

Crestview Rise Precinct Papakura

I.XXX.1. Precinct Description

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

The precinct's purpose is to achieve a quality compact and well-functioning urban environment, enhancement of the rural environment and suitable management of the urban rural interface. The precinct requires development in general accordance with the precinct plan. This includes an effective planted landscaped rural buffer and ridgeline at the Rural Urban boundary and the restoration, enhancement and protection of the existing bush on the site prior to urban development occurring.

The Precinct includes a sub-precinct A, the Mixed-Housing Urban zone and sub-precinct B, the Rural Countryside Living zone. Approximately 2 ha is zoned for urban activity. The Precinct incorporates the mandatory Medium Density Residential Standards (MDRS) from the RMA. Development within sub-precinct B is otherwise anticipated in accordance with the underlying zone and Unitary Plan provisions.

An integrated stormwater management approach is proposed informed by the Stormwater Management Plan for the Precinct.

I.XXX.2. Objectives

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to –
 - (a) Housing needs and demand; and
 - (b) The neighbourhood's planned urban built character, including 3-storey buildings.
- (3) Subdivision and development undertaken in general accordance with the precinct plan.
- (4) Enhancement of the site's natural environment including ecology and biodiversity.
- (5) Recognition and promotion of cultural landscape, mana whenua values and design principles.
- (6) Stormwater infrastructure that is resilient to the effects of climate change and acknowledges mana whenua values.

Objectives 1 and 2 above are mandatory MDRS requirements.

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

I.XXX.3. Policies

- (1) Within the Mixed Housing Urban Zone Area, enable a variety of housing typologies with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (2) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites wāhi tapu, and other taonga).
- (3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (4) Enable housing to be designed to meet the day-to-day needs of residents.
- (5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (6) Require subdivision and development to apply precinct plan features including the provision of a planted landscaped buffer, ridgeline planting, bush restoration and planting to enhance the RUB interface and the site's natural environment.
- (7) Require subdivision to apply Te Aranga principles including suitable cultural association symbols, design inputs and participation in the improvements to the natural environment.
- (8) Require subdivision and development to be consistent with an approved Stormwater Management Plan.

Policies 1 to 5 above are mandatory MDRS requirements.

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

I.XXX.4. Activity Table

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

Table IXXX.4.1 Activities in Crestview Rise X Precinct

Activity		Activity Status	
		Sub-precinct A	Sub-precinct B
(A1A)	Subdivision of land in general accordance with the precinct plan for the purposes of separating sub precincts A and B	C	C
(AI)	Subdivision in general accordance with the precinct plan	C	NA
(A2)	Subdivision that does not comply with Standard I.XXX.6.1	D	D

(A3)	Subdivision accompanied by a land use consent application for the purpose of the construction or use of up to 3 residential units per site complying with Standard 6.3	C	NA
(A4)	Subdivision in accordance with an approved land use resource consent for the construction or use of dwellings as permitted or restricted discretionary activities complying with Standard I.XXX.6.3	C	NA
(A5)	Subdivision around existing buildings and development that complies with the relevant Auckland wide or zone rules complying with Standards I.XXX.6.2 to 6.3	C	NA
(A6)	Subdivision that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.3	RD	NA
(A7)	Subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive	D	NA
(A8)	Subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	D	NA
Use or Development in the Mixed Housing Urban Zone			
(A9)	Up to three dwellings per site meeting Standards I.XXX.6.3	P	NA
(A10)	The conversion of a principal dwelling into a maximum of three dwellings.	P	NA
(A11)	Accessory buildings	P	NA
(A12)	Internal and external alterations to buildings	P	NA
(A13)	Additions to an existing dwelling	P	NA
(A14)	The construction and use of up to 3 residential dwellings on a site if they do not comply with the permitted building density Standards I.XXX.6.3 except I.XXX.6.3.1	RD	NA
(A15)	The construction and use of 4 or more residential dwellings that comply with the density standards of I.XXX.6.3 except 1.XXX.6.3.1	RD	NA
(A16)	Development that is not in general accordance with the precinct plan or does not comply with Standard I.XXX.6.1	D	NA

Note 1: For the avoidance of doubt, following the establishment of the Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection areas under Standard I.XXX.6.1, the Precinct does not regulate the Countryside Living Zone area and the underlying zone and AUP provisions will apply to any subdivision or development within that Zone.

Note 2: All applications for subdivision consent remain subject to Section 106 of the Act.

Note 3: Where a subdivision application complies with the density standards for up to three dwellings (Standard I.XXX.6.3), and no other consents are required by the Plan, a land use consent application may be in the form of a certificate of compliance.

I.XXX.5. Notification

- (1) Public notification of an application for resource consent is precluded in the Mixed Housing Urban zone if the application is for the construction and use of 1, 2, or 3 residential dwellings that complies with Standard 6.1 but does not comply with 1 or more of the density standards under 6.3 (except for the required compliance with standard 6.3.1 maximum number of dwellings per site);
- (2) Public and limited notification of an application for resource consent is precluded if the application is for the construction and use of 4 or more residential units that comply with the Standards 6.1 and 6.3 (except for the required compliance with standard 6.3.1 maximum number of dwellings per site);
- (3) Public and limited notification of an application for a controlled activity subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of residential units described in subclause (1) or (2) above.
- (4) Any application for a resource consent which is not included in the above subclauses which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (5) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).
- (6) The above clauses are subject to whether Council decides that special circumstances exist under Section 95A of the Act.

I.XXX.6. Standards

- (1) Activities listed in I.XXX.4.1 Activity Table that require a resource consent comply with the approved Stormwater Management Plan, the Special Information requirements of I.XXX.9 and the Crestview Rise Public Road Required Design Elements in Appendix 1.
- (2) The existing zone standards of the Mixed Housing Urban zone and Countryside Living Zone apply in the precinct unless replaced by the standards listed below including the equivalent MDRS standards in I.XXX.6.3:
 - (a) Any relevant general rule, Auckland-wide standard may also apply to all activities in the precinct.

I.XXX.6.1. Landscaped Buffer, Ridgeline and Existing Bush planting enhancement and protection

Purpose: To provide effective planting and protection of the landscaped buffer area, the ridgeline and the restoration and enhancement of the terrestrial ecology of the existing established native bush area as identified in the Crestview Rise X Precinct Plan.

- (1) The landscaped rural buffer, ridgeline and native bush restoration and planting area must be provided in general accordance with the Crestview Rise X Precinct Plan and established at the time of the initial subdivision or development.
 - (a) The planting required in Standard IXXX.6.1(1) above must:
 - (b) Use predominantly eco-sourced native vegetation
 - (c) Be consistent with local biodiversity
 - (d) Be planted at an average density of one plant per 1m² for the landscaped buffer and ridgeline areas and 1 plant per 4m² for the existing bush area
 - (e) Be undertaken in accordance with the Special Information Requirements in I.XXX.9.
- (2) The extent of the area to be planted is subject to survey and shall be legally protected and maintained in perpetuity.
- (3) The above requirements need to be complied with prior to issue of a section 224(c) certificate for any subdivision or where development may precede subdivision, the provision of a volunteered restrictive covenant or bond as a condition of land use consent.

I.XXX.6.2. Subdivision Standards – Controlled Activities

Purpose: To provide for subdivision of land in general accordance with the precinct plan for the purpose of the construction and use of dwellings compliant with MDRS permitted and restricted discretionary land use activities.

IXXX.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I.XXX.6.3 except that standard I.XXX.6.3.3 (Height in relation to boundary) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

I.XXX.6.2.2 Subdivision around existing buildings and development

- (1) Prior to subdivision occurring, all development must meet the following:
 - (a) Comply with the relevant Auckland-wide, zone and precinct rules; or
 - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I.XXX.6.3 except that standard I.XXX.6.3.3 (Height in relation to boundary) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

IXXX.6.2.3 Subdivision accompanied by a land use consent application for up to three dwellings

- (1) The subdivision and land use consent applications relate to a vacant site
- (2) The subdivision and land use consent applications must be determined concurrently:
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.3.1 to IXXX.6.3.9
- (4) No vacant sites are created.

I.XXX.6.3 MDRS Permitted Density Standards

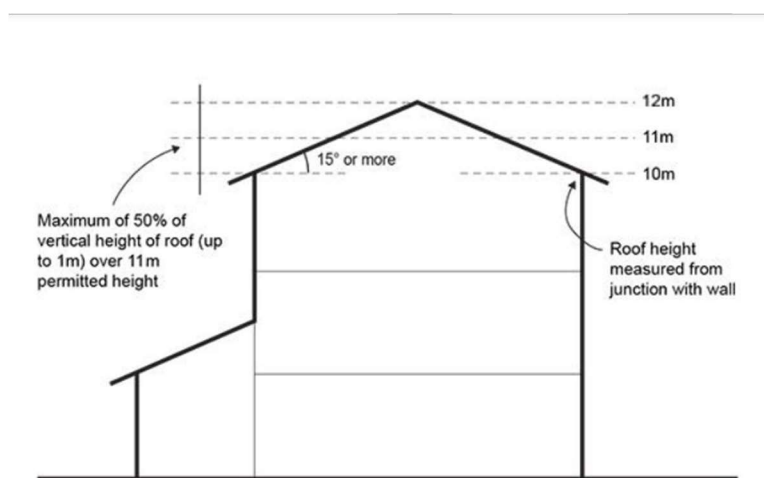
I.XXX.6.3.1 Number of dwellings per site

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

I.XXX.6.3.2 Building Height

Purpose: To manage the height of buildings to:

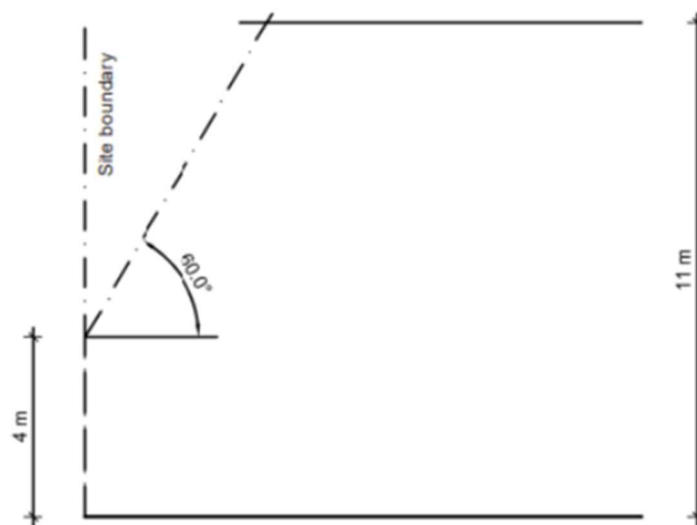
- achieve the planned urban built character of predominantly two to three storey dwellings
 - minimise visual dominance effects
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown on the following diagram:



I.XXX.6.3.3 Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way, as shown in the following diagram below:



- (2) This standard does not apply to:
 - (a) a boundary with a road:
 - (b) existing or proposed internal boundaries within a site:
 - (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

I.XXX.6.3.4 Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in the table below:

Yard	Minimum Depth
Front	1.5m
Side	1m
Rear	1m (excluded on corner sites)

- (2) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

I.XXX.6.3.5 Building Coverage

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 50% of the net site area.

I.XXX.6.3.6 Outdoor living space (per dwelling)

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and to ensure:

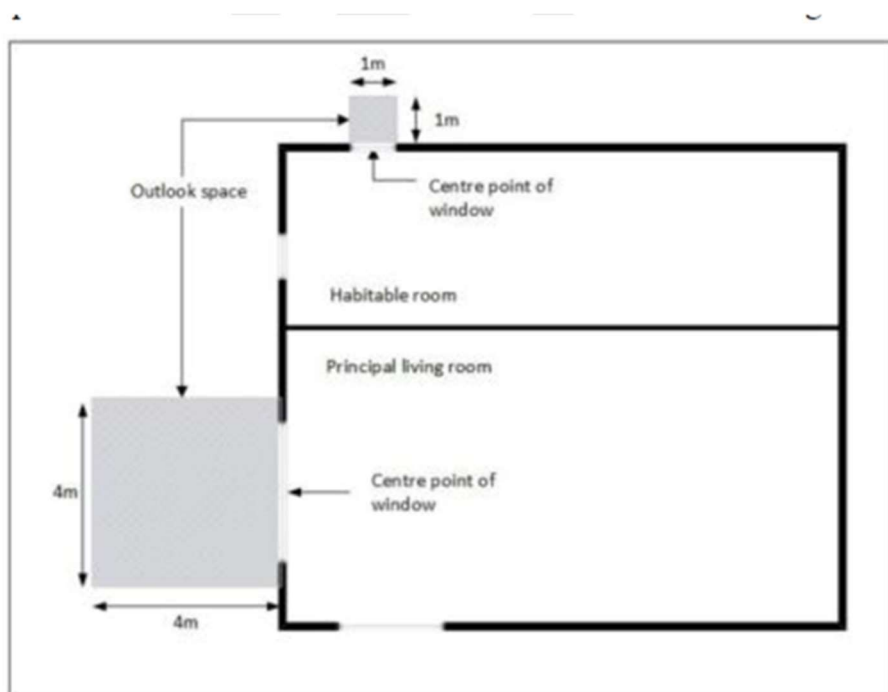
- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
 - communal outdoor living spaces are conveniently accessible for all occupants.
- (1) A residential dwelling at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that—
- (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the residential unit; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

- (2) A residential dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the residential unit; and
 - (c) may be grouped cumulatively by area in 1 communally accessible location, in which case it may be located at
 - (i) ground level; or
 - (ii) located directly adjacent to the unit.

I.XXX.6.3.7 Outlook space (per dwelling)

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with the Daylight Standard H5.6.13, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided for each residential dwelling as specified in this clause.
- (2) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (3) The minimum dimensions for a required outlook space are as follows:

- (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
 - (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
 - (7) Outlook spaces may be under or over a balcony.
 - (8) Outlook spaces required from different rooms within the same building may overlap.
 - (9) Outlook spaces must—
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling.

I.XXX.6.3.8 Windows facing the street

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

I.XXX.6.3.9 Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
 - to create a vegetated urban streetscape character.
- (1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants and can include the canopy of trees regardless of the ground treatment below them.
 - (2) The landscaped area may be located on any part of the development site and does not need to be associated with each residential unit.

I.XXX.7 Assessment - Controlled Activities

I.XXX.7.1 Matters of control

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

- (1) All controlled subdivision activities listed in Table I.XXX.4.1:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application:
 - (b) compliance with the relevant Auckland-wide, precinct and zone rules and standards
 - (c) infrastructure provision and stormwater management measures that are resilient to the effects of climate change
 - (d) ecological and biodiversity values within the precinct
 - (e) general compliance with the key features of the precinct plan including the provisions of Standard I.XXX.6.1.
 - (f) Cultural landscape and mana whenua value recognition and provision as per Special Information Requirements under I.XXX.9.

I.XXX.7.2 Assessment Criteria

- (1) The Council will apply the relevant assessment criteria for controlled activity subdivision from the list below:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application:
 - (i) any proposed consent notice
 - (ii) refer to Policy E38.3(6)
 - (b) compliance with the relevant Auckland-wide, precinct and zone standards:
 - (i) refer to Policy E38.3(1) and (6)
 - (c) whether there is appropriate provision made for infrastructure including:
 - (i) infrastructure within any common areas over parts of the parent site that require access by more than one site within the subdivision; and
 - (ii) whether appropriate stormwater management measures have been provided that are resilient to the effects of climate change
 - (iii) refer to Policies E38.3(1), (6), (19) to (23).
 - (d) The extent to which the subdivision provides the key features of the precinct plan and meets the provisions of Standard I.XXX.6.1.

- (e) The extent to which the subdivision maintains or enhances ecological and biodiversity values including water quality within the precinct.
- (f) The extent to which cultural landscape and mana whenua values are recognised and provided for in the proposed subdivision with due regard to the Special Information Requirements of I.XXX.9.

I.XXX.8 Assessment - Restricted Discretionary Activities

I.XXX.8.1 Matters of Discretion

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

- (1) The construction and use of up to 3 dwellings on a site that does not comply with standards I.XXX.6.3 (except standard 6.3.1) including:
 - (a) any precinct and zone objectives and policies relevant to the standard
 - (b) the purpose of the standard
 - (c) the effects of the infringement of the standard
 - (d) the effects on the urban built character of the precinct
 - (e) the effects on the amenity of neighbouring sites
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard
 - (g) the characteristics of the development
 - (h) any other matters specifically listed for the standard
 - (i) where more than one standard will be infringed, the effects of all infringements
 - (j) any adverse effects on the cultural landscape and mana whenua values.
- (2) The construction and use of 4 or more dwellings on a site that comply with standard I.XXX.6.3 (except standard 6.3.1) including:
 - (a) precinct and zone objectives and policies
 - (b) the effects on the urban built character of the precinct
 - (c) the effects on the amenity of neighbouring sites
 - (d) infrastructure provision and servicing
- (3) Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:
 - (a) precinct and zone objectives and policies

- (b) Refer to E38.12.1(7)
- (c) Refer to Policy E38.3(13)

I.XXX.8.2 Assessment Criteria

The Council will apply the relevant assessment criteria below for restricted discretionary activities, in addition to the information required by the Special Information requirements in I.XXX.9 below.

- (1) The construction and use of upto 3 residential units on a site if they do not comply with the permitted density standards I.XXX.6.3 (except standard 6.3.1)
 - (a) The extent to which any development is consistent with and achieves the objectives and policies of the zone and Crestview Rise X Precinct
 - (b) The extent to which there may be adverse effects on the cultural landscape and mana whenua values and how such effects can be avoided or remedied or mitigated
 - (c) The extent to which the development contributes to a high-quality built environment compatible with the planned urban built character and residential amenity of the surrounding residential area, meeting the functional needs of residents including an amenable and safe environment for pedestrians and vehicle movement.
- (2) The construction and use of 4 or more dwellings on a site that comply with standards I.XXX.6.3 (except standard 6.3.1)
 - (a) The extent to which any development is consistent with and achieves the objectives and policies of the zone and Crestview Rise X Precinct
 - (b) The extent to which there may be adverse effects on the cultural landscape and mana whenua values and how such effects can be avoided or remedied or mitigated
 - (c) The extent to which the development contributes to a high-quality built environment compatible with the planned urban built character and residential amenity of the surrounding residential area, meeting the functional needs of residents including an amenable and safe environment for pedestrians and vehicle movement.
 - (d) Whether there is appropriate provision for infrastructure including stormwater management measures that are resilient to the effects of climate change.
- (3) Subdivision that is not in general accordance with the precinct plan or standard I.XXX.6.3:
 - (a) The extent to which subdivision is consistent with and achieves the objectives and policies of the Crestview Rise X Precinct
 - (b) The extent to which cultural landscape and mana whenua values are recognised and how any adverse effects on those values are avoided or remedied or mitigated
 - (c) The extent to which the subdivision and its associated infrastructure is resilient to the effects of climate change and is consistent with the approved Stormwater Management Plan

- (d) The extent to which the subdivision maintains or enhances ecological values and water quality within the precinct.

I.XXX.9 Special Information Requirements

(1) Landscaped Buffer, Ridgeline and Existing Bush Restoration Planting

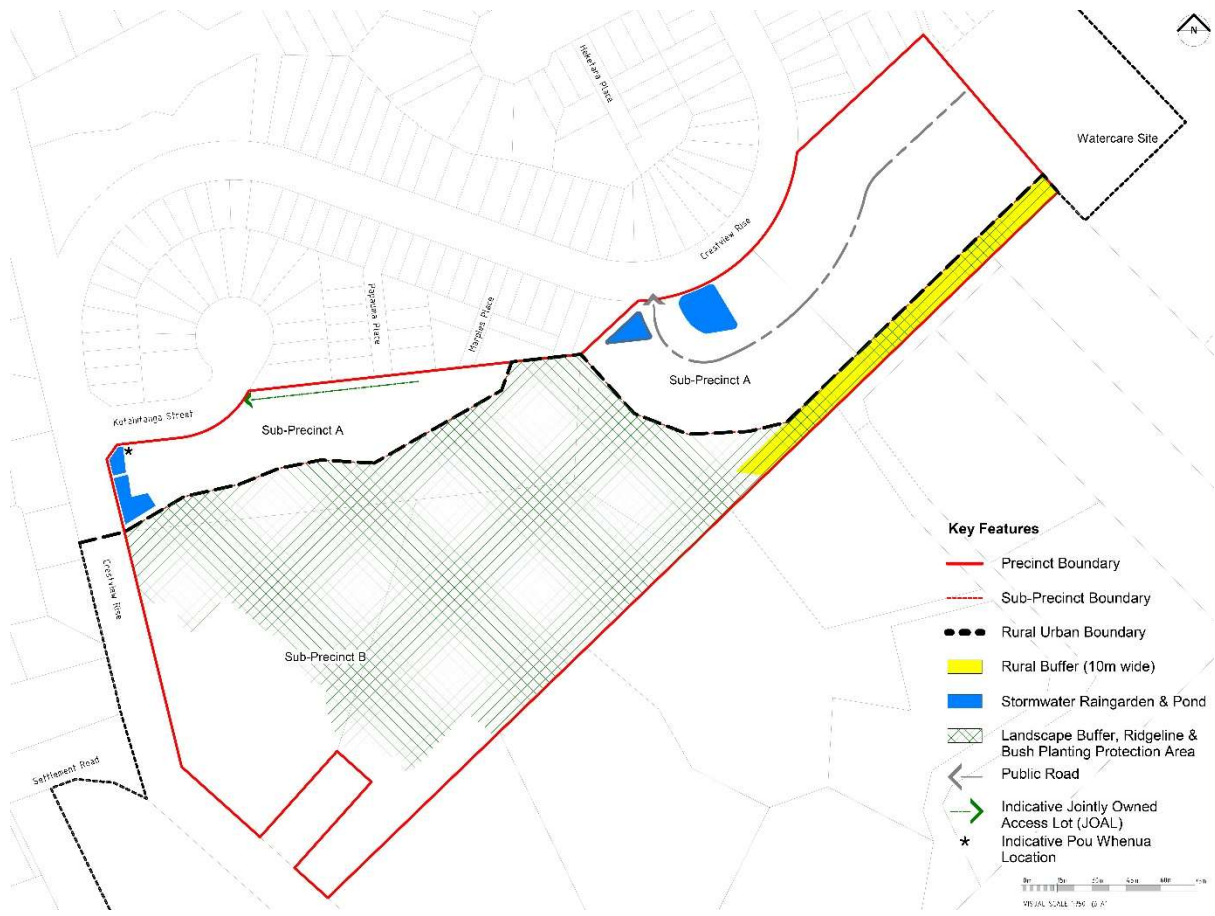
An application for subdivision or development (where there is no preceding subdivision) subject to Standard I.XXX.6.1 must be accompanied by the following information as a minimum:

- (a) Provision of a weed and pest management plan for existing bush prepared by a suitably qualified person
- (b) A bush restoration plan and proposed planting plan with supporting schedules prepared by a suitably qualified person
- (c) The above information must:
 - (i) Identify the location, species, planting bag size and density of the plants
 - (ii) Confirm detail on the eco-sourcing proposed for the planting
 - (iii) Confirm the maintenance of the planting for 5yrs, including weed and pest animal control
- (d) Evidence of how the local biodiversity and ecosystem extent, including the views and interests of mana whenua, have been taken into consideration.
- (e) Evidence of the interests of Watercare Services on the nature and form of the proposed planting within the water easement area along the southern boundary of the site.

(2) Cultural Landscape

An application for subdivision, or development where there is no preceding subdivision, must be accompanied by the following information as a minimum:

- (a) Information as to any consultation undertaken with mana whenua including as to the planting (form and provision) for the contemplated rain garden and surrounds for the stormwater attenuation pond and how the views and preferences of Māori are reflected in the proposed design.
- (b) Information as to offers that have been made to mana whenua to participate in the planting of the required buffers, ridgeline and existing bush areas and the associated bush restoration required by Standard 1.XXX.6.1, and any arrangements entered into at the time of application.
- (c) Any aspects of the proposal or offered conditions of resource consent intended to recognise cultural landscape and/or mana whenua values, which may include, without limitation, the provision of pou (marker) suitably located at the corner of Kotahitanga Street and Crestview Rise as per the Precinct Plan, any arrangements for karakia at the initial earthworks and any proposals as to the naming of roads or the jointly owned access lot.



IXXX.11. Appendix 1

Crestview Rise Public Road Required Design Elements

Road Name	Role and Function	Min. Road Reserve	Road Berm	Carriageway	Access and/or Design Speed Restriction	On Street Parking	Footpaths
Local Street	Local	13.8m	1.0m both sides	6.0m	No	2.2m one side	1.8m both sides

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, or other local design requirements.