

# Memo

Date 23 October 2025

To: Celia Davison – Manager Planning – Central/South

From: Christopher Turbott - Planner

Subject: **Plan Modification: Clause 20A error correction to Auckland Unitary Plan (Operative in Part 2016)**





I seek your approval to correct an error pursuant to clause 20A, schedule 1, Resource Management Act 1991:

*A local authority may amend, without using the process in this schedule, an operative policy statement or plan to correct any minor errors.*

You have delegated authority, as a tier four manager, to make a decision to correct an error under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

<b>Provision in AUP or HGI District Plan</b>	I460 Crestview Rise Precinct
<b>Subject site and legal description (if applicable)</b>	NA
<b>Nature of error</b>	<p>The Hearing Commissioners' decision labled the activity table subheading in the precinct as I460.4.1. which is incorrect. It should have been I460.4. which becomes I460.4. Activity Table as the subheading and Table I460.4.1 Activities in the Crestview Rise Precinct</p> <p>Under the subheading I460.5 Notification add the standard rule precinct number I460 to sub-points (1) and (2) as it was previously missing.</p>
<b>Effect of change</b>	<p>The change:</p> <ul style="list-style-type: none"> <li>is to correct a minor error in the numbering sequence</li> <li>is neutral (it would not affect the rights of members of the public)</li> </ul>
<b>Changes required to be made (text and/or in-text diagrams)</b>	<p>Amend I460 Crestiview Rise Precinct text so that the activity table headings read:</p> <p><b>I460.4. . Activity Table</b></p> <p>All relevant Auckland-wide and zone activities apply in this precinct unless the activity is listed in Table I460.4.1 below:</p> <p><b>Table I460.4.1 Activities in Crestview Rise Precinct</b></p> <p>Amend I460 Crestiview Rise Precinct text so that the I460.5 Notification sub-point 1 and 2 read:</p> <p>(1) ...Standard I460.6.1 but does not comply with 1 or more of the density standards under I460.6.3 (except for the required compliance</p>

	with standard <b>460</b> .6.3.1 maximum... (2) ...the construction and use of 4 or more residential units that comply with standards <b>460</b> .6.1 and 6.3 (except for the required compliance with standard <b>460</b> .6.3.1 maximum...
<b>Changes required to be made (AUP or HGI maps)</b>	No changes to maps required.
<b>Attachments</b>	Attachment 1: Corrections to text (strikethrough/underlining) Attachment 2: Corrected text

<b>Maps prepared by:</b> NA Geospatial Specialist	<b>Text Entered by:</b> Maninder Kaur-Mehta Planning Technician
<b>Signature:</b> NA	<b>Signature:</b> 
<b>Prepared by:</b> Christopher Turbott Planner	<b>Reviewed by:</b> Craig Cairncross Team Leader
<b>Signature:</b> 	<b>Signature:</b> 
<b>Decision:</b> I agree to correct the error under clause 20A, schedule 1, RMA 1991 using my delegated authority  Celia Davison Manager Planning – Central South Date: 3 December 2025	
<b>Signature:</b> 	

## **Attachment 1: Corrections to text (~~strikethrough~~/underlining)**

## **I460. Crestview Rise Precinct**

### **I460.1. Precinct Description**

The Crestview Rise Precinct is located on the eastern urban edge of Papakura and applies to approximately 5.45 ha of land.

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 informed by the Stormwater Management Plan and associated precinct provisions. The Stormwater Management Area Control (Flow 1) is applied to sub-precinct A.

### **I460.2. 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 indigenous 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.

## I460 Crestview Rise Precinct

All relevant Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### I460.3. 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.

### I460.4.1. Activity Table

All relevant Auckland-wide and zone activities apply in this precinct unless the activity is listed in Table I460.4.1 below:

# I460 Crestview Rise Precinct

**Table I460.4.1 Activities in Crestview Rise Precinct**

Activity		Activity Status	
Subdivision			
		Sub-precinct A	Sub-precinct B
(A1)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(A2)	Subdivision in general accordance with the precinct plan	C	NA
(A3)	Subdivision that does not comply with Standard I460.6.1	D	D
(A4)	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
(A5)	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 I460.6.3	C	NA
(A6)	Subdivision around existing buildings and development that complies with the relevant Auckland wide or zone rules complying with Standards I460.6.2 to 6.3	C	NA
(A7)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I460.6.2, Standard I460.6.4, or Standard I460.6.5 or Standard I460.6.6.	RD	NA
(A8)	Subdivision listed above not meeting Standard I460.6.7 or General Standards E38.6.2 to E38.6.6 inclusive	D	NA
(A9)	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			
(A10)	Up to three dwellings per site meeting Standards I460.6.3	P	NA
(A11)	The conversion of a principal dwelling into a maximum of three dwellings.	P	NA
(A12)	Accessory buildings	P	NA
(A13)	Internal and external alterations to buildings	P	NA
(A14)	Additions to an existing dwelling	P	NA

## I460 Crestview Rise Precinct

(A15)	The construction and use of up to 3 residential dwellings on a site if they do not comply with the permitted building density Standards I460.6.3 except I460.6.3.1	RD	NA
(A16)	The construction and use of 4 or more residential dwellings that comply with the density standards of I460.6.3 except I460.6.3.1	RD	NA
(A17)	Development that does not comply with Standard I460.6.4, Standard I460.6.5 or Standard I460.6.6.	RD	NA
(A18)	Development that is not in general accordance with the precinct plan or does not comply with Standard I460.6.1 or Standard I460.6.7	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 I460.6.1, 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 Resource Management Act 1991 (RMA).

Note 3: Where a subdivision application complies with the density standards for up to three dwellings (Standard I460.6.3), 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.

### I460.5. 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 I460.6.1 but does not comply with 1 or more of the density standards under 6.3 (except for the required compliance with standard I460.6.3.1 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 standards I460.6.1 and I460.6.3 (except for the required compliance with standard I460.6.3.1 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

## I460 Crestview Rise Precinct

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.

### **I460.6. Standards**

- (1) 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 I460.6.3.
- (2) Any relevant general rule, Auckland-wide standard may also apply to all activities in the precinct.

#### **I460.6.1. 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 Precinct Plan and Landscape Concept Plan I460.12.

- (1) The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise Precinct Plan and Landscape Concept Plan I460.12 and established at the time of the initial subdivision or development. The planting required in Standard I460.6.1(1) must:
  - (a) Use predominantly eco-sourced native vegetation;
  - (b) Be consistent with local biodiversity; and
  - (c) Be undertaken in accordance with the Special Information Requirements in I460.9.
- (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



## I460 Crestview Rise Precinct

subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.

### **I460.6.2. 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.

#### **I460.6.2.1. 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 I460.6.3 except that standard I460.6.3.3 (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.

#### **I460.6.2.2. 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 I460.6.3 except that standard I460.6.3.3 (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.

#### **I460.6.2.3. 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 I460.6.3.1 to I460.6.3.9.
- (4) No vacant sites are created.

### I460.6.3. MDRS Permitted Density Standards

#### I460.6.3.1. Number of dwellings per site

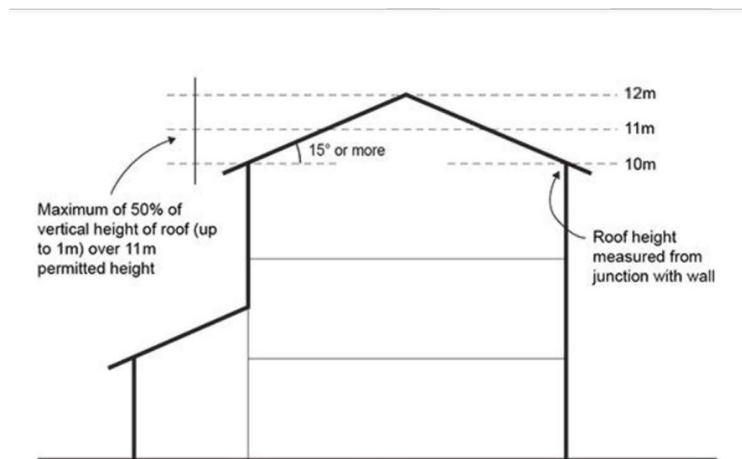
(1) There must be no more than three dwellings per site.

#### I460.6.3.2. 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:

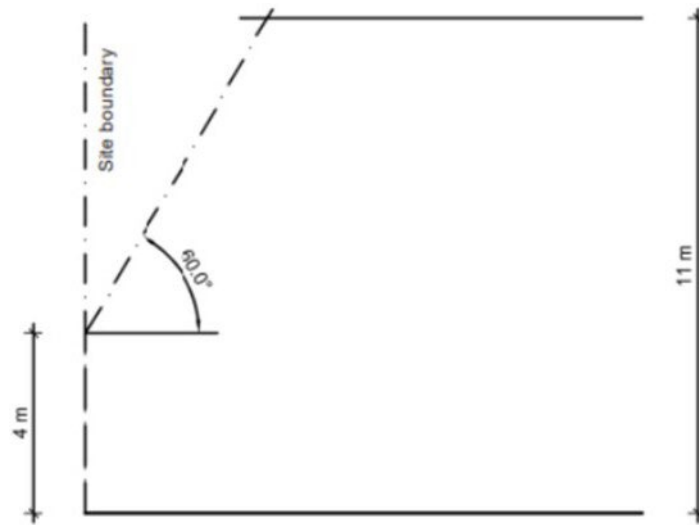


#### I460.6.3.3. Height in relation to boundary

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:

## I460 Crestview Rise Precinct



(2) This standard does not apply to:

- (a) a boundary with a road;
- (b) existing or proposed internal boundaries within a site; and
- (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

### I460.6.3.4. 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)

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- (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.

### **I460.6.3.5. 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.

### **I460.6.3.6. 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—

## I460 Crestview Rise Precinct

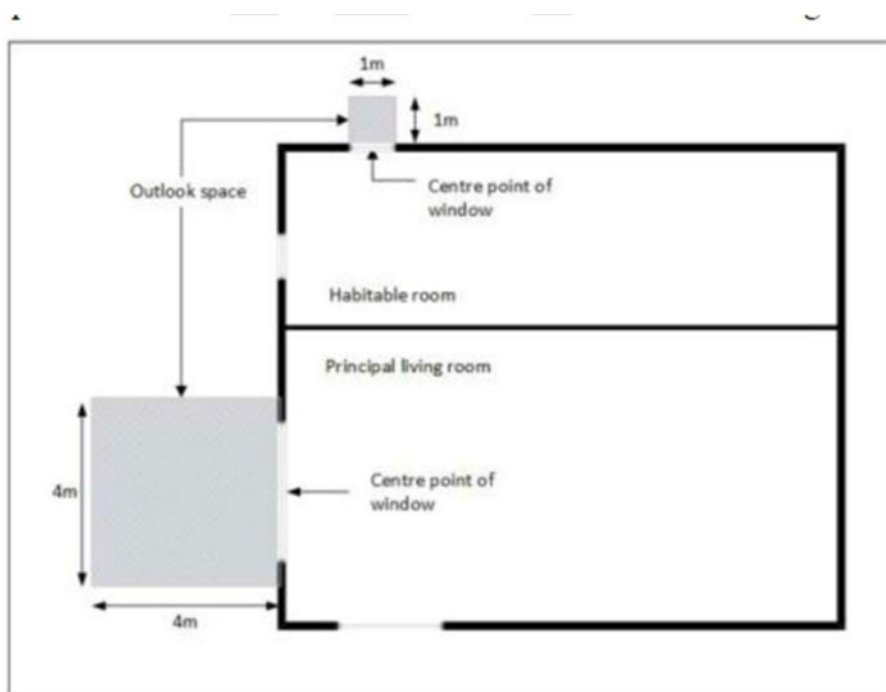
- (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
- (b) is accessible from the residential unit; and
- (c) may be grouped cumulatively by area in 1 communally accessible location, in which case it may be located at
  - (i) ground level; or
  - (ii) located directly adjacent to the unit.

### I460.6.3.7. 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:

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- (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.

### **I460.6.3.8. 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.

### **I460.6.3.9. 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.

#### **I460.6.4. 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.

#### **I460.6.5. 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 I460.9(2) shall be met.

#### **I460.6.6. Road Design**

Purpose: to ensure that any activity, development and/or subdivision complies with Appendix 1: Crestview Rise Public Road Required Design Elements.

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

### **I460.6.7. 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.
- (2) A resource consent application for development must be accompanied by a proposed condition of consent which requires:
  - (a) In the case of a subdivision consent application, wastewater infrastructure required to service the development will be completed and commissioned before a certificate pursuant to section 224(c) of the RMA is issued.
  - (b) In the case of a land use consent application:
    - (i) construction of dwellings may not commence unless wastewater infrastructure required to service the development will be completed and commissioned by the time construction is completed; and
    - (ii) prior to construction commencing, a covenant must be registered on each title recording that, before any dwelling is occupied, the wastewater infrastructure required to service the development must be completed.

### **I460.7. Assessment - Controlled Activities**

#### **I460.7.1. Matters of control**

The Council will reserve control over the following matters when assessing a controlled activity subdivision resource consent application in Table I460.4.1:

- (1) All controlled subdivision activities listed in Table I460.4.1:
  - (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



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- (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 I460.6.1.
- (f) Cultural landscape and mana whenua value recognition and provision as per Special Information Requirements under I460.9.

### **I460.7.2. 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 I460.6.1.
  - (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 I460.9.

### **I460.8. Assessment - Restricted Discretionary Activities**

#### **I460.8.1. Matters of Discretion**

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

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- (1) The construction and use of up to 3 dwellings on a site that does not comply with standards I460.6.3 (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; and
  - (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 I460.6.3 (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; and
  - (d) infrastructure provision and servicing.
- (3) Subdivision that is not in general accordance with the precinct plan or standard I460.6.2:
  - (a) precinct and zone objectives and policies;
  - (b) Refer to E38.12.1(7); and
  - (c) Refer to Policy E38.3(13).
- (4) Subdivision or development that does not comply with Standard I460.6.4. Stormwater Management:
  - (a) effects on stormwater quality and flood management.
- (5) Subdivision or development that does not comply with Standard I460.6.5 Compliance with Special Information Requirements:
  - (a) effects on the cultural landscape and recognition of mana whenua values.

## I460 Crestview Rise Precinct

- (6) Subdivision or development that does not comply with Standard I460.6.6 Road Design:
- (a) the design of the road and associated road reserve;
  - (b) design constraints; and
  - (c) interface design treatment at property boundaries, particularly for pedestrians and cyclists.

### **I460.8.2. 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 I460.9 below.

- (1) The construction and use of up to 3 residential units on a site if they do not comply with the permitted density standards I460.6.3 (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 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 I460.6.3 (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 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.

## I460 Crestview Rise Precinct

- (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 I460.6.2:
- (a) The extent to which subdivision is consistent with and achieves the objectives and policies of the Crestview Rise 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 I460.6.4:
- (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 I460.6.5:
- (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 I460.6.6:
- (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; and
    - (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.

### **I460.9. 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 I460.6.1 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, noting the following indicative densities:

- Existing Bush:
  - Infill Planting: 1.4m spacings (in areas where large weed infestations have been controlled)
  - Enrichment Planting: 5m spacings (to be undertaken in canopy gaps throughout the existing bush)
- Buffer (Forest Edge Planting): 1.4m spacings
- Amenity Planting: 1.4m spacings
- Landscape Buffer: 1.4m spacings.

(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.

(iv) Demonstrate how the following outcomes are achieved for the different areas identified on I460.12 Landscape Concept Plan:

- Existing Bush Area – The restoration and improvement of the existing bush area through plant pest control, infill planting of suitable indigenous species, and associated pest animal control and post planting maintenance.
- Buffer (Forest Edge) Planting – A 5.0m width of native revegetation planting around the existing bush edge, where applicable, to create shelter for natural regeneration to occur.
- Amenity Planting – Additional native revegetation planting to extend the existing bush area.
- Landscape Buffer – A planting area with a mix of predominantly eco-sourced native vegetation that is consistent with local biodiversity and is multi-layered with low-edge planting, mid-height shrubs/trees, and taller tree species along the full extent.

## I460 Crestview Rise Precinct

- (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.
- (f) Evidence of preferences of landowners of 182, 186, 188 and 190 Settlement Road as to the nature and form of the proposed planting within the Landscape Buffer and how these have been taken into consideration.

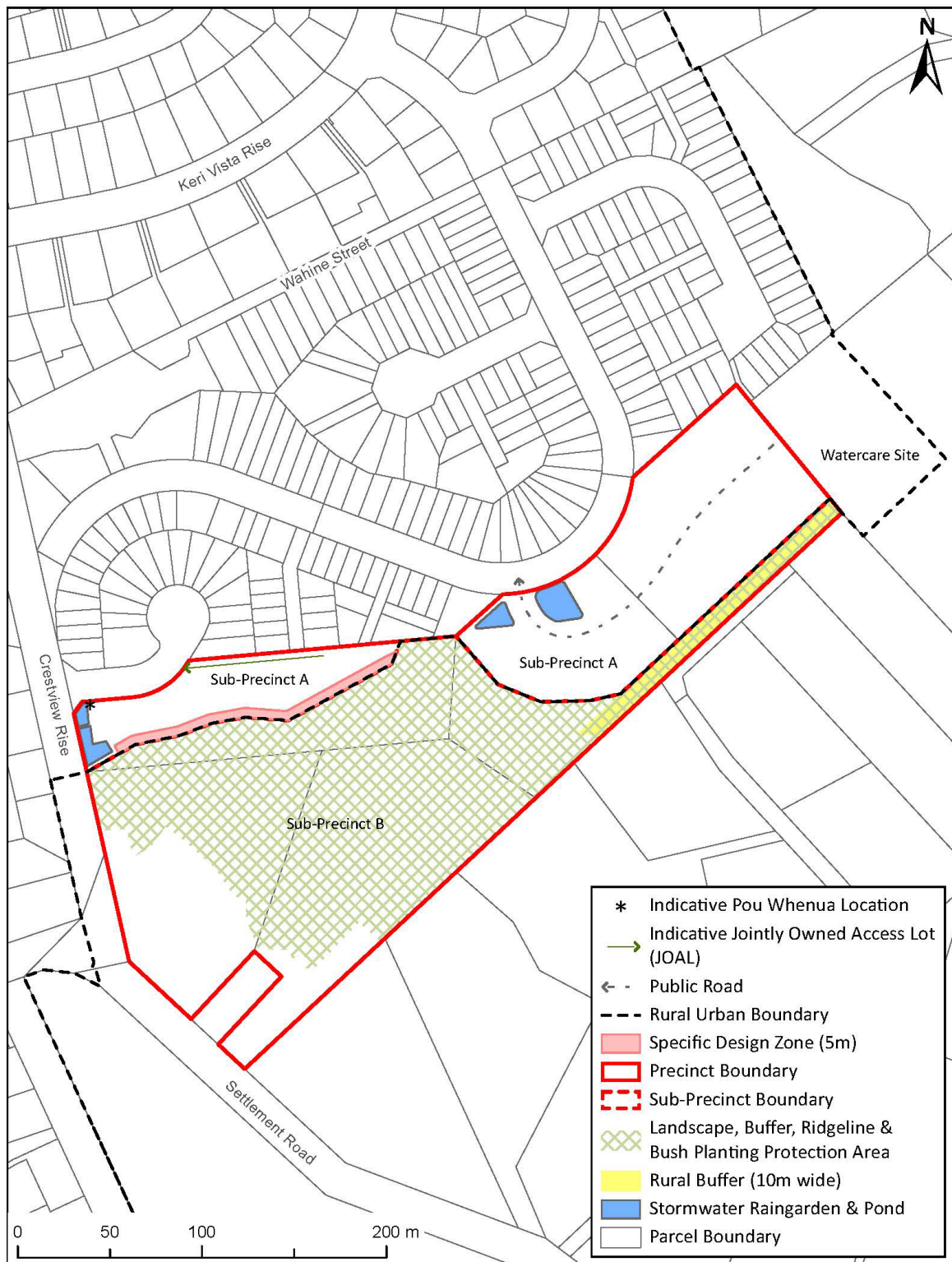
### (2) Cultural Landscape

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 I460.6.1, 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.

## I460 Crestview Rise Precinct

### I460.10. Crestview Rise Precinct Plan



**I460.11. Appendix 1**

**Crestview Rise Public Road Required Design Elements**

<b>Road Name</b>	<b>Role and Function</b>	<b>Min. Road Reserve</b>	<b>Road Berm</b>	<b>Carriageway</b>	<b>Access and/or Design Speed Restriction</b>	<b>On Street Parking</b>	<b>Footpaths</b>
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.



**I460.12. Landscape Concept Plan**



## **Attachment 2: Corrected text**

## **I460. Crestview Rise Precinct**

### **I460.1. Precinct Description**

The Crestview Rise Precinct is located on the eastern urban edge of Papakura and applies to approximately 5.45 ha of land.

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 informed by the Stormwater Management Plan and associated precinct provisions. The Stormwater Management Area Control (Flow 1) is applied to sub-precinct A.

### **I460.2. 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 indigenous 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.

## I460 Crestview Rise Precinct

All relevant Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I460.3. 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.

### **I460.4. Activity Table**

All relevant Auckland-wide and zone activities apply in this precinct unless the activity is listed in Table I460.4.1 below:

# I460 Crestview Rise Precinct

**Table I460.4.1 Activities in Crestview Rise Precinct**

Activity		Activity Status	
Subdivision			
		Sub-precinct A	Sub-precinct B
(A1)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(A2)	Subdivision in general accordance with the precinct plan	C	NA
(A3)	Subdivision that does not comply with Standard I460.6.1	D	D
(A4)	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
(A5)	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 I460.6.3	C	NA
(A6)	Subdivision around existing buildings and development that complies with the relevant Auckland wide or zone rules complying with Standards I460.6.2 to 6.3	C	NA
(A7)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I460.6.2, Standard I460.6.4, or Standard I460.6.5 or Standard I460.6.6.	RD	NA
(A8)	Subdivision listed above not meeting Standard I460.6.7 or General Standards E38.6.2 to E38.6.6 inclusive	D	NA
(A9)	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			
(A10)	Up to three dwellings per site meeting Standards I460.6.3	P	NA
(A11)	The conversion of a principal dwelling into a maximum of three dwellings.	P	NA
(A12)	Accessory buildings	P	NA
(A13)	Internal and external alterations to buildings	P	NA
(A14)	Additions to an existing dwelling	P	NA

## I460 Crestview Rise Precinct

(A15)	The construction and use of up to 3 residential dwellings on a site if they do not comply with the permitted building density Standards I460.6.3 except I460.6.3.1	RD	NA
(A16)	The construction and use of 4 or more residential dwellings that comply with the density standards of I460.6.3 except I460.6.3.1	RD	NA
(A17)	Development that does not comply with Standard I460.6.4, Standard I460.6.5 or Standard I460.6.6.	RD	NA
(A18)	Development that is not in general accordance with the precinct plan or does not comply with Standard I460.6.1 or Standard I460.6.7	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 I460.6.1, 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 Resource Management Act 1991 (RMA).

Note 3: Where a subdivision application complies with the density standards for up to three dwellings (Standard I460.6.3), 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.

### **I460.5. 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 I460.6.1 but does not comply with 1 or more of the density standards under I460.6.3 (except for the required compliance with standard I460.6.3.1 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 standards I460.6.1 and I460.6.3 (except for the required compliance with standard I460.6.3.1 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

## I460 Crestview Rise Precinct

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.

### **I460.6. Standards**

- (1) 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 I460.6.3.
- (2) Any relevant general rule, Auckland-wide standard may also apply to all activities in the precinct.

#### **I460.6.1. 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 Precinct Plan and Landscape Concept Plan I460.12.

- (1) The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise Precinct Plan and Landscape Concept Plan I460.12 and established at the time of the initial subdivision or development. The planting required in Standard I460.6.1(1) must:
  - (a) Use predominantly eco-sourced native vegetation;
  - (b) Be consistent with local biodiversity; and
  - (c) Be undertaken in accordance with the Special Information Requirements in I460.9.
- (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

## I460 Crestview Rise Precinct

subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.

### **I460.6.2. 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.

#### **I460.6.2.1. 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 I460.6.3 except that standard I460.6.3.3 (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.

#### **I460.6.2.2. 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 I460.6.3 except that standard I460.6.3.3 (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.

#### **I460.6.2.3. 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 I460.6.3.1 to I460.6.3.9.
- (4) No vacant sites are created.



### **I460.6.3. MDRS Permitted Density Standards**

#### **I460.6.3.1. Number of dwellings per site**

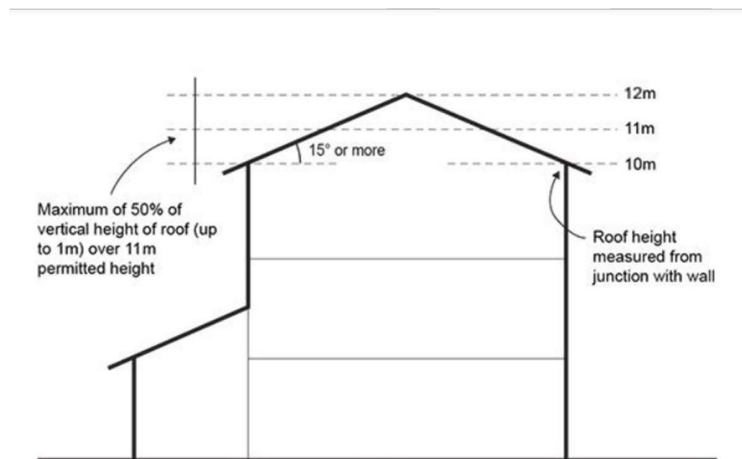
(1) There must be no more than three dwellings per site.

#### **I460.6.3.2. 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:

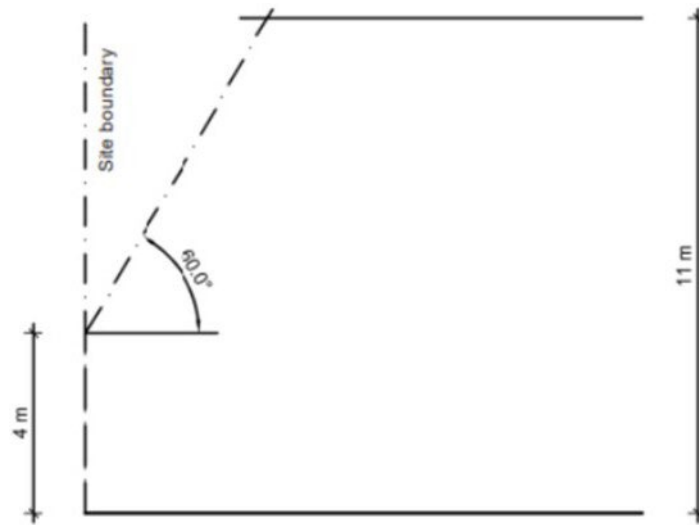


#### **I460.6.3.3. Height in relation to boundary**

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:

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(2) This standard does not apply to:

- (a) a boundary with a road;
- (b) existing or proposed internal boundaries within a site; and
- (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

### I460.6.3.4. 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)

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- (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.

### **I460.6.3.5. 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.

### **I460.6.3.6. 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—

## I460 Crestview Rise Precinct

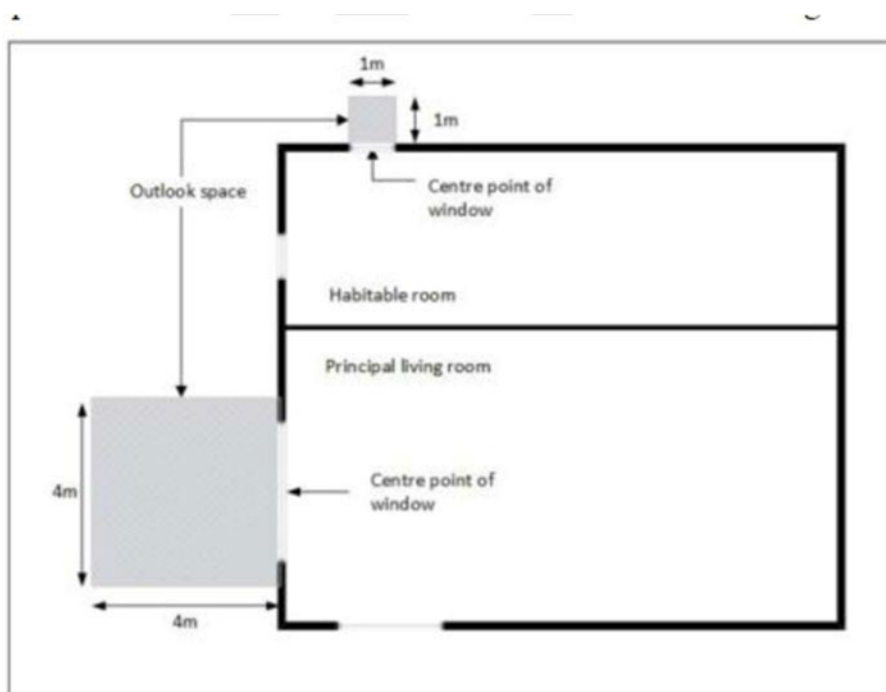
- (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
- (b) is accessible from the residential unit; and
- (c) may be grouped cumulatively by area in 1 communally accessible location, in which case it may be located at
  - (i) ground level; or
  - (ii) located directly adjacent to the unit.

### I460.6.3.7. 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:

## I460 Crestview Rise Precinct

- (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.

### **I460.6.3.8. 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.

### **I460.6.3.9. 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.

#### **I460.6.4. 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.

#### **I460.6.5. 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 I460.9(2) shall be met.

#### **I460.6.6. Road Design**

Purpose: to ensure that any activity, development and/or subdivision complies with Appendix 1: Crestview Rise Public Road Required Design Elements.

## I460 Crestview Rise Precinct

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

### **I460.6.7. 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.
- (2) A resource consent application for development must be accompanied by a proposed condition of consent which requires:
  - (a) In the case of a subdivision consent application, wastewater infrastructure required to service the development will be completed and commissioned before a certificate pursuant to section 224(c) of the RMA is issued.
  - (b) In the case of a land use consent application:
    - (i) construction of dwellings may not commence unless wastewater infrastructure required to service the development will be completed and commissioned by the time construction is completed; and
    - (ii) prior to construction commencing, a covenant must be registered on each title recording that, before any dwelling is occupied, the wastewater infrastructure required to service the development must be completed.

### **I460.7. Assessment - Controlled Activities**

#### **I460.7.1. Matters of control**

The Council will reserve control over the following matters when assessing a controlled activity subdivision resource consent application in Table I460.4.1:

- (1) All controlled subdivision activities listed in Table I460.4.1:
  - (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

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- (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 I460.6.1.
- (f) Cultural landscape and mana whenua value recognition and provision as per Special Information Requirements under I460.9.

### **I460.7.2. 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 I460.6.1.
  - (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 I460.9.

### **I460.8. Assessment - Restricted Discretionary Activities**

#### **I460.8.1. Matters of Discretion**

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



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- (1) The construction and use of up to 3 dwellings on a site that does not comply with standards I460.6.3 (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; and
  - (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 I460.6.3 (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; and
  - (d) infrastructure provision and servicing.
- (3) Subdivision that is not in general accordance with the precinct plan or standard I460.6.2:
  - (a) precinct and zone objectives and policies;
  - (b) Refer to E38.12.1(7); and
  - (c) Refer to Policy E38.3(13).
- (4) Subdivision or development that does not comply with Standard I460.6.4. Stormwater Management:
  - (a) effects on stormwater quality and flood management.
- (5) Subdivision or development that does not comply with Standard I460.6.5 Compliance with Special Information Requirements:
  - (a) effects on the cultural landscape and recognition of mana whenua values.

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- (6) Subdivision or development that does not comply with Standard I460.6.6 Road Design:
- (a) the design of the road and associated road reserve;
  - (b) design constraints; and
  - (c) interface design treatment at property boundaries, particularly for pedestrians and cyclists.

### **I460.8.2. 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 I460.9 below.

- (1) The construction and use of up to 3 residential units on a site if they do not comply with the permitted density standards I460.6.3 (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 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 I460.6.3 (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 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.

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- (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 I460.6.2:
- (a) The extent to which subdivision is consistent with and achieves the objectives and policies of the Crestview Rise 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 I460.6.4:
- (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 I460.6.5:
- (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 I460.6.6:
- (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; and
    - (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.

### **I460.9. 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 I460.6.1 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, noting the following indicative densities:

- Existing Bush:
  - Infill Planting: 1.4m spacings (in areas where large weed infestations have been controlled)
  - Enrichment Planting: 5m spacings (to be undertaken in canopy gaps throughout the existing bush)
- Buffer (Forest Edge Planting): 1.4m spacings
- Amenity Planting: 1.4m spacings
- Landscape Buffer: 1.4m spacings.

(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.

(iv) Demonstrate how the following outcomes are achieved for the different areas identified on I460.12 Landscape Concept Plan:

- Existing Bush Area – The restoration and improvement of the existing bush area through plant pest control, infill planting of suitable indigenous species, and associated pest animal control and post planting maintenance.
- Buffer (Forest Edge) Planting – A 5.0m width of native revegetation planting around the existing bush edge, where applicable, to create shelter for natural regeneration to occur.
- Amenity Planting – Additional native revegetation planting to extend the existing bush area.
- Landscape Buffer – A planting area with a mix of predominantly eco-sourced native vegetation that is consistent with local biodiversity and is multi-layered with low-edge planting, mid-height shrubs/trees, and taller tree species along the full extent.

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- (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.
- (f) Evidence of preferences of landowners of 182, 186, 188 and 190 Settlement Road as to the nature and form of the proposed planting within the Landscape Buffer and how these have been taken into consideration.

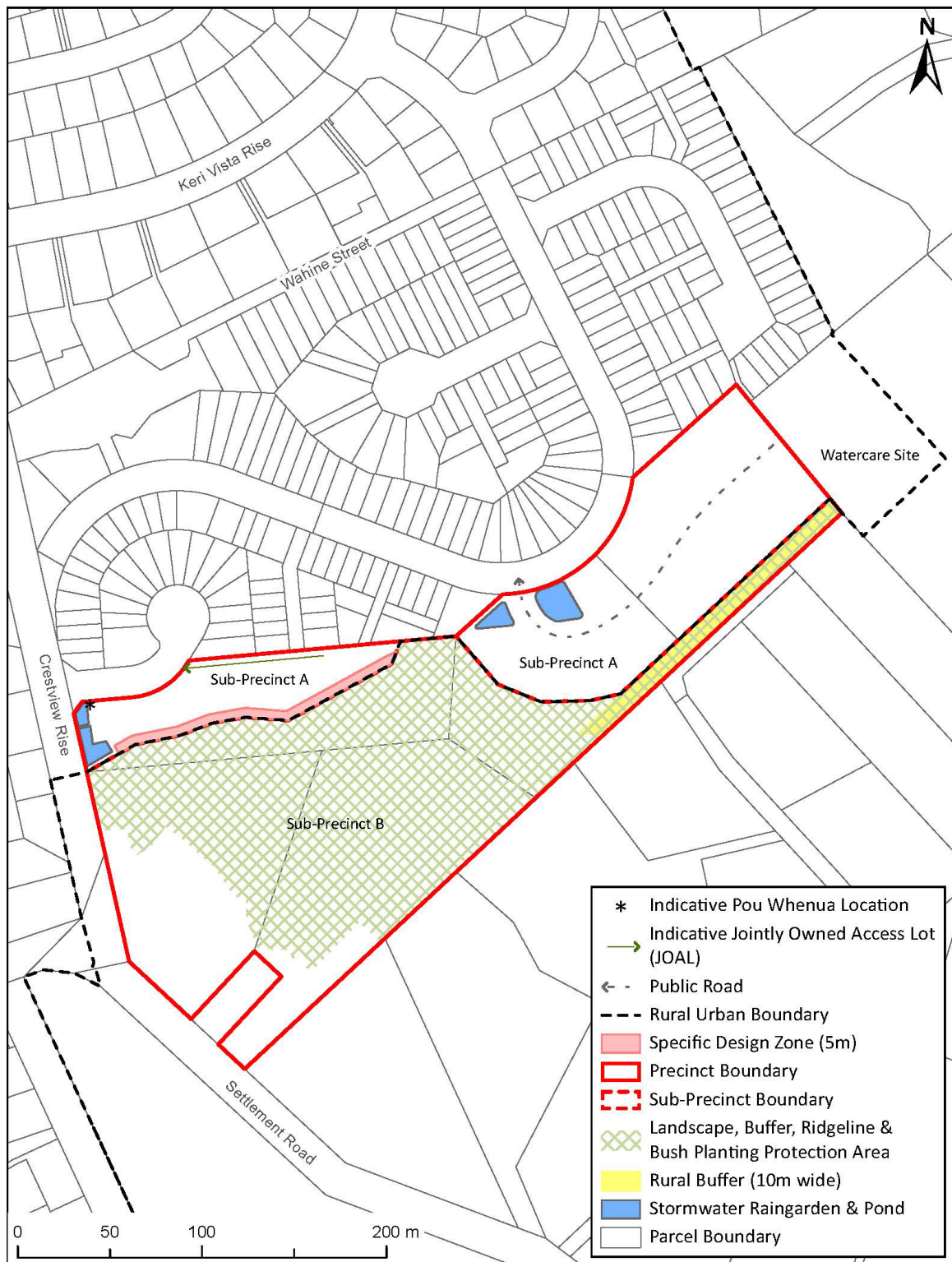
### (2) Cultural Landscape

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 I460.6.1, 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.

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### I460.10. Crestview Rise Precinct Plan



**I460.11. Appendix 1**

**Crestview Rise Public Road Required Design Elements**

<b>Road Name</b>	<b>Role and Function</b>	<b>Min. Road Reserve</b>	<b>Road Berm</b>	<b>Carriageway</b>	<b>Access and/or Design Speed Restriction</b>	<b>On Street Parking</b>	<b>Footpaths</b>
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.

**I460.12. Landscape Concept Plan**

