

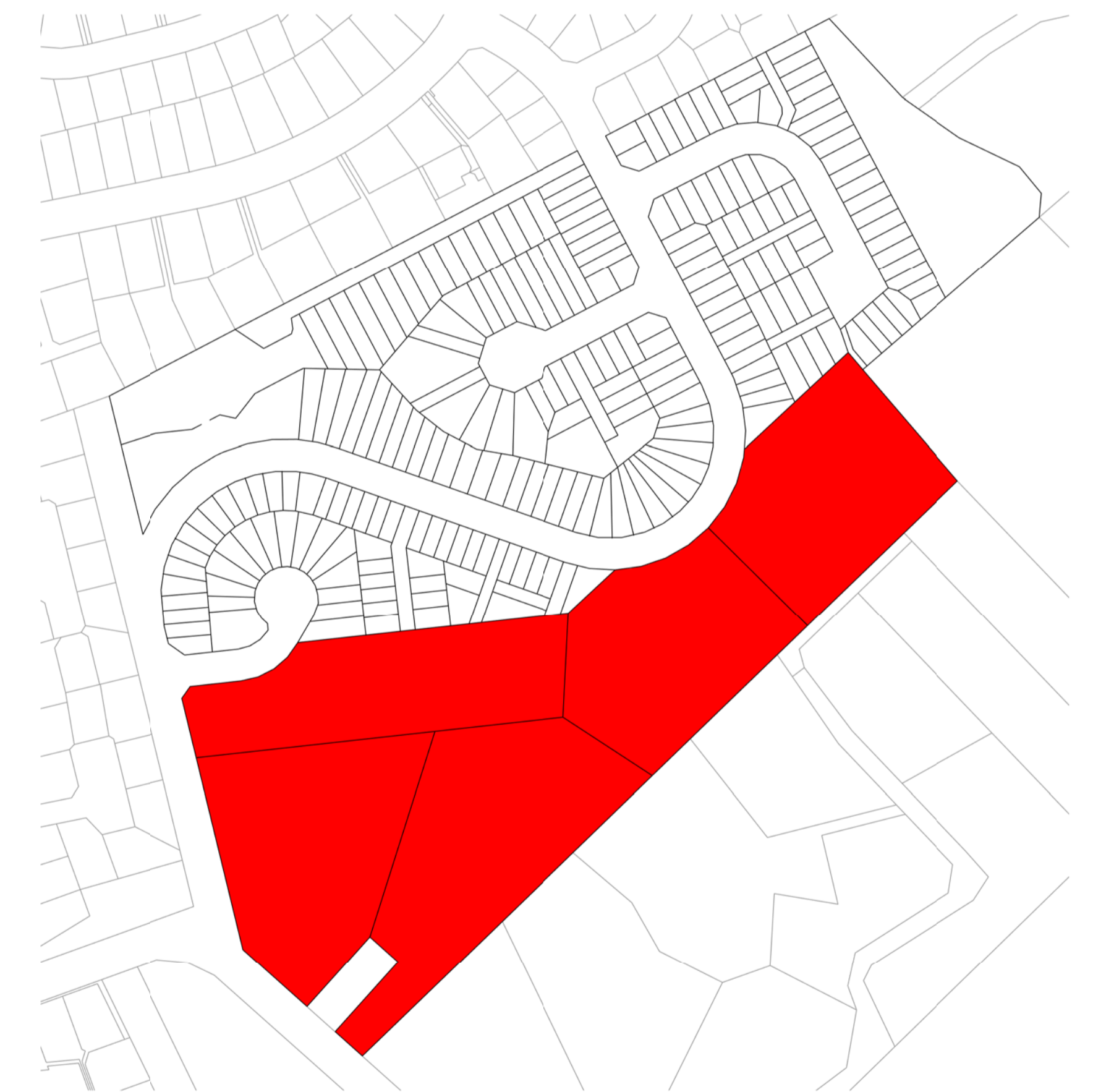
# URBAN FORM DESIGN

## Crestview Rise Plan Change

28, 30, 66 & 76 Crestview Rise, 170 Settlement Road  
Lots 123, 124, 125, 126 & 127

Project Number: 20010

For Private Plan Change  
31.08.2024



Location Plan - Lots 123, 124, 125, 126 & 127

## NOTATIONS

<p><b>Appeals to the Proposed Plan</b></p> <p> Appeals seeking changes to zones or management layers</p> <p><b>Proposed Modifications</b></p> <p> Notice of Requirements</p> <p> Plan Changes</p> <p> Future Coastal Hazards Plan Change</p>	<p><b>Tagging of Provisions:</b></p> <p>[i] = Information only</p> <p>[rp] = Regional Plan</p> <p>[rcp] = Regional Coastal Plan</p> <p>[rps] = Regional Policy Statement</p> <p>[dp] = District Plan (only noted when dual provisions apply)</p>
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## ZONING

<p><b>Residential</b></p> <ul style="list-style-type: none"> <li> Residential - Large Lot Zone</li> <li> Residential - Rural and Coastal Settlement Zone</li> <li> Residential - Single House Zone</li> <li> Residential - Mixed Housing Suburban Zone</li> <li> Residential - Mixed Housing Urban Zone</li> <li> Residential - Terrace Housing and Apartment Buildings Zone</li> </ul> <p><b>Business</b></p> <ul style="list-style-type: none"> <li> Business - City Centre Zone</li> <li> Business - Metropolitan Centre Zone</li> <li> Business - Town Centre Zone</li> <li> Business - Local Centre Zone</li> <li> Business - Neighbourhood Centre Zone</li> <li> Business - Mixed Use Zone</li> <li> Business - General Business Zone</li> <li> Business - Business Park Zone</li> <li> Business - Heavy Industry Zone</li> <li> Business - Light Industry Zone</li> </ul> <p><b>Open space</b></p> <ul style="list-style-type: none"> <li> Open Space - Conservation Zone</li> <li> Open Space - Informal Recreation Zone</li> <li> Open Space - Sport and Active Recreation Zone</li> <li> Open Space - Civic Spaces Zone</li> <li> Open Space - Community Zone</li> <li> Water [i]</li> </ul>	<p><b>Rural</b></p> <ul style="list-style-type: none"> <li> Rural - Rural Production Zone</li> <li> Rural - Mixed Rural Zone</li> <li> Rural - Rural Coastal Zone</li> <li> Rural - Rural Conservation Zone</li> <li> Rural - Countryside Living Zone</li> <li> Rural - Waitakere Foothills Zone</li> <li> Rural - Waitakere Ranges Zone</li> </ul> <p><b>Future Urban</b></p> <ul style="list-style-type: none"> <li> Future Urban Zone</li> <li> Green Infrastructure Corridor (Operative in some Special Housing Areas)</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li> Special Purpose Zone - Airports &amp; Airfields Cemetery Quarry Healthcare Facility &amp; Hospital Tertiary Education Māori Purpose Major Recreation Facility School</li> <li> Strategic Transport Corridor Zone</li> </ul> <p><b>Coastal</b></p> <ul style="list-style-type: none"> <li> Coastal - General Coastal Marine Zone [rcp]</li> <li> Coastal - Marina Zone [rcp/dp]</li> <li> Coastal - Mooring Zone [rcp]</li> <li> Coastal - Minor Port Zone [rcp/dp]</li> <li> Coastal - Ferry Terminal Zone [rcp/dp]</li> <li> Coastal - Defence Zone [rcp]</li> <li> Coastal - Coastal Transition Zone</li> </ul>
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Precincts

Rural Urban Boundary

Indicative Coastline [i]

## Overlays

<p><b>Natural Resources</b></p> <ul style="list-style-type: none"> <li> Terrestrial [rp/dp]</li> <li> Marine 1 [rcp]</li> <li> Marine 2 [rcp]</li> <li> Water Supply Management Areas Overlay [rp]</li> <li> Natural Stream Management Areas Overlay [rp]</li> <li> High-Use Stream Management Areas Overlay [rp]</li> <li> Natural</li> <li> Urban</li> <li> High-Use Aquifer Management Areas Overlay [rp]</li> <li> Quality-Sensitive Aquifer Management Areas Overlay [rp]</li> <li> Wetland Management Areas Overlay [rp]</li> </ul> <p><b>Infrastructure</b></p> <ul style="list-style-type: none"> <li> Airport Approach Surface Overlay</li> <li> Aircraft Noise Overlay</li> <li> City Centre Port Noise Overlay [rcp / dp]</li> <li> Quarry Buffer Area Overlay</li> <li> National Grid Subdivision Corridor</li> <li> National Grid Substation Corridor</li> <li> National Grid Yard Compromised</li> <li> National Grid Yard Uncompromised</li> </ul> <p><b>Mana Whenua</b></p> <ul style="list-style-type: none"> <li> Sites &amp; Places of Significance to Mana Whenua Overlay [rcp/dp]</li> </ul> <p><b>Built Environment</b></p> <ul style="list-style-type: none"> <li> Identified Growth Corridor Overlay</li> </ul>	<p><b>Natural Heritage</b></p> <ul style="list-style-type: none"> <li> Verified position of tree</li> <li> Unverified position of tree</li> <li> Group of Trees</li> <li> Outstanding Natural Features Overlay [rcp/dp]</li> <li> Outstanding Natural Landscapes Overlay [rcp/dp]</li> <li> Outstanding Natural Character Overlay [rcp/dp]</li> <li> High Natural Character Overlay [rcp/dp]</li> <li> Viewshafts</li> <li> Height Sensitive Areas</li> <li> Regionally Significant Volcanic Viewshafts Overlay Contours [i]</li> <li> Locally Significant Volcanic Viewshafts Overlay [rcp/dp]</li> <li> Locally Significant Volcanic Viewshafts Overlay Contours [i]</li> <li> Modified</li> <li> Natural</li> <li> Local Public Views Overlay [rcp/dp]</li> <li> Extent of Overlay</li> <li> Subdivision Schedule</li> </ul> <p><b>Historic Heritage &amp; Special Character</b></p> <ul style="list-style-type: none"> <li> Historic Heritage Overlay Place [rcp/dp]</li> <li> Historic Heritage Overlay Extent of Place [rcp/dp]</li> <li> Special Character Areas Overlay Residential and Business</li> <li> Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]</li> <li> Auckland War Memorial Museum Viewshaft Overlay Contours [i]</li> <li> Stockade Hill Viewshaft Overlay – 8m height area</li> <li> Stockade Hill Viewshaft [i]</li> </ul>
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**Controls**

<ul style="list-style-type: none"> <li> Key Retail Frontage</li> <li> General Commercial Frontage</li> <li> Adjacent to Level Crossings</li> <li> General</li> <li> Motorway Interchange Control</li> <li> Centre Fringe Office Control</li> <li> Height Variation Control</li> <li> Parking Variation Control</li> <li> Level Crossings With Sightlines Control</li> <li> Arterial Roads</li> <li> Business Park Zone Office Control</li> </ul>	<ul style="list-style-type: none"> <li> Hazardous Facilities</li> <li> Infrastructure</li> <li> Macroinvertebrate Community Index</li> <li> Flow 1 [rp]</li> <li> Flow 2 [rp]</li> <li> Subdivision Variation Control</li> <li> Indigenous Vegetation 749.7 ha</li> <li> Freshwater Wetland 14.6 ha</li> <li> Surf Breaks [rcp]</li> <li> Cable Protection Areas Control [rcp]</li> <li> Coastal Inundation 1 per cent AEP Plus 1m Control</li> </ul>
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**Designations**

- Designations
- Airspace Restriction Designations

	Site - Lots 123, 124, 125, 126 & 127
	Existing Easement
	MAX Height - 11m
	MAX Height - 9m - Countryside Living
	MAX Height - 8m
	Indicative Lot Boundary
	Indicative Lot Boundary
	Existing Setback - Countryside Living
	Existing Contour Line
	Indicative Proposed Contour Line
	Existing Ground
	Height to Boundary - 45° 2.5m
	Height to Boundary - 45° 3m
	Height to Boundary - MDRS 60° 4m

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DRAWING REVISIONS	REV	DATE	DESCRIPTION
A	22.06.2023		FOR INFORMATION ONLY
B	01.05.2024		For Private Plan Change

For Private Plan Change

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**Harbour View Heights L.P.**

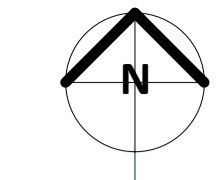
PROJECT NAME  
**Crestview Rise Plan Change**

28, 30, 66 & 76 Crestview Rise,  
170 Settlement Road

SHEET TITLE  
**Legend - Unitary Plan & Project**

SCALE @ A1	SCALE @ A3	JOB NUMBER
		20010
SHEET NUMBER		REVISION
PLCH-UD001		B

For Private Plan Change



- Site - Lots 123, 124, 125, 126 & 127
- Bus Route - 372
- Bus Route - 373
- Bus Stop

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**Harbour View Heights L.P.**

PROJECT NAME  
**Crestview Rise Plan Change**

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
**Suburb Context**

SCALE @ A1    SCALE @ A3    JOB NUMBER  
 1 : 5000          20010

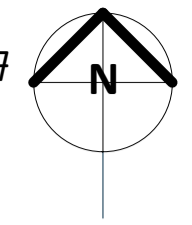
SHEET NUMBER    REVISION  
 PLCH-UD006          B

For Private Plan Change





- Site - Lots 123, 124, 125, 126 & 127
- Existing Bush - Indicative
- Wider Neighbourhood Development



Plan Change - Site	
Name	Area
LOT 123	10,002 m <sup>2</sup>
LOT 124	10,052 m <sup>2</sup>
LOT 125	12,673 m <sup>2</sup>
LOT 126	11,444 m <sup>2</sup>
LOT 127	10,332 m <sup>2</sup>
<b>Total: 5</b>	<b>54,503 m<sup>2</sup></b>

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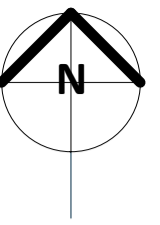
PROJECT NAME  
 Crestview Rise Plan Change

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
 Site Location Plan - Lots 123,  
 124, 125, 126 & 127 - Immediate  
 Neighbourhood Context

SCALE @ A1	SCALE @ A3	JOB NUMBER
1 : 1000		20010

SHEET NUMBER	REVISION
PLCH-UD011	B



Consulted Parties	
Ref.#	Address
1	64 Crestview Rise, Papakura 2110
2	2 Kotahitanga Street, Papakura 2110
3	4 Kotahitanga Street, Papakura 2110
4	6 Kotahitanga Street, Papakura 2110
5	8 Kotahitanga Street, Papakura 2110
6	10 Kotahitanga Street, Papakura 2110
7	12 Kotahitanga Street, Papakura 2110
8	14 Kotahitanga Street, Papakura 2110
9	16 Kotahitanga Street, Papakura 2110
10	5 Papauma Place, Papakura 2110
11	3 Papauma Place, Papakura 2110
12	1 Papauma Place, Papakura 2110
13	44 Crestview Rise, Papakura 2110
14	42B Crestview Rise, Papakura 2110
15	42A Crestview Rise, Papakura 2110
16	2 Papauma Place, Papakura 2110
17	4 Papauma Place, Papakura 2110
18	40B Crestview Rise, Papakura 2110
19	40A Crestview Rise, Papakura 2110
20	1 Marples Place, Papakura 2110
21	38B Crestview Rise, Papakura 2110
22	38A Crestview Rise, Papakura 2110
23	2 Marples Place, Papakura 2110
24	36 Crestview Rise, Papakura 2110
25	34 Crestview Rise, Papakura 2110
26	32 Crestview Rise, Papakura 2110
27	43B Crestview Rise, Papakura 2110
28	43A Crestview Rise, Papakura 2110
29	41B Crestview Rise, Papakura 2110
30	41A Crestview Rise, Papakura 2110
31	39B Crestview Rise, Papakura 2110
32	39A Crestview Rise, Papakura 2110
33	37B Crestview Rise, Papakura 2110
34	37A Crestview Rise, Papakura 2110
35	35B Crestview Rise, Papakura 2110
36	35A Crestview Rise, Papakura 2110
37	33B Crestview Rise, Papakura 2110
38	33A Crestview Rise, Papakura 2110
39	31B Crestview Rise, Papakura 2110

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IN COLLABORATION WITH:

CLIENT  
**Harbour View Heights L.P.**

PROJECT NAME  
**Crestview Rise Plan Change**

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
**Map of Consulted Parties**

SCALE @ A1    SCALE @ A3    JOB NUMBER  
 1 : 1500       20010

SHEET NUMBER    REVISION  
 PLCH-UD013    B

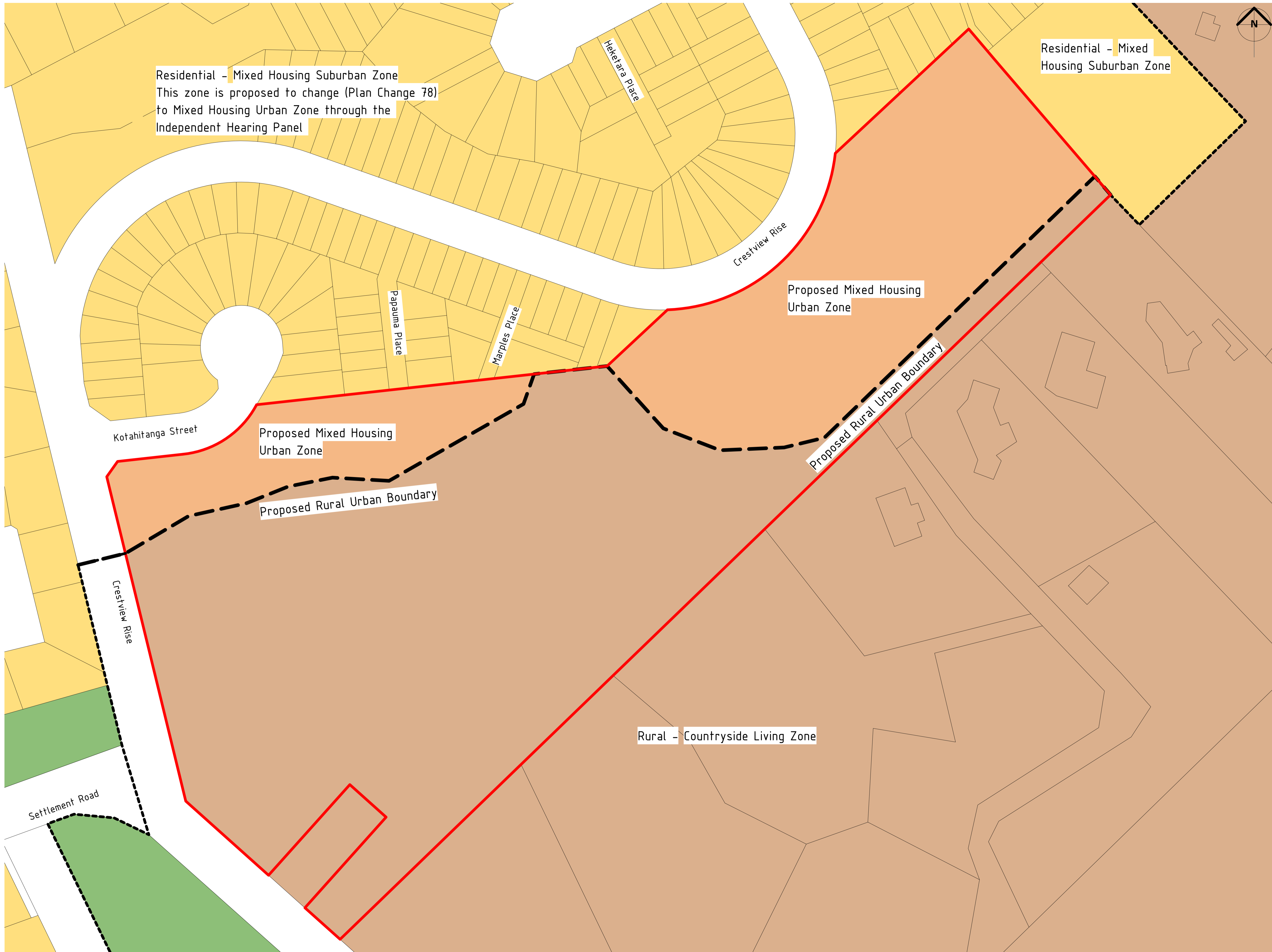
Consulted Parties	
Ref.#	Address
40	31A Crestview Rise, Papakura 2110
41	29B Crestview Rise, Papakura 2110
42	29A Crestview Rise, Papakura 2110
43	27B Crestview Rise, Papakura 2110
44	27A Crestview Rise, Papakura 2110
45	25B Crestview Rise, Papakura 2110
46	25A Crestview Rise, Papakura 2110
47	23A Crestview Rise, Papakura 2110
48	23 Crestview Rise, Papakura 2110
49	21A Crestview Rise, Papakura 2110
50	21 Crestview Rise, Papakura 2110
51	19 Crestview Rise, Papakura 2110
52	2 Putiputi Way, Papakura 2110
53	1A Putiputi Way, Papakura 2110
54	15B Crestview Rise, Papakura 2110

Consulted Parties	
Ref.#	Address
55	15A Crestview Rise, Papakura 2110
56	13B Crestview Rise, Papakura 2110
57	13A Crestview Rise, Papakura 2110
58	11B Crestview Rise, Papakura 2110
59	11A Crestview Rise, Papakura 2110
60	9B Crestview Rise, Papakura 2110
61	9A Crestview Rise, Papakura 2110
62	4A Wahine Street, Papakura 2110
63	4B Wahine Street, Papakura 2110
64	6 Wahine Street, Papakura 2110
65	8 Wahine Street, Papakura 2110
66	10 Wahine Street, Papakura 2110
67	12 Wahine Street, Papakura 2110
68	10 Crestview Rise, Papakura 2110
69	2 Poruru Close, Papakura 2110

Consulted Parties	
Ref.#	Address
70	1A Poruru Close, Papakura 2110
71	14A Crestview Rise, Papakura 2110
72	14B Crestview Rise, Papakura 2110
73	16A Crestview Rise, Papakura 2110
74	16B Crestview Rise, Papakura 2110
75	18A Crestview Rise, Papakura 2110
76	18B Crestview Rise, Papakura 2110
77	20A Crestview Rise, Papakura 2110
78	20B Crestview Rise, Papakura 2110
79	22A Crestview Rise, Papakura 2110
80	22B Crestview Rise, Papakura 2110
81	24A Crestview Rise, Papakura 2110
82	24B Crestview Rise, Papakura 2110
83	26A Crestview Rise, Papakura 2110
84	26B Crestview Rise, Papakura 2110

Consulted Parties	
Ref.#	Address
85	25B Poruru Close, Papakura 2110
86	25A Poruru Close, Papakura 2110
87	27B Poruru Close, Papakura 2110
88	27A Poruru Close, Papakura 2110
89	36B Poruru Close, Papakura 2110
90	279 Kaipara Road, Papakura 2582
91	186 Settlement Road, Papakura 2110
92	188 Settlement Road, Papakura 2110
93	190 Settlement Road, Papakura 2110
94	182 Settlement Road, Papakura 2110





- Mixed Housing Urban Zone
- Precinct Boundary
- Sub Precinct Boundary
- Rural Urban Boundary
- Rural Buffer (10m wide)
- Stormwater Raingarden & Pond
- Landscape Buffer, Ridgeline & Bush Planting Protection Area
- Public Road
- Indicative Jointly Owned Access Lot (JOAL)
- Indicative Pou Whenua Location

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B	01.05.2024	For Private Plan Change

For Private Plan Change

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**Harbour View Heights L.P.**

PROJECT NAME  
**Crestview Rise Plan Change**

**28, 30, 66 & 76 Crestview Rise,  
170 Settlement Road**

SHEET TITLE  
**Proposed Zoning Plan**

SCALE @ A1	SCALE @ A3	JOB NUMBER
As indicated		20010
SHEET NUMBER	REVISION	
PLCH-UD016	B	

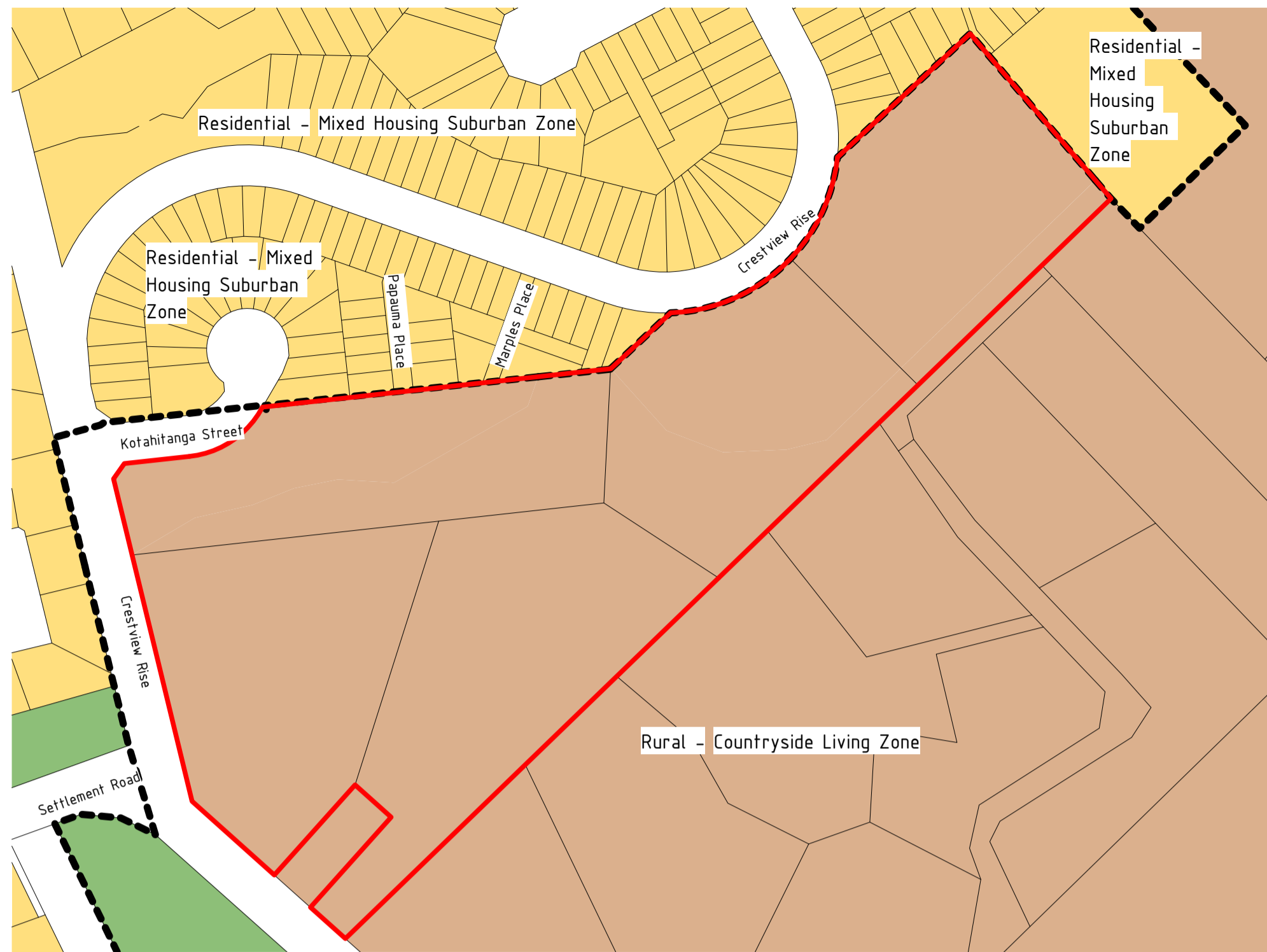
For Private Plan Change

1

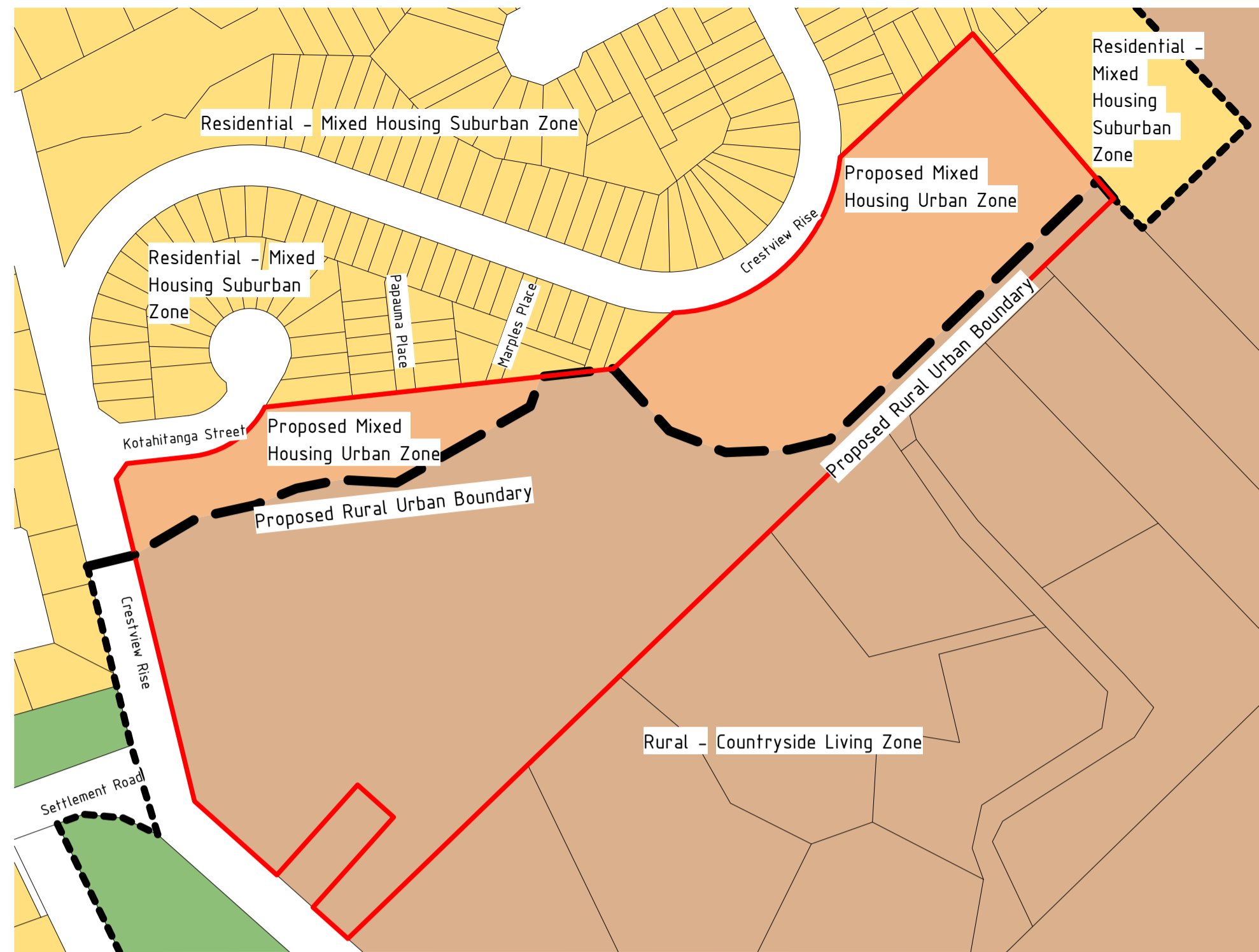
**Proposed Zoning Plan**

A1 SCALE      1 : 750

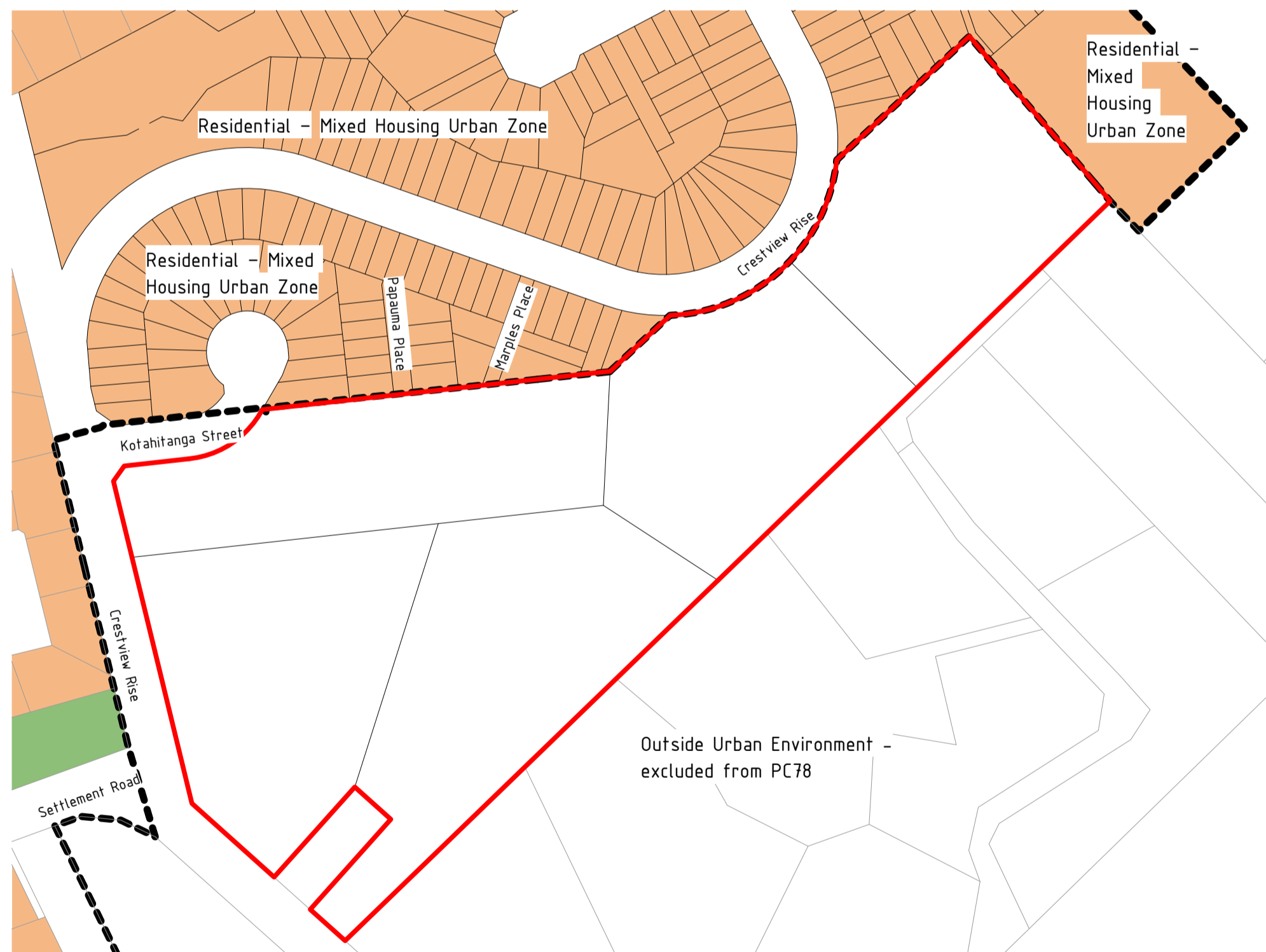




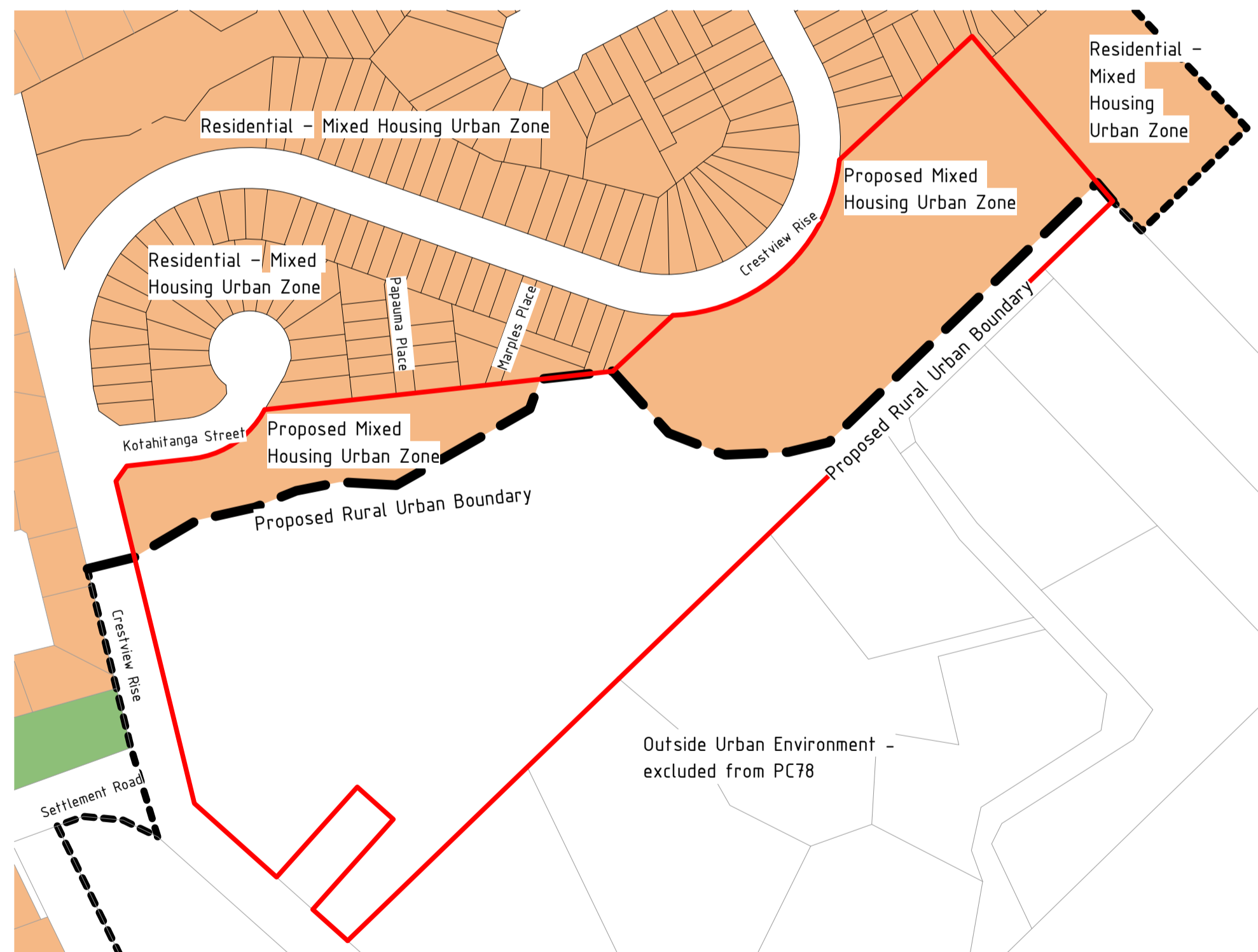
**1** Existing Zoning Plan  
A1 SCALE 1 : 2000



**2** Proposed Zoning Plan - in relation to existing Unitary Plan zoning  
A1 SCALE 1 : 2000



**3** Auckland Council Proposed Plan Change 78  
A1 SCALE 1 : 2000



**4** Proposed Zoning Plan - in relation to Auckland Council proposed Plan Change 78  
A1 SCALE 1 : 2000

- Mixed Housing Urban Zone
- Precinct Boundary
- Sub Precinct Boundary
- Rural Urban Boundary
- Rural Buffer (10m wide)
- Stormwater Raingarden & Pond
- Landscape Buffer, Ridgeline & Bush Planting Protection Area
- Public Road
- Indicative Jointly Owned Access Lot (JOAL)
- Indicative Pou Whenua Location

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Residential - Mixed Housing Suburban Zone is proposed to change (Plan Change 78) to Mixed Housing Urban Zone through the Independent Hearing Panel

For Private Plan Change

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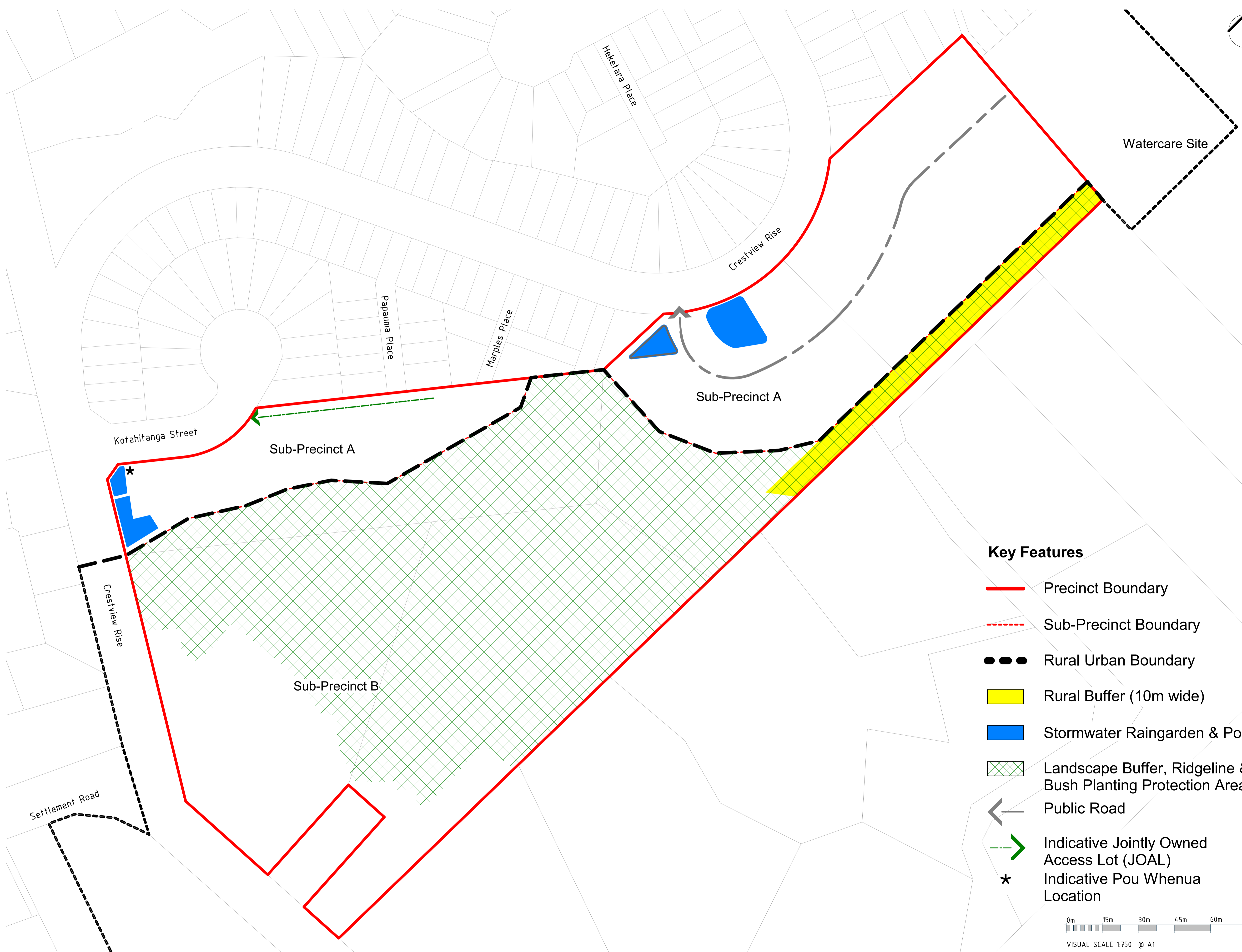
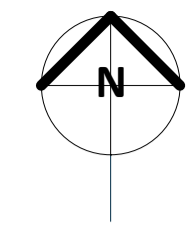
PROJECT NAME  
 Crestview Rise Plan Change

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
 Zoning Comparison

SCALE @ A1	SCALE @ A3	JOB NUMBER
As indicated		20010
SHEET NUMBER	REVISION	
PLCH-UD017	B	

For Private Plan Change



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B	31.08.2024	For Private Plan Change - RFI

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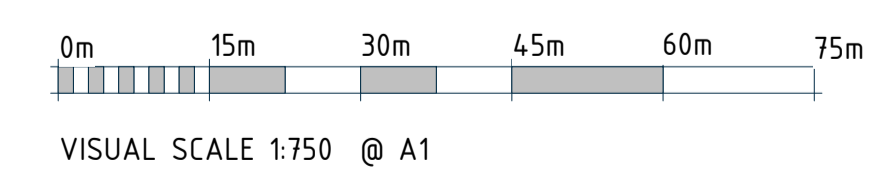
PROJECT NAME  
Crestview Rise Plan Change

28, 30, 66 & 76 Crestview Rise,  
170 Settlement Road

SHEET TITLE  
Proposed Crestview Rise  
Precinct Plan

### Key Features

- Precinct Boundary
- Sub-Precinct Boundary
- Rural Urban Boundary
- Rural Buffer (10m wide)
- Stormwater Raingarden & Pond
- Landscape Buffer, Ridgeline & Bush Planting Protection Area
- Public Road
- Indicative Jointly Owned Access Lot (JOAL)
- Indicative Pou Whenua Location

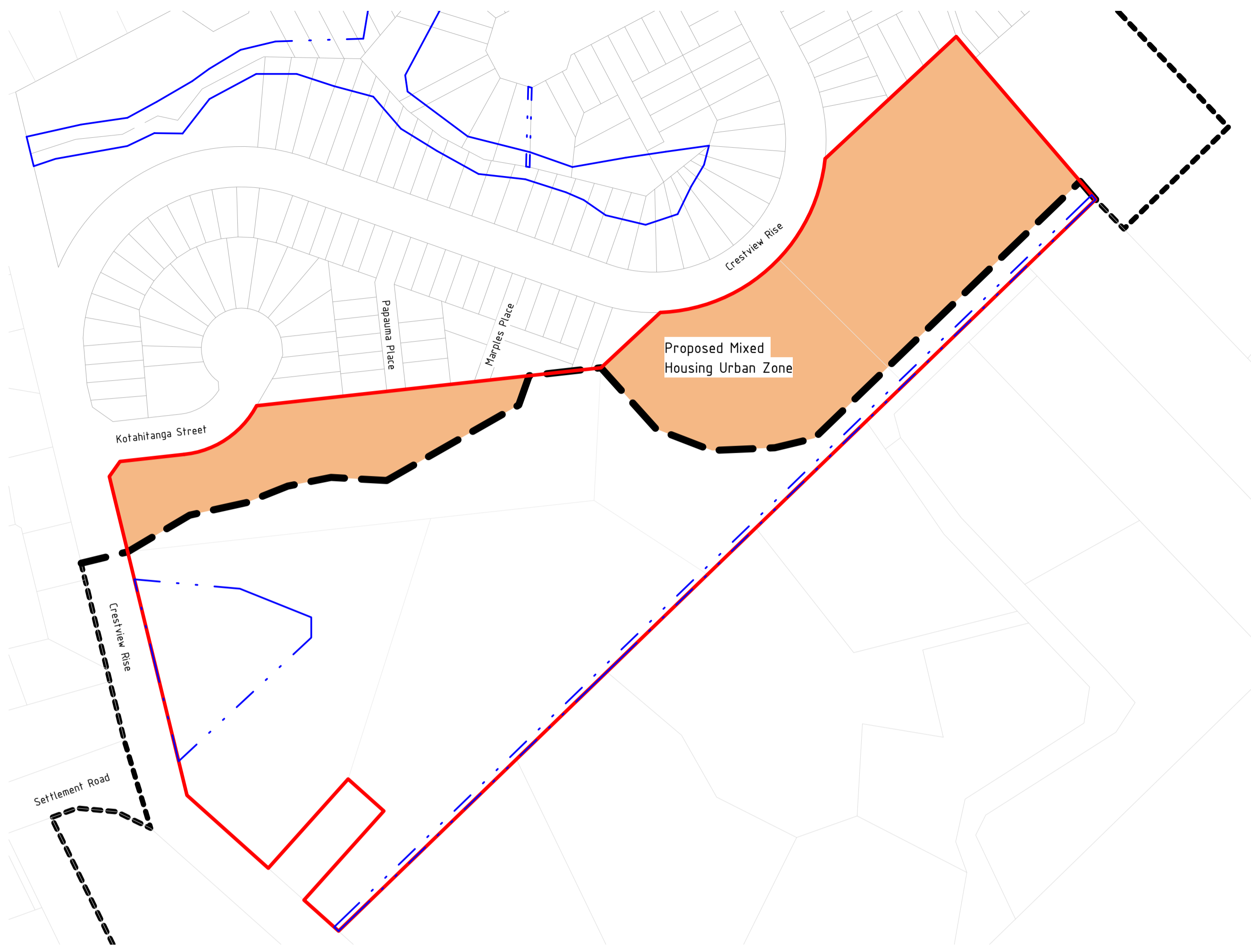


1 Proposed Crestview Rise Precinct Plan  
A1 SCALE 1 : 750

SCALE @ A1 SCALE @ A3 JOB NUMBER  
As indicated 20010

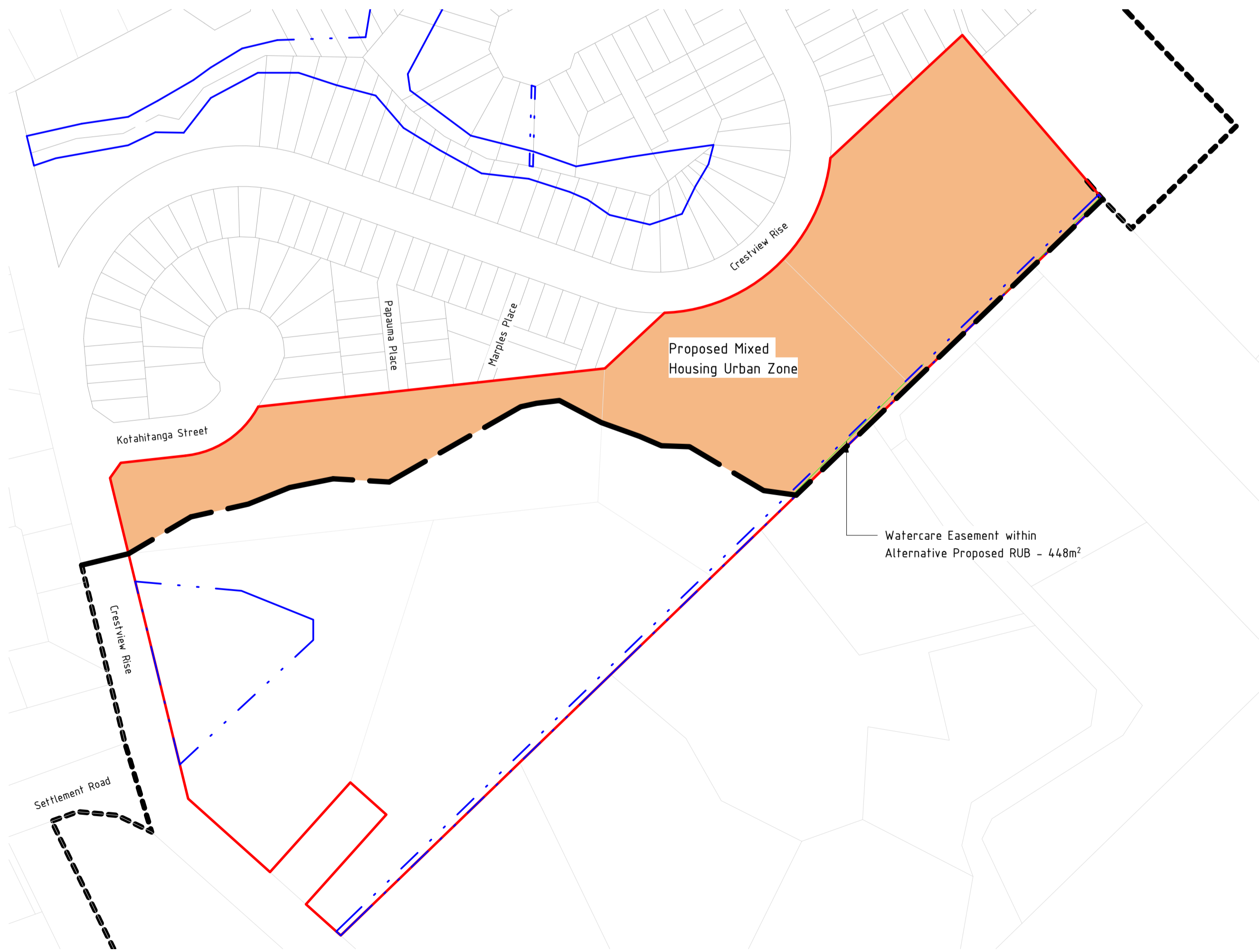
SHEET NUMBER REVISION  
PLCH-UD018 B

For Private Plan Change - RFI



Land Area to be Re-Zoned: 19,800m<sup>2</sup>

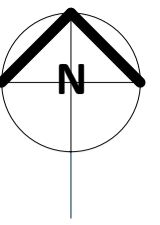
1 Proposed RUB & Zoning Plan  
A1 SCALE 1 : 1500



Land Area to be Re-Zoned: 22,947m<sup>2</sup>

2 Alternative Proposed RUB & Zoning Plan  
A1 SCALE 1 : 1500

- Mixed Housing Urban Zone
- Precinct Boundary
- Sub Precinct Boundary
- Rural Urban Boundary
- Rural Buffer (10m wide)
- Stormwater Raingarden & Pond
- Landscape Buffer, Ridgeline & Bush Planting Protection Area
- Public Road
- Indicative Jointly Owned Access Lot (JOAL)
- Indicative Pou Whenua Location



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DRAWING REVISIONS		
REV	DATE	DESCRIPTION
A	01.05.2024	For Private Plan Change

For Private Plan Change

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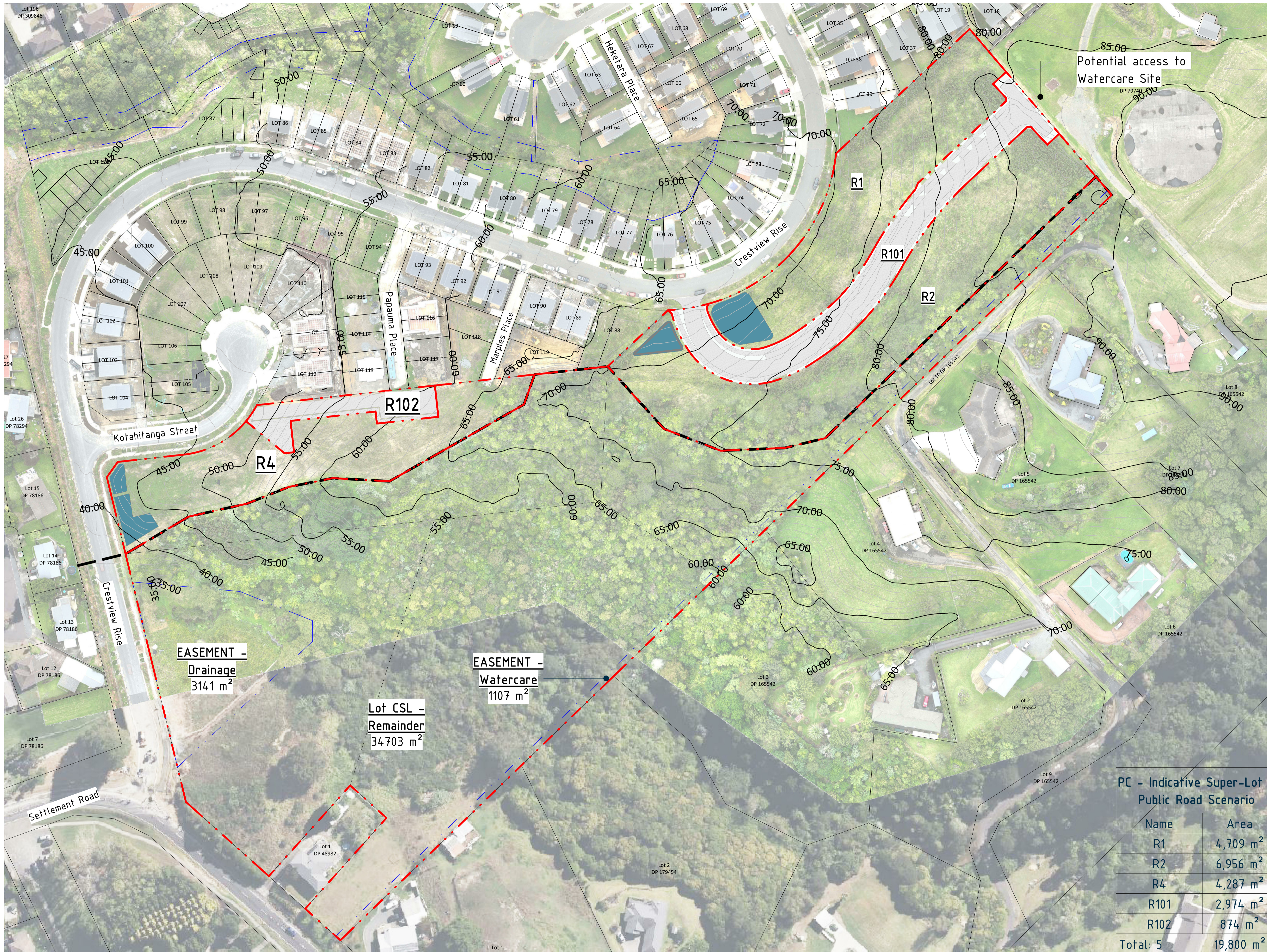
PROJECT NAME  
**Crestview Rise Plan Change**

**28, 30, 66 & 76 Crestview Rise,  
170 Settlement Road**

SHEET TITLE  
**Alternative Proposed RUB &  
Zoning Plan Comparison**

SCALE @ A1	SCALE @ A3	JOB NUMBER
As indicated		20010
SHEET NUMBER	REVISION	
PLCH-UD019	A	

For Private Plan Change



- Existing Easement
- MAX Height - 11m
- MAX Height - 9m - Countryside Living
- MAX Height - 8m
- Indicative Lot Boundary
- Indicative Lot Boundary
- Existing Setback - Countryside Living
- Existing Contour Line
- Indicative Proposed Contour Line
- Existing Ground
- Height to Boundary - 45° 2.5m
- Height to Boundary - 45° 3m
- Height to Boundary - MDRS 60° 4m

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REV	DATE	DESCRIPTION
A	31.08.2024	For Private Plan Change - RFI

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PROJECT NAME  
 Crestview Rise Plan Change

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
 Indicative Structure Plan &  
 Subdivision Plan - Superlot -  
 Public Road Scenario

SCALE @ A1	SCALE @ A3	JOB NUMBER
As indicated		20010

PC - Indicative Super-Lot -  
 Public Road Scenario

Name	Area
R1	4,709 m <sup>2</sup>
R2	6,956 m <sup>2</sup>
R4	4,287 m <sup>2</sup>
R101	2,974 m <sup>2</sup>
R102	874 m <sup>2</sup>
<b>Total: 5</b>	<b>19,800 m<sup>2</sup></b>

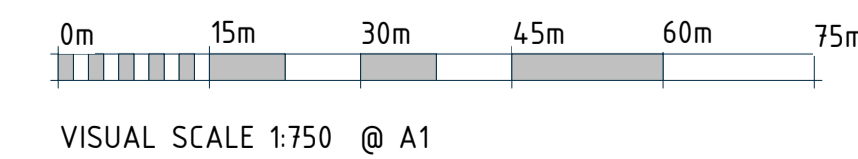
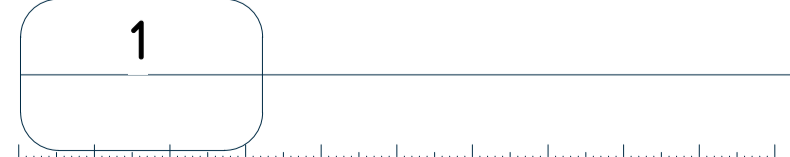
EASEMENT -  
 Drainage  
 3141 m<sup>2</sup>

EASEMENT -  
 Watercare  
 1107 m<sup>2</sup>

Lot CSL -  
 Remainder  
 34703 m<sup>2</sup>

Indicative Superlot Plan - Public Road Scenario

A1 SCALE 1 : 750



VISUAL SCALE 1:750 @ A1

For Private Plan Change - RFI

SHEET NUMBER  
 PLCH-UD099a  
 REVISION  
 A

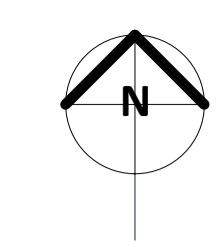
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**FORM**  
DESIGN

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Crestview Rise Plan Change

For Private Plan Change  
31.08.2024

Scenario 6 - Public Road



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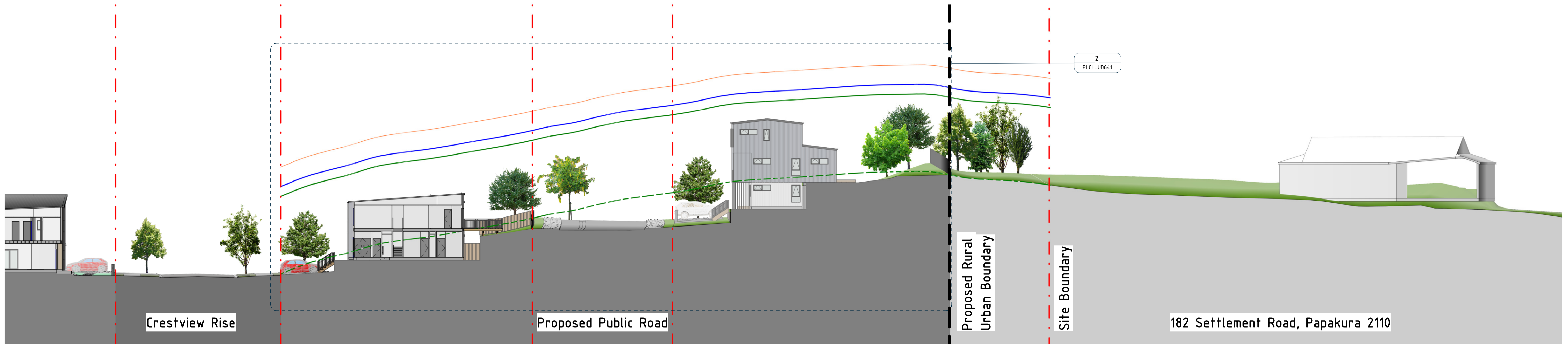
PROJECT NAME  
**Crestview Rise Plan Change**  
28, 30, 66 & 76 Crestview Rise,  
170 Settlement Road

SHEET TITLE  
**Indicative Site Plan - Public Road**

SCALE @ A1	SCALE @ A3	JOB NUMBER
1 : 750	1 : 1,500	20010

SHEET NUMBER	REVISION
PLCH-UD616	A

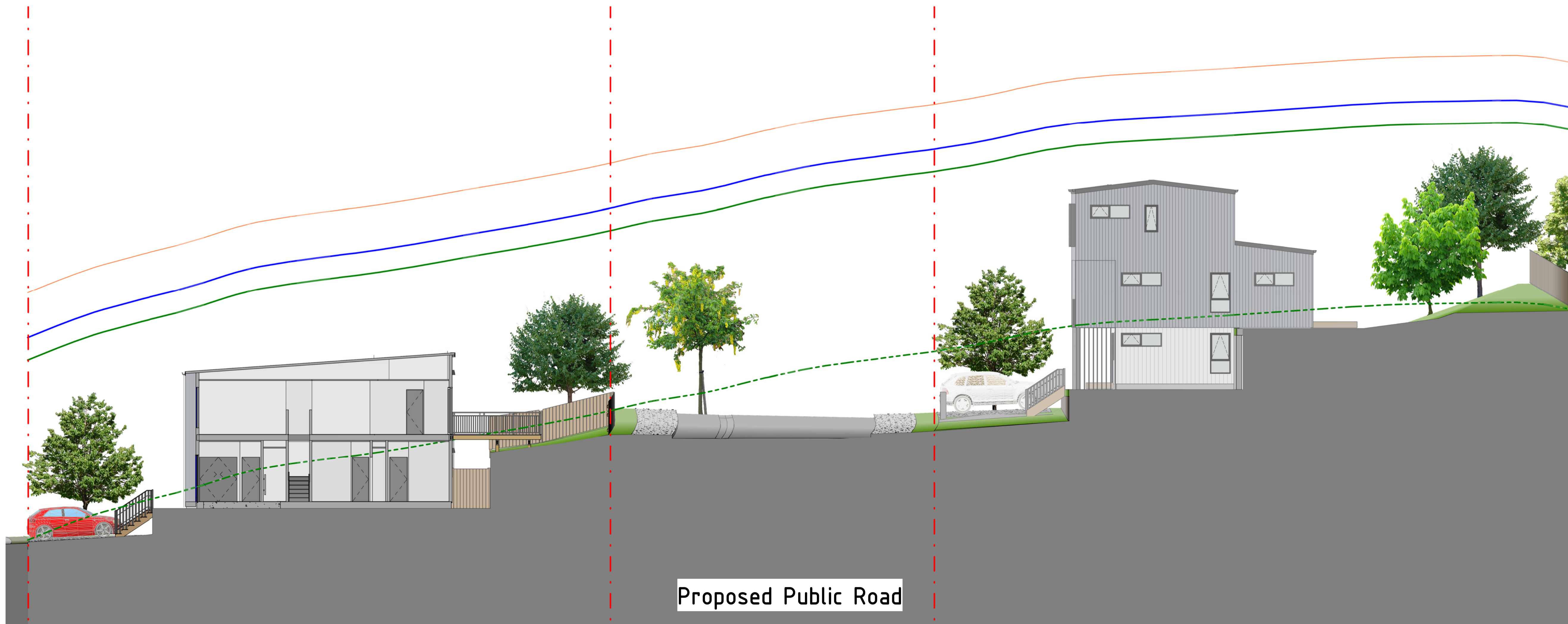
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**1** Indicative Section 1 - Public Road  
 PLCH-A003 A1 SCALE 1 : 200

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REV	DATE	DESCRIPTION
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**2** Indicative Section 1 - Public Road - Zoom-in  
 PLCH-A003 A1 SCALE 1 : 100

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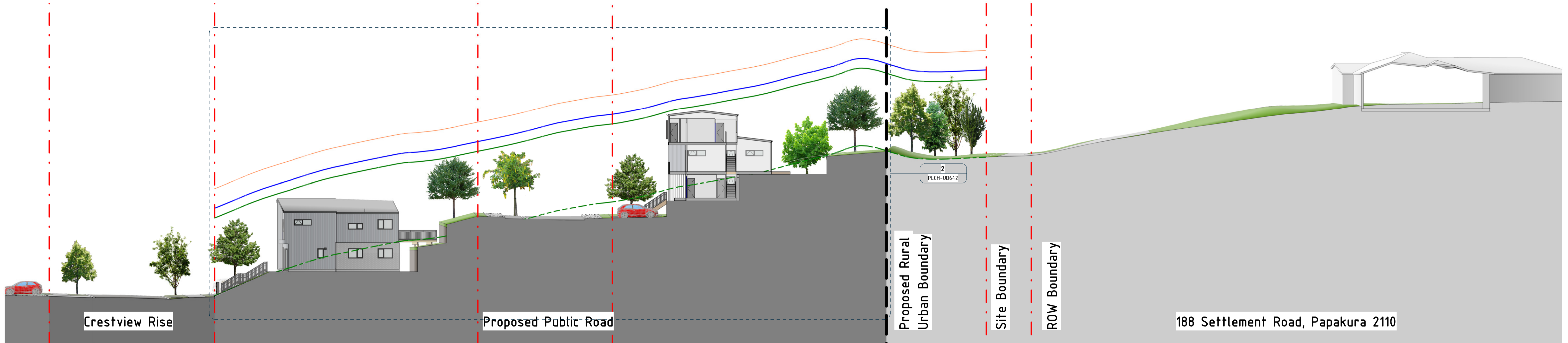
CLIENT  
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PROJECT NAME  
**Crestview Rise Plan Change**

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
**Indicative Site Sections**

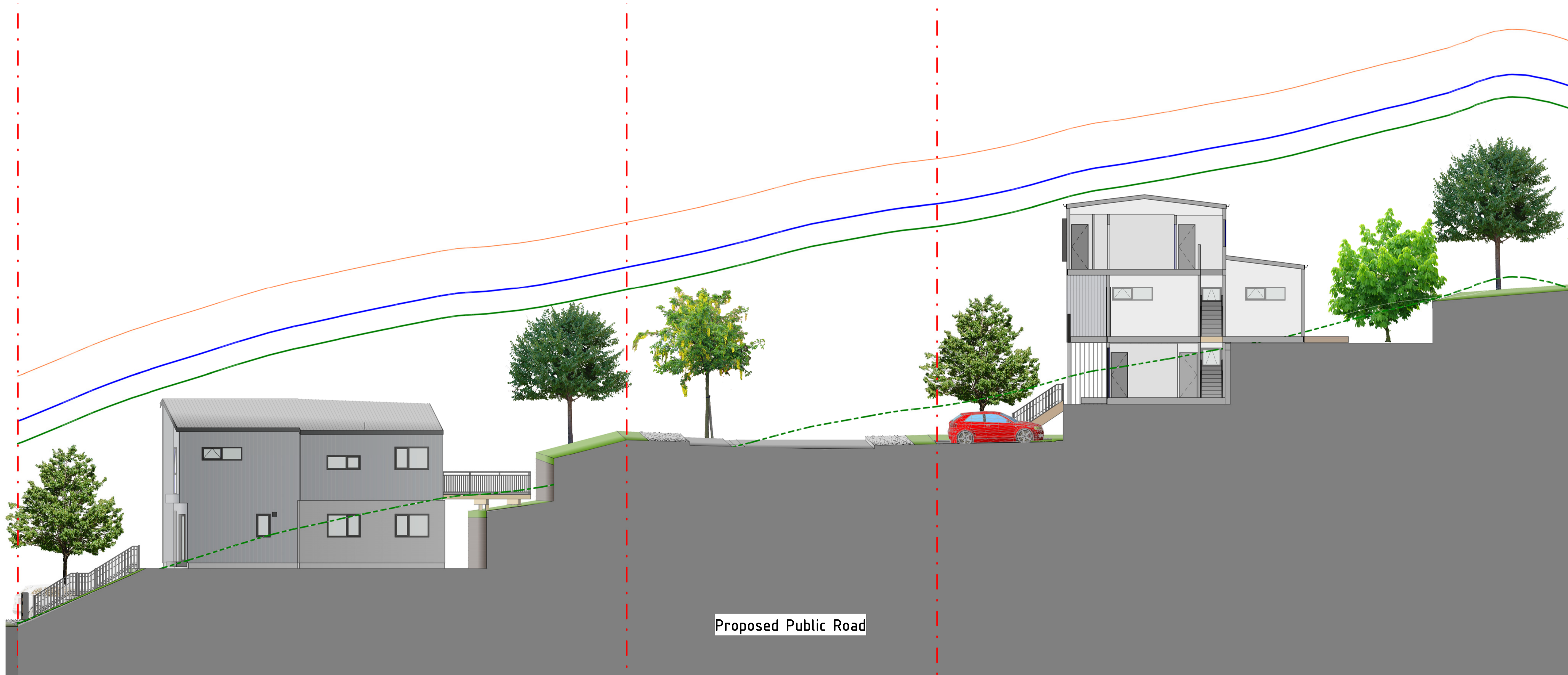
SCALE @ A1	SCALE @ A3	JOB NUMBER
As indicated		20010
SHEET NUMBER	REVISION	
PLCH-UD641	A	



**1** Indicative Section 2 - Public Road  
 PLCH-A003 A1 SCALE 1 : 200

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**2** Indicative Section 2 - Public Road - Zoom-in  
 PLCH-A003 A1 SCALE 1 : 100

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PROJECT NAME  
**Crestview Rise Plan Change**

28, 30, 66 & 76 Crestview Rise,  
 170 Settlement Road

SHEET TITLE  
**Indicative Site Sections**

SCALE @ A1	SCALE @ A3	JOB NUMBER
As indicated		20010

SHEET NUMBER	REVISION
PLCH-UD642	A



