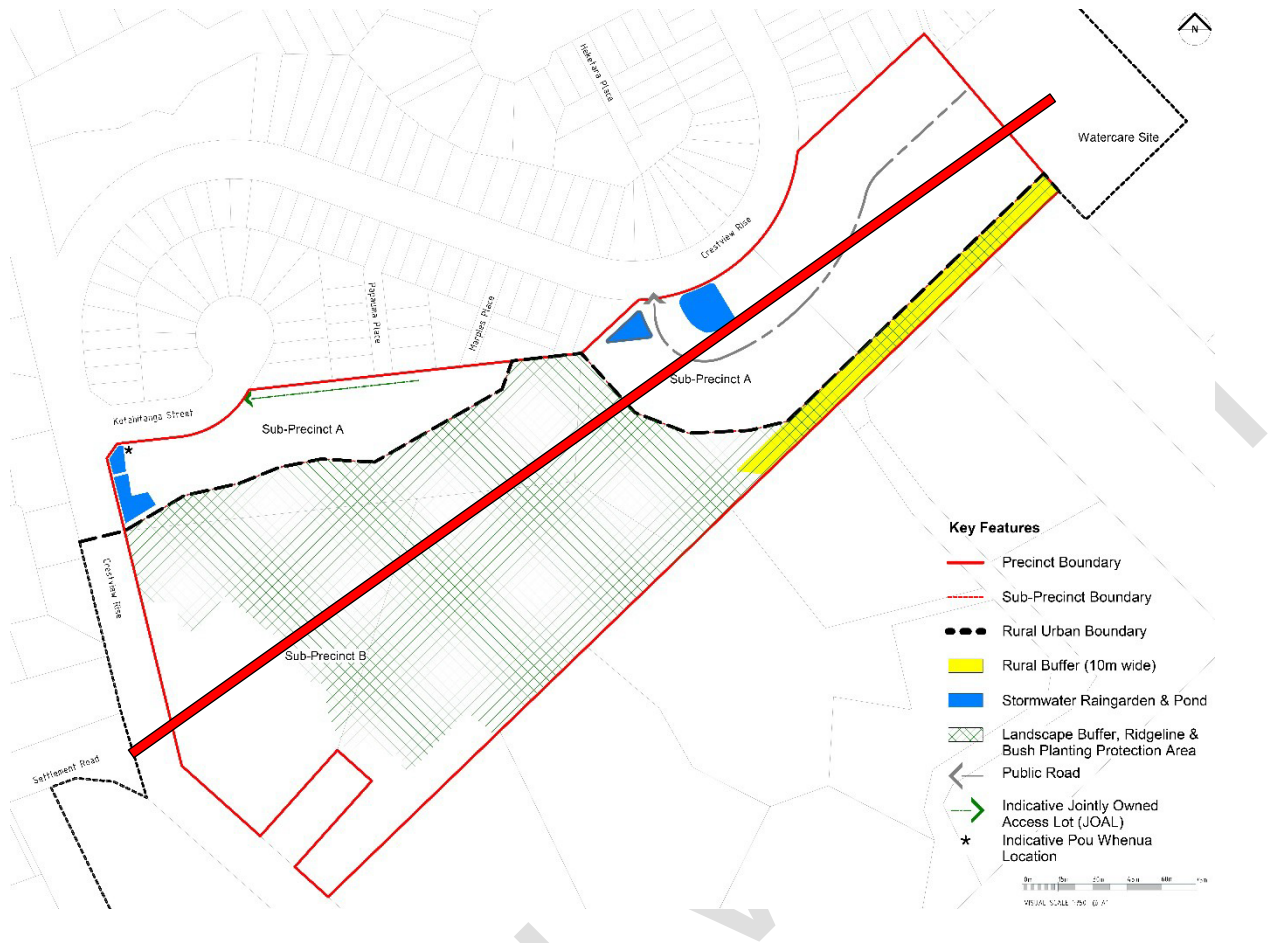
- (c) The above information must:
 - (i) Identify the location, species, planting bag size and density of the plants
 - (ii) Confirm detail on the eco-sourcing proposed for the planting
 - (iii) Confirm the maintenance of the planting for 5yrs, including weed and pest animal control
- (d) Evidence of 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

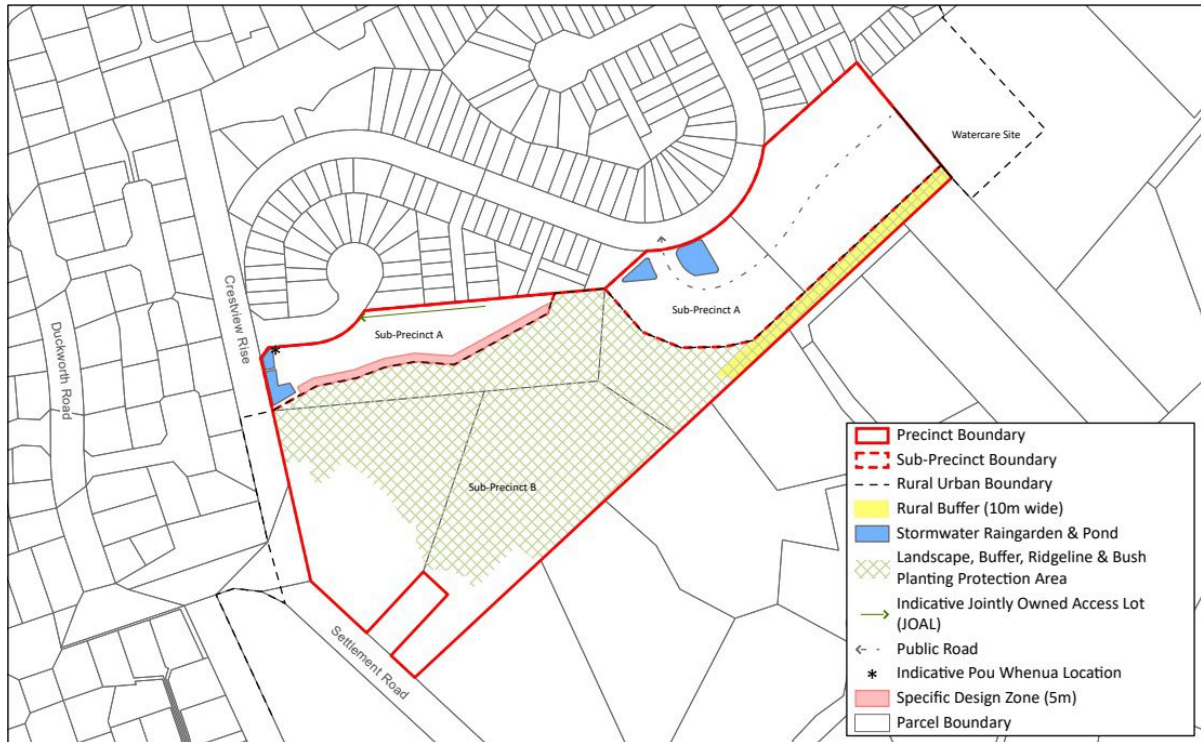
An application for subdivision, or development where there is no preceding subdivision, must be accompanied by the following information as a minimum:

- (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]



Agreed



Agreed Ver

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 2 – Section 32 AA Report

Attachment 2 – 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 addendum 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, and in this case, the s32 analysis in the original s42A report.

Consequently, this evaluation focuses on the changes proposed in recommendations in this s. 42A addendum report **Attachment 1**. The key substantive changes recommended are summarised as:

- amendment of the proposed precinct objectives and rules in relation to stormwater management

- a text notation relating to the geotechnical specific design zone in sub-precinct A of the precinct plan
- amendments of the proposed standards relating to wastewater infrastructure
- amendments of the proposed standards relating to road design elements
- other consequential changes.

The following table sets out the corresponding s42A report provision (Proposal 1) along with the main recommended changes (Proposal 2). Refer to **Attachment 1** for the full text of the recommended changes.

Provision	PPC 108 as in the original s42A report (Proposal 1)	S.42 addendum recommendations (s32AA) (Proposal 2)
Stormwater management	<p>The precinct description and objectives did not specifically reference enhancement of the health and wellbeing of the receiving environment.</p> <p>1XXX.6.4 contains: a general requirement to avoid contaminant generating materials.</p> <p>IXXX.6.4 requirement that for reuse of the first 5mm of roof runoff for non-potable internal use.</p> <p>Noncompliance with IXXX.4.6 is not specifically listed in the activity table.</p>	<p>Objective 6 specifically references enhancement of the health and wellbeing of the receiving environment.</p> <p>The requirement and details on contaminate generating materials has been clarified in the revised standard.</p> <p>The detail of the requirement for reuse of the first 5mm of roof runoff have been clarified in the revised standard.</p> <p>Non-compliance with IXXX.6.4 is now a restricted discretionary activity in the activity table.</p> <p>Consequential changes have also been made to the matters of discretion and assessment criteria.</p>
Wastewater infrastructure	<p>There is a precinct standard requiring wastewater network upgrades.</p>	<p>The wastewater precinct standard is amended to allow more flexibility.</p> <p>Non-compliance with this standard is now expressly listed as a discretionary activity in the activity table.</p>
geotechnical specific design	<p>The precinct plan includes the geotechnical specific design zone as a 5m wide</p>	<p>The precinct plan includes the geotechnical specific design zone as a 5m wide strip along most</p>

	strip along most of the southern edge of sub-precinct A where it adjoins sub-precinct B.	of the southern edge of sub-precinct A where it adjoins sub-precinct B. Additionally a new note summarising this is included at the end of the activity table.
Road design elements	Road design elements are included IXXX.11. Appendix 1. This is referenced in the first paragraph after the IXXX.6 Standards heading but it is not clear that this is a standard.	IXXX.11.1 Appendix 1 is retained. The first paragraph after IXXX.6 Standards is deleted. Compliance with IXXX.11. 1 ... Required Design Elements is now expressly listed as a standard. The activity table specifies that non-compliance is a restricted discretionary activity. Matters of discretion and assessment criteria are added.

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 addendum report address the details of rules relating to stormwater, wastewater infrastructure, geotechnical notations and local road design elements. This evaluation is proportional to those circumstances and potential effects.

Examining the extent to which the revised rules provisions are the most appropriate way to achieve the purpose of the RMA

Matter	PPC 108 as in the original s42A report (Proposal 1)	S.42 addendum recommendations (s32AA) (Proposal 2)
Description	PPC 108 contains objectives, rules, maps and other provisions that address: stormwater and flood management, wastewater infrastructure, geotechnical design notations and road design elements.	The amendments proposed in Attachment 1 are mainly recommended to clarify the detail of the rules and related provisions on these matters. This is to ensure that these matters can be efficiently and effectively responded to in the subsequent resource consenting and development in the new precinct.
Efficiency and effectiveness	There is a degree of uncertainty in the interpretation of the existing provisions that could reduce the	The recommended amendments are more efficient and effective relative to proposal 1. They provide for more

	efficiency and effectiveness of their implementation.	efficient and effective management of geotechnical risk, stormwater and flooding, effects on the wastewater network and local road design.
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. Uncertainty in provisions can add costs to development	Some standards may lead to additional implementation costs.
Benefits	The original version partly addressed some of these matters.	Reduced risk through uncertain provisions.
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 social and economic wellbeing that can be derived from it.