

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 108 (Private)

Crestview Rise

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by 28 March 2025.
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 108 (Private): Crestview Rise

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	Solomone Mouna Manuopangai	solomone@outlook.co.nz	Approve the plan change subject to an amendment to replace the Residential - Mixed Housing Urban zoning with Residential - Mixed Housing Suburban zoning.
2	2.1	Withdrawn		
3	3.1	Michael David Atkinson	mike.systemtech@gmail.com	Decline the plan change
4	4.1	Withdrawn		
5	5.1	Robert Taylor	roberttaylor1@gmail.com	Decline the plan change
6	6.1	Harbour View Heights LP	russell@rdbconsult.com	Approve the plan change.
6	6.2	Harbour View Heights LP	russell@rdbconsult.com	In the event that legislative changes in force at the time of the hearing mean that the MDRS are not mandatory, HVHLP seeks that the area proposed to be zoned MHU be zoned Mixed Housing Suburban (MHS).
6	6.3	Harbour View Heights LP	russell@rdbconsult.com	In the event that legislative changes in force at the time of the hearing mean that the MDRS are not mandatory, HVHLP seeks that the MRDS be removed from the Crestview precinct.
7	7.1	Veolia Water Services (ANZ) Pty Ltd	sanjeev.morar@veolia.com	Veolia seeks a decision that ensures that the water and wastewater capacity and servicing requirements of the Proposal will be adequately met. Veolia requests that: (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	8.1	Ministry of Education	Eden.Rima@beca.com	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.
9	9.1	Anthony Graham		Decline the plan change

Submissions

From: UnitaryPlanSubmissionForm@donotreply.aucklandcouncil.govt.nz
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 108 - Solomon Mouna Manuopangai
Date: Tuesday, 28 January 2025 10:00:48 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Solomon Mouna Manuopangai

Organisation name:

Agent's full name:

Email address: solomone@outlook.co.nz

Contact phone number:

Postal address:
 14a Etherton Drive
 Weymouth
 Auckland 2103

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:

The council should consider whether MHU is the most appropriate zone considering the surrounding Rural Landscape. It is often an inefficient use of land to have opposite levels of intensity side by side. Other alternative zones should be MHS to protect the integrity of the surrounding zone and landscapes. The plan change is supported subject to the amendment to an MHS zone to protect the integrity of the surrounding rural landscape.

1.1

Property address: 28, 66, 76, 178, 30 Crestview Rise, Papakura

Map or maps:

Other provisions:

As Above

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:

As above

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Propose Mixed Housing Suburban

Submission date: 28 January 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.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[Check water quality and swimming conditions. Decide with Safeswim.](#)



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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.](#)



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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

5.1

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

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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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.

7.1

To enable that decision to be made, Veolia requests that:

- (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

have a range of effects on various schools in Papakura, in particular Kelvin Road School, Redhill School, Edmund Hillary School and Papakura Intermediate.

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.



Figure 1: Schools in the vicinity of the PPC.

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: [REDACTED]
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 [REDACTED], 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