

Crestview Rise  
Indicative Landscape Development Concept &  
Proposed Rural Urban Boundary Realignment

## CONSULTATION DOCUMENTS

June 2023 - V6

# Indicative Landscape Development Concept & Proposed RUB Realignment

## CONSULTATION DOCUMENTS

### Site Specific Design Recommendations:

1. Covenant existing bush within Lots 124, 125, 126 & 127 on title
2. Develop Weed & Pest Management Plan for covenanted bush
3. Wrap covenanted bush up over ridgeline to separate the proposed western development area from the proposed eastern development area. Refer to LA02
4. Include tall indigenous canopy tree species within the revegetation to ensure pockets of vegetation remain prominent on the spur/ridgeline when viewed from off site. Refer to LA02
5. Extend the proposed revegetation eastwards on the edge of the broad spur/ridgeline to create a minimum 10m wide vegetated transition from Countryside Living to proposed urban development.
6. Manage height of revegetation along 10m wide strip to address neighbouring Countryside Living dwellings northwestern outlook. Refer to LA02 to LA07
7. Thicken the revegetation planting in width from 10m to 20 at the highest portion of the site, and include tall indigenous tree species to ensure a stand of vegetation is most prominent on the spur/ridgeline when viewed from off site.
8. Limit building heights to two story to reduce built visual dominance on spur/ridgeline. Finish buildings with varied materiality and colours. Refer to LA03 to LA07
9. Include large grade specimen trees on lot for site amenity. Refer to LA03

### Crestview Rise Proposed Plan Change & Development Area

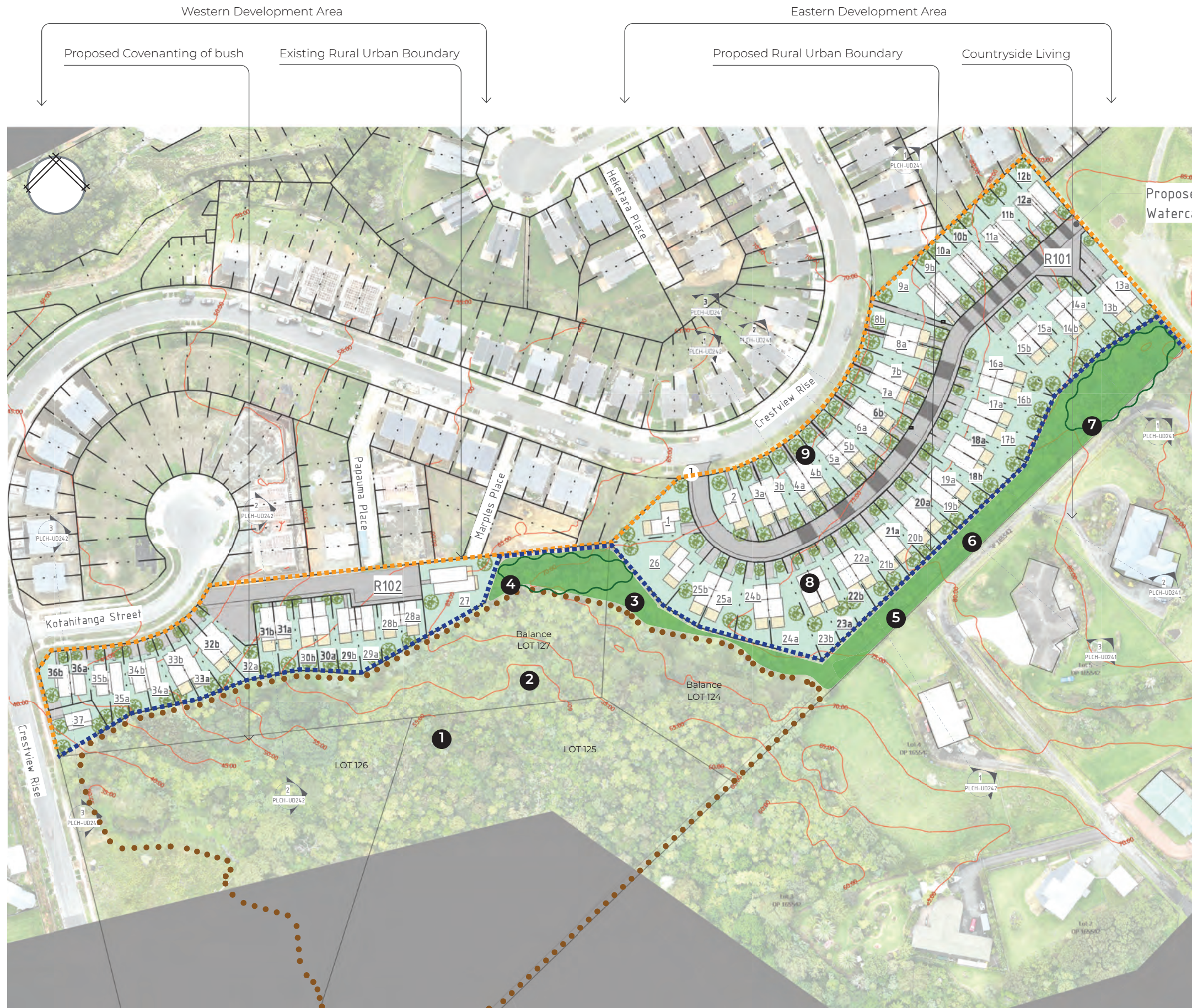
Client	Harbourview Heights LP
Project Address	28, 30, 66 Crestview Rise, Papakura
Project No	13422
Date	20-06-23
Scale	1:7,500 A3



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## LANDSCAPE ANALYSIS & ASSESSMENT

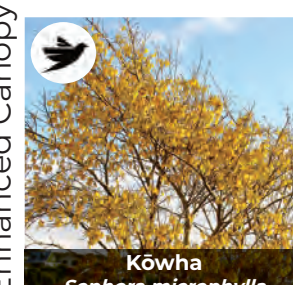
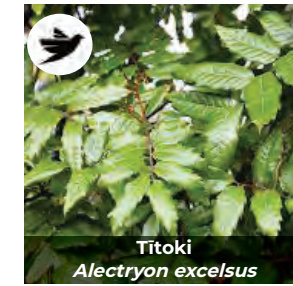
# LA01



Indicative subdivision plan provided by Urban Form Design

Existing	EXISTING FOREST	Infill Forest Margin	Infill Forest Specimen Trees	SPUR REVEGETATION	Indigenous Revegetation (Approx. 5m height)	Tall Indigenous Revegetation	JOAL/SHARED DRIVEWAY	Specimen Tree - OPTIONS (List not exhaustive)	Botanical name	Common Name	Height Approx.	Spacing	Grade
									Austroderia fulvida	Toetoe	1.5	1/1m <sup>2</sup>	1L
									Alectryon excelsus	Titoki	9	6m	10L
									Beilschmiedia tawa	Tawa	24	6m	10L
									Beilschmiedia tarairi	Taraire	16	6m	10L
									Carex virgata	Pukio	1	1/1m <sup>2</sup>	0.5L
		#							Carpodeus serratus	Putaputaweta	1	1/2m <sup>2</sup>	1L
									Cordyline australis	Ti Kōuka / Cabbage Tree	8	1/1m <sup>2</sup>	2L
		#							Coprosma arborea	Mamangi / Tree Coprosma	5	1/2m <sup>2</sup>	1L
									Coprosma grandifolia	Kanono	6	1/2m <sup>2</sup>	1L
									Coprosma lucida	Shining Karamū	2	1/2m <sup>2</sup>	1L
									Coprosma rahmnoides	Rubiaceae	2	1/2m <sup>2</sup>	1L
		#							Coprosma robusta	Karamū	6	1/2m <sup>2</sup>	1L
									Cyathea dealbata	Ponga - Silver Fern	8	2m	7.5L
									Cyathea medullaris	Mamaku - Black Tree Fern	15	2m	7.5L
									Dacrycarpus dacrydioides	Kahikatea	45	6m	10L
			#						Dacrydium cupressinum	Rimu	15	6m	10L
									Dicksonia fibrosa	Whēki - ponga	8	2m	7.5L
									Dodonaea viscosa	Green Akeake	5	1/1m <sup>2</sup>	1L
									Dysoxylum spectabile	Kohekohe	15	6m	10L
									Geniostpma ligustrifolium var. ligustrifolium	Hangehange	4	1/2m <sup>2</sup>	1L
									Hedycarya arborea	Pigeonwood	10	1/2m <sup>2</sup>	1L
									Hoheria populnea	Houhere / Lacebark	7	1/2m <sup>2</sup>	1L
									Kunzea robusta	Kanuka	12	1/2m <sup>2</sup>	1L
								60L	Knightia excelsa	Rewarewa	15	6m	10L
									Leptospermum scoparium	Mānuka	4	1/1m <sup>2</sup>	0.5L
									Macropiper excelsum	Kawakawa	3	1/1m <sup>2</sup>	1L
		#							Melicytus ramiflorus	Māhoe	6	1/2m <sup>2</sup>	0.5L
								60L	Metrosideros excelsa 'Maori Princess'	Pohutukawa	15	12m	60L
		#							Myrsine australis	Māpou	6	1/2m <sup>2</sup>	0.5L
		#							Olearia arborescens	Tree Daisy	4	1/2m <sup>2</sup>	1L
									Phormium tenax	Harakeke / Flax	2	1/1m <sup>2</sup>	1L
									Pittosporum eugenioides	tarata/Lemonwood	12	1/2m <sup>2</sup>	1L
									Pittosporum tenuifolium	Kōhūhū	6	1/2m <sup>2</sup>	1L
			#						Podocarpus totara	Tōtara	20	6m	7.5L
			#						Pectinopitys ferruginea	Miro	25	6m	7.5L
									Pseudopanax arboreus	Whauwhaupaku / Five finger	6	1/2m <sup>2</sup>	1L
									Sophora microphylla	Kōwhai	8	3m	7.5L
									Veronica stricta	Koromiko	2	1/2m <sup>2</sup>	1L
			#						Vitex lucens	Puriri	15	6m	10L
								60L	Magnolia grandiflora var.	Evergreen Magnolia	12	12m	60L
								60L	Melia azedarach (deciduous)	Indian Bead Tree	12	12m	60L

Note: Trees with lineal spacing measurement e.g. 6m rather than areas, indicate spacings relative to other trees. Trees to be planted at 1/2m<sup>2</sup> on the ground



Enhanced Canopy Tree Species

# Native Bush Restoration Summary Species Schedule

## CONSULTATION DOCUMENTS

### EXISTING ENVIRONMENTS

#### Existing Bush Area (Lots 125, 126 & part 124, 127):

- Overall vegetation consistent with Broadleaf Species Scrub/Forest.
- Typically comprising regenerating pioneer vegetation.
- Overall ecological value considering current weed infestations, pest browsing and species diversification is Low.
- Forest potentially at important transition stage between early regeneration stages to established broadleaf podocarp forest.
- Site is in proximity to several SEA sites to east that form a matrix of forest fragments extending towards Hunua Ranges, with time it is likely forest will transition to a kauri podocarp ecosystem given its connectivity.
- Implementation of a restoration plan including weed and pest control would improve the overall value of this forest area.

Reference document: *Bioresearches Ecological Assessment of Forest Adjoining 28, 30 and 66 Crestview Rise, dated May 2023*

#### Proposed Revegetation Area (Part Lots 123, 124, 127):

- Broad spur recently earth-worked
- Broad spur overgrown in rank grass and gorse infestation

Summary species schedule prepared with reference to Auckland City Councils Native Forest Restoration Guide. # Species recommended by Bioresearchers Ecologist. 🐦 Bird friendly plants (Fruit, seeds &/ or nectar)



Proposed Revegetation Area Part lots 123, 124 & 127

Existing Bush Area Lots 125, 126 & part Lot 124, 127

## Crestview Rise Proposed Plan Change & Development Area

Client Harbourview Heights LP  
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 Project No 13422  
 Date 20-06-23



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## LANDSCAPE ANALYSIS & ASSESSMENT

# LA02



Indicative subdivision plan provided by Urban Form Design

# Indicative Development Concept & Countryside Living Interface

## CONSULTATION DOCUMENTS

**Key:**

**Existing**

- Existing Rural Urban Boundary (RUB)
- Spur/ridgeline
- 182-190 Neighbouring Countryside Living residences (CLR)
- Neighbouring CLR building orientation and outlooks
- Lot partially contained by boundary vegetation

**Proposed**

- Proposed RUB\*
- Covenant existing bush on title with weed & pest management plan
- Proposed extension of native bush including tall specimen trees
- Proposed extension of native bush limited in height to 5m approx
- Indicative two story duplex housing development with varied roof colours
- Indicative front and rear yard specimen trees
- Boundary Fence
- CC** Illustrative Cross Sections PAGE LA04 - LA07

**Note:**

1. \* RUB alignment is subject to best planning solution for ownership and management of native bush extension areas.
2. The composition of 'tall' verses 'limited height' proposed native bush is subject to feedback from neighbouring residences, 182, 190, 188, & 186

### Crestview Rise Proposed Plan Change & Development Area

Client Harbourview Heights LP  
 Project Address 28, 30, 66 Crestview Rise, Papakura  
 Project No 13422  
 Date 20-06-23  
 Scale 1:5000 A3

FROM SITE



182 Settlement Rd



190 Settlement Rd



188 behind 190 Settlement Rd

FROM SETTLEMENT ROAD



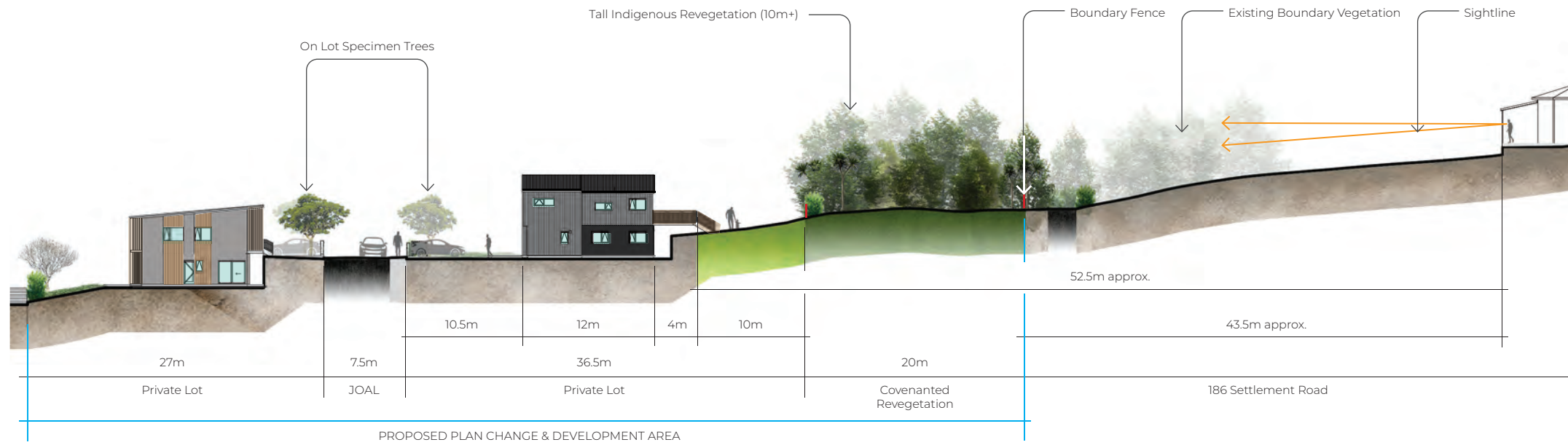
190, 188 & 186 Settlement Rd



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## LANDSCAPE ANALYSIS & ASSESSMENT

# LA03



# Indicative Development Concept & Countryside Living Interface

## AA Cross Section - 186 Settlement Rd

### CONSULTATION DOCUMENTS

#### Design Objective

1. Extend bush from south facing gully up over ridgeline to improve transition from countryside living to the urban environment.
2. Limit height of revegetation in upper most areas to retain northwest views out from existing countryside living dwellings.
3. Establish height of revegetation in upper most areas that impedes views from countryside living directly into proposed housing.
4. Establish pockets of tall revegetation (that don't impeded countryside living primary views out to northwest), to create stands of trees to backdrop proposed housing when viewed from lower surrounding residential areas.
5. Establish pockets of tall revegetation to improve canopy enclosure so the vegetated areas are more self sustaining (better managing weed infestations) and offer greater flora and fauna habitat.

### Spur Revegetation Plant Schedule

Indigenous Revegetation	Tall Indigenous Revegetation	Common Name	Height Approx.
		Toetoe	1.5
		Pukio	1
		Ti Kōuka	8
		Mamangi	5
		Shining Karamū	2
		Twiggy Coprosma	2
		Karamū	6
		Green Akeake	5
		Hangehange	4
		Pigeonwood	10
		Houhere / Lacebark	7
		Kanuka	12
		Rewarewa	15
		Mānuka	4
		Māhoe	6
		Māpou	6
		Tree Daisy	4
		Harakeke / Flax	2
		Tarata/Lemonwood	12
		Kōhūhū	6
		Tōtara	20
		Whauwhaupaku	6
		Kōwhai	8
		Koromiko	2

Refer to LA02 for complete summary schedule

### Limited Height Indigenous Revegetation



### Tall Indigenous Revegetation



### Boundary Fence Options



### Crestview Rise Proposed Plan Change & Development Area

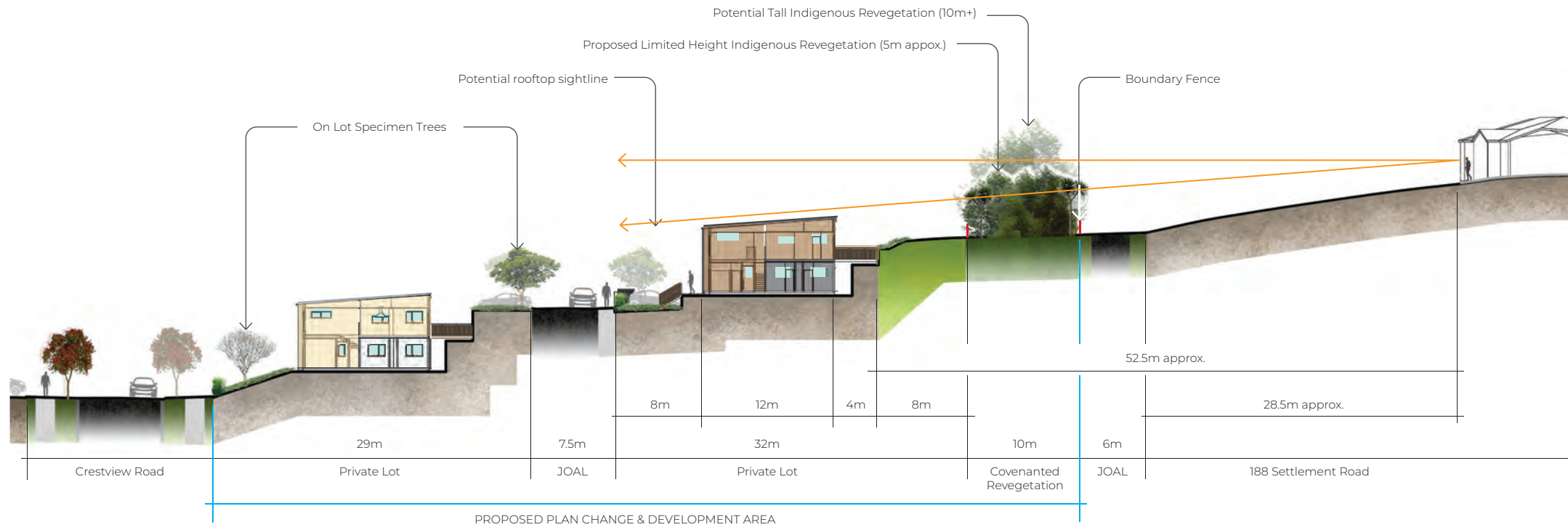
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### LANDSCAPE ANALYSIS & ASSESSMENT

## LA04



# Indicative Development Concept & Countryside Living Interface

## BB Cross Section - 188 Settlement Rd

### CONSULTATION DOCUMENTS

#### Design Objective

1. Extend bush from south facing gully up over ridgeline to improve transition from countryside living to the urban environment.
2. Limit height of revegetation in upper most areas to retain northwest views out from existing countryside living dwellings.
3. Establish height of revegetation in upper most areas that impedes views from countryside living directly into proposed housing.
4. Establish pockets of tall revegetation (that don't impeded countryside living primary views out to northwest), to create stands of trees to backdrop proposed housing when viewed from lower surrounding residential areas.
5. Establish pockets of tall revegetation to improve canopy enclosure so the vegetated areas are more self sustaining (better managing weed infestations) and offer greater flora and fauna habitat.

### Spur Revegetation Plant Schedule

Indigenous Revegetation	Tall Indigenous Revegetation	Common Name	Height Approx.
		Toetoe	1.5
		Pukio	1
		Ti Kōuka	8
		Mamangi	5
		Shining Karamū	2
		Twiggy Coprosma	2
		Karamū	6
		Green Akeake	5
		Hangehange	4
		Pigeonwood	10
		Houhere / Lacebark	7
		Kanuka	12
		Rewarewa	15
		Mānuka	4
		Māhoe	6
		Māpou	6
		Tree Daisy	4
		Harakeke / Flax	2
		Tarata/Lemonwood	12
		Kōhūhū	6
		Tōtara	20
		Whauwhaupaku	6
		Kōwhai	8
		Koromiko	2

Refer to LA02 for complete summary schedule

### Limited Height Indigenous Revegetation



### Tall Indigenous Revegetation



### Boundary Fence Options



### Crestview Rise Proposed Plan Change & Development Area

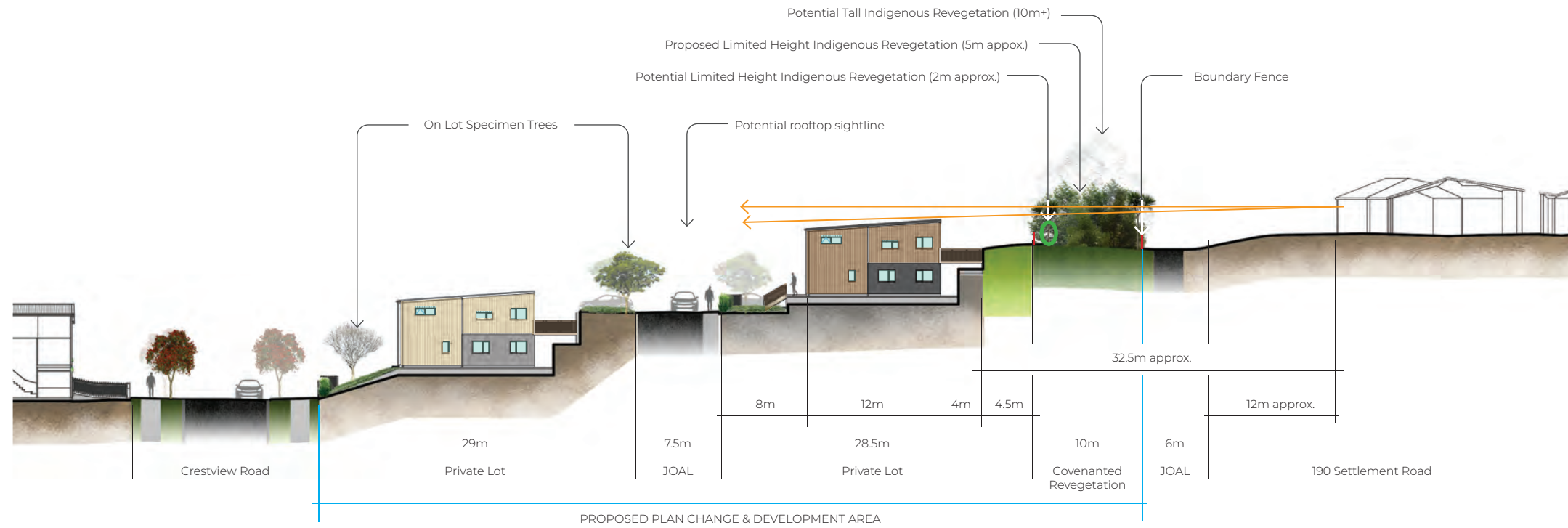
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### LANDSCAPE ANALYSIS & ASSESSMENT

## LA05



# Indicative Development Concept & Countryside Living Interface

## CC Cross Section - 190 Settlement Rd

### CONSULTATION DOCUMENTS

#### Design Objective

1. Extend bush from south facing gully up over ridgeline to improve transition from countryside living to the urban environment.
2. Limit height of vegetation in upper most areas to retain northwest views out from existing countryside living dwellings.
3. Establish height of revegetation in upper most areas that impedes views from countryside living directly into proposed housing.
4. Establish pockets of tall revegetation (that don't impeded countryside living primary views out to northwest), to create stands of trees to backdrop proposed housing when viewed from lower surrounding residential areas.
5. Establish pockets of tall revegetation to improve canopy enclosure so the vegetated areas are more self sustaining (better managing weed infestations) and offer greater flora and fauna habitat.

### Spur Revegetation Plant Schedule

Indigenous Revegetation	Tall Indigenous Revegetation	Common Name	Height Approx.
#		Toetoe	1.5
#		Pukio	1
		Ti Kōuka	8
		Mamangi	5
#		Shining Karamū	2
#		Twiggy Coprosma	2
		Karamū	6
		Green Akeake	5
		Hangehange	4
		Pigeonwood	10
		Houhere / Lacebark	7
		Kanuka	12
		Rewarewa	15
		Mānuka	4
		Māhoe	6
		Māpou	6
		Tree Daisy	4
#		Harakeke / Flax	2
		Tarata/Lemonwood	12
		Kōhūhū	6
		Tōtara	20
		Whauwhaupaku	6
		Kōwhai	8
#		Koromiko	2

# 2m approx. limited height  
Refer to LA02 for complete summary schedule

### Limited Height Indigenous Revegetation



### Tall Indigenous Revegetation



### Boundary Fence Options



### Crestview Rise Proposed Plan Change & Development Area

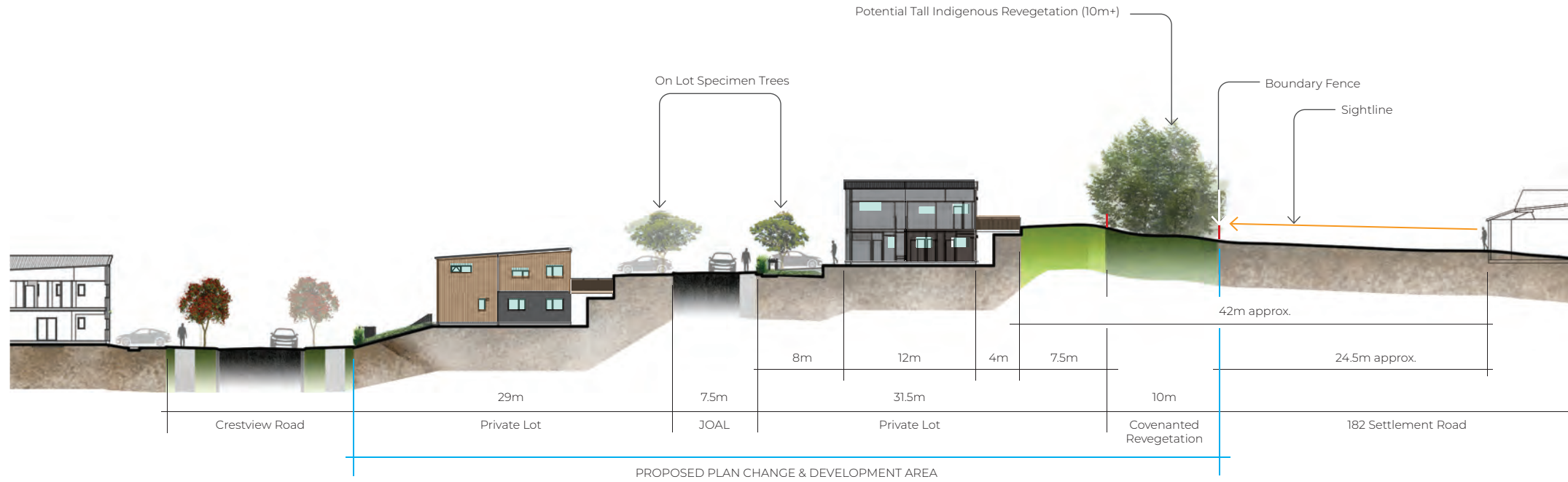
Client Harbourview Heights LP  
 Project Address 28, 30, 66 Crestview Rise, Papakura  
 Project No 13422  
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 Scale 1:500 A3



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### LANDSCAPE ANALYSIS & ASSESSMENT

## LA06



# Indicative Development Concept & Countryside Living Interface

## DD Cross Section - 182 Settlement Rd

### CONSULTATION DOCUMENTS

#### Design Objective

1. Extend bush from south facing gully up over ridgeline to improve transition from countryside living to the urban environment.
2. Limit height of revegetation in upper most areas to retain northwest views out from existing countryside living dwellings.
3. Establish height of revegetation in upper most areas that impedes views from countryside living directly into proposed housing.
4. Establish pockets of tall revegetation (that don't impeded countryside living primary views out to northwest), to create stands of trees to backdrop proposed housing when viewed from lower surrounding residential areas.
5. Establish pockets of tall revegetation to improve canopy enclosure so the vegetated areas are more self sustaining (better managing weed infestations) and offer greater flora and fauna habitat.

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		Ti Kōuka	8
		Mamangi	5
#		Shining Karamū	2
#		Twiggy Coprosma	2
		Karamū	6
		Green Akeake	5
		Hangehange	4
		Pigeonwood	10
		Houhere / Lacebark	7
		Kanuka	12
		Rewarewa	15
		Mānuka	4
		Māhoe	6
		Māpou	6
		Tree Daisy	4
#		Harakeke / Flax	2
		Tarata/Lemonwood	12
		Kōhūhū	6
		Tōtara	20
		Whauwhaupaku	6
		Kōwhai	8
#		Koromiko	2

# 2m approx. limited height  
Refer to LA02 for complete summary schedule

### Limited Height Indigenous Revegetation



### Tall Indigenous Revegetation



### Boundary Fence Options



### Crestview Rise Proposed Plan Change & Development Area

Client Harbourview Heights LP  
 Project Address 28, 30, 66 Crestview Rise, Papakura  
 Project No 13422  
 Date 20-06-23  
 Scale 1:500 A3



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### LANDSCAPE ANALYSIS & ASSESSMENT

## LA07





- Site - Lots 123, 124 & 127
- Existing Easement
- Proposed Mixed Housing Urban Zone
- Proposed Precinct Boundary
- Proposed Sub Precinct Boundary
- Proposed Rural Urban Boundary
- MAX Height - 11m
- MAX Height - 9m - Countryside Living
- MAX Height - 8m
- MAX Height - 7m
- Proposed Lot Boundary
- Proposed Lot Boundary

- xxx-xx Existing Contour Line
- xxx-xx Proposed Contour Line

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REV	DATE	DESCRIPTION
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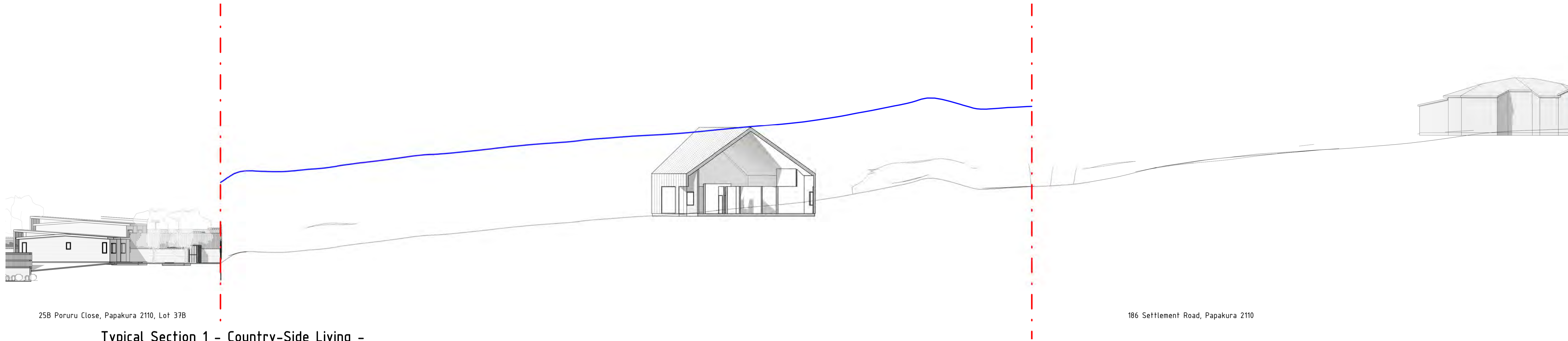
PROJECT NAME  
 Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
 Lots 123, 124 & 127

SHEET TITLE  
 Indicative Site Plan -  
 Country-Side Living  
 Houses

SCALE @ A1	JOB NUMBER
As indicated	20010
SHEET NUMBER	REVISION
PLCH-UD026	A

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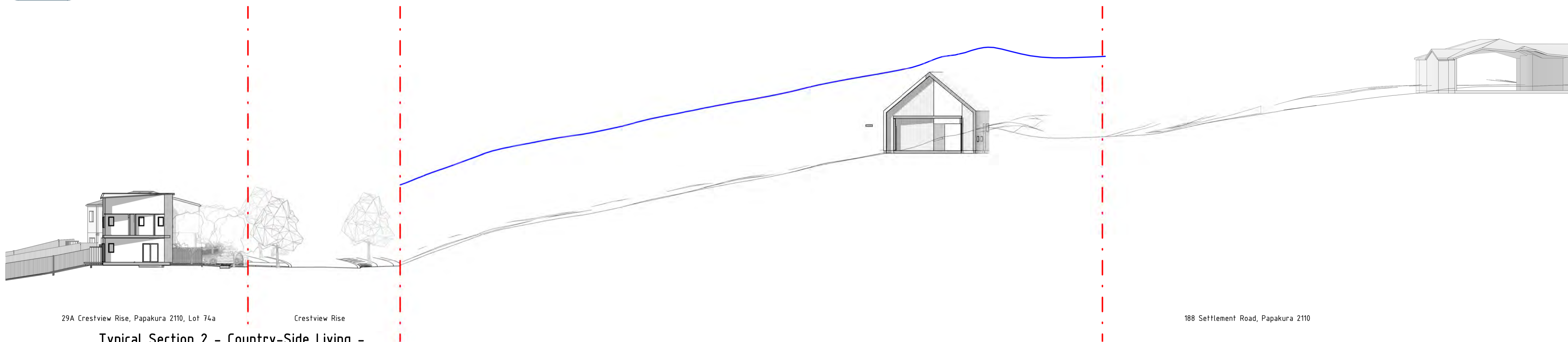


25B Poruru Close, Papakura 2110, Lot 37B

186 Settlement Road, Papakura 2110

**Typical Section 1 - Country-Side Living - Lot 123**

**1**  
PLCH-A010 A1 SCALE 1 : 250



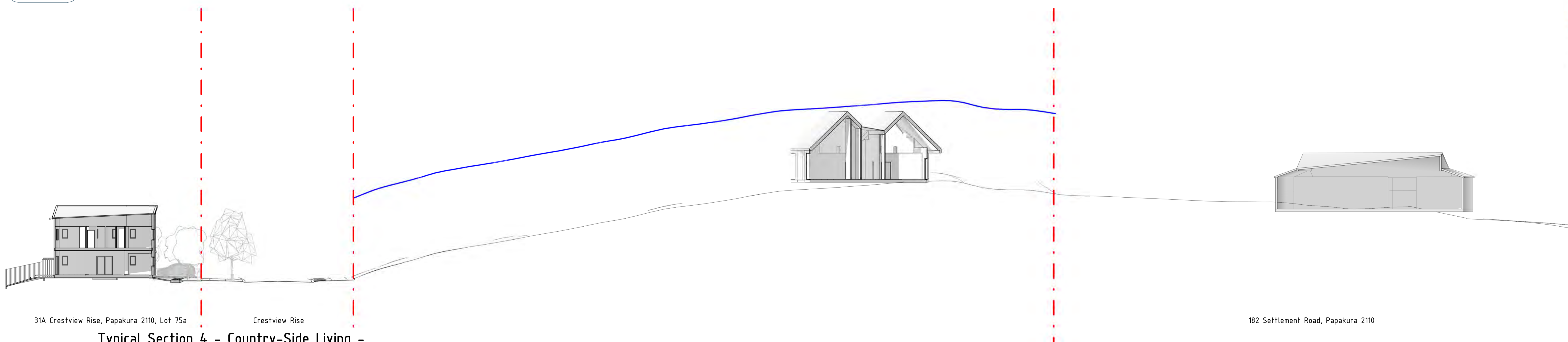
29A Crestview Rise, Papakura 2110, Lot 74a

Crestview Rise

188 Settlement Road, Papakura 2110

**Typical Section 2 - Country-Side Living - Lot 123**

**2**  
BC2.3-A1101 A1 SCALE 1 : 250



31A Crestview Rise, Papakura 2110, Lot 75a

Crestview Rise

182 Settlement Road, Papakura 2110

**Typical Section 4 - Country-Side Living - Lot 124**

**3**  
BC2.4.1-A1101 A1 SCALE 1 : 250

- Site - Lots 123, 124 & 127
- Existing Easement
- Proposed Mixed Housing Urban Zone
- Proposed Precinct Boundary
- Proposed Sub Precinct Boundary
- Proposed Rural Urban Boundary
- MAX Height - 11m
- MAX Height - 9m - Countryside Living
- MAX Height - 8m
- MAX Height - 7m
- Proposed Lot Boundary
- Proposed Lot Boundary

- Existing Contour Line
- Proposed Contour Line

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

PROJECT NAME  
**Crestview Rise Plan Change**

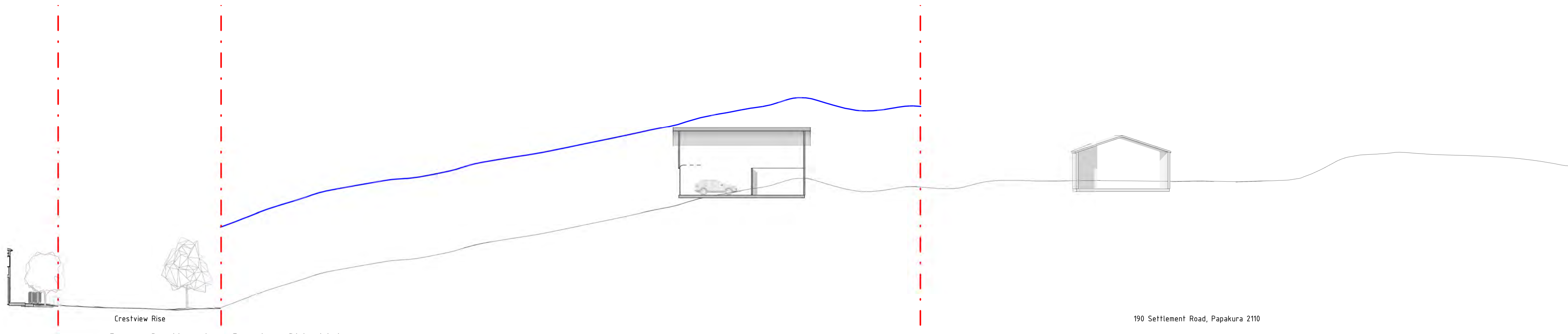
**28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127**

SHEET TITLE  
**Indicative Site Sections -  
Country-Side Living  
Houses**

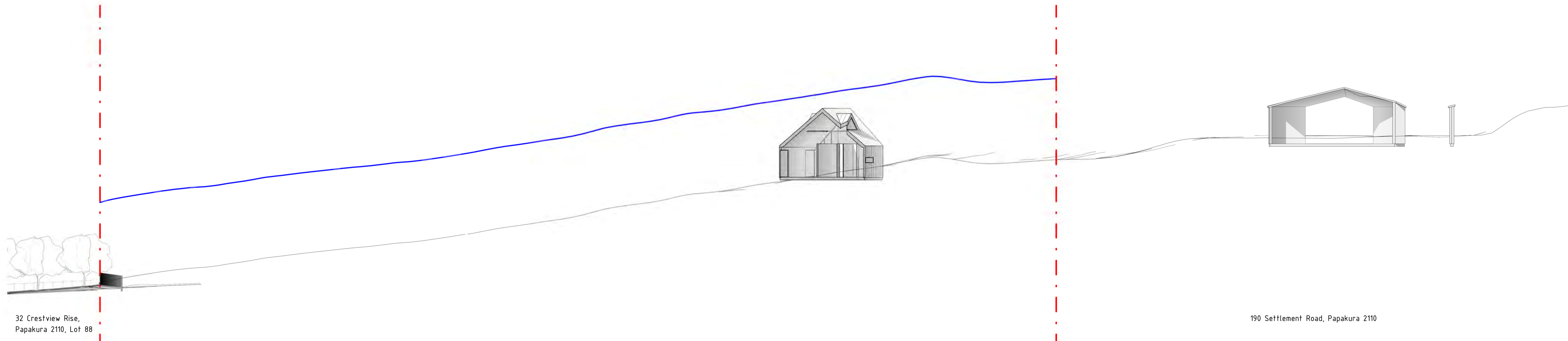
SCALE @ A1	JOB NUMBER
As indicated	20010

SHEET NUMBER	REVISION
PLCH-UD041	A

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**Cross Section A - Country-Side Living - Lot 123**  
 1  
 BC2.4.1-A1101  
 A1 SCALE 1 : 250



**Cross Section B - Country-Side Living - Lot 124**  
 2  
 BC2.8-A1101  
 A1 SCALE 1 : 250

- Site - Lots 123, 124 & 127
- Existing Easement
- Proposed Mixed Housing Urban Zone
- - - Proposed Precinct Boundary
- Proposed Sub Precinct Boundary
- ● Proposed Rural Urban Boundary
- - - MAX Height - 11m
- - - MAX Height - 9m - Countryside Living
- - - MAX Height - 8m
- - - MAX Height - 7m
- - - Proposed Lot Boundary
- - - Proposed Lot Boundary

--- Existing Contour Line  
 --- Proposed Contour Line

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

PROJECT NAME  
**Crestview Rise Plan Change**

28, 30 & 66 Crestview Rise  
 Lots 123, 124 & 127

SHEET TITLE  
**Indicative Site Sections - Country-Side Living Houses**

SCALE @ A1  
 As indicated

JOB NUMBER  
 20010

SHEET NUMBER  
 PLCH-UD042

REVISION  
 B

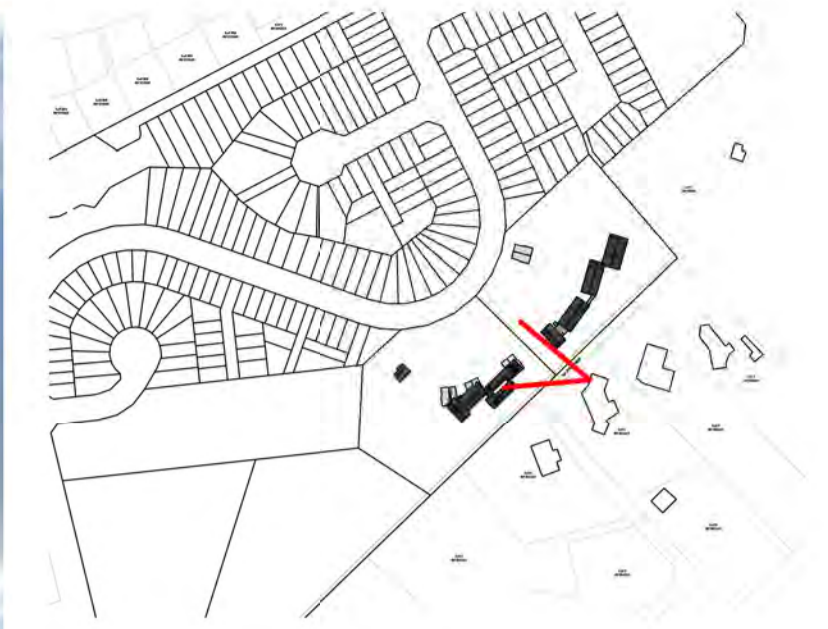
*For Information Only*



Existing View from 190 Settlement Road, 13:46, 11 July 2023



Indicative 'Country-Side Living' House Design



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REV	DATE	DESCRIPTION
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**4SIGHT CONSULTING** | PART OF **SLR**  
 RDBCONSULT

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

PROJECT NAME  
**Crestview Rise Plan Change**

28, 30 & 66 Crestview Rise  
 Lots 123, 124 & 127

SHEET TITLE  
**Indicative Perspective  
 View from 190 Settlement  
 Road - Countryside Living**

SCALE @ A1  
 JOB NUMBER  
 20010

SHEET NUMBER  
 PLCH-UD081  
 REVISION  
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Existing View from 190 Settlement Road, 13:46, 11 July 2023



Indicative Semi-Detached House Design with No Indicative Landscape Design



Indicative Semi-Detached House Design with Indicative Landscape Design



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CLIENT  
Harbour View Heights L.P.

PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Indicative Perspective  
View from 190 Settlement  
Road - Semi-Detached

SCALE @ A1  
JOB NUMBER  
20010

SHEET NUMBER  
PLCH-UD281  
REVISION  
A

URBAN  
**FORM**  
DESIGN

Crestview Rise Plan Change

28, 30 & 66 Crestview Rise

Lots 123, 124 & 127

Project Number: 20010

FOR INFORMATION ONLY

22.06.2023



Location Plan - Lots 123, 124 & 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>
--	--

## 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>
--	--

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 &amp; Height Sensitive Areas Overlay [rcp/dp]</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>
---	---

**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> Building Frontage Control</li> <li> Vehicle Access Restriction 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>	<ul style="list-style-type: none"> <li> Emergency Management Area Control</li> <li> Stormwater Management Area Control</li> <li> Kawau Island Rural Subdivision SEAs Control</li> </ul>
--	---	---	---

**Designations**

- Designations
- Airspace Restriction Designations

	Site - Lots 123, 124 & 127
	Proposed Mixed Housing Urban Zone
	Proposed Precinct Boundary
	Proposed Rural Urban Boundary
	Maximum Height - 11m
	Maximum Height - 8m
	Maximum Height - 7m
	Proposed Property Boundary
	Proposed Property Boundary
	Existing Contour Line
	Proposed Contour Line

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RDBCONSULT

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

PROJECT NAME  
**Crestview Rise Plan Change**

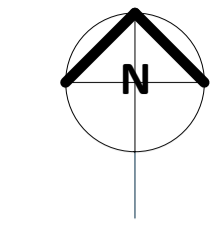
28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

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

SCALE @ A1 JOB NUMBER  
20010

SHEET NUMBER REVISION  
PLCH-UD001 A

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

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**Harbour View Heights L.P.**

PROJECT NAME  
**Crestview Rise Plan Change**

**28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127**

SHEET TITLE  
**Neighbourhood Context**

SCALE @ A1  
**1 : 5000**

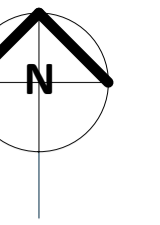
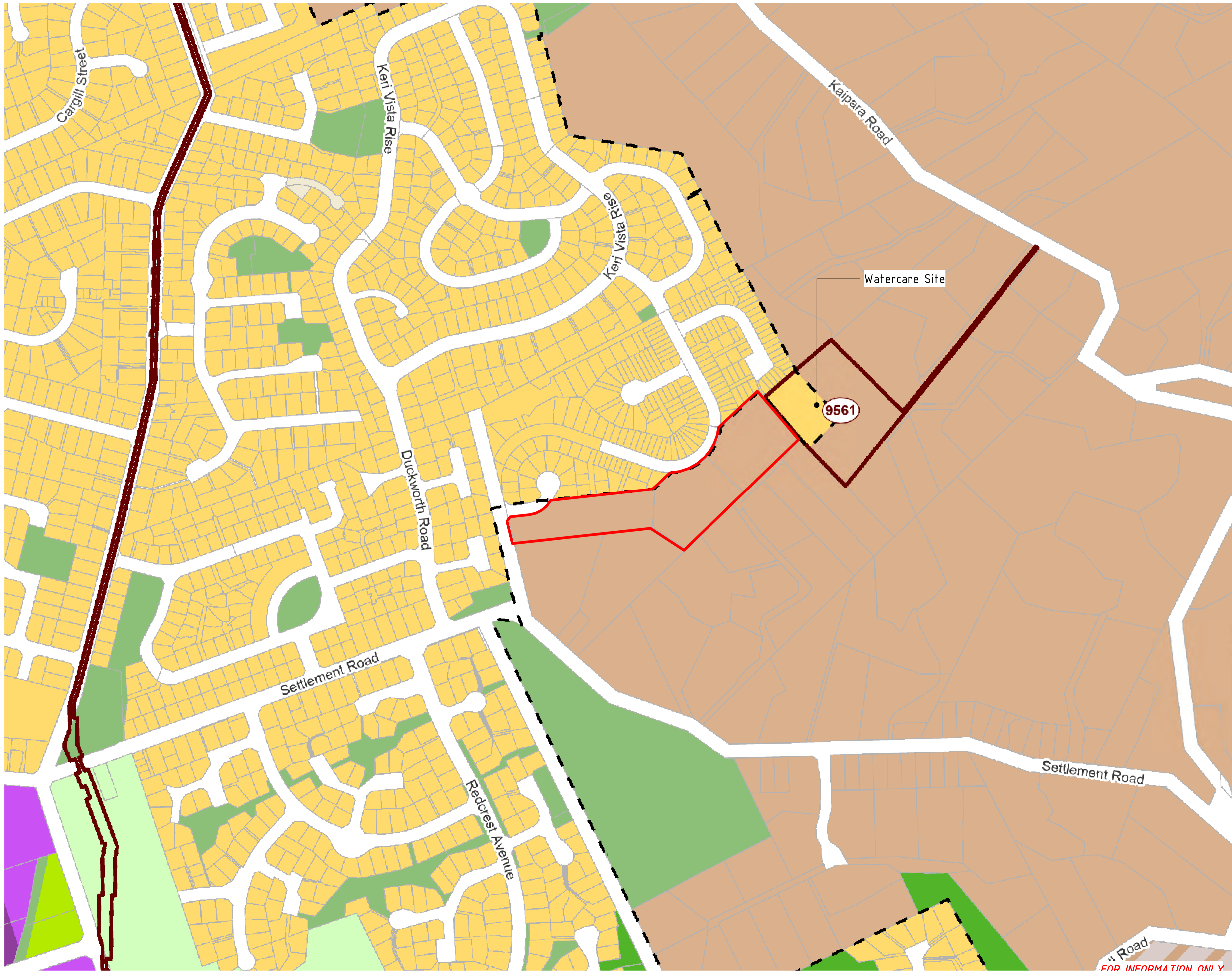
JOB NUMBER  
**20010**

SHEET NUMBER  
**PLCH-UD006**

REVISION  
**A**

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Site - Lots 123, 124 & 127

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PROJECT NAME  
 Crestview Rise Plan Change  
 28, 30 & 66 Crestview Rise  
 Lots 123, 124 & 127

SHEET TITLE  
 Existing Unitary Plan  
 Zoning Context

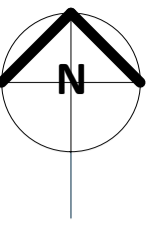
SCALE @ A1  
 1 : 2500

JOB NUMBER  
 20010

SHEET NUMBER  
 PLCH-UD008

REVISION  
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Site - Lots 123, 124 & 127

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CLIENT  
Harbour View Heights L.P.

PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Site Location Plan - Lots 123, 124 & 127 - in Relation to the Neighbourhood

SCALE @ A1  
1 : 1000

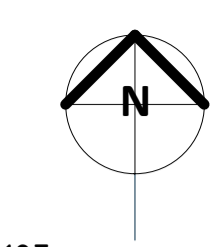
JOB NUMBER  
20010

SHEET NUMBER  
PLCH-UD011

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

Residential - Mixed Housing Suburban Zone

956

- Site - Lots 123, 124 & 127
- Proposed Mixed Housing Urban Zone
- Proposed Precinct Boundary
- Proposed Rural Urban Boundary
- Maximum Height - 11m
- Maximum Height - 8m
- Maximum Height - 7m
- Proposed Property Boundary
- Proposed Property Boundary
- Existing Contour Line
- Proposed Contour Line

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Harbour View Heights L.P.

PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Proposed Zoning Plan

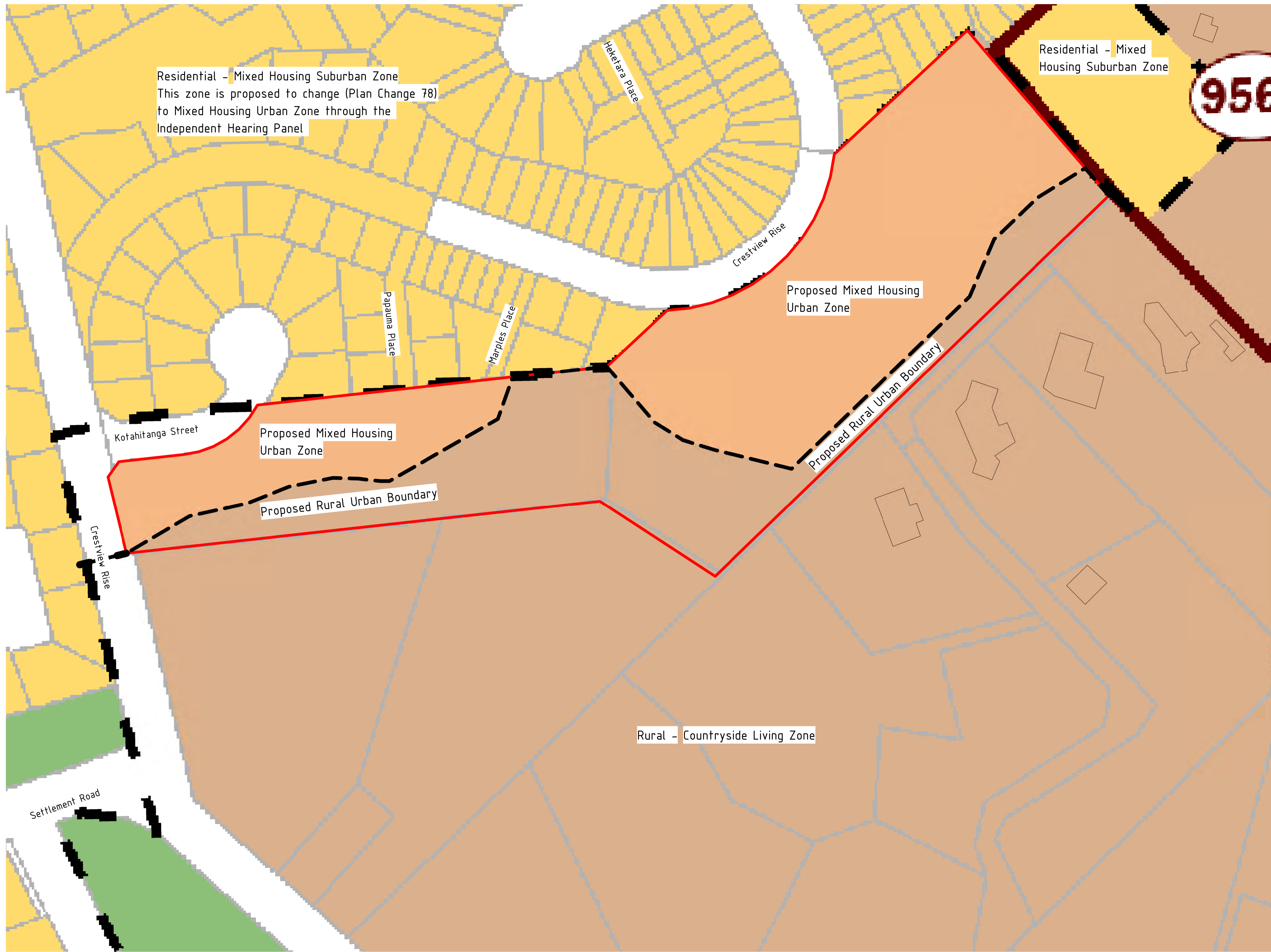
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As indicated

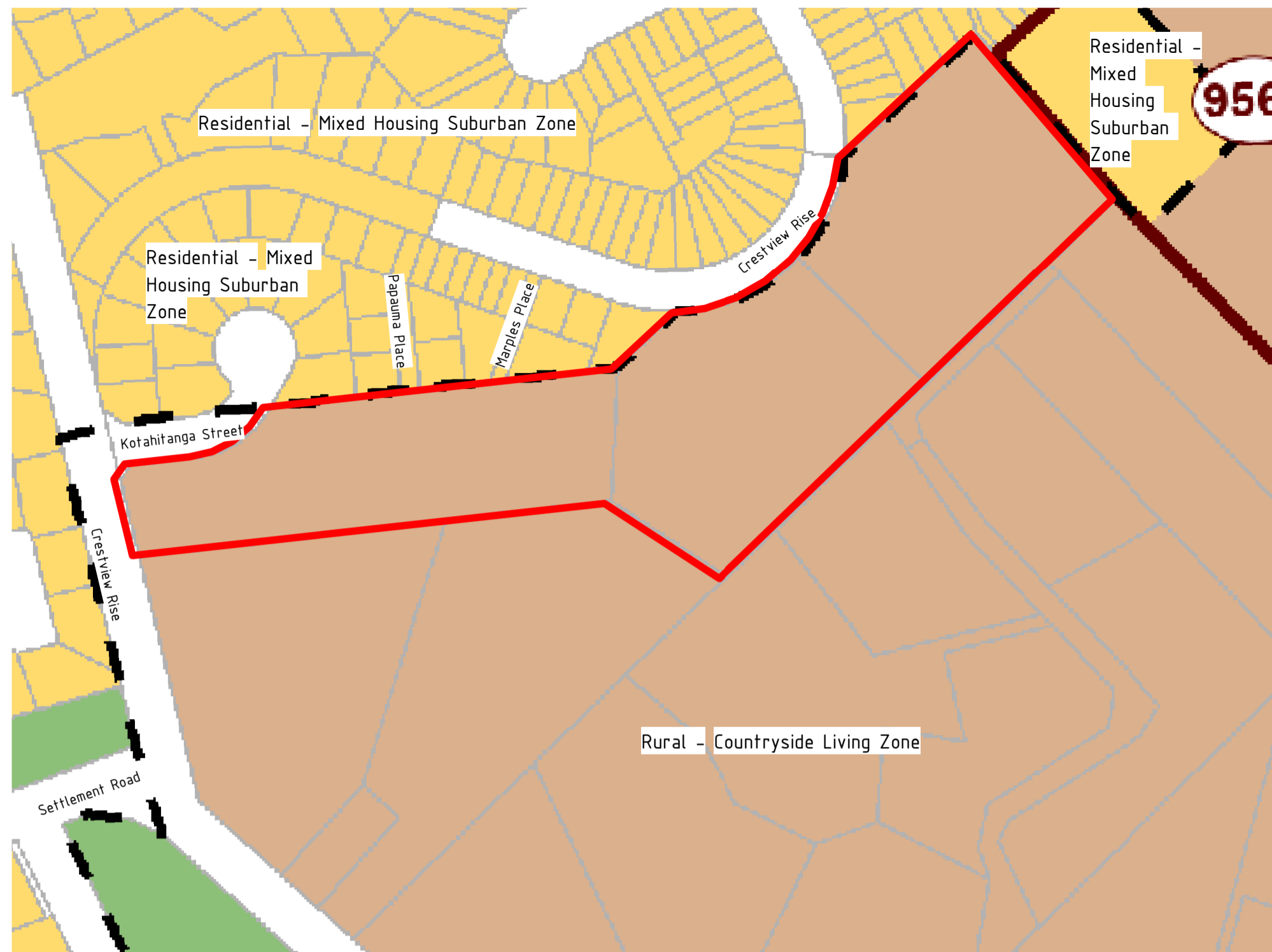
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SHEET NUMBER  
PLCH-UD020

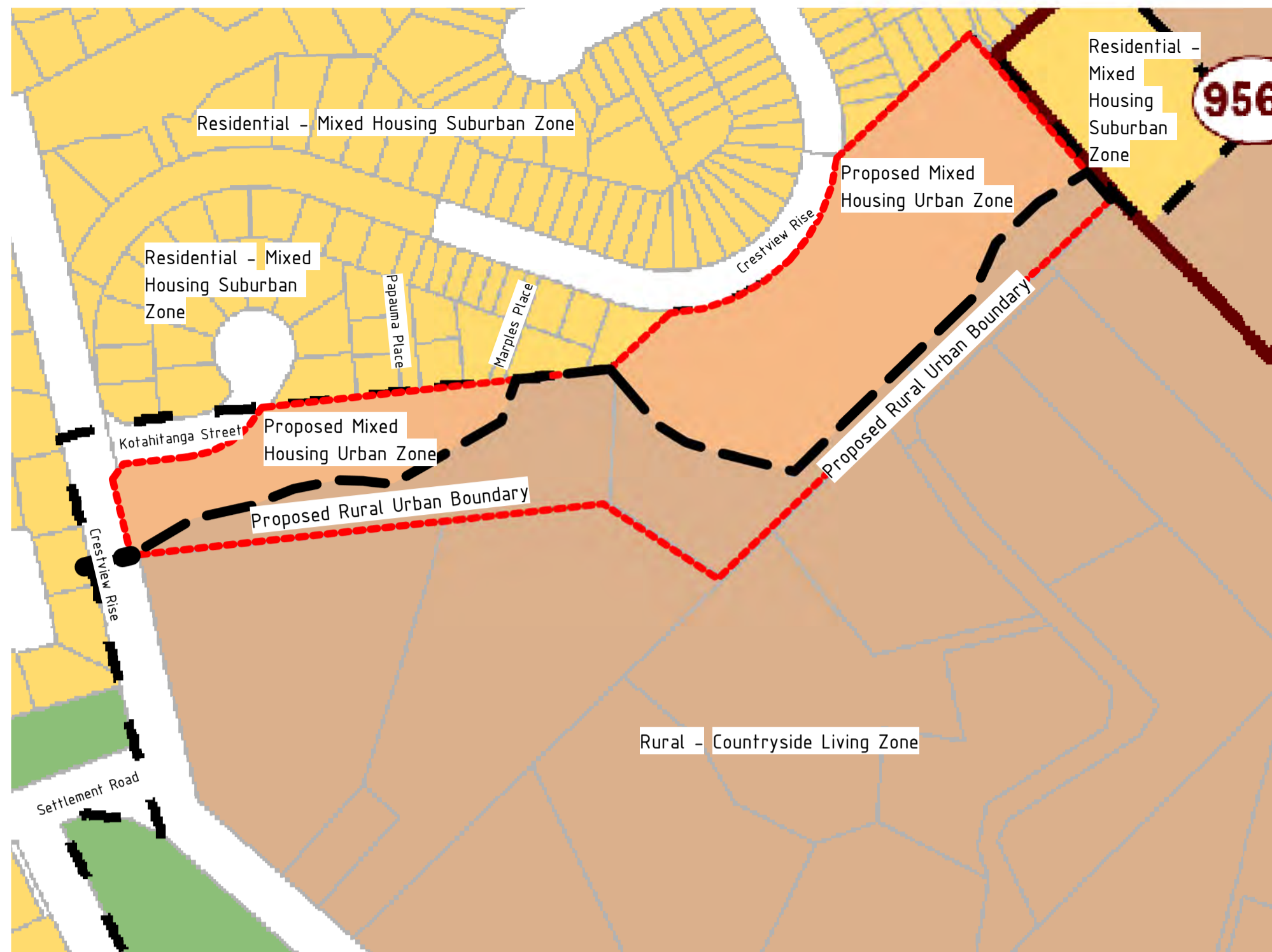
REVISION  
A

FOR INFORMATION ONLY

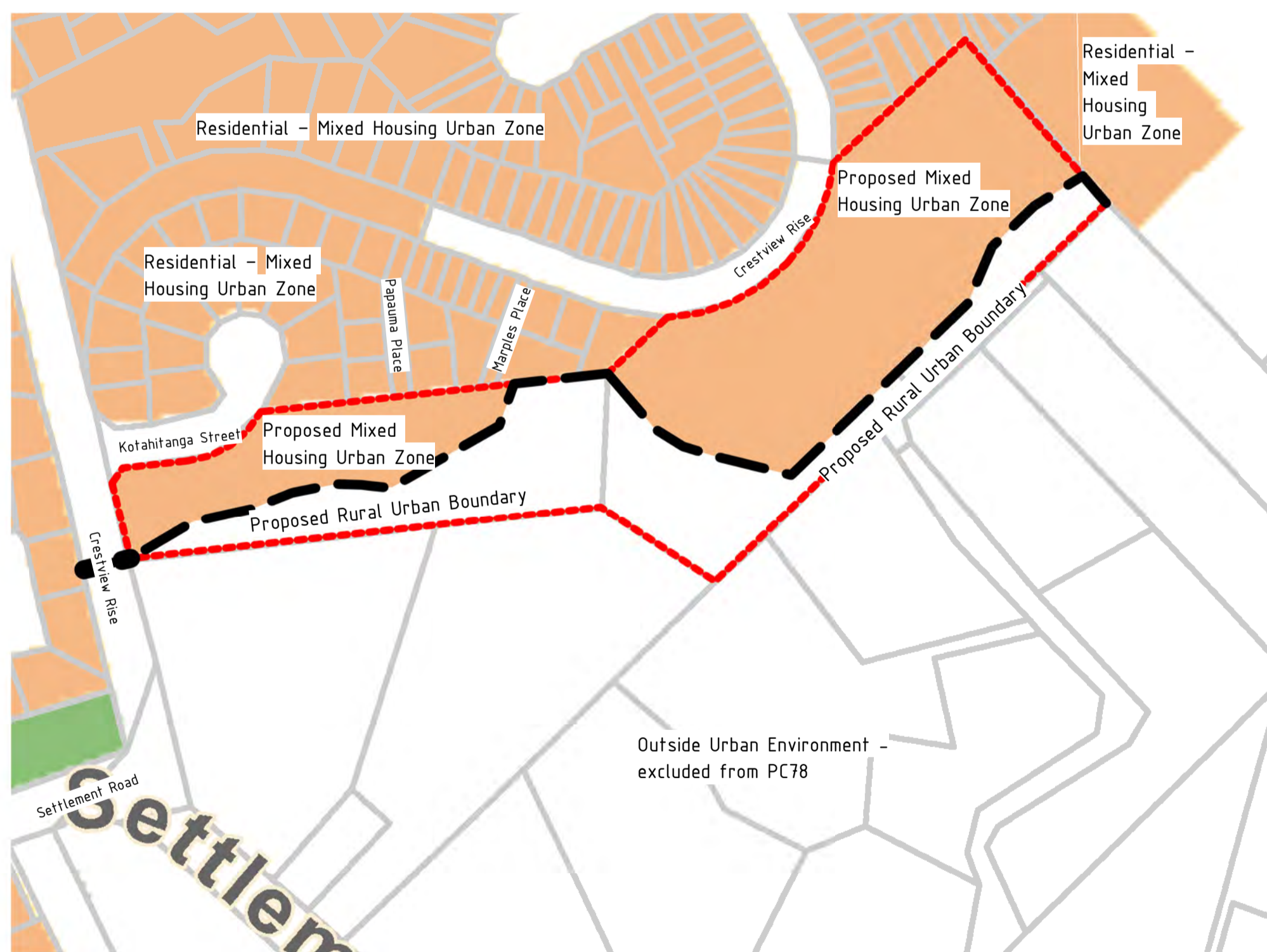




**1** Existing Zoning Plan  
A1 SCALE 1 : 2000



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



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

- N
- Site - Lots 123, 124 & 127
  - Proposed Mixed Housing Urban Zone
  - Proposed Precinct Boundary
  - Proposed Rural Urban Boundary
  - Maximum Height - 11m
  - Maximum Height - 8m
  - Maximum Height - 7m
  - Proposed Property Boundary
  - Proposed Property Boundary
  - Existing Contour Line
  - Proposed Contour Line

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REV	DATE	DESCRIPTION

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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

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Harbour View Heights L.P.

PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Zoning Comparison

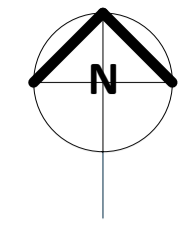
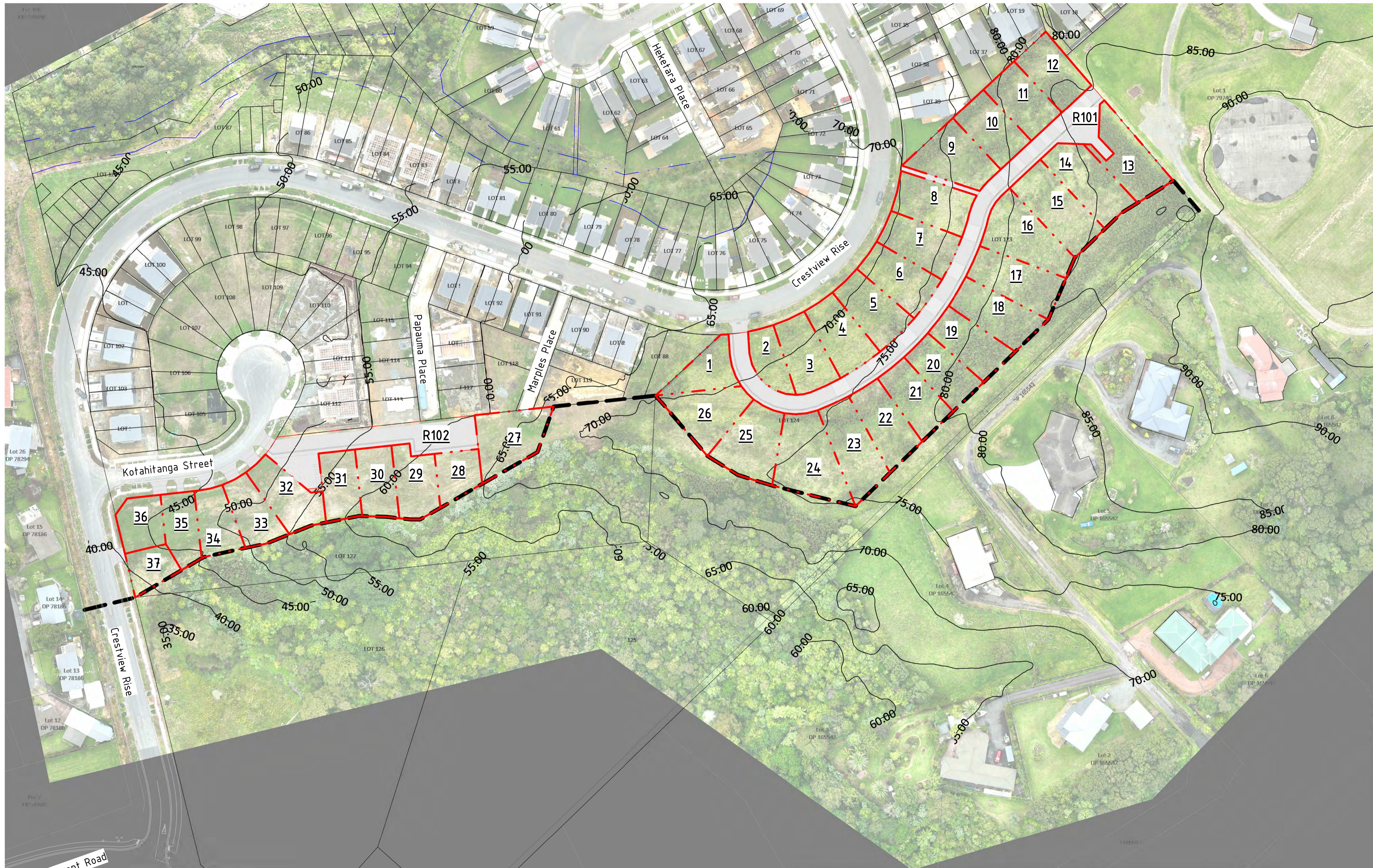
SCALE @ A1 JOB NUMBER

As indicated 20010

SHEET NUMBER REVISION

PLCH-UD021 A

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CLIENT  
 Harbour View Heights L.P.

PROJECT NAME  
 Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
 Lots 123, 124 & 127

SHEET TITLE  
 Indicative Subdivision Plan  
 - Parent Lot -  
 Semi-Detached

SCALE @ A1  
 1 : 750

JOB NUMBER  
 20010

SHEET NUMBER  
 PLCH-UD212

REVISION  
 A

PC - Indicative Parent Lot...

Name	Area
1	345 m <sup>2</sup>
2	286 m <sup>2</sup>
3	451 m <sup>2</sup>
4	453 m <sup>2</sup>
5	453 m <sup>2</sup>
6	453 m <sup>2</sup>

PC - Indicative Parent Lot...

Name	Area
7	453 m <sup>2</sup>
8	475 m <sup>2</sup>
9	519 m <sup>2</sup>
10	431 m <sup>2</sup>
11	431 m <sup>2</sup>
12	429 m <sup>2</sup>

PC - Indicative Parent Lot...

Name	Area
13	522 m <sup>2</sup>
14	559 m <sup>2</sup>
15	582 m <sup>2</sup>
16	612 m <sup>2</sup>
17	531 m <sup>2</sup>
18	495 m <sup>2</sup>

PC - Indicative Parent Lot...

Name	Area
19	437 m <sup>2</sup>
20	414 m <sup>2</sup>
21	423 m <sup>2</sup>
22	466 m <sup>2</sup>
23	548 m <sup>2</sup>
24	696 m <sup>2</sup>

PC - Indicative Parent Lot...

Name	Area
25	559 m <sup>2</sup>
26	512 m <sup>2</sup>
27	546 m <sup>2</sup>
28	289 m <sup>2</sup>
29	404 m <sup>2</sup>
30	373 m <sup>2</sup>

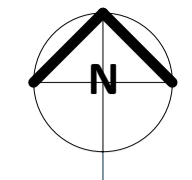
PC - Indicative Parent Lot...

Name	Area
31	363 m <sup>2</sup>
32	459 m <sup>2</sup>
33	376 m <sup>2</sup>
34	357 m <sup>2</sup>
35	345 m <sup>2</sup>
36	334 m <sup>2</sup>

PC - Indicative Parent Lot...

Name	Area
37	259 m <sup>2</sup>
Total: 37	16,639 m <sup>2</sup>

FOR INFORMATION ONLY



- Site - Lots 123, 124 & 127
- Proposed Mixed Housing Urban Zone
- Proposed Precinct Boundary
- Proposed Rural Urban Boundary
- Maximum Height - 11m
- Maximum Height - 8m
- Maximum Height - 7m
- Proposed Property Boundary
- Proposed Property Boundary
- Existing Contour Line
- - - Proposed Contour Line

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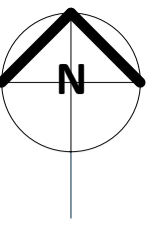
PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Indicative Site Plan -  
Semi-Detached

SCALE @ A1	JOB NUMBER
As indicated	20010
SHEET NUMBER	REVISION
PLCH-UD216	A

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DRAWING REVISIONS		
REV	DATE	DESCRIPTION
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Architecture | Master Planning | Urban Design

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EMAIL: [office@urbanformdesign.co.nz](mailto:office@urbanformdesign.co.nz)

IN COLLABORATION WITH:  
**ENVELOPE**  
**4SIGHT CONSULTING** | PART OF **SLR**  
RDBCONSULT

CLIENT  
Harbour View Heights L.P.

PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Indicative Perspective -  
Crestview Rise

SCALE @ A1  
JOB NUMBER  
20010

SHEET NUMBER  
PLCH-UD291  
REVISION  
A



Reference Plan



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IN COLLABORATION WITH:  


CLIENT  
Harbour View Heights L.P.

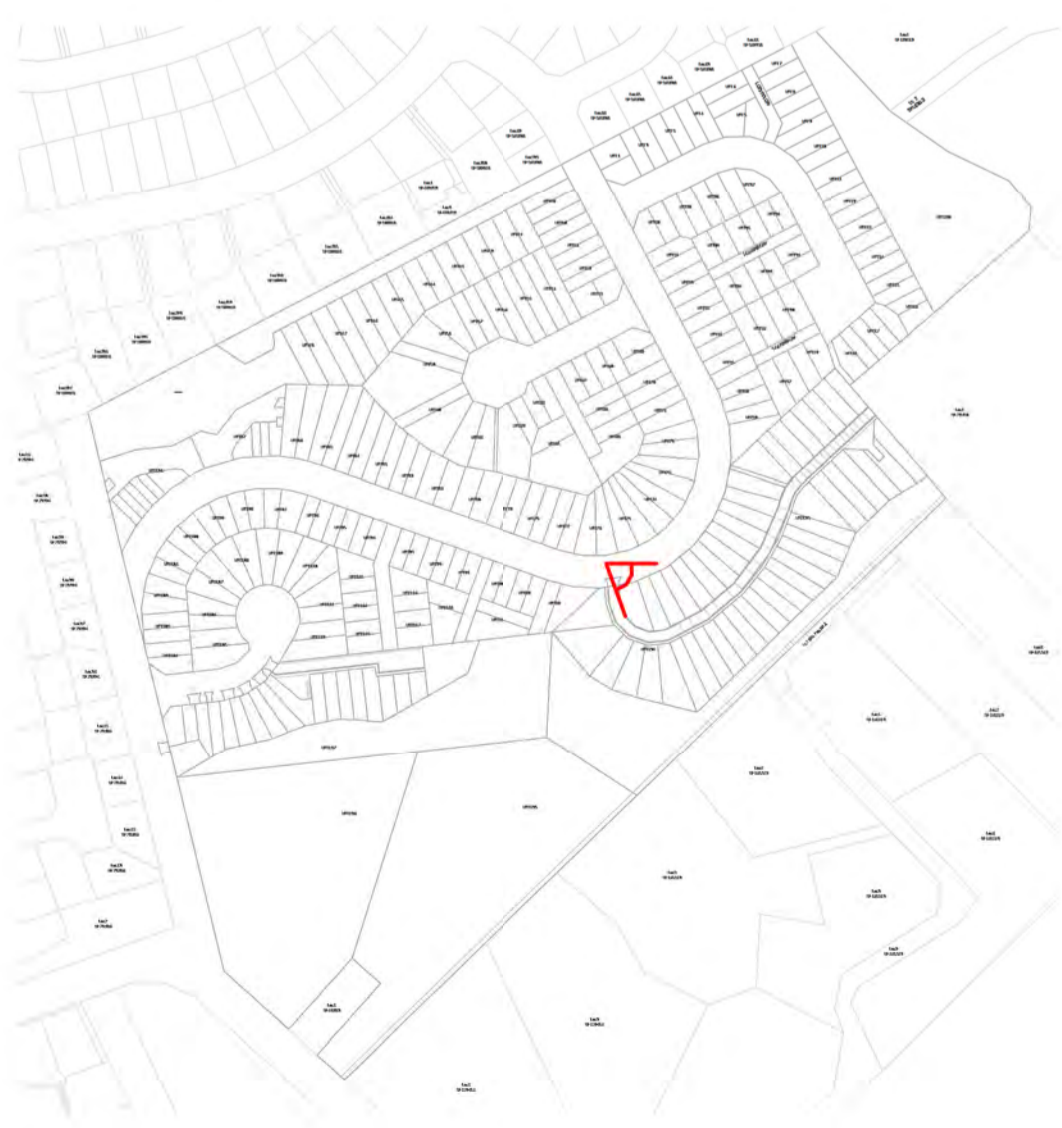
PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Indicative Perspective -  
Crestview Rise

SCALE @ A1  
JOB NUMBER  
20010

SHEET NUMBER  
PLCH-UD292  
REVISION  
A



Reference Plan





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CLIENT  
 Harbour View Heights L.P.

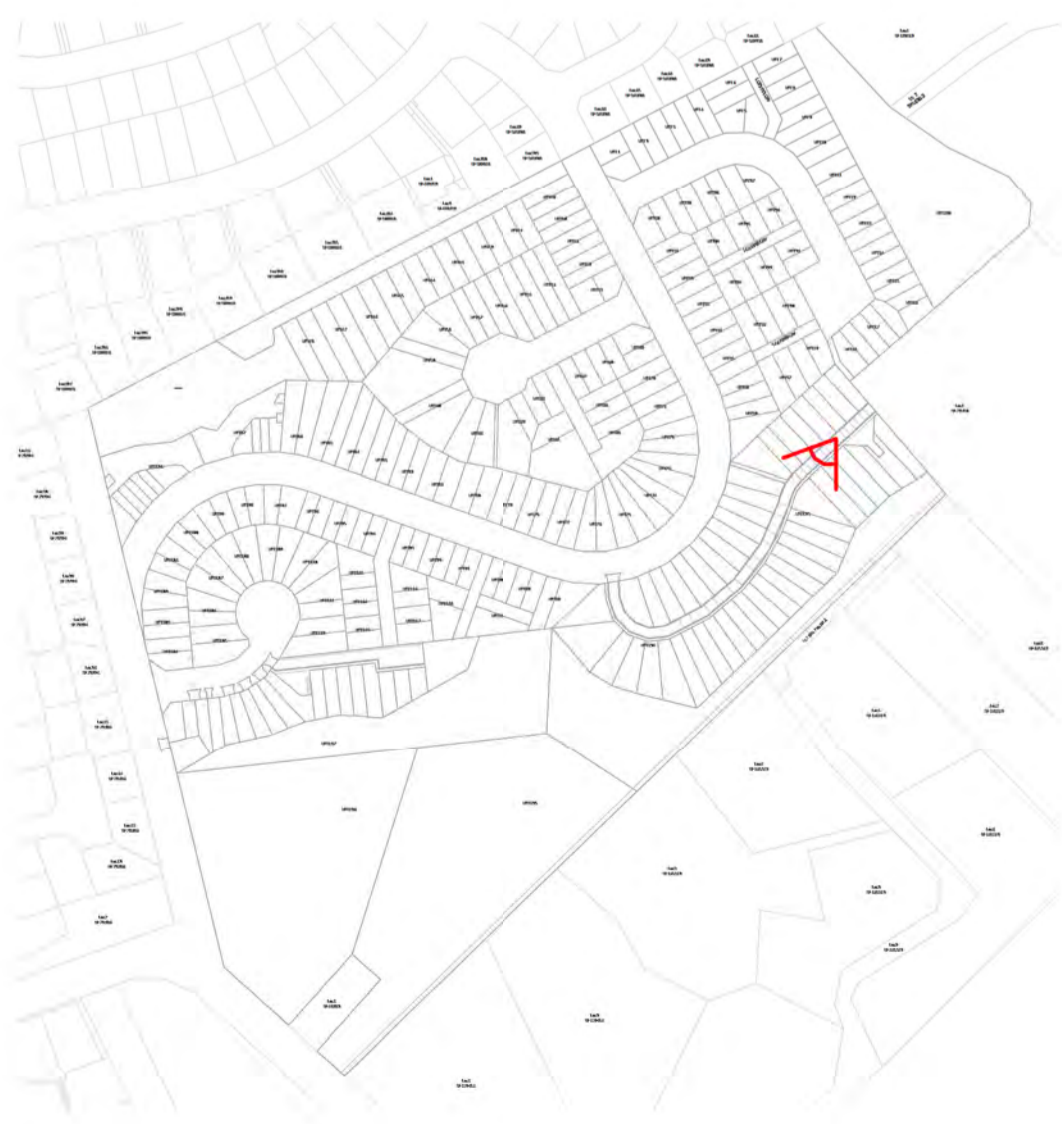
PROJECT NAME  
 Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
 Lots 123, 124 & 127

SHEET TITLE  
 Indicative Perspective -  
 JOAL R101

SCALE @ A1  
 JOB NUMBER  
 20010

SHEET NUMBER  
 PLCH-UD293  
 REVISION  
 A



Reference Plan



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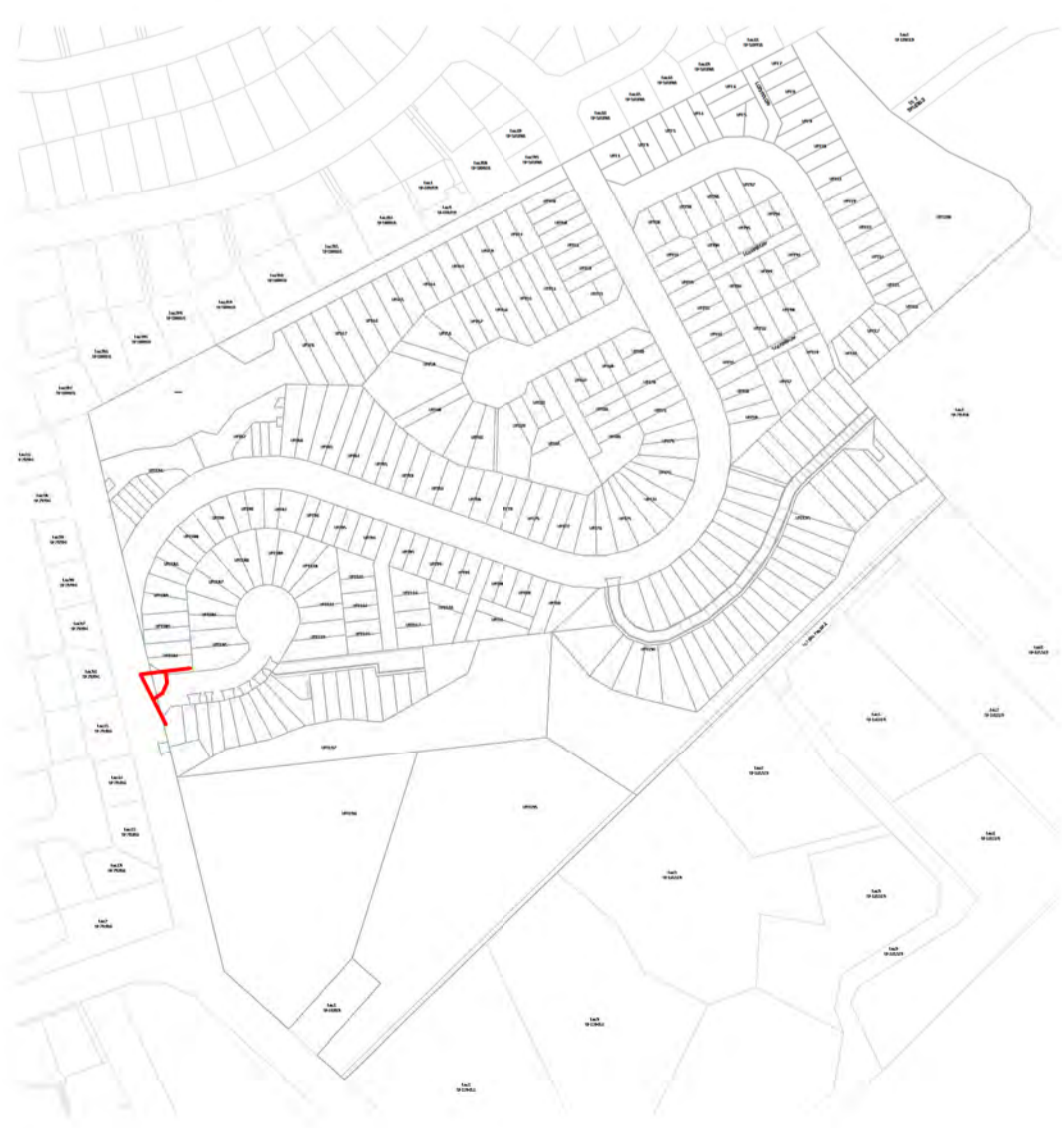
PROJECT NAME  
Crestview Rise Plan Change

28, 30 & 66 Crestview Rise  
Lots 123, 124 & 127

SHEET TITLE  
Indicative Perspective -  
Kotahitanga Street

SCALE @ A1  
JOB NUMBER  
20010

SHEET NUMBER  
PLCH-UD294  
REVISION  
A



Reference Plan

## Russell Baikie

---

**From:** Robbie Lee (AT) <Robbie.Lee@at.govt.nz>  
**Sent:** Thursday, 22 August 2024 3:45 pm  
**To:** Russell Baikie  
**Subject:** PPC - Crestview Rise - AT metro feedback

Hi Russell,

Thank you for meeting on Monday to discuss the proposed local road requirements to service the Crestview Rise Plan Change area.

As mentioned at the meeting, I have followed up with our metro team to look at potential ways this proposal may be able to support public transport in the area. The area has been looked at to provide services but due to the small catchment size it was not considered feasible. Also, Crestview Rise looks like it will be too small to accommodate buses.

Alternative options to consider:

- The nearest bus stops on Settlement Road close to this development lack shelter – funding for a shelter at these stops would be welcomed.
- An improvement to the street lighting near bus stops on Settlement Road and Crestview Rise near bus stops would improve CPTED.
- Has there been consideration for improvements to the Duckworth Road/Settlement Road for pedestrians as this is where children walking to school will need to cross?

Thanks,

**Robbie Lee | Planner**  
**Spatial Planning Policy Advice | Strategy and Governance**  
**Auckland Transport**

20 Viaduct Harbour Avenue, Auckland 1010

+6499305001 EXT 2438 | [robbie.lee@at.govt.nz](mailto:robbie.lee@at.govt.nz) | [www.at.govt.nz](http://www.at.govt.nz)



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25 June 2023

Dear landowner/resident

**Consultation and Resident Feedback Sought on Proposed Rezoning of land at 28,30 and 66 Crestview Rise Papakura**

We are writing to seek your feedback on a proposal to request a change in zoning of the above properties from their current Countryside Living Zone to Mixed Housing Urban Zone.

**The Proposal**

Harbour View Heights LP, the landowner, intends to make a request to Auckland Council to change the zoning of approximately 1.9 ha of the above properties to Mixed Housing Urban (the same zoning for the existing Crestview Rise subdivision urban area under Council's proposed Plan Change 78). The rezoning will allow for residential development of the site, subject to some site-specific measures designed to ensure the development fits well into the landscape and that any adverse effects or matters of importance to iwi are appropriately managed. Those specific measures are proposed to be secured by a Unitary Plan Precinct which will apply to the subject site limiting height and require landscape planting to be provided.

Expert consultants for Harbour View Heights have prepared a series of plans and supporting documents which are available for you to view at:

<https://www.urbanformdesign.co.nz/crestviewriseplanchange>

The overall development would enable:

- 37 residential lots
- 65-70 residential dwellings, being a mix of detached and duplex units
- 2 JOAL's (jointly owned access lots)
- Extensive landscape planting and boundary treatment
- Restoration, enhancement and protection of the existing bush area
- Appropriate engineered stormwater management measures

The outcome would be the subdivision and development of two residential enclaves that integrate with the existing Crestview Rise subdivision, typically consisting of 2 storey duplex or townhouse dwellings. One is centred around Kotahitanga Street – approx. 20 dwellings - and the other abutting Crestview Rise accessed through a JOAL for some 50 dwellings.

An important part of the proposal is that there will be extensive landscape planting which wraps around the new development and ultimately integrates with existing bush on land also owned by Harbour View Heights, which will remain zoned Countryside Living.

**Your feedback sought**

The developer recognises that your residence is close to the area where the zone change is being considered and would like your feedback on the proposal, so that your views can be taken into account before the plan change request application to Auckland Council is finalised.

**Contact details**

If you have any queries or feedback to make, please contact the lead planner for the project, Russell Baikie, by email [russell@rdbconsult.com](mailto:russell@rdbconsult.com) or phone 0274 612315.

We are also happy to meet in person or via an online meeting if that would assist.

Thanks for your time to consider the information and plans. Your response (if any) is welcome by 30 July 2023.

Yours sincerely

Russell Baikie, on behalf of Harbour View Holdings LP

Planner

[russell@rdbconsult.com](mailto:russell@rdbconsult.com)

ph 0274 612315

rdbconsult

Plans and Info in the website link:

1. Urban Form Design Plan Package
2. 4Sight Landscape Plan Package
3. Envelope Engineering Draft SMP - Summary

25 June 2023

«Column3»

«Column4»

«Column5»

«Column6», «Column7»

Dear landowner of «Column2»

**Consultation and Resident Feedback Sought on Proposed Rezoning of land at 28,30 and 66 Crestview Rise Papakura**

We are writing to seek your feedback on a proposal to request a change in zoning of the above properties from their current Countryside Living Zone to Mixed Housing Urban Zone.

**The Proposal**

Harbour View Heights LP, the landowner, intends to make a request to Auckland Council to change the zoning of approximately 1.9 ha of the above properties to Mixed Housing Urban (the same zoning for the existing Crestview Rise subdivision urban area under Council's proposed Plan Change 78). The rezoning will allow for residential development of the site, subject to some site-specific measures designed to ensure the development fits well into the landscape and that any adverse effects or matters of importance to iwi are appropriately managed. Those specific measures are proposed to be secured by a Unitary Plan Precinct which will apply to the subject site limiting height and require landscape planting to be provided.

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An important part of the proposal is that there will be extensive landscape planting which wraps around the new development and ultimately integrates with existing bush on land also owned by Harbour View Heights, which will remain zoned Countryside Living.

### **Your feedback sought**

The developer recognises that your residence is close to the area where the zone change is being considered and would like your feedback on the proposal, so that your views can be taken into account before the plan change request application to Auckland Council is finalised.

### **Contact details**

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Yours sincerely

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Planner

[russell@rdbconsult.com](mailto:russell@rdbconsult.com)

ph 0274 612315

rdbconsult

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23 June 2023

The Chairperson

Papakura Local Board

Attention: Brent Catchpole (by email)

Dear Brent

**Advice on Proposed Community Consultation and Feedback Sought on Proposed Private Plan Change and Rezoning of land at 28,30 and 66 Crestview Rise Papakura**

Harbour View Heights LP is the landowner of the above properties (approximately 3.0ha) and is preparing a private plan change application that seeks the rezoning of the land at the addresses above from a Countryside Living zone to a Mixed Housing Urban zone over approx. 1.9ha of the combined sites.

Harbour View Heights is the subdivider and developer of land that established the adjacent Crestview Rise and other nearby roads and some dwellings.

An application for rezoning and extension of the Rural Urban Boundary will be made to Auckland Council in coming months.

This letter is to inform you of the proposal that is being consulted on (to nearby residents and mana whenua) and welcome your interest and feedback from you or the Board. The local Ward Councillors Angela Dalton and Danial Newman have also been sent the information. There may be an opportunity to discuss the nature of the proposal with you or respond to any queries.

**The Proposal**

The proposed rezoning for the site is Mixed Housing Urban (the same zoning proposed for the adjacent urban area under Council's PC78) and is considered appropriate and a relevant residential zone under the AUP and 2021 RMA Amendment introducing MDRS.

The design and anticipated development will be managed through a Precinct. Application of the Precinct will define expected outcomes and a management response that seeks to avoid and mitigate potential effects on the neighbourhood, any specific matters of significance to iwi, while ensuring a quality compact urban form (will be enabled) within the context of a well-functioning urban environment.

The future plan change application will be supported by the following plans, refer link <https://www.urbanformdesign.co.nz/crestviewriseplanchange> and other supporting technical reports. In essence the change will enable the following:

- 37 residential lots
- 65-70 residential dwellings, a mix of detached and duplex
- 2 JOAL's (jointly owned access lots)
- Extensive landscape planting and vegetated buffer with legal protection
- Existing bush restored, enhanced and protected (eg consent notice or covenant)
- Appropriate on site engineered stormwater management measures



The outcome of the zoning would enable the subsequent subdivision and the development of two residential enclaves that integrate with the existing Crestview Rise subdivision, typically consisting of 2 storey duplex or townhouse dwellings. One is centred around Kotahitanga Street – approx. 20 dwellings and the other abutting Crestview Rise accessed through a JOAL for some 50 dwellings.

The development form will be wrapped around extensive landscape planting including the higher parts of the site and ultimately integrate with existing bush within the Countryside Living Zone, which it is proposed to restore, enhance and ultimately protect on lots 125 and 126.

Vehicular access and supporting easement will also be provided to service the Watercare reservoir adjacent the site, at their request.

If you would like further explanation of aspects of the proposal or have any queries or comments to make, you are welcome to contact me by email [russell@rdbconsult.com](mailto:russell@rdbconsult.com) or phone me 0274 612315. If you would like to meet in person with the landowner or any of the technical team, please also contact me.

Thanks for your time to consider the information and plans. Your response (if any) is welcome by 30 July.

Yours sincerely

Russell Baikie, on behalf of Harbour View Heights LP

Planner

MNZPI

[russell@rdbconsult.com](mailto:russell@rdbconsult.com)

ph 0274 612315

rdbconsult

Plans and info in the website link:

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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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 EMAIL: info@urbanformdesign.co.nz



**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

<b>SCALE</b> @ A1	<b>JOB NUMBER</b>
1 : 1500	20010
<b>SHEET NUMBER</b>	<b>REVISION</b>
PLCH-U0013	B

Ref.#	Address
1	64 Crestview Rise, Papakura 2110
2	2 Korahitanga Street, Papakura 2110
3	4 Korahitanga Street, Papakura 2110
4	6 Korahitanga Street, Papakura 2110
5	8 Korahitanga Street, Papakura 2110
6	10 Korahitanga Street, Papakura 2110
7	12 Korahitanga Street, Papakura 2110
8	14 Korahitanga Street, Papakura 2110
9	16 Korahitanga 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

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



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

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

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

For Private Plan Change

23 June 2023

Auckland Council

Manurewa- Papakura Ward Councillors

Attention: Angela Dalton and Danial Newman (by email)

Dear Angela and Daniel

**Advice on Proposed Community Consultation and Feedback Sought on Proposed Private Plan Change and Rezoning of land at 28,30 and 66 Crestview Rise Papakura**

Harbour View Heights LP is the landowner of the above properties (approximately 3.0ha) and is preparing a private plan change application that seeks the rezoning of the land at the addresses above from a Countryside Living zone to a Mixed Housing Urban zone over approx. 1.9ha of the combined sites.

Harbour View Heights is the subdivider and developer of land that established the adjacent Crestview Rise and other nearby roads and some dwellings.

An application for rezoning and extension of the Rural Urban Boundary will be made to Auckland Council in coming months.

This letter is to inform you of the proposal that is being consulted on (to nearby residents and mana whenua) and welcome your interest and feedback. The local Board has also been sent the information. There may be an opportunity to discuss the nature of the proposal with you.

**The Proposal**

The proposed rezoning for the site is Mixed Housing Urban (the same zoning proposed for the adjacent urban area under Council's PC78) and is considered appropriate and a relevant residential zone under the AUP and 2021 RMA Amendment introducing MDRS.

The design and anticipated development will be managed through a Precinct. Application of the Precinct will define expected outcomes and a management response that seeks to avoid and mitigate potential effects on the neighbourhood, any specific matters of significance to iwi, while ensuring a quality compact urban form (will be enabled) within the context of a well-functioning urban environment.

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The outcome of the zoning would enable the subsequent subdivision and the development of two residential enclaves that integrate with the existing Crestview Rise subdivision, typically consisting of

2 storey duplex or townhouse dwellings. One is centred around Kotahitanga Street – approx. 20 dwellings and the other abutting Crestview Rise accessed through a JOAL for some 50 dwellings. The development form will be wrapped around extensive landscape planting including the higher parts of the site and ultimately integrate with existing bush which it is proposed to restore, enhance and ultimately protect on lots 125 and 126.

Vehicular access and supporting easement will also be provided to service the Watercare reservoir adjacent the site at their request.

If you would like further explanation of aspects of the proposal or have any queries or comments to make, please contact myself by email [russell@rdbconsult.com](mailto:russell@rdbconsult.com) or phone me 0274 612315. If you would like to meet in person with the landowner or any of the technical team, please also contact me.

Thanks for your time to consider the information and plans. Your response (if any) is welcome by 30 July.

Yours sincerely

Russell Baikie, on behalf of Harbour View Heights LP

Planner

MNZPI

[russell@rdbconsult.com](mailto:russell@rdbconsult.com)

ph 0274 612315

rdbconsult

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14<sup>th</sup> November 2024

Kyle Direse  
26A Tawa Street  
Mount Maunganui 3116  
[kyle.dirse@envelope-eng.co.nz](mailto:kyle.dirse@envelope-eng.co.nz)

Dear Kyle,

**Re: Your request for an assessment of the bulk network capacity  
Proposed private plan change Crestview Rise Papakura  
Watercare application number CON – 254740**

This assessment is independent of the Auckland Council consenting process. This letter does not constitute a pre-approval from Watercare.

**Proposed Private Plan Change (PPC)**

Harbour View Heights Limited Partnership (Applicant) proposes the rezoning of approximately 2 hectares of Rural Countryside Living (CSL) zoned land to a Mixed Housing Urban (MHU) zone and relocation of the Rural Urban Boundary (RUB). The PPC introduces the Crestview Rise precinct to the rezoned land and adjacent land which will remain zoned CSL.

The purpose of the PPC is to enable up to 90 residential dwellings to be constructed in accordance with the MHU Zone and the Medium Density Residential Standards (MDRS).

The plan change area comprises the sites 28,30,66,76 Crestview Rise and 170 Settlement Road Papakura.

**Watercare considers that, due to the proposed rezoning of rural land to urban, the PPC is not anticipated by the Auckland Unitary Plan – Operative in Part (AUP-OP), the Future Development Strategy 2023-2053 (FDS) or the Auckland Growth Scenario (AGS).**

**Bulk network capacity**

Changes to the AUP-OP must consider the capacity of the bulk water supply and wastewater networks to service the proposed plan change.

Watercare does not support unanticipated growth, however if the decision is made to approve the PPC, Watercare confirms there is sufficient capacity in the bulk water supply and wastewater networks to accommodate the additional demand.

**Local networks**

The PPC is within the Veolia service area. Local network queries will need to be directed to Veolia.

Yours faithfully,

A handwritten signature in black ink that reads "ATaylor". The signature is written in a cursive, flowing style.

Amber Taylor

**Development Planning Team Lead**  
**Major Developments**  
Watercare Services Limited

## Russell Baikie

---

**From:** Suzie Clark <Suzie.clark@water.co.nz>  
**Sent:** Tuesday, 25 July 2023 3:53 pm  
**To:** Russell Baikie  
**Cc:** fred@ikonbuilding.co.nz  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

My apologies Russell,

I've been a bit snowed under these last few weeks and put a lot of emails into the 'to do' basket and somehow this one got in there, albeit a simple one to have responded to about planting over Watercare easement for water supply. No issue with light vegetation with no deep roots, we just can't allow trees, fences, or anything that would block access over the easement for maintenance via the easement.




Kind regards

**Suzie Clark** | Senior Property Manager

**Watercare Services Limited**  
**Mobile:** +64 21 987 484  
**Customer service line:** +64 9 442 2222  
**Postal address:** Watercare, Private Bag 92 521, Victoria St West, Auckland 1142, New Zealand  
**Physical address:** 73 Remuera Road, Remuera, Auckland 1050, New Zealand  
**Website:** [www.watercare.co.nz](http://www.watercare.co.nz)

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 Office  Home

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**From:** Russell Baikie <russell@rdbconsult.com>  
**Sent:** Sunday, July 16, 2023 1:28 PM  
**To:** Suzie Clark <Suzie.clark@water.co.nz>  
**Cc:** fred@ikonbuilding.co.nz  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

### CAUTION: External Email!

Hi Suzie, all good.

Another query for you. I note that there is a Watercare easement for water supply running along the southern boundaries of Lots 123,124,125 from the Reservoir to Settlement Road (approx. 2.5m wide).

You will note in the development concept sent to you, there is proposed landscaped planting from the Watercare Reservoir down that southern boundary of the above lots of the order of 10 -20m parallel to the boundary.

I wish to check that there is no impediment for that planting to occur from Watercare's perspective over that easement area, in terms of planting per se or height/size of planting.

Please advise.

Regards  
Russell  
rdbconsult

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**From:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Sent:** Wednesday, July 5, 2023 2:50 PM  
**To:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz)  
**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Sorry, my apologies for saying it would be a vested road. Watercare confirms it will be private JOAL. Maxine is our newly appointed manager of Water Transmission operational sites, so this reservoir asset falls under her (she replaced Jeremy who left last week).

Regards  
Suzie

---

**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Sent:** Wednesday, July 5, 2023 2:30 PM  
**To:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz)  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:External Email!**

Hi Suzie, thanks for copying me in.

In terms of your explanation below to Maxene (I don't know her role/position); I wish to correct the explanation you provided in that the contemplated new vehicle access way is proposed as a JOAL, **not** a road per se. The JOAL has been designed to accommodate the likely vehicle movements of the subdivision; Watercare access and including a waste disposal truck and is 6m in width. I attach the proposed XS. Please let me know whether the JOAL arrangement would be suitable to Watercare and the term "vested road" is not required.

Thanks  
Russell  
rdbconsult

---

**From:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Sent:** Wednesday, July 5, 2023 11:19 AM  
**To:** Maxene Lim <[Maxene.Lim@water.co.nz](mailto:Maxene.Lim@water.co.nz)>  
**Cc:** Joel Jeffries <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>; Yue Cheng <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>  
**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Maxine,

Another matter I'd been liaising with Jeremy and Joel on was a new vehicle access way (easement in favour of Watercare) over a development off Crestview Rise, Papakura. The location of this was outside the RUB (Rural Urban Boundary) but as per the email below, it looks like the consultant for the developer is making some progress on getting that extended so development plan can be lodged with Auckland Council for development consent.

Watercare will then aim for an Agreement to Grant easement with the developer, including compensation for the taking of the easement right, so it can be registered in our favour over that road, once the access road is built in the proposed development and **vested as road**.

Regards  
Suzie



---

**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Sent:** Monday, June 26, 2023 5:59 PM  
**To:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); Craig Johnson <[craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz)>  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:External Email!**

Hi Suzie, thanks for your feedback.  
Thought would update you on our community consultation now underway.  
Is there any one else within Watercare this letter needs to be sent to?

Thanks  
Regards  
Russell  
rdbconsult

---

**From:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Sent:** Thursday, June 15, 2023 8:22 AM  
**To:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); Craig Johnson <[craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz)>  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Thanks for the update Russell.  
Watercare will agree to pay market rate for our interest in the ROW once it has planning approval to be constructed for your development.

Regards  
Suzie

---

**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Sent:** Wednesday, June 14, 2023 9:39 AM  
**To:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); Craig Johnson <[craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz)>; Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:External Email!**

Hi Suzie, its been a while since we last corresponded and thought it useful to keep you apprised as to progress on the proposed plan change application (and related investigations) presently under preparation. This may inform the funding and associated compensation and agreement that we would welcome between the parties; which I note will require funding from the next financial year (from July).

We have been in dialogue with Veolia about water capacity from the adjacent reservoir and Sanjeev has informed us that Veolia can guarantee 65DUE for the site. We would desire a greater DUE (perhaps 80) but would settle on 65 if we can have a Heads of Agreement for no less than 60 DUE as of right from Veolia/Watercare and anything beyond 65 DUE, a separate Resource Consent application would be required to confirm the additional capacity.

Attached fyi is our present development plan for the site.

We welcome Watercare's input to these matters.

Thanks  
Regards

Russell  
Rdbconsult  
0274 612315

---

**From:** [SClark \(Suzie\)](#)

**Sent:** Thursday, 19 January 2023 7:35 am

**To:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)

**Cc:** [JJeffries \(Joel\)](#); [JMyers \(Jeremy\)](#); [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); [Jay Panchani](#); [YCheng \(Yue\)](#); [Craig Johnson](#); [Letitia Stenberg](#)

**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Yes. We can get that draft underway once I've got indication of compensation and internal funding approval underway as you can appreciate we don't have funding in this current financial year, but looking to get that in place for FY24 (from 1 July 2023).

Regards  
Suzie

---

**From:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com) <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>

**Sent:** Tuesday, 17 January 2023 3:18 pm

**To:** SClark (Suzie) <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>

**Cc:** [JJeffries \(Joel\)](#) <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; [JMyers \(Jeremy\)](#) <[Jeremy.Myers@water.co.nz](mailto:Jeremy.Myers@water.co.nz)>; [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); [Jay Panchani](#) <[jay.panchani@envelope-eng.co.nz](mailto:jay.panchani@envelope-eng.co.nz)>; [YCheng \(Yue\)](#) <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>; [craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz); [Laurent Marechal](#) <[laurent.marechal@envelope-eng.co.nz](mailto:laurent.marechal@envelope-eng.co.nz)>

**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:External Email!**

Thanks Suzie for your prompt and encouraging response.

It would be appreciated if you can present on a without prejudice basis, market compensation for the points noted below.

Would the terms form part of a (draft) Agreement between the Parties?

Regards

Russell  
rdbconsult  
Sent from [Mail](#) for Windows

---

**From:** [SClark \(Suzie\)](#)

**Sent:** Tuesday, 17 January 2023 3:02 pm

**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Watercare accepts the proposal as provided in concept, which will suit our regular site visits.

We'll retain the ability to still use the other existing access off Kaipara Road for any large truck / crane access as that is a 'straight' access without the corners in the road and JOAL that this concept has.

Timing for Watercare is not critical, noting your still working through process to have the RUB expanded to allow the proposed lot development be lodged for subdivision consent.

Watercare is agreeable to market compensation for taking an easement interest over this private road, so I could crunch some numbers with one of our valuers to determine what that compensation figure might look like.

Watercare's ongoing liability for any share in maintenance costs of that private road would not be more than 5% of the total cost (i.e. given there are 21 lots plus Watercare's land aligning to this ROW).

Similarly, Watercare would not wish to contribute in any way to the cost of the private road being constructed, given this will be constructed to service the other proposed lots regardless.

This would be reflected in the compensation, and Watercare will at its costs build the necessary gate for secure access into our land on the boundary at the termination point of the JOAL.

Regards  
Suzie

---

**From:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com) <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>

**Sent:** Wednesday, 11 January 2023 11:27 am

**To:** SClark (Suzie) <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>; JJeffries (Joel) <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; JMyers (Jeremy) <[Jeremy.Myers@water.co.nz](mailto:Jeremy.Myers@water.co.nz)>

**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); Jay Panchani <[jay.panchani@envelope-eng.co.nz](mailto:jay.panchani@envelope-eng.co.nz)>; YCheng (Yue) <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>

**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:** External Email!

Morning Suzie, not sure whether you and your colleagues are back yet but am following up on feedback from Watercare on the possible proposed new access.

Thanks

Regards

Russell

rdbconsult

Ph 0274 612315

Sent from [Mail](#) for Windows

---

**From:** [SClark \(Suzie\)](#)

**Sent:** Monday, 19 December 2022 9:13 am

**To:** [JJeffries \(Joel\)](#); [JMyers \(Jeremy\)](#)

**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); [Jay Panchani](#); [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com); [YCheng \(Yue\)](#)

**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Joel, Jeremy,

You will recall our discussion about seeking a second access into our land holding at 279 Kaipara Road, Papakura via the development land along the South West boundary.

I've received a proposal from the developer as per their plans attached.

I've taken a capture of the close up detail of the alignment for your review showing the width of 7.5 metre to our boundary, with a 16.7m wide area at the very top.

If this is acceptable for operations to be able to use this as an access point into our land holding, I suggest we confirm to Russell and to seek the consent for a new access point into our land at this location with Auckland Transport be included in their development application.

Could you kindly review and confirm to myself and Russell directly by end of this week.

Regards

**Suzie Clark** | Senior Property Manager

**Watercare Services Limited**

**DDI:** +64 9 539 7484

**Mobile:** +64 21 987 484

**Customer service line:** +64 9 442 2222  
**Postal address:** Private Bag 92 521, Victoria Street West, Auckland 1142, New Zealand  
**Physical address:** 73 Remuera Road, Remuera, Auckland 1050, New Zealand  
**Website:** [www.watercare.co.nz](http://www.watercare.co.nz)

---

**From:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com) <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>  
**Sent:** Friday, 16 December 2022 4:00 pm  
**To:** SClark (Suzie) <[suzie.clark@water.co.nz](mailto:suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); Jay Panchani <[jay.panchani@envelope-eng.co.nz](mailto:jay.panchani@envelope-eng.co.nz)>; Russell Baikie <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>  
**Subject:** Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:External Email!**

Dear Suzie, I have been copied into last email trail relating to access challenges and options relating to above (copy attached).

I am new to the project team and my understanding may not be complete.

Harbour View Heights LP are contemplating rezoning of a portion of their landholdings at 28,30, 45 Crestview Rise and is presently undertaking a feasibility exercise, part of which is obtaining feedback, support from stakeholders like Watercare, AT and Council.

As such initial consultation is underway ahead of a potential formal lodgement of a rezoning application in 2023.

Initial engineering concept plans have been prepared by Envelope Engineering (copy attached) which show a potential connection from Crestview Rise by way of a JOAL to the reservoir boundary.

The width, form and gradient of the JOAL has been considered and should be able to meet Watercare's servicing requirements.

We are also consulting AT and the Plans and Places team at Council (Craig Cairncross).

Is this access option attractive to Watercare and do you have any feedback please or questions?

Envelope Engineering have also undertaken a 3 waters services capacity assessment for the possible rezoning.

You can also observe on the plans the proposed water and wastewater reticulation. Any feedback welcome.

I look forward to your earliest reply, and please don't hesitate to contact me for a discussion.

Regards

Russell Baikie  
Rdbconsult  
0274 612315

Sent from [Mail](#) for Windows

## Russell Baikie

---

**From:** Maxene Lim <Maxene.Lim@water.co.nz>  
**Sent:** Wednesday, 28 August 2024 3:12 pm  
**To:** Suzie Clark  
**Cc:** Russell Baikie; Joel Jeffries  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Suzie and Russell

Apologies for the late response. For planned maintenance, it would be on average once a month.

However, if there is any reactive work, access will be required for a duration.

Thanks

**Maxene Lim** | Operations Controller – Water Transmission  
**Watercare Services Limited**  
**Mobile:** +64 212265837  
**Customer Service Hotline:** +64 9442 2222  
**Postal address:** Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand  
**Physical address:** 73 Remuera Road, Remuera, Auckland 1050, New Zealand  
**Website:** [www.watercare.co.nz](http://www.watercare.co.nz)

---

**From:** Suzie Clark <Suzie.Clark@water.co.nz>  
**Sent:** Tuesday, August 27, 2024 10:49 AM  
**To:** Maxene Lim <Maxene.Lim@water.co.nz>  
**Cc:** russell@rdbconsult.com; Joel Jeffries <Joel.Jeffries@water.co.nz>  
**Subject:** Fw: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Maxene,

Please advise Russell on the operational access needs (anticipated frequency and nature of Watercare vehicle use) along this road to vest (as Watercare's new preferred access to Papakura Reservoir land holding at 279 Kaipara Road.

Kind regards  
Suzie



---

**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Sent:** Tuesday, August 27, 2024 10:40 AM  
**To:** Suzie Clark <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>  
**Cc:** Maxene Lim <[Maxene.Lim@water.co.nz](mailto:Maxene.Lim@water.co.nz)>  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Suzie and Maxene, could you please respond to the highlighted text below in my earlier email?

Thanks

Regards

Russell Baikie

rdbconsult

Ph 0274 612315

---

**From:** Suzie Clark <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>  
**Sent:** Thursday, August 22, 2024 7:51 AM  
**To:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Cc:** Yue Cheng <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>; Peter Nicoll <[Peter.Nicoll2@water.co.nz](mailto:Peter.Nicoll2@water.co.nz)>; Maxene Lim

<[Maxene.Lim@water.co.nz](mailto:Maxene.Lim@water.co.nz)>; Joel Jeffries <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; Mark Iszard <[Mark.Iszard@water.co.nz](mailto:Mark.Iszard@water.co.nz)>  
**Subject:** Fw: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Thanks for your email advising the JOAL will now be a public road based on Option 1 gradient design.

Watercare appreciates the update on this matter.

Kind regards

Suzie

---

**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>

**Sent:** Tuesday, August 20, 2024 12:14 PM

**To:** Suzie Clark <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>

**Cc:** Yue Cheng <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>; Peter Nicoll <[Peter.Nicoll2@water.co.nz](mailto:Peter.Nicoll2@water.co.nz)>; Maxene Lim <[Maxene.Lim@water.co.nz](mailto:Maxene.Lim@water.co.nz)>; Mark Iszard <[Mark.Iszard@water.co.nz](mailto:Mark.Iszard@water.co.nz)>; 'fred@ikonbuilding.co.nz' <[fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz)>

**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Suzie and Maxene.

Regarding road access arrangements for the site and Watercare access and operational needs.

Following comments arising from Council RFI, we have decided to upgrade the JOAL to become a public road.

We have an agreement in principle with Council and AT for this, following a series of meetings.

The attached plans from Envelope Engineering and Urban Form Design show the revised road/dwelling concept to the Watercare boundary. Option 1 being the chosen gradient design.

We expect that the design will meet with your operational access needs but would welcome receipt of any comments from Maxene as to the anticipated frequency and nature of Watercare vehicle use along this road, as per the RFI request from Council.

Hi Mark, a separate email will follow on wastewater and water servicing agreement provisions.

Thanks

Regards

Russell Baikie

rdbconsult

Ph 0274 612315

---

**From:** Suzie Clark <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>  
**Sent:** Wednesday, July 3, 2024 11:35 AM  
**To:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Cc:** Yue Cheng <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>; Peter Nicoll <[Peter.Nicoll2@water.co.nz](mailto:Peter.Nicoll2@water.co.nz)>; Maxene Lim <[Maxene.Lim@water.co.nz](mailto:Maxene.Lim@water.co.nz)>; Mark Iszard <[Mark.Iszard@water.co.nz](mailto:Mark.Iszard@water.co.nz)>; 'fred@ikonbuilding.co.nz' <[fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz)>  
**Subject:** Fw: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Thanks for the phone chat this morning advising your client has lodged a 'private plan change' with Auckland Council, in order to develop the two lots at 28 & 30 Crestview Rise (located to the south of Watercare's Papakura reservoir at 279 Kaipara Rd).

I attach diagrams for those copied into this email showing the initial proposed easement (following an agreed alignment of a future road when 224C are eventually issued for the subdivision. We didn't have funding approval to proceed entering into agreement to take the easement over the land at that time, nor do we have this in FY25.

We discussed the easement terms would allow light vegetation with no deep roots, but no trees, fences, etc that would block access over the easement for maintenance via the easement.

As for the follow up phone call today, you seek to understand the frequency and nature of Watercare vehicles that would use this ROW easement, as Council has asked for this information, in their consideration of the plan change if this access route was to vest as public road. I'll ask for Maxene Lim to reply to this query.



Finally, given Veolia operate and manage water and wastewater assets in Papakura, where you mentioned they're across the planning of these for this site (c/- Sanjeev) ....

I've copied in our Head of Developments, Mark Iszard, who might need to be across the water and wastewater network planning verses IGC charges (given the developer will be building the assets that will vest to Watercare, even though we don't operate them once vested).

Regards

---

**From:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Sent:** Wednesday, July 5, 2023 2:50 PM  
**To:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
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**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Sorry, my apologies for saying it would be a vested road. Watercare confirms it will be private JOAL.

Maxine is our newly appointed manager of Water Transmission operational sites, so this reservoir asset falls under her (she replaced Jeremy who left last week).

Regards

Suzie

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**Sent:** Wednesday, July 5, 2023 2:30 PM  
**To:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz)  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

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Hi Suzie, thanks for copying me in.

In terms of your explanation below to Maxene (I don't know her role/position); I wish to correct the explanation you provided in that the contemplated new vehicle access way is proposed as a JOAL, **not** a road per se.

The JOAL has been designed to accommodate the likely vehicle movements of the subdivision; Watercare access and including a waste disposal truck and is 6m in width. I attach the proposed XS.

Please let me know whether the JOAL arrangement would be suitable to Watercare and the term “vested road” is not required.

Thanks

Russell

rdbconsult

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**Sent:** Wednesday, July 5, 2023 11:19 AM  
**To:** Maxene Lim <[Maxene.Lim@water.co.nz](mailto:Maxene.Lim@water.co.nz)>  
**Cc:** Joel Jeffries <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>; Yue Cheng <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>  
**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Maxine,

Another matter I'd been liaising with Jeremy and Joel on was a new vehicle access way (easement in favour of Watercare) over a development off Crestview Rise, Papakura.

The location of this was outside the RUB (Rural Urban Boundary) but as per the email below, it looks like the consultant for the developer is making some progress on getting that extended so development plan can be lodged with Auckland Council for development consent.

Watercare will then aim for an Agreement to Grant easement with the developer, including compensation for the taking of the easement right, so it can be registered in our favour over that road, once the access road is built in the proposed development and **vested as road**.

Regards

Suzie

---

**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Sent:** Monday, June 26, 2023 5:59 PM  
**To:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); Craig Johnson <[craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz)>  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

CAUTION:External Email!

Hi Suzie, thanks for your feedback.

Thought would update you on our community consultation now underway.

Is there any one else within Watercare this letter needs to be sent to?

Thanks

Regards

Russell

rdbconsult

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**From:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Sent:** Thursday, June 15, 2023 8:22 AM  
**To:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); Craig Johnson <[craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz)>  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Thanks for the update Russell.

Watercare will agree to pay market rate for our interest in the ROW once it has planning approval to be constructed for your development.

Regards

Suzie

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**From:** Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Sent:** Wednesday, June 14, 2023 9:39 AM  
**To:** Suzie Clark <[Suzie.clark@water.co.nz](mailto:Suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); Craig Johnson <[craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz)>; Russell Baikie <[russell@rdbconsult.com](mailto:russell@rdbconsult.com)>  
**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

CAUTION:External Email!

Hi Suzie, its been a while since we last corresponded and thought it useful to keep you apprised as to progress on the proposed plan change application (and related investigations) presently under preparation. This may inform the

funding and associated compensation and agreement that we would welcome between the parties; which I note will require funding from the next financial year (from July).

We have been in dialogue with Veolia about water capacity from the adjacent reservoir and Sanjeev has informed us that Veolia can guarantee 65DUE for the site. We would desire a greater DUE (perhaps 80) but would settle on 65 if we can have a Heads of Agreement for no less than 60 DUE as of right from Veolia/Watercare and anything beyond 65 DUE, a separate Resource Consent application would be required to confirm the additional capacity.

Attached fyi is our present development plan for the site.

We welcome Watercare's input to these matters.

Thanks

Regards

Russell

Rdbconsult

0274 612315

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**From:** [SClark \(Suzie\)](#)

**Sent:** Thursday, 19 January 2023 7:35 am

**To:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)

**Cc:** [JJeffries \(Joel\)](#); [JMyers \(Jeremy\)](#); [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); [Jay Panchani](#); [YCheng \(Yue\)](#); [Craig Johnson](#); [Letitia Stenberg](#)

**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Yes. We can get that draft underway once I've got indication of compensation and internal funding approval underway as you can appreciate we don't have funding in this current financial year, but looking to get that in place for FY24 (from 1 July 2023).

Regards

Suzie

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**From:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com) <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>  
**Sent:** Tuesday, 17 January 2023 3:18 pm  
**To:** SClark (Suzie) <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>  
**Cc:** JJeffries (Joel) <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; JMyers (Jeremy) <[Jeremy.Myers@water.co.nz](mailto:Jeremy.Myers@water.co.nz)>;  
[fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); Jay Panchani <[jay.panchani@envelope-eng.co.nz](mailto:jay.panchani@envelope-eng.co.nz)>;  
YCheng (Yue) <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>; [craig@projectconsultants.co.nz](mailto:craig@projectconsultants.co.nz); Laurent Marechal  
<[laurent.marechal@envelope-eng.co.nz](mailto:laurent.marechal@envelope-eng.co.nz)>  
**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

CAUTION:External Email!

Thanks Suzie for your prompt and encouraging response.

It would be appreciated if you can present on a without prejudice basis, market compensation for the points noted below.

Would the terms form part of a (draft) Agreement between the Parties?

Regards

Russell

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Sent from [Mail](#) for Windows

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**From:** [SClark \(Suzie\)](#)  
**Sent:** Tuesday, 17 January 2023 3:02 pm  
**Subject:** FW: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Russell,

Watercare accepts the proposal as provided in concept, which will suit our regular site visits.

We'll retain the ability to still use the other existing access off Kaipara Road for any large truck / crane access as that is a 'straight' access without the corners in the road and JOAL that this concept has.

Timing for Watercare is not critical, noting your still working through process to have the RUB expanded to allow the proposed lot development be lodged for subdivision consent.

Watercare is agreeable to market compensation for taking an easement interest over this private road, so I could crunch some numbers with one of our valuers to determine what that compensation figure might look like.

Watercare's ongoing liability for any share in maintenance costs of that private road would not be more than 5% of the total cost (i.e. given there are 21 lots plus Watercare's land aligning to this ROW).

Similarly, Watercare would not wish to contribute in any way to the cost of the private road being constructed, given this will be constructed to service the other proposed lots regardless.

This would be reflected in the compensation, and Watercare will at its costs build the necessary gate for secure access into our land on the boundary at the termination point of the JOAL.

Regards

Suzie

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**From:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com) <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>

**Sent:** Wednesday, 11 January 2023 11:27 am

**To:** SClark (Suzie) <[Suzie.Clark@water.co.nz](mailto:Suzie.Clark@water.co.nz)>; JJeffries (Joel) <[Joel.Jeffries@water.co.nz](mailto:Joel.Jeffries@water.co.nz)>; JMyers (Jeremy) <[Jeremy.Myers@water.co.nz](mailto:Jeremy.Myers@water.co.nz)>

**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); Jay Panchani <[jay.panchani@envelope-eng.co.nz](mailto:jay.panchani@envelope-eng.co.nz)>; YCheng (Yue) <[Yue.Cheng@water.co.nz](mailto:Yue.Cheng@water.co.nz)>

**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION: External Email!**

Morning Suzie, not sure whether you and your colleagues are back yet but am following up on feedback from Watercare on the possible proposed new access.

Thanks

Regards

Russell

rdbconsult

Ph 0274 612315

Sent from [Mail](#) for Windows

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**From:** [SClark \(Suzie\)](#)

**Sent:** Monday, 19 December 2022 9:13 am

**To:** [JJeffries \(Joel\)](#); [JMyers \(Jeremy\)](#)

**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); [Jay Panchani](#); [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com); [YCheng \(Yue\)](#)

**Subject:** RE: Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

Hi Joel, Jeremy,

You will recall our discussion about seeking a second access into our land holding at 279 Kaipara Road, Papakura via the development land along the South West boundary.

I've received a proposal from the developer as per their plans attached.

I've taken a capture of the close up detail of the alignment for your review showing the width of 7.5 metre to our boundary, with a 16.7m wide area at the very top.

If this is acceptable for operations to be able to use this as an access point into our land holding, I suggest we confirm to Russell and to seek the consent for a new access point into our land at this location with Auckland Transport be included in their development application.

Could you kindly review and confirm to myself and Russell directly by end of this week.

Regards

**Suzie Clark** | Senior Property Manager

**Watercare Services Limited**

**DDI:** +64 9 539 7484

**Mobile:** +64 21 987 484

**Customer service line:** +64 9 442 2222

**Postal address:** Private Bag 92 521, Victoria Street West, Auckland 1142, New Zealand

**Physical address:** 73 Remuera Road, Remuera, Auckland 1050, New Zealand

**Website:** [www.watercare.co.nz](http://www.watercare.co.nz)

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**From:** [russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com) <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>  
**Sent:** Friday, 16 December 2022 4:00 pm  
**To:** SClark (Suzie) <[suzie.clark@water.co.nz](mailto:suzie.clark@water.co.nz)>  
**Cc:** [fred@ikonbuilding.co.nz](mailto:fred@ikonbuilding.co.nz); [jimmy@urbanformdesign.co.nz](mailto:jimmy@urbanformdesign.co.nz); Jay Panchani <[jay.panchani@envelope-eng.co.nz](mailto:jay.panchani@envelope-eng.co.nz)>; Russell Baikie <[russell.baikie1@gmail.com](mailto:russell.baikie1@gmail.com)>  
**Subject:** Crestview Rise/Kaipara Road Vehicle Access to Watercare Reservoir

**CAUTION:**External Email!

Dear Suzie, I have been copied into last email trail relating to access challenges and options relating to above (copy attached).

I am new to the project team and my understanding may not be complete.

Harbour View Heights LP are contemplating rezoning of a portion of their landholdings at 28,30, 45 Crestview Rise and is presently undertaking a feasibility exercise, part of which is obtaining feedback, support from stakeholders like Watercare, AT and Council.

As such initial consultation is underway ahead of a potential formal lodgement of a rezoning application in 2023.

Initial engineering concept plans have been prepared by Envelope Engineering (copy attached) which show a potential connection from Crestview Rise by way of a JOAL to the reservoir boundary.

The width, form and gradient of the JOAL has been considered and should be able to meet Watercare's servicing requirements.

We are also consulting AT and the Plans and Places team at Council (Craig Cairncross).

Is this access option attractive to Watercare and do you have any feedback please or questions?

Envelope Engineering have also undertaken a 3 waters services capacity assessment for the possible rezoning.

You can also observe on the plans the proposed water and wastewater reticulation. Any feedback welcome.

I look forward to your earliest reply, and please don't hesitate to contact me for a discussion.



Regards

Russell Baikie

Rdbconsult

0274 612315

Sent from [Mail](#) for Windows