

Crestview Rise Precinct

Reflecting Māori Cultural Values

The Crestview Rise Precinct and Plan incorporates Māori values in several significant ways, demonstrating a commitment to recognising and integrating cultural and environmental priorities of mana whenua¹.

The following are key aspects through which the plan recognises Māori values specific to the Collective:

1. **Acknowledgement of mana whenua (the Collective) values:** The plan explicitly aims to recognise mana whenua values, which include historical, cultural and spiritual connections between Māori and their ancestral lands, waters, sites, waahi tapu and taonga, by incorporating these values into urban planning and development, the plan acknowledges and respects mana whenua heritage and their relationship and connection with the land²

Specifically, the Precinct includes objectives and policies requiring that cultural landscape and mana whenua values be appropriately recognised and promoted, and any application under the Precinct must be specifically assessed to the extent to which cultural landscape and mana whenua values are considered in the proposed subdivision and how any adverse effects on those matters are avoided, remedied or mitigated. Any application for subdivision is required to submit information describing consultation undertaken with mana whenua and how the outcome of that consultation is reflected in the proposal.

2. **Cultural Landscape Recognition:** The plan includes objectives and policies that ensure the cultural landscape is recognised and promoted. This includes the protection and enhancement of natural features that are significant to Māori, as well as the acknowledgment of historical and cultural narratives associated with the land. This approach aligns with the Māori worldview that sees the environment as a taonga, with intrinsic value and as an ancestor that needs to be respected and cared for³.

The Precinct includes relevant objectives and policies as noted above. The special information requirements require the applicant to address how the proposal seeks to recognise cultural landscape and/or mana whenua values, and notes that this may include, without limitation, the provision of a pou (marker), arrangements for karakia, and proposals as to the naming of roads or the joint owned access lot.

¹ Information feedback comes from hui with members of Te Waiōhua collective (Herein referred to as the Collective)

² Refer to Ngaati Te Ata Waiōhua CVA Report Proposed Plan September 2023, page 6-9, Te Akitai CVA refer to pages 18-19

³ Refer to Ngaati Te Ata Waiōhua CVA Report Proposed Plan September 2023, page 16-18 Te Akitai CVA refer to pages 19-20

- 3 Vegetated Rural Urban Boundary Interface:** The establishment of an effective vegetated boundary between urban and rural zones not only serves ecological and aesthetic purposes but also acts as a physical manifestation of the respect for the natural environment, a core principle in Māori values. “The proposal to restore and enhance planting and extend the bush area over the brow of the ridge and protect in perpetuity is supported”. This interface can help preserve the character of the landscape in a way that is sensitive to cultural narratives and environmental sustainability.⁴

There is a requirement to establish the vegetated boundary at the time of the first subdivision. Any proposal not to do this will be a discretionary activity which would directly challenge objectives and policies requiring this to be done as a priority. Information requirements include evidence of how the views and interests of mana whenua have been taken into consideration.

- 4 Participation in Environmental Sustainability:** The precinct calls for the participation of mana whenua in environmental sustainability efforts, including the planting and maintenance of native vegetation and involvement in the management of stormwater. This collaborative approach recognises the expertise and stewardship role of Māori in managing natural resources, in line with the principle of kaitiakitanga (guardianship)⁵

The special information requirements require an applicant to provide information as to offers that have been made to mana whenua to participate in the planting of the required buffer, ridgeline and existing bush areas and the associated bush restoration required by the rules, and any arrangements entered into at the time of application.

Note that it was not considered appropriate to have a rule requiring mana whenua participation as that would be seeking to compel mana whenua to participate where they may be unable or unwilling to at the relevant time. The onus will always be on the developer.

- 5 Use of Pou and Names:** The inclusion of a pou (marker) at a significant site within the precinct and the appropriate naming of roads and other features reflect a deep respect for Māori culture. These elements serve as visible reminders of the Māori heritage of the area and ensure that this heritage is integrated into the fabric of the new development.⁶

⁴ Refer to Ngaati Te Ata WaiōhuaWaiōhua CVA Report Proposed Plan September 2023, page 5, 23, 64 & table 13, page 82, Te Akitai CVA refer to pages 21

⁵ Refer to Ngaati Te Ata WaiōhuaWaiōhua CVA Report Proposed Plan September 2023, page 39 (Mana whenua recommendations and aspirations) Te Akitai CVA refer to pages 23-24

⁶ Refer to Ngaati Te Ata Waiōhua CVA Report Proposed Plan September 2023, page 33, 34 & 87, Te Akitai CVA refer to pages 19-20 “*Te toto o te tangata he kai, te oranga o te tangata he whenua*” This narrative captures the importance of people and land. If people are to sustain themselves they must protect land. The needs of people must strike a balance to the impact upon land, this refers and extends to urban development. Page 3

As noted above, the special information requirements require the applicant to address how the proposal seeks to recognise cultural landscape and/or mana whenua values, and notes that this may include, without limitation, the provision of a pou (marker), arrangements for karakia, and proposals as to the naming of roads or the joint owned access lot.

3. **Stormwater Management Plan:** The requirement for development to align with an approved Stormwater Management Plan acknowledges the importance of water as a taonga to Māori and the need to manage this resource in a way that protects its quality and sustains its life-supporting capacity.⁷

The proposed Precinct provisions require that any development consent comply with the Stormwater Management Plan which will need to be assessed against objectives and policies which require that good water quality outcomes be achieved.

Through these measures, the Crestview Rise Precinct recognises and actively incorporates Māori values specific to the Collective into its development framework, promoting a development approach that is culturally sensitive, environmentally sustainable, and inclusive of the perspectives and knowledge of the mana whenua of the rohe.

Dee Isaacs
Director/Principle Planner
DPI Consulting Ltd

⁷ Refer to Ngaati Te Ata Waiōhua CVA Report Proposed Plan September 2023, page 103 -105, Te Akitai CVA refer to pages 4,

Russell Baikie

From: Russell Baikie
Sent: Monday, 15 January 2024 12:11 pm
To: karl_flavell@hotmail.com; Nigel Denny; Jeff Lee; edith@tamaoho.maori.nz; rmaofficer@tamaoho.maori.nz
Cc: Dee Isaacs; fred@ikonbuilding.co.nz; Jimmy Zhuang; James Paxton; Kyle Dirse
Subject: RE: Crestview Rise Proposed Private Plan Change - Follow up mana whenua engagement
Attachments: Plan Change summary mana whenua engagement 15.1.24.pdf; Terrestrial Ecology Report - 28 30 and 66 Crestview Rise Memo_181223.pdf; 231128 - Settlement Road Engineering Plans.pdf

Kia Ora and happy New Year to you all.

After sending this earlier email, I received acknowledgment from Karl and Lucy late December; with thanks.

I would like to refresh your interest in this New Year towards a hui/meeting possibly on site **either Wednesday 31 January or Thursday 1 February at 11.00am.**

I attach documents that some didn't form part of the earlier email that might be useful for your understanding of the planned integration of development and environmental outcomes enabled by the plan change.

In summary: these are the link to landscape assessment report and proposed planting plan; ecological report and concept subdivision engineering plans.

<https://www.dropbox.com/scl/fi/ge3z4e9rp26b7qack6czx/Crestview-Rise-Plan-Change-Landscape-Visual-Effects-Assessment.zip?rlkey=l5k4hdggicnl4vkcmtxdgzc6&dl=0>

Please advise your availability to meet on either of those days, if at all possible.

Happy to respond to any queries or thoughts mana whenua may have .

Nga mihi

Russell Baikie
Project Director
rdbconsult

From: Russell Baikie
Sent: Thursday, December 14, 2023 11:36 AM
To: karl_flavell@hotmail.com; Nigel Denny <nigel.denny@teakitai.com>; Jeff Lee <teteconsultancy@gmail.com>; edith@tamaoho.maori.nz; rmaofficer@tamaoho.maori.nz
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; fred@ikonbuilding.co.nz
Subject: Crestview Rise Proposed Private Plan Change - Follow up mana whenua engagement

Kia Ora Karl, Nigel, Jeff, Edith, Lucy

Following our initial on site hui with the 3 local mana whenua groups and receipt of your feedback respectively, it is timely to provide you with an update and request a meeting with you all in early 2024 for further discussion and feedback on the plan change and its implementation obligations.

I attach a project summary fyi and some key plans for reference.

Dee Isaacs is also on the team assisting.

Would you please advise myself or Dee of your interest and availability to revisit the site for our next hui.

Key members of the consultant team would also attend.

Some key information referenced is available or soon to be completed and if you would like copies of that information or if there is anything else you would like to raise; please inform me or Dee.

Thanks

Nga mihi

Meri Kirihimete

Russell Baikie

Project Director

Rdbconsult

Ph 0274 612315

Russell Baikie

From: Russell Baikie
Sent: Wednesday, 7 February 2024 3:12 pm
To: karl_flavell@hotmail.com; Jeff Lee
Cc: Edith Tuhimata; fred@ikonbuilding.co.nz; Dee Isaacs; Jimmy Zhuang; Russell Baikie
Subject: Crestview Rise Plan Change - Summary of site hui discussion

Kia Ora Karl and Jeff,

Thanks again for meeting with us on Thursday 1 February and the respective greetings.

All persons present are copied into this email.

In summary, this is my recollection of key discussion points; if anything missing or not articulated correctly, please advise.

To recap Russell had previously sent emails with a summary of plan change to inform the hui attendance, with attachments or links to various documents and what elements could be of interest to mana whenua in recognition of values and on going relationship as kaitiaki.

Mana whenua have not reviewed (given extensiveness) the documents but want to see a summary as to how issues/concerns identified in CVA's considered. Russell to provide under separate cover.

Russell gave an update on the plan change since last meeting in late July; with further technical work undertaken (to inform the plan change and resultant subdivision in respect to boundaries, buffers, planting, geotech, ecology and assessment of effects).

Agreement reached with Veolia provides water capacity upto 90 dwellings.

Various residential scenarios modelled by Jimmy (urban designer).

Acknowledgement of the respective CVA's has been duly considered in some of the technical reports. Most technical reports have been completed to inform the plan change application, which is expected to be lodged with Council by month end.

A key change/improvement includes an updated SW management response with now a rain garden and attenuation pond on the corner of Crestview Rise and Kotahitanga Street. This will accommodate the lesser events in regard to water quality and a 50 and 100 year event being the attenuation pond.

Russell advised that the proposed draft precinct creates the boundaries between urban and rural zones and the restoration and planting areas which need to be established simultaneously with the subdivision and protected (eg consent notice/covenant) prior to s224.

Mana whenua have a role in that extensive planting (precinct provisions specify).

Further thought to be given as to objective, policy and method within precinct for stronger recognition of cultural values (and manifestation of that, possibly pou).

Karl wanted to know how the effects of development or relationship of future development (and form) in relation to Pukekoiwiriki pa site.

Russell advised that views (visual effects) to and from the pa site have been considered by the landscape architect and extracts from that report will be provided.

Karl asked whether the proposed architecture of the dwellings could be considered further with some concerns about the urban form created nearby to date (presumably a bit boxy?). Russell and Jimmy to respond. Only development concepts (scenarios) developed to date for plan change to test layout and servicing/yield issues with possibility that more traditional designs may be able to be considered at development stage. Jimmy/Fred to consider.

Jeff asked about reserve creation for new dwelling occupants, possible pocket park consideration. Russell advised that Council likely to be very unreceptive as pocket parks already exist nearby (eg corner Crestview Rise and Wahine Street; corner Settlement Road and Crestview Rise).

Site is also very steep and challenging re access.

Suggestion that a pou could be located on ridge/spur area.

Upon reflection (Russell advises) this would be very problematic and an alternative location is adjacent to or part of the rain garden area, in the proposed SW reserve to vest. This will be a landscaped area and would possibly be an ideal location at the entrance to the area. Russell to incorporate in precinct provisions and plan.

Discussion/enquiry as to nature, extent and form of mana whenua participation in the planting of the ridge, buffer and existing bush and its associated restoration. Consensus that a HOA or MOU between developer/landowner and mana whenua to manifest planting input and contract, for consideration. Russell asked whether mana whenua may have examples of arrangements elsewhere. Mana whenua to advise possible template/example. Re timing of possible planting, could occur winter of either 2025 or 2026, pending timely PC and subdivision RC approvals. Mana whenua may have available plant nursery to assist?.

Mana whenua welcome an ongoing relationship with developer (eg planting, pou, blessing, other etc).

Trust that is a fair outline of discussion areas.

I will coordinate and arrange for some key information to be sent to you both (and Edith from Ngati Tamaoho too).

Regards

Russell

Project Director/Planner

rdbconsult

Russell Baikie

From: Russell Baikie
Sent: Thursday, 14 March 2024 10:17 am
To: Karl Flavell; Jeff Lee
Cc: Edith Tuhimata; fred@ikonbuilding.co.nz; Dee Isaacs; Jimmy Zhuang; Nigel Denny; Nigel Denny; James Paxton
Subject: RE: Crestview Rise Plan Change - Summary of site hui discussion

Follow Up Flag: Follow up
Flag Status: Flagged

Kia Ora all.

Thanks for the feedback/comments Karl and Jeff.

Apologies I haven't got back to you Karl earlier.

In terms of visual imagery of potential development from the paa site; snippets below are extracts from the Reset landscape report.

I am unsure whether you have reviewed the full report including the attachments to that report.

The full link is here.

<https://www.dropbox.com/scl/fi/ge3z4e9rp26b7qack6czx/Crestview-Rise-Plan-Change-Landscape-Visual-Effects-Assessment.zip?rlkey=l5k4hdggicnl4vkcmtxdgzcc6&dl=0>

The montage shows a full 3 storey development scenario, within the backdrop of other housing and the broader landscape.

Clearly a 2 storey arrangement would be even less noticeable.

I will send meeting request for a Teams meeting to go over this and the precinct provisions Karl that you want to go over, for next week. The meeting request will be for Tuesday morning.

Nga mihi
Russell
rdbconsult



VP3 | Pukekiwiriki Paa

Existing View



From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Thursday, March 14, 2024 9:12 AM
To: Jeff Lee <teteconsultancy@gmail.com>

Cc: Russell Baikie <russell@rdbconsult.com>; Edith Tuhimata <Edith@tamaoho.maori.nz>; fred@ikonbuilding.co.nz;
Dee Isaacs <dee@dpiconsulting.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>; Nigel Denny
<Kaitiaki@teakitai.com>; Nigel Denny <nigel.denny@teakitai.com>
Subject: Re: Crestview Rise Plan Change - Summary of site hui discussion

Ae tautoko Jeff's koorero

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From: Jeff Lee <teteconsultancy@gmail.com>
Sent: Wednesday, March 13, 2024 2:49:34 PM
To: Karl Flavell <karl_flavell@hotmail.com>
Cc: Russell Baikie <russell@rdbconsult.com>; Edith Tuhimata <Edith@tamaoho.maori.nz>; fred@ikonbuilding.co.nz
<fred@ikonbuilding.co.nz>; Dee Isaacs <dee@dpiconsulting.co.nz>; Jimmy Zhuang
<jimmy@urbanformdesign.co.nz>; Nigel Denny <Kaitiaki@teakitai.com>; Nigel Denny <nigel.denny@teakitai.com>
Subject: Re: Crestview Rise Plan Change - Summary of site hui discussion

Tautoko - support Teams hui .

Can we also look at obtaining visual imagery relative to Paa site deeming effects are considered low/
negligible for both two and three storey poprposed dwellings ??

Ngaa Mihi Nui

Jeff Lee

Te Aakitai Waiohua Kaitiaki

Mobile : 027 202 6158

Email : teteconsultancy@gmail.com

On Mon, 4 Mar 2024 at 10:30, Karl Flavell <karl_flavell@hotmail.com> wrote:

Can we msteams the precinct provisions and go through them.

Put it up on screen to help further our understanding

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From: Russell Baikie <russell@rdbconsult.com>
Sent: Monday, March 4, 2024 10:18:34 AM
To: karl_flavell@hotmail.com <karl_flavell@hotmail.com>; Jeff Lee <teteconsultancy@gmail.com>
Cc: Edith Tuhimata <Edith@tamaoho.maori.nz>; fred@ikonbuilding.co.nz <fred@ikonbuilding.co.nz>; Dee Isaacs
<dee@dpiconsulting.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>
Subject: RE: Crestview Rise Plan Change - Summary of site hui discussion

Kia Ora Karl and Jeff

Im just making contact as to whether you had any further comments or feedback?

Did the revised draft precinct suitably acknowledge mana whenua matters and interests?

Did you have further thoughts on a possible MOU, to effect the planting etc?

Nga mihi

Russell Baikie

rdbconsult

From: Russell Baikie

Sent: Thursday, February 22, 2024 10:52 AM

To: karl_flavell@hotmail.com; Jeff Lee <teteconsultancy@gmail.com>

Cc: Edith Tuhimata <Edith@tamaoho.maori.nz>; fred@ikonbuilding.co.nz; Dee Isaacs <dee@dpiconsulting.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>

Subject: RE: Crestview Rise Plan Change - Summary of site hui discussion

Kia Ora Karl and Jeff,

Thanks for your patience in receiving our response.

I attach information in response to the email below, which you welcomed for your review and feedback.

By way of summary, the following attachments include:

1. A copy of the earlier summary of proposal provided, for context, ahead of last hui
2. A summary and extracts from Technical Reports in regard to some key points arising from CVA's
3. Updated draft precinct and plan
4. Commentary on how mana whenua values are considered in the proposed updated precinct provisions

If you need to see any other specific technical reports, please let me know.

I also asked below whether any iwi group may have a pro forma HOA or MOU that may have applied elsewhere in regard to establishing a formal relationship to manifest the planting inputs and related obligations that may have relevance here. The restoration and planting exercise is a significant undertaking. Ok to advance this further down the track as need be.

Please provide with an indication of timeframe for your response and feedback.

Nga mihi

Russell

rdbconsult

From: Russell Baikie

Sent: Wednesday, February 7, 2024 3:12 PM

To: karl_flavell@hotmail.com; Jeff Lee <teteconsultancy@gmail.com>

Cc: Edith Tuhimata <Edith@tamaoho.maori.nz>; fred@ikonbuilding.co.nz; Dee Isaacs <dee@dpiconsulting.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>; Russell Baikie <russell@rdbconsult.com>

Subject: Crestview Rise Plan Change - Summary of site hui discussion

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Mana whenua welcome an ongoing relationship with developer (eg planting, pou, blessing, other etc).

Trust that is a fair outline of discussion areas.

I will coordinate and arrange for some key information to be sent to you both (and Edith from Ngati Tamaoho too).

Regards

Russell

Project Director/Planner

rdbconsult

Russell Baikie

From: Russell Baikie
Sent: Thursday, 21 March 2024 2:18 pm
To: Jeff Lee
Cc: Dee Isaacs; Edith Tuhimata; James Paxton; Jimmy Zhuang; Nigel Denny; fred@ikonbuilding.co.nz; karl_flavell@hotmail.com
Subject: RE: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia Ora Jeff, Karl and Edith

This email is to thank you respectively for the Teams discussion and dialogue yesterday.

James from Reset provided an explanation and summary of the landscape visual assessment work undertaken and also in regard to outlook to and from the pa site.

I had a separate discussion with Jeff later that afternoon due to his unavailability prior.

In summary, this is my understanding of different iwi matters:

Karl and Edith will get together within the next 5 days to talk around what viewshaft protection or other matters were applied in regard to Pukekohe (Hill) and potential relevance for Crestview.

They will advise Russell within 1 week including providing a considered response to the draft precinct provisions in regard to their mana whenua interests.

Karl is to advise what pou (location, extent and form) could be for the site, with an expectation of potentially 3 pou (one for of each mana whenua group within the area) recognising cultural association.

The potential for 3 pou was news to Russell as his understanding was that 1 pou representing the Waiohua Collective (of the combined iwi) would be satisfactory.

Russell welcomed considered feedback from Ngati Tamaoho and Ngati Te Ata on the draft precinct provisions in a timely manner.

Russel and Jeff discussed a range of matters with Russell giving a summary of the earlier discussion with Edith and Karl, and then talking through the draft precinct provisions, how mana whenua interests are provided during the consenting process associated with special information requirements.

Russell acknowledged an awareness of the submission by iwi limiting height for specific residential properties immediately adjacent to the pa site (ie Margan Place) as a Qualifying Matter under PC78. He also said that circumstance and need is understood, but is considered not comparable in relation to Crestview Rise, the site being some 750-800mm distant (and notwithstanding that the landscape architect visual assessment to and from the pa site from 3 storey development is of low visual landscape significance).

Discussion around methods to ensure water quality and role of SMP and how that would work at consenting level. Jeff will be looking to take Nigel Denny to the site within next 2 weeks or so.

Discussion around pou, nature extent and locations was also discussed and Nigel Denny may provide advice/clarity. Discussion around the extent of planting proposed, the environmental improvements and potential role for iwi to contractually manifest. Potentially receptive to a MOU with Fred (Harbour View Heights).

Jeff stated that he welcomed the hui and clarity and opportunity to input and determine the reasonable extent of incorporation of Maori cultural values in the plan change arising from the CVA's.

That will be further explored and he expects to be able to provide further feedback early to mid April, once Nigel has visited the site.

Russell would welcome receipt of further feedback and would like to suggest a Teams meeting be set aside on either Wednesday 10 April at 10.30am or Thursday 11 April anytime.

Thank you.

Nga mihi
Russell Baikie
Project Director/Planner

From: Jeff Lee <teteconsultancy@gmail.com>
Sent: Tuesday, March 19, 2024 11:13 AM
To: Russell Baikie <russell@rdbconsult.com>
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; James Paxton <James@reset.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>; Nigel Denny <nigel.denny@teakitai.com>; fred@ikonbuilding.co.nz; karl_flavell@hotmail.com
Subject: Re: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia ora Russell,
Can we push out hui to commence 2.00pm instead please ??

Ngaa Mihi Nui
Jeff Lee
Tete Consultancy
Mobile : 0272026158
Email : teteconsultancy@gmail.com

On Mon, 18 Mar 2024 at 4:47 PM, Russell Baikie <russell@rdbconsult.com> wrote:

Update, hopefully suits all, Karl and Jeff who advised earlier.

Nga mihi

Russell

Kia Ora, gents, following on from our recent email exchange.

The designers will be present.

Alternative option is Wednesday morning.

Please let me know what works for you.

Nga mihi

Russell

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 448 227 066 395

Passcode: NrWQBx

For organisers: [Meeting options](#) | [Reset dial-in PIN](#)

Russell Baikie

From: Russell Baikie
Sent: Tuesday, 16 April 2024 9:46 am
To: Karl Flavell; Jeff Lee
Cc: Dee Isaacs; Edith Tuhimata; Nigel Denny; fred@ikonbuilding.co.nz
Subject: RE: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Karl, I have highlighted aspects of discussion below from my previous email arising from our respective Teams meeting on March 20.

If you have no further feedback or comment to make for the moment, that is fine.

Nga mihi
Russell
rdbconsult

From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Tuesday, April 16, 2024 9:39 AM
To: Russell Baikie <russell@rdbconsult.com>; Jeff Lee <teteconsultancy@gmail.com>
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; Nigel Denny <nigel.denny@teakitai.com>; fred@ikonbuilding.co.nz
Subject: Re: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

What feedback are you seeking exactly?

That were ok with everything?

That everything is fine and dandy?

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From: Russell Baikie <russell@rdbconsult.com>
Sent: Tuesday, April 16, 2024 9:34:51 AM
To: Karl Flavell <karl_flavell@hotmail.com>; Jeff Lee <teteconsultancy@gmail.com>
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; Nigel Denny <nigel.denny@teakitai.com>; fred@ikonbuilding.co.nz <fred@ikonbuilding.co.nz>
Subject: RE: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia Ora Karl, there is no S92 letter from Council as plan change hasn't been lodged.
I thought and record that you were coming back with further feedback.
I can Teams meet next week if that's convenient.

Nga mihi
Russell
rdbconsult

From: Karl Flavell <karl_flavell@hotmail.com>
Sent: Tuesday, April 16, 2024 9:30 AM
To: Russell Baikie <russell@rdbconsult.com>; Jeff Lee <teteconsultancy@gmail.com>
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; Nigel Denny <nigel.denny@teakitai.com>; fred@ikonbuilding.co.nz
Subject: Re: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Send through the sec92 letter council has issued your client so I can better understand the council request.

I'll be away all this week back on board next week.

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From: Russell Baikie <russell@rdbconsult.com>
Sent: Sunday, April 14, 2024 2:48:07 PM
To: Jeff Lee <teteconsultancy@gmail.com>
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; Nigel Denny <nigel.denny@teakitai.com>; karl_flavell@hotmail.com <karl_flavell@hotmail.com>; fred@ikonbuilding.co.nz <fred@ikonbuilding.co.nz>
Subject: RE: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia Ora Jeff, Karl and Edith.

I haven't heard a peep from any of you since our last Teams meeting.

I am aiming to have plan change application lodged towards month end so would appreciate any further feedback please.

Teams meeting invite for Tuesday 16 April to follow.

Nga mihi
Russell Baikie
Rdbconsult
Ph 0274 612315

From: Russell Baikie
Sent: Thursday, April 4, 2024 12:06 PM
To: 'Jeff Lee' <teteconsultancy@gmail.com>
Cc: 'Dee Isaacs' <dee@dpiconsulting.co.nz>; 'Edith Tuhimata' <Edith@tamaoho.maori.nz>; 'Nigel Denny' <nigel.denny@teakitai.com>; 'karl_flavell@hotmail.com' <karl_flavell@hotmail.com>
Subject: RE: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia Ora Jeff, Karl, Edith,

Its been a couple of weeks since we had our on line hui, and just making polite enquiry as to how things are going, ie further thoughts and feedback?

Happy to organise a Teams meeting for Monday?

Nga mihi

Russell Baikie
rdbconsult

From: Russell Baikie
Sent: Thursday, March 21, 2024 2:18 PM
To: Jeff Lee <teteconsultancy@gmail.com>
Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; James Paxton <James@reset.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>; Nigel Denny <nigel.denny@teakitai.com>; fred@ikonbuilding.co.nz; karl_flavell@hotmail.com
Subject: RE: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia Ora Jeff, Karl and Edith

This email is to thank you respectively for the Teams discussion and dialogue yesterday.

James from Reset provided an explanation and summary of the landscape visual assessment work undertaken and also in regard to outlook to and from the pa site.

I had a separate discussion with Jeff later that afternoon due to his unavailability prior.

In summary, this is my understanding of different iwi matters:

Karl and Edith will get together within the next 5 days to talk around what viewshaft protection or other matters were applied in regard to Pukekohe (Hill) and potential relevance for Crestview.

They will advise Russell within 1 week including providing a considered response to the draft precinct provisions in regard to their mana whenua interests.

Karl is to advise what pou (location, extent and form) could be for the site, with an expectation of potentially 3 pou (one for of each mana whenua group within the area) recognising cultural association.

The potential for 3 pou was news to Russell as his understanding was that 1 pou representing the Waiohua Collective (of the combined iwi) would be satisfactory.

Russell welcomed considered feedback from Ngati Tamaoho and Ngati Te Ata on the draft precinct provisions in a timely manner.

Russell and Jeff discussed a range of matters with Russell giving a summary of the earlier discussion with Edith and Karl, and then talking through the draft precinct provisions, how mana whenua interests are provided during the consenting process associated with special information requirements.

Russell acknowledged an awareness of the submission by iwi limiting height for specific residential properties immediately adjacent to the pa site (ie Margan Place) as a Qualifying Matter under PC78. He also said that circumstance and need is understood, but is considered not comparable in relation to Crestview Rise, the site being some 750-800mm distant (and notwithstanding that the landscape architect visual assessment to and from the pa site from 3 storey development is of low visual landscape significance).

Discussion around methods to ensure water quality and role of SMP and how that would work at consenting level. Jeff will be looking to take Nigel Denny to the site within next 2 weeks or so.

Discussion around pou, nature extent and locations was also discussed and Nigel Denny may provide advice/clarity.

Discussion around the extent of planting proposed, the environmental improvements and potential role for iwi to contractually manifest. Potentially receptive to a MOU with Fred (Harbour View Heights).

Jeff stated that he welcomed the hui and clarity and opportunity to input and determine the reasonable extent of incorporation of Maori cultural values in the plan change arising from the CVA's.

That will be further explored and he expects to be able to provide further feedback early to mid April, once Nigel has visited the site.

Russell would welcome receipt of further feedback and would like to suggest a Teams meeting be set aside on either Wednesday 10 April at 10.30am or Thursday 11 April anytime.

Thank you.

Nga mihi
Russell Baikie
Project Director/Planner
rdbconsult

From: Jeff Lee <teteconsultancy@gmail.com>

Sent: Tuesday, March 19, 2024 11:13 AM

To: Russell Baikie <russell@rdbconsult.com>

Cc: Dee Isaacs <dee@dpiconsulting.co.nz>; Edith Tuhimata <Edith@tamaoho.maori.nz>; James Paxton <James@reset.co.nz>; Jimmy Zhuang <jimmy@urbanformdesign.co.nz>; Nigel Denny <nigel.denny@teakitai.com>; fred@ikonbuilding.co.nz; karl_flavell@hotmail.com

Subject: Re: Crestview Rise Private Plan Change - Landscape/visual effects, precinct provisions

Kia ora Russell,

Can we push out hui to commence 2.00pm instead please ??

Ngaa Mihi Nui
Jeff Lee
Tete Consultancy
Mobile : 0272026158
Email : teteconsultancy@gmail.com

On Mon, 18 Mar 2024 at 4:47 PM, Russell Baikie <russell@rdbconsult.com> wrote:

Update, hopefully suits all, Karl and Jeff who advised earlier.
Nga mihi
Russell

Kia Ora, gents, following on from our recent email exchange.
The designers will be present.
Alternative option is Wednesday morning.
Please let me know what works for you.
Nga mihi
Russell

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 448 227 066 395

Passcode: NrWQBX

For organisers: [Meeting options](#) | [Reset dial-in PIN](#)

Meeting at project site Crestview Papakura

Thursday 27 July 2.30pm

In attendance

Edith Tuhimata & Beau White	Ngāti Tamaoho
Jeff Lee	Te Ākitai Waiohua
David	Ngāti Te Ata
Fred	Property Owner
Jimmy	Architect
Laurent	Engineering
Megan Tongue	4Sight/SLR
Dee Isaacs	4Sight/SLR
Russell Baikie	Project Manager

The meeting began with a karakia and an invitation from mana whenua for Dee to impart the tikanga protocols on their behalf.

Following the process of tikanga, mihi (personal introductions) were expressed with everyone identifying who they were, how they are connected to this project, what their areas of interest, expertise and comforts are in this project. Mana whenua representatives shared their association through whakapapa to the rohe (area) and their connection to this cultural values associated with this site.

After protocols of introduction and mātauranga (knowledge) narratives being shared by mana whenua representatives, the participants then had a brief overview of issues pertaining to the project, this was conveyed by Megan Tongue (Landscape Architect). Megan shared maps identifying where aspects of the project were at and future ongoing development.

Mana whenua raised some questions with Megan and the wider project team to have clarity over the proposal so they may better understand how this proposal may impact on their cultural values. Though mana whenua did not identify what these cultural values are, this meeting was intended for them to raise any concerns regarding landscape architecture, engineering, architecture and planning, of which each of these disciplines were represented.

Mana whenua did raise issues regarding the way in which building material and refuse had laden the footpaths and rain water catchments making it unhealthy and an 'eye sore'.

As the group traversed up hill, some of the mana whenua representatives shared the importance of the hill in the background (Pukekiwiriki/Puke-koiwi-riki). The large macrocarpa tree represented a natural feature of identity in that it could be seen across vantage points of the landscape, making it easy to identify and locate the ancestral hill.

Mana whenua went on to say how this hill is an icon of importance to them and that this hill must be protected at all times and no impediment to their sense of manaakitanga (to care for) be compromised.

The group then travelled down hill to visit a site with wetlands.

The project group talked generally about an opportunity for mana whenua to nominate a mana whenua-esque type business that might be interested in remediating the wetlands and removing particular vegetation.

Mana whenua seemed interested in this discussion then went on to talk about introducing other native plants to the site.

Another discussion centred on the mana whenua cultural values assessment (CVA).

At this point of the meeting there is appetite for Te Ākitai Waiohū and Ngāti Te Ata to lodge a CVA, Ngāti Te Ata representative did not confirm although, Karl Flavell has mentioned already his desire to lodge a CVA.

The project team and mana whenua returned to the place where the meeting began to close the site visit. Mana whenua expressed their gratitude for the opportunity to talk about the project in an open and transparent way and appreciated the experts who shared their knowledge of the project.

Mana whenua then invited Dee to close the meeting with a karakia

23 June 2023

Ngai Taiki Tamaki Tribal Trust

(by email)

Tena koe

Consultation and Iwi 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 in essence 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. The interest and feedback from mana whenua is welcome now and may inform the nature of the proposal.

As you will appreciate, your feedback does not remove or prejudice your right of making a formal submission on the plan change application at a later date, once Council decides to notify the plan change under the RMA, but the consultant team does value your opinion or advice at this time.

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 response 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 and the environment, 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. The plan change will enable the following:

- 37 residential lots
- 70 residential dwellings, 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 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 on lots 125 and 126.

A draft stormwater management plan (SMP) has been prepared and we await feedback from Council Healthy Waters. A summary of the SMP is within the web link to this letter and again welcome your feedback.

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 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 is welcome by 30 July.

Nga mihi

Russell Baikie, on behalf of Harbour View Heights LP

Planner

russell@rdbconsult.com

ph 0274 612315

rdbconsult

Plans and info in the website link

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23 June 2023

Ngati Paoa Iwi Trust

(by email)

Tena koe

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Planner

russell@rdbconsult.com

ph 0274 612315

rdbconsult

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Russell Baikie

From: Russell Baikie
Sent: Monday, 10 July 2023 11:23 am
To: Russell Baikie
Subject: FW: Crestview Rise Papakura - Consultation on Proposed Private Plan Change

From: Edith Tuhimata <Edith@tamaoho.maori.nz>
Sent: Monday, July 3, 2023 1:26 PM
To: Russell Baikie <russell@rdbconsult.com>
Cc: Lucie Rutherford <rmaofficer@tamaoho.maori.nz>
Subject: Re: Crestview Rise Papakura - Consultation on Proposed Private Plan Change

Tena Koe Russel,

Ngati Tamaoho is mana whenua of this rohe along with Te Akitai and Ngati Te Ata the other members of the Waiohua Collective. We would like to undertake a cultural values assesment for this application. This area has significant cultural and historical values to Ngati Tamaoho.

Nga Mihi,



Edith Tuhimata
Kaitiaki Taiao
Ngati Tamaoho
edith@tamaoho.maori.nz
0220445074

23 June 2023

Ngati Tamaoho

Attention: Lucille Rutherford (by email)

Tena koe Lucy

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

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

Nga mihi

Russell Baikie, on behalf of Harbour View Heights LP

Planner

russell@rdbconsult.com

ph 0274 612315

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7 July 2023

Ngati Te Akitai Waiohua Iwi Authority

Attention: Nigel Denny (by email)

Tena koe Nigel

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

I am following up my letter/email of 23 June. Ngati Te Ata and Ngati Tamaoho have responded. They have indicated that a CVA is required. Would you be able to advise Ngati Te Akitai's interest in engagement please?

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 in essence 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. The interest and feedback from mana whenua is welcome now and may inform the nature of the proposal.

As you will appreciate, your feedback does not remove or prejudice your right of making a formal submission on the plan change application at a later date, once Council decides to notify the plan change under the RMA, but the consultant team does value your opinion or advice at this time.

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A draft stormwater management plan (SMP) has been prepared and we await feedback from Council Healthy Waters. A summary of the SMP is within the web link to this letter and again welcome your feedback.

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 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 is welcome by 30 July.

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Russell Baikie, on behalf of Harbour View Heights LP

Planner

russell@rdbconsult.com

ph 0274 612315

rdbconsult

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7 July 2023

Ngati Te Ata

Te Ara Rangatu o Te Iwi o Ngati Te Ata Waiohua

Attention: Karl Flavell (by email)

Tena koe Karl

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

This letter is a follow up to my letter and email of 23 June. Your response on 24 June stated that a CVA is required and that terms of engagement will be forthcoming. I have left messages on your phone on 2 occasions to enquire further on the nature of those terms. Ngati Tamaoho have indicated that a CVA is required also and I believe that possibly should be prepared on behalf the Waiohua Collective.

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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 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 is welcome by 30 July.

Nga mihi

Russell Baikie, on behalf of Harbour View Heights LP

Planner

russell@rdbconsult.com

ph 0274 612315

rdbconsult

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Russell Baikie

From: Russell Baikie
Sent: Friday, 28 July 2023 9:57 am
To: Jeff Lee
Cc: dee.isaacs@4sight.co.nz
Subject: Crestview Rise Proposed Plan Change - post Site Meeting

Kia Ora Jeff,

Thanks again for attending yesterday on behalf of Te Akitai Waiohua Iwi Authority.

Your observations, questions and comments were noted and are respected and I'm sure we can work collaboratively to improve environmental outcomes and provide some important additional housing for people, in a sensitive manner.

In the first instance I have asked Fred to actively improve the condition of the street environment and rain gardens by an immediate clean up and ongoing maintenance. Dumping of refuse is out of his control but other aspects may be within his sphere of influence.

A longer term solution or collaboration with Council on these matters is probably merited as the interface/ownership between public and private and responsibility is blurred.

You indicated that a CVA will be required on behalf of your iwi.

I would be pleased to receive your offer, terms and invoice.

You may have enough base information to inform your CVA and as I indicated I can send you the draft proposed precinct provisions (to give effect to the outcomes contemplated in the plans in the letter sent to Te Akitai Waiohua) later in August.

Happy to assist in any way.

Nga mihi
Russell
rdbconsult
Ph 0274 612315

Russell Baikie

From: Russell Baikie
Sent: Friday, 28 July 2023 12:42 pm
To: lasaiya@gmail.com
Cc: karl_flavell@hotmail.com; dee.isaacs@4sight.co.nz
Subject: Crestview Rise Proposed Plan Change - iwi site visit

Kia Ora David

Thanks again for attending the site walkover yesterday on behalf of Ngaati Te Ata.

Various comments, observations and questions were made by various iwi representatives. These are respected and I'm sure we can all work collaboratively to improve environmental outcomes and provide some important additional housing for people, in a sensitive manner. I believe the meeting went well and hopefully the issues are reasonably understood.

In regard to the immediate concerns that Jeff raised, I have asked Fred to actively improve the condition of the street environment and rain gardens by an immediate clean up and ongoing maintenance. Dumping of refuse is out of his control but other aspects may be within his sphere of influence.

A longer term solution or collaboration with Council on these matters is probably merited as the interface/ownership between public and private and responsibility is blurred.

I trust you have received, seen and heard enough information sufficient to advance the preparation of the CVA for Ngaati Te Ata. Other iwi are preparing their own CVA. I would welcome advice on an expected date for a draft for review from you if possible.

The base information provided may be sufficient to inform your CVA and as I indicated I can send you the draft proposed precinct provisions (to give effect to the outcomes contemplated in the plans) later in August.

Happy to assist in any way.

Nga mihi

Russell Baikie
rdbconsult