

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

Landscape and Visual Effects Assessment

Appendix 2: Graphic Supplement

22.03.2024

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Document Status:

| Rev | Status | Date | Author | Reviewed |
|-----|-------------|------------|--------|----------|
| A | Draft | 02.11.2023 | JP/NR | GF |
| B | Final Draft | 15.12.2023 | JP/NR | GF |
| C | Final | 22.03.2024 | JP/NR | GF |

1.0 Context

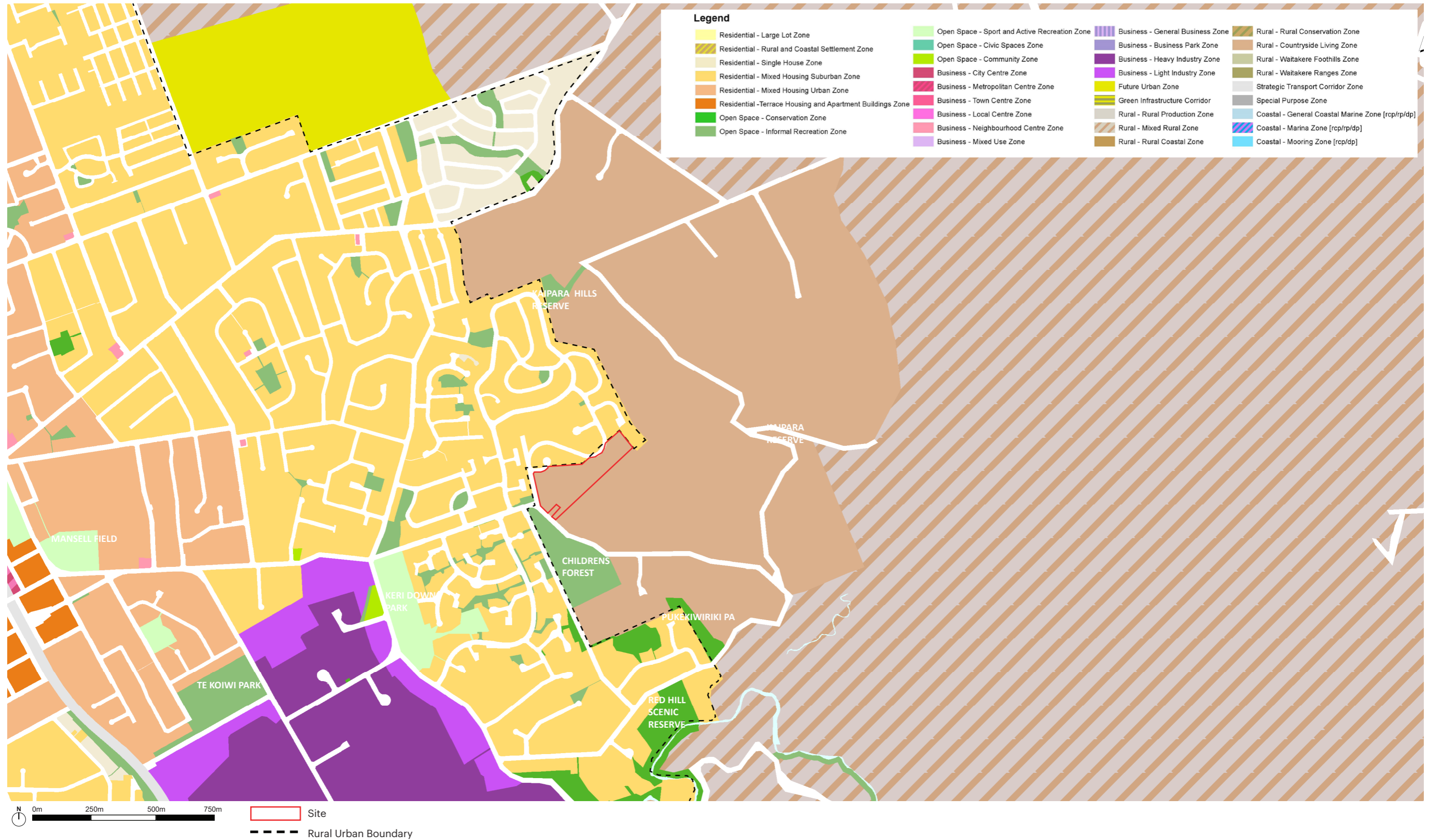
1.0 Context

Site Location



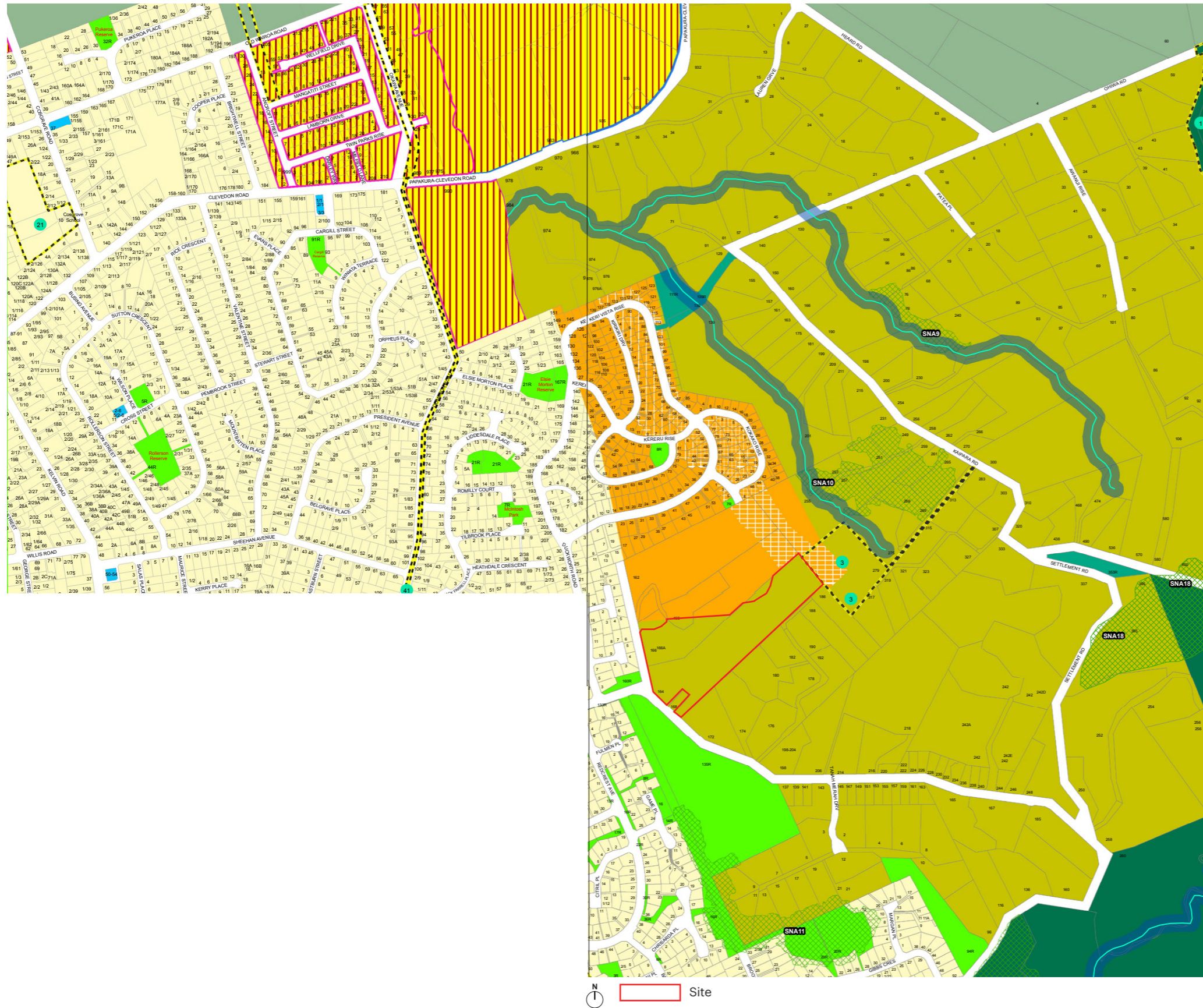
1.0 Context

Current AUP Zoning



1.0 Context

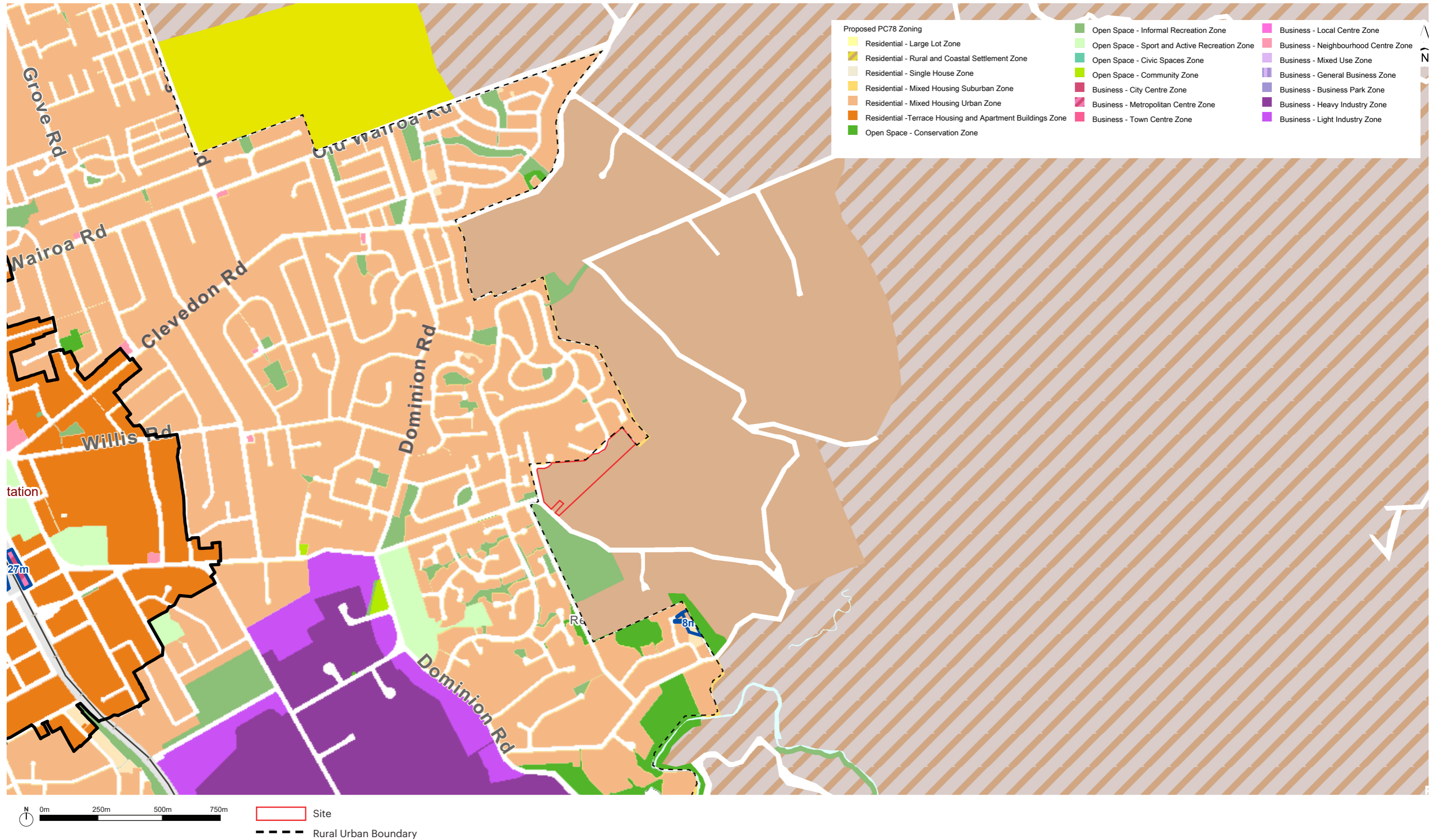
Auckland Council District Plan (Papakura Section)



| | |
|--|---|
| <ul style="list-style-type: none"> — District Boundary ▭ Ardmore Protection Zones ▭ Road Widening ▭ Priority Riparian Linkages ▭ Significant Natural Areas ▭ Aggregate Resource Protection Area ▭ High Voltage Transmission Lines ▭ High Voltage Transmission Structures ▭ No Build Area (12m From Line) ▭ Assessment Area (20m From No Build Area) | <ul style="list-style-type: none"> ▭ Quarry Effects Line ▭ Parcel Boundaries ▭ Water Bodies ▭ Railway Lines ▭ Ardmore Runways ▭ No Build Zone ▭ Precinct Area A Ardmore Noise Contours ▭ Outer Control Boundary ▭ Inner Control Boundary ▭ Ardmore Noise Boundary |
| <p>Designation Areas</p> <ul style="list-style-type: none"> ▭ General ▭ Motorway/Rail/SH <p>District Plan Zones</p> <ul style="list-style-type: none"> ▭ Urban Residential 1 ▭ Urban Residential 2 ▭ Urban Residential 3 ▭ Urban Residential 3 Ridgeline ▭ Urban Residential 4 ▭ Urban Residential 5 ▭ Urban Residential 6 ▭ Urban Residential 7 ▭ Urban Residential 8 ▭ Residential 8A ▭ Residential 8B ▭ Urban Residential 9 ▭ Urban Commercial 1 ▭ Urban Commercial 2 ▭ Urban Commercial 3 ▭ Urban Commercial 4 ▭ Urban Industrial 1 ▭ Urban Industrial 2 <p>▭ Rural Plains Zone</p> <p>▭ Countryside Living Zone</p> <p>▭ Hunua Hills Zone</p> <p>▭ Karaka Centre Zone</p> <p>▭ Hingaia Education Zone</p> <p>▭ Pararekau Island Countryside Living Zone</p> <p>▭ Water</p> <p>▭ Reserve Urban</p> <p>▭ Reserve Rural</p> <p>▭ Pararekau Indicative Zone Boundary</p> <p>④ Designation Numbers</p> | |

1.0 Context

Plan Change 78 Zoning



1.0 Context

Urban Growth - Papakura 1996



  Site

image source: www.aucklandcouncil.govt.nz/geospatial/geomaps

1.0 Context

Urban Growth - Papakura 2006



  Site

image source: www.aucklandcouncil.govt.nz/geospatial/geomaps

1.0 Context

Urban Growth - Papakura 2017

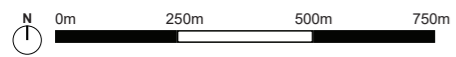


  Site

image source: www.aucklandcouncil.govt.nz/geospatial/geomaps

1.0 Context

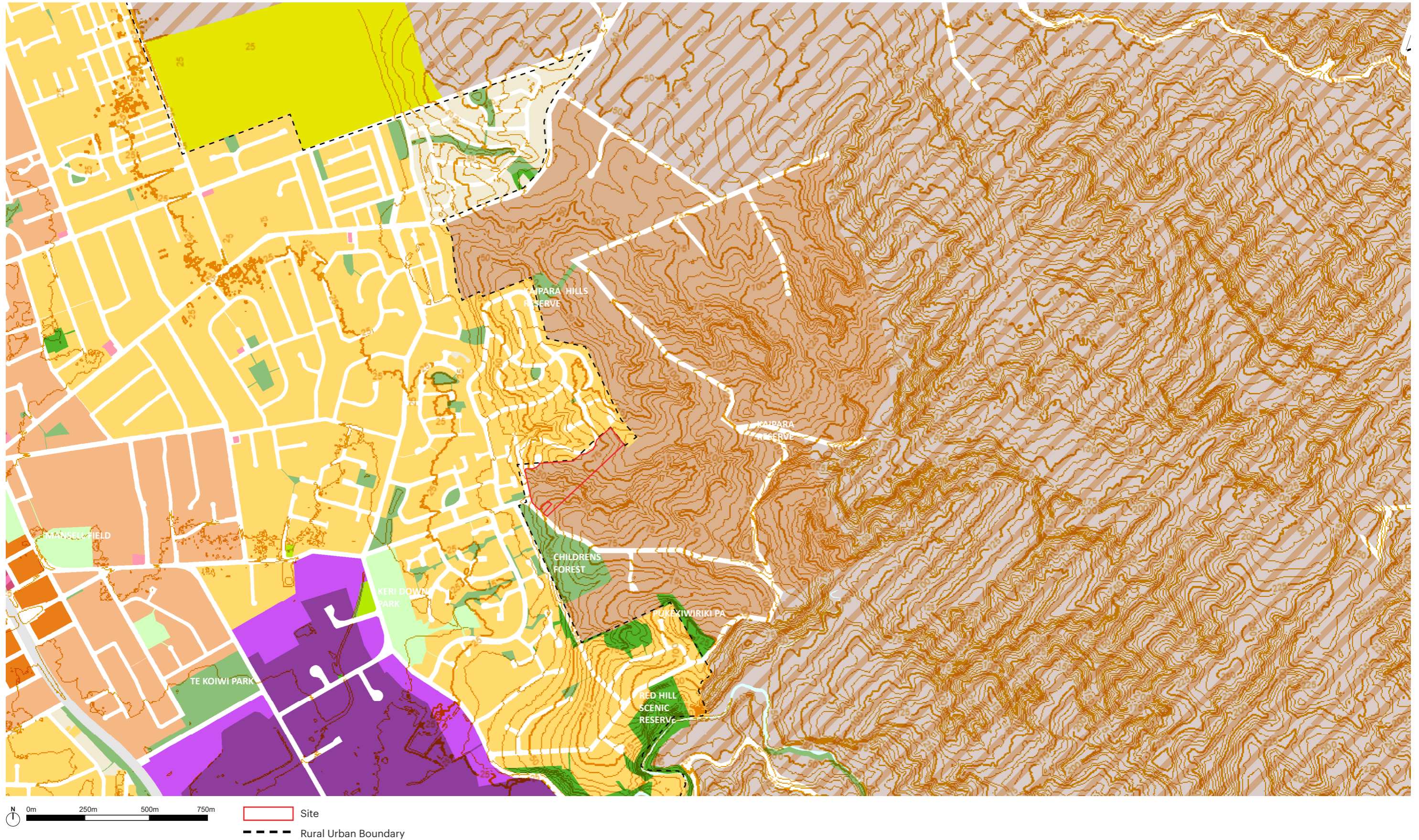
Topography



- Site
- Rural Urban Boundary

1.0 Context

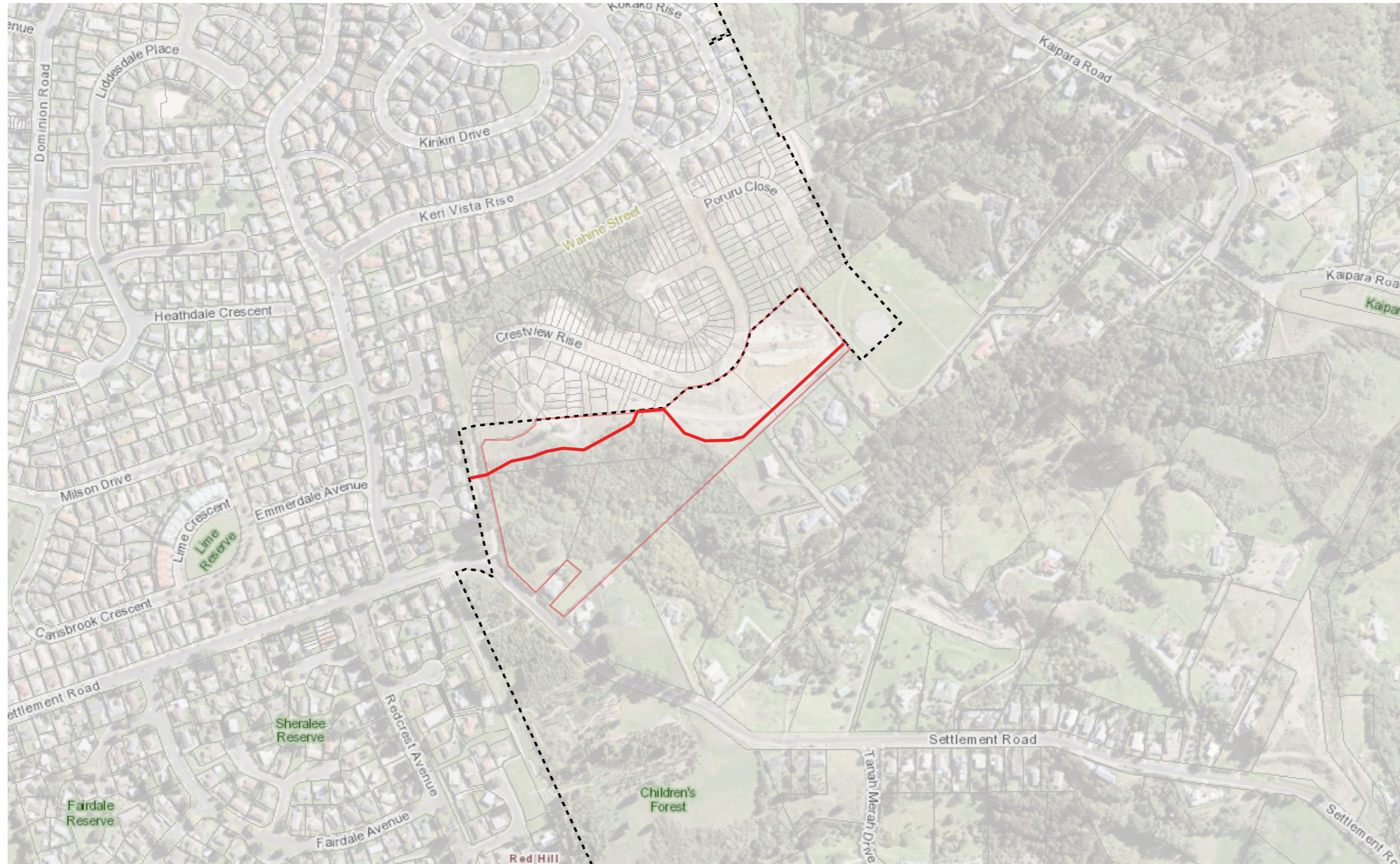
Topography + Zoning Overlay







2.0 Proposal

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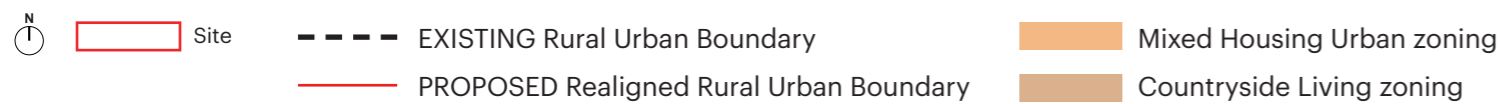
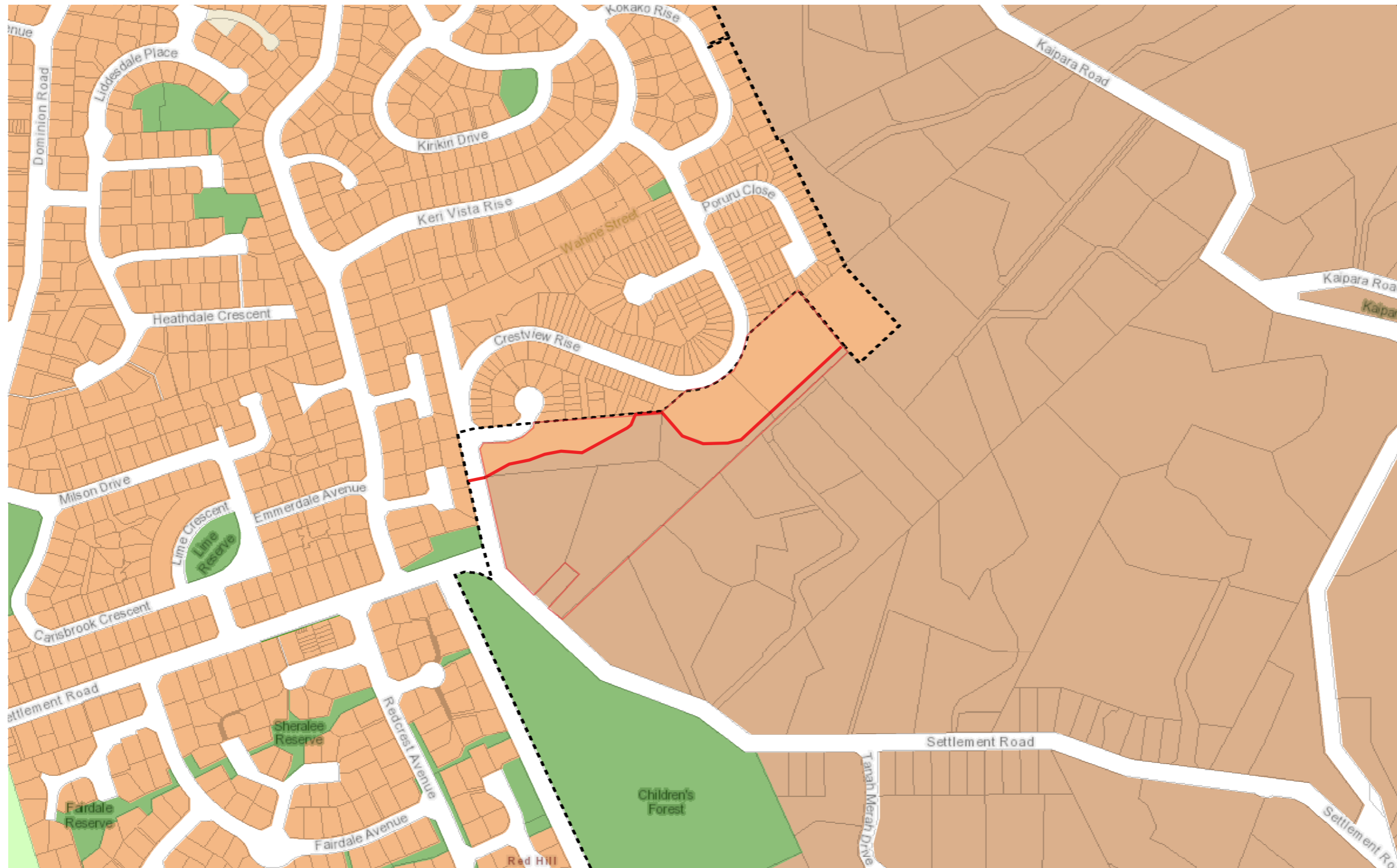
Rural Urban Boundary



-   Site
-  EXISTING Rural Urban Boundary
-  PROPOSED Realigned Rural Urban Boundary

2.0 Proposal

Proposed Zoning (PC78 zoning)



2.0 Proposal

Site



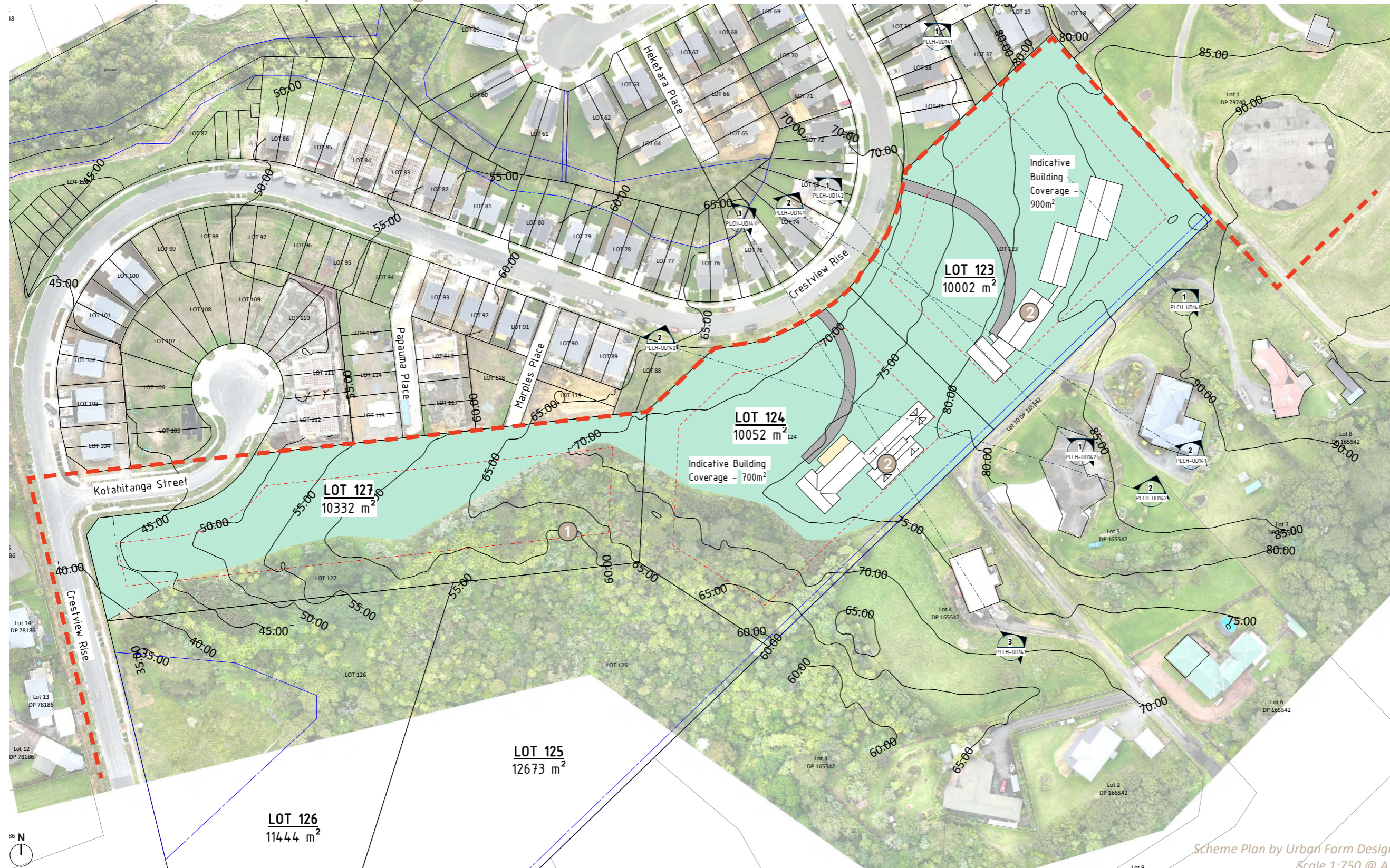
- 1. Existing Bush Area (2.1ha):**
Existing bush within Lots 124, 125, 126 & 127 planting enhancement and protection. Develop and implement a Weed & Pest Management Plan and Planting Restoration Plan (infill planting) for existing bush area.
- 2. Buffer (Forest Edge) Planting (0.2ha):**
Native revegetation planting around the existing bush edge to create shelter for natural regeneration to occur.
- 3. Enhancement Planting (0.12ha):**
Additional native planting to extend existing bush area.
- 4. Landscape Buffer (0.16ha):**
Minimum 10m wide native revegetation planting buffer zone within Lots 123 & 124.
- Property boundary line.

--- Rural Urban Boundary

Refer to Bioresearches Memo and Landscape Plan for indicative plant species.

2.0 Proposal

Indicative Proposal - Countryside Living



- Existing RUB
- - - - -
1. Existing bush area
 2. Indicative residential buildings.



Scheme Plan by Urban Form Design
 Scale 1:750 @ A1

2.0 Proposal

Indicative Proposal - Mixed Housing Urban (Triple Attached 3-Storey)



Proposed RUB

- 1.** Existing bush and enhancement planting. Develop and implement Weed & Pest Management Plan and Planting Restoration Plan (infill planting).
- 2.** Proposed revegetation buffer: minimum 10m wide vegetated buffer between Countryside Living and proposed urban development.
- 3.** Indicative residential buildings (triple attached, three storeys).
- 4.** Proposed JOAL.

Scheme Plan by Urban Form Design
Scale 1:750 @ A1

2.0 Proposal

Indicative Proposal - Mixed Housing Urban (Infill 3-Storey)



Proposed RUB

- 1.** Existing bush and enhancement planting. Develop and implement Weed & Pest Management Plan and Planting Restoration Plan (infill planting).
- 2.** Proposed revegetation buffer: minimum 10m wide vegetated buffer between Countryside Living and proposed urban development.
- 3.** Indicative residential buildings (triple attached, three storeys).
- 4.** Proposed JOAL.

3.0 Viewpoints

3.0 Viewpoints

Viewing Catchment & Viewpoint Locations



N
Scale: 1:15,000
Site
Viewpoint Location

VP1 | Walters Road / Edge of Bruce Pullman Park

Existing View



Original photo: Taken 12.10.2023 10:17AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.046708, Longitude: 174.939777, Level: 23.6m

VP2 | Mansell Field, Opposite 29A Marne Rd

Existing View



Original photo: Taken 12.10.2023 10:05AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.065969, Longitude: 174.950159, Level: 22.1m

VP2 | Mansell Field, Opposite 29A Marne Rd
Visual Simulation: Countyside Living (Indicative Proposal)



VP2 | Mansell Field, Opposite 29A Marne Rd

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Triple Attached 3 Storey)



VP2 | Mansell Field, Opposite 29A Marne Rd
Visual Simulation: Mixed Housing Urban (Indicative Proposal - Infill 3 Storey)



VP3 | Pukekiwiriki Paa

Existing View



Original photo: Taken 26.10.2023 11:06AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | **Latitude:** -37.068292, **Longitude:** 174.980697, **Level:** 130m

VP4 | 35 Dominion Road

Existing View



Original photo: Taken 12.10.2023 10:27AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.056306, Longitude: 174.967422 Level: 29.5m

VP5 | 27 Heathdale Crescent

Existing View



Original photo: Taken 12.10.2023 10:31AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.059981, Longitude: 174.967322 Level: 26.5m

VP5 | 27 Heathdale Crescent
Visual Simulation: Countyside Living (Indicative Proposal)



VP5 | 27 Heathdale Crescent

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Triple Attached 3 Storey)



VP5 | 27 Heathdale Crescent

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Infill 3 Storey)



VP6 | Rollerson Park

Existing View



Original photo: Taken 12.10.2023 10:36AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.058695, Longitude: 174.960056, Level: 24.7m

VP7 | Corner of Sheehan Ave and Valentine Street

Existing View



Original photo: Taken 12.10.2023 10:40AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.060663 Longitude: 174.963026, Level: 22.8m

VP7 | Corner of Sheehan Ave and Valentine Street
Visual Simulation: Countyside Living (Indicative Proposal)



VP7 | Corner of Sheehan Ave and Valentine Street

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Triple Attached 3 Storey)



VP7 | Corner of Sheehan Ave and Valentine Street

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Infill 3 Storey)



VP8 | 103 Settlement Road

Existing View



Original photo: Taken 12.10.2023 1:50AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.065983 Longitude: 174.961456, Level: 21.7m

VP8 | 103 Settlement Road

Visual Simulation: Countyside Living (Indicative Proposal)



VP8 | 103 Settlement Road

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Triple Attached 3 Storey)



VP8 | 103 Settlement Road

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Infill 3 Storey)



VP9 | 139 Settlement Road

Existing View



Original photo: Taken 26.10.2023 11:15AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.065401, Longitude: 174.976859, Level: 77.5m

VP10 | 8 Crestview Rise

Existing View



Original photo: Taken 12.10.2023 10:48AM, Canon EOS RP RF25-105mm F9 STM lens - 50mm | Latitude: -37.059713, Longitude: 174.975082 , Level: 76.4m

VP10 | 8 Crestview Rise

Visual Simulation: Countyside Living (Indicative Proposal)



VP10 | 8 Crestview Rise

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Triple Attached 3 Storey)



VP10 | 8 Crestview Rise

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Infill 3 Storey)



VP11 | 190 Settlement Road

Existing View



Original photo (taken by Urban Form Design): 190 Settlement Road, 13:46, 11 July 2023; Samsung Galaxy S21 Ultra - 24mm Level: 85m

VP11 | 190 Settlement Road
Visual Simulation: Countyside Living (Indicative Proposal)



VP11 | 190 Settlement Road

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Triple Attached 3 Storey)



VP11 | 190 Settlement Road

Visual Simulation: Mixed Housing Urban (Indicative Proposal - Infill 3 Storey)



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**We are
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