URBAN
FORM
DESIGN

Crestview Rise – Private Plan Change – Design Statement

22 November 2024

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

Project Number: 20010

By: Jimmy Zhuang

Client	Harbour View Heights L.P.
Project Name	Crestview Rise Private Plan Change
Project Number	20010

Document Control

Revision	Issue Date	Author	Reviewer	Issue for
A	21 March 2024	Jimmy Zhuang, Urban Form Design	Russell Baikie	Internal Review
B	1 May 2024	Jimmy Zhuang, Urban Form Design	Russell Baikie	Private Plan Change
C	31 August 2024	Jimmy Zhuang, Urban Form Design	Russell Baikie	Private Plan Change - RFI
C	22 November 2024	Jimmy Zhuang, Urban Form Design	Russell Baikie	Private Plan Change – RFI-2

0 Executive Summary

0.1.1 This design statement forms part of the submission for a private plan change ('**the Proposed Plan Change**') to the Auckland Unitary Plan – Operative in Part ('**AUP**'), for 5.45ha land at 28, 30, 66, 76 Crestview Rise and 170 Settlement Road, Papakura ('**the Site**'). The Proposed Plan Change seeks to:

a. re-align the Rural Urban Boundary ('**RUB**') with an existing spur/ridgeline, existing bush area and proposed and rationalised property boundaries

b. re-zone a part of the Site to Mixed Housing Urban Zone from Countryside Living Zone under the AUP

c. create an AUP precinct and precinct provisions to facilitate a 'soft green' transition between the proposed MHU and CSL zones in an integrated and comprehensive manner, by incorporating elements of the structure/precinct plan which include:

i vehicle and pedestrian access in the form of a public road and a jointly owned access lot ('**JOAL**')
ii general locations of a stormwater rain-gardens and ponds
iii a 10m wide planted rural buffer between the proposed RUB and the Site's south-eastern boundary
iv a planting protection area covering the existing bush, rural buffer. ridgeline and the spur area
v adopting and integrating Medium Density Residential Standards ('**MDRS**').

0.1.2 The Site is on the eastern edge of Papakura, about 2.2km away from Papakura Railway Station and town centre. Settlement Road functions as a thoroughfare between the Site other nearby suburbs and State Highway 1 (SH1). The Site is also in close proximity to a number of institution/education and recreational facilities as well as a 150ha commercial/industrial/trade area to the south of Dominion Road and Settlement Road Intersection.

0.1.3 The Site is a part of a 14.362ha neighbourhood development which began in 2016. To date, this neighbourhood development included 251 consented affordable dwellings in the forms of double-storey detached houses, single-storey semi-detached houses, two-storey semi-detached houses and three-storey terraced houses. The overall net residential density of the 251 dwellings is at 42.7 dw/ha. Crestview Rise is a 'spine' street for the entire neighbourhood development, which links Settlement Road in south and Keri Vista Rise in north and provides street-frontages for a number of properties, including the Site.

0.1.4 The Site abuts 12 recently developed (urban) residential properties, a Watercare (reservoir) site, eight Countryside Living ('**CSL**') zoned properties. The Site contains two easements, one in favour of Watercare, another for stormwater drainage in favour of Auckland Council.

0.1.5 Based on the existing topography, site access and built environment, the Site can be divided into four distinctive land units. A north-facing slope land unit, Unit A, is to the north of four CSL properties which sit on a spur/ridgeline continuously running through the Site. Crestview Rise and existing/recently developed residential properties are to the north of Unit A. A west-facing slope land unit, Unit B, is to the north of the ridgeline and abuts the existing residential properties to the north and directly fronts Kotahitanga Street and Crestview Rise. A relatively steep spur or 'bottleneck' strip of land separates Units A and B. An existing bush land unit, Unit C, is located in a gully to the south of the ridgeline and covers a bush area which runs through neighbouring CSL properties. A southern land unit, Unit D, is the remainder land discounting the bush area and is accessed from Settlement Road.

0.1.6 A number of statutory and regulatory documents are reviewed and taken into consideration to inform urban design (structure planning) and assessments which form parts of this Proposed Plan Change. These documents include:

a. s5, s6 and s7 of the Resource Management Act 1991 ('**RMA**')

b. National Policy Statement on Urban Development 2020 ('**NPS-UD**')

c. Plan Change 80 ('**PC80**') – Amendments to the Regional Policy Statement of the Auckland Unitary Plan – B2 Urban growth and form ('**RPS-B2**')

d. the Auckland Unitary Plan – Operative in Part ('**AUP**') including existing relevant zoning (Mixed Housing Urban, '**MHU**') and subdivision provisions as well as Appendix 1 Structure plan guidelines ('**Appendix 1**')

e. Proposed Plan Change 78: Intensification ('**PC78**').

0.1.7 Six design principles are developed for guiding and creating the structure/precinct plan, which include:

a. creating a strong demarcation between 'rural' and 'urban'

b. providing active frontages (i.e. a public road and JOAL) for future residential properties

c. providing additional vehicular access to Watercare Site

d. minimising excavation and earthworks

e. optimising the northern and western-slope and aspect

f. keeping with the neighbourhood's recently established built character.

0.1.8 These design principles also encapsulate relevant provisions of NPS-UD and RPS-B2, the AUP's expected urban design outcomes of the MHU zones and other provisions, as well as relate to the non-statutory Auckland Design Manual ('**ADM**').

0.1.9 Five development scenarios are created to indicate or visualise possible outcomes. Scenario 1 shows a permitted development scenario of one large detached house per lot/site, which follows on the existing provisions of CSL zone of the AUP. The other four scenarios are developed by following the AUP's existing subdivision standards and the standards of PC78 MHU zone with a set of assumptions, to indicate or visualise possible outcomes based on the structure plan and proposed precinct plan and its provisions, and to assess potential effects enabled by the Proposed Plan Change. These development scenarios are respectively:

a. **Scenario 1** – CSL Detached House, featuring:

i compliant house designs with the provisions of CSL zone of the AUP

b. **Scenario 2** – Urban development, Semi-Detached 2-Storey, featuring:

i two-storey semi-detached house in a group of two, as the dominant house type
ii each house having a direct frontage facing the public/semi-public realm

c. **Scenario 3** – Urban development, Triple-Attached 3-Storey, featuring:

i three-storey triple-attached (terraced) house in a group of three, as the dominant house type
ii each house having a direct frontage facing the public/semi-public realm

d. **Scenario 4** – Urban development, Infill 3-Storey – MDRS, featuring:

i three-storey terraced house in a building group of three in a spatial arrangement as a typical infill development, as the dominant house type
ii two out three houses in a building group having no frontage facing the public/semi-public realm

iii applying the building envelope of MDRS after parent lots are created/subdivided

e. **Scenario 5** – Urban development, Triple-Attached 2-Storey, featuring:

i two-storey triple-attached (terraced) house in a group of three, as the dominant house type
ii each house having a direct frontage facing the public/semi-public realm

0.1.10 Four urban development scenarios show the part of the Site seeking re-zoning can be developed in multiple ways to meet the objectives and policies of the Mixed Housing Urban zone enabled by MDRS and the Proposed Precinct, while comply with MHU zone's existing standards, MDRS and proposed standards of PC78.

0.1.11 In conclusion, the anticipated outcomes resulting from the structure plan and the precinct plan has due regard to the Site's context of the surrounding neighbourhood and individual properties in both urban and rural land. The nature of the likely built form enabled by this Proposed Plan Change integrates with the existing residential/urban environment contextually. The anticipated outcomes resulting from the structure plan shall enhance and complement the character and amenity of the surrounding neighbourhood. The types of housing and various potential development approaches enabled by this Proposed Plan Change meet the objectives and policies of the Operative MHU and PC78's MHU zones and the RPS-B2. The provisions of the NPS-UD are being suitably applied by the Proposed Plan change and precinct provisions to achieve a quality compact and well-functioning urban and enhanced rural environment.

0.1.12 Therefore, the purpose and principles of the RMA will be met from an urban design perspective.

0.1.13 To respond to Auckland Council's information requests under the clause 23(1) First Schedule of the Resource Management Act 1991 ('RFIs') in early July, the Proposed Precinct Plan and its provisions have been amended, to incorporate a proposed non-standard public road and stormwater treatment devices as part of this Proposed Plan Change. An additional development scenario – Scenario 6 (i.e. a public road in the form of cul-de-sac in Land Unit A) is developed, which does not alter the analysis, assessment and conclusion of this design statement.

1 Introduction

1.1 Purpose of this Design Statement

1.1.1 This design statement forms part of the submission for a Private Plan Change ('**the Proposed Plan Change**') to the Auckland Unitary Plan – Operative in Part ('**AUP**'), at 28, 30, 66, 76 Crestview Rise and 170 Settlement Road, Papakura ('**the Site**') by Harbour View Heights Limited Partnership. The Proposed Plan Change seeks to:

a. re-align the Rural Urban Boundary ('**RUB**') with natural/landscape and cadastral features including an existing spur/ridgeline, existing bush, and to be reinforced by proposed and rationalised property boundaries

b. re-zone a part of the Site to Mixed Housing Urban ('**MHU**') Zone from Countryside Living ('**CSL**') Zone under the AUP

c. create an AUP precinct ('**the Proposed Precinct'**) to address site-specific design considerations in response to the natural and built environment and informed by structure planning.

1.2 Context and Limitation of this Design Statement

1.2.1 This design statement is a part of supporting documents for the Proposed Plan Change. This design statement shall be read in conjunction with other supporting documents, such as the planning report, the Proposed Precinct provisions (prepared by RDBConsult), the landscape and visual effect assessment (prepared by Reset), civil, geotechnical and transport engineering assessments and culture value assessments.

1.2.2 All discussions and drawings referenced in this design statement shall be referred to the following specific versions of drawings:

a. Urban Form Design's drawings – "Crestview Rise Plan Change" ('**the urban design drawings**'), revision "For Private Plan Change', dated 31.08.2024

b. Reset's "Landscape and Visual Effects Assessment Appendix 2: Graphic Supplement" ('**the landscape graphics**'), dated 22.3.2024

c. Reset's "**Landscape Plan**", dated 22.3.2024.

1.3 Methodology and Structure of this Design Statement

1.3.1 This design statement begins by analysing the Site's historic and current context and characteristics, as well as the regulatory context.

1.3.2 A set of urban design principles are developed to guide the structure/precinct planning and inform the Proposed Plan Change. Subsequent master planning exercises have led to the creation of four different development scenarios of housing typologies and development yields. These four development scenarios are prepared to indicate what could take place on the Site, once the Proposed Plan Change becomes operative. These scenarios are illustrative only to assess the potential representative development effects enabled by the Proposed Plan Change/re-zoning and are not intended to be formally approved as part of

the Proposed Plan Change. Another development scenario is created by applying the development standards of the CSL Zone to represent and show the nature of the urban form and visual effects that can be done as a 'permitted activity' under the AUP at the moment.

1.3.3 This design statement assesses the four development scenarios under the set of urban design principles and critical design outcomes, provides an assessment against the relevant AUP objectives and policies to identify potential and relevant effects in relation to the development scenarios and the National Policy Statement on Urban Development.

1.4 Addendum

1.4.1 To respond to Auckland Council's information requests under the clause 23(1) First Schedule of the Resource Management Act 1991 ('**RFIs**') in early July 2024, questioning the suitability of the eastern JOAL, discussions and agreement in principle has been obtained with Auckland Council/Transport on the form of a proposed non-standard public road included as part of the Precinct provisions for the eastern part of the Site. Responding to stormwater related RFIs, stormwater treatment devices are proposed in the eastern past part of the Site. The Proposed Precinct Plan and its provisions have been amended, so as this design statement, in order to incorporate a proposed public road and stormwater treatment as part of this Proposed Plan Change.

2 Site Location, Context and Characteristics

2.1 The Site's Location and Suburban Context

2.1.1 Refer to the urban design drawings, Sheet UD006.

2.1.2 The Site is located on the eastern edge of Papakura (township/suburb) (Figure 1). The Site is about 2.2km away from Papakura Railway Station and town centre via Settlement Road which also functions as a thoroughfare to other nearby suburbs, such as Karaka, Takanini, Drury, as well as State Highway 1 (SH1). Dominion Road which is approximately 1km away from the centre of the Site, intersects Settlement Road as a key route to provide access to north and south.

2.1.3 A 150ha (1.5km^2) commercial/industrial/trade area is located to the south of Dominion Road and Settlement Road Intersection, which provides a number of employment opportunities. The Site is also in close proximity to a number of institution/education and recreational facilities.

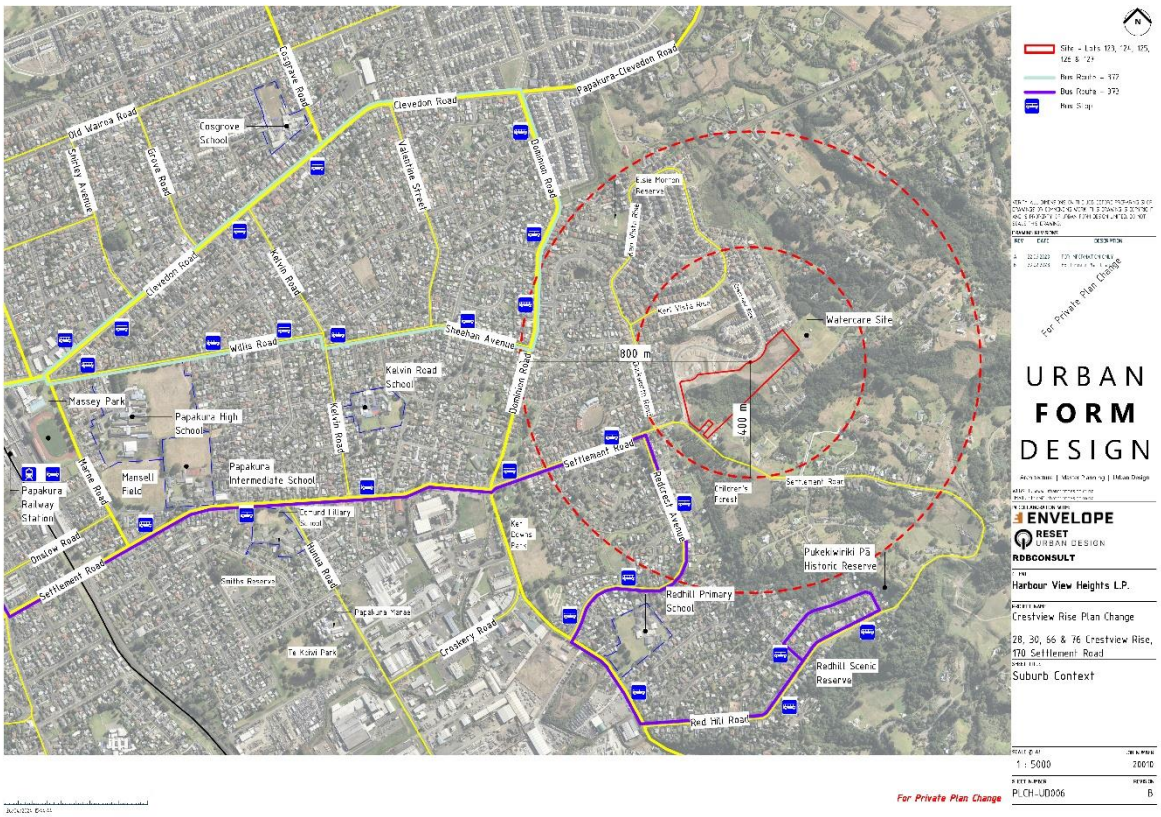

Figure 1: Suburb Context, refer to the urban design drawings, Sheet UD006 for the correct scale

Figure 2: Immediate Neighbourhood Context, refer to the urban design drawings, Sheet UD011 for the correct scale

2.2 The Site's History and Immediate Neighbourhood Context

2.2.1 Refer to the urban design drawings, Sheet UD011.

2.2.2 The Site has been a part of a neighbourhood development which was formerly located at 162, 164, 166, 166A Settlement Road and 255 Kaipara Road, also known as Crestview Rise Development ('**the wider neighbourhood development**') (Figure 2). The combined land area of these properties is/was 14.362ha, which was already zoned Urban Residential 3 under Papakura District Plan before the AUP was proposed (refer to page 6 of the landscape graphics).

2.2.3 A number of integrated subdivision and land use resource consent applications of multiple stages were approved between 2016 and 2024 to enable the construction of streets and 251 dwellings in the forms of:

a. 6 two-storey detached houses (not constructed)

b. 24 one-storey semi-detached (AKA duplex) houses (all constructed)

c. 210 two-storey semi-detached houses (mostly constructed, 10 under construction)

d. 11 three-storey terraced houses (under construction).

2.2.4 All dwellings were designed to be at relatively 'lower-cost' and 'lower-price' end of the housing market (Figures 3 & 4), i.e. relatively more affordable than the comparative dwellings which share similar dwelling characteristics, such as number of bedrooms, lot size, internal floor areas. The majority of the dwellings are now occupied or completed, except the detached and terraced houses which are yet to be completed

as well as a CSL zoned property at 255 Kaipara Road. The most common/dominant house type is double-storey semi-detached house. All dwellings are single-family houses. i.e. one house per lot and no multi-unit buildings/apartment buildings.

2.2.5 The net residential density[1] of the wider neighbourhood development excluding CSL properties is **38.4** dwelling per hectare (**dw/ha**). This calculation is based on:

> 251 (dwellings/lots) ÷ 65,422m^2 (the combined net private land area excluding vested public streets, but including jointly owned access lots and all types easements on private land) = **38.4 dw/ha**.

2.2.6 There are multiple easements for drainage/overland flow and a stream, which are 6,602m^2 in total. These easements cannot be used for any residential purpose. When these easements are excluded from the combined net private land area, the **genuine net residential density** of **the wider neighbourhood development** is:

> 251dw ÷ (65,422m^2 – 6,602m^2) = **42.7 dw/ha**.

2.2.7 One of the major driving 'forces' of the neighbourhood master plan/development is the formation and utilisation of Crestview Rise as a spine street for the entire neighbourhood development. It links Settlement Road in south and Keri Vista Rise in north, while provides street-frontages for a number of lots, including the Site. The connectivity and accessibility of Crestview Rise is further extended through three cul de sacs with relatively steep gradients and three jointly/commonly owned access lots ('**JOALs**'), which are:

a. Kotahitanga Street (approximately 12.5% at its steepest section)

b. Putiputi Way (approximately 14.8% at its steepest section)

c. Poruru Close

d. Papauma Place

e. Marples Place

f. Wahine Street.

Figure 3: Looking south, the Site (Lot 123) and wider neighbourhood development

Figure 4: Looking east, at the Site (Lot 124), on Crestview Rise

[1] Density is a number or value, which is one of the most important quantitative factor for understanding the correlation between projected growth, infrastructure planning/zoning and developments, establishing development scenarios and brief/proposals, assessing the quality of a development, especially in the context of "well-functioning urban environment" proposed by the National Policy Statement on Urban Development, comparing different developments, as well as visualising and the on-site amenity of developments. Other than the minimum and maximum average net site areas under the Subdivision Chapter, the AUP, including the PC78, has no direct residential density policies or targets per se within the objective of planning for a quality compact and well-functioning environment, density calculation and comparison are applied throughout this design statement for analysing the Site, its surrounding environment and regulatory context, as well as assessing and comparing development scenarios indicating potential outcomes enabled by this Proposed Plan Change.

2.3 the Site

2.3.1 Refer to the urban design drawings, Sheets UD011 and UD014.

2.3.2 The Site consists of five lots/properties which are:

Property Address	Legal Description	Land Area
28 Crestview Rise	Lot 123 DP 549093	1.0002ha
30 Crestview Rise	Lot 124 DP 549093	1.0054ha
66 Crestview Rise	Lot 127 DP 571188	1.0331ha
76 Crestview Rise	Lot 126 DP 571188	1.1453ha
170 Settlement Road	Lot 125 DP 571188	1.2673ha
Total/Combined Site Area		**5.4503ha**

2.3.3 In general, the Site abuts 12 recently subdivided/developed properties as parts of the wider neighbourhood development and fronts Crestview Rise to the north. A Watercare (reservoir) site is immediately to the north-east of the Site with an underlying Mixed Housing Suburban ('**MHS**') zoning inside the existing RUB, on the top of a spur. This reservoir serves Papakura sub/urban hinterland. Seven CSL zoned properties with a JOAL are immediately to the south-east of the Site; three of which (186, 188, 190 Settlement Road) sit on the spur which continues downwards through the Site (Figure 6). The Site also fronts Kotahitanga Street, Crestview Rise and Settlement Road to west. A 1,012m^2 CSL zoned lot/property, 168 Settlement Road, with a detached house is surrounded by the Site (i.e. not part of the Proposed Plan Change) and fronts Settlement Road.

2.3.4 An easement in favour of Watercare that runs along the southern boundary of the Site (Lots 123, 124 and 125), which is approximately 2.5m wide off the southern boundary. Another easement is located in Lot 126 for stormwater drainage in favour of Auckland Council (Figure 6).

Figure 5: Looking east, the Site and the wider neighbourhood development (on the left-hand side)

2.4 Site Topographical Characteristics

2.4.1 Refer to the urban design drawings, Sheet UD014. Due to the existing topography, access and built environment, there are four distinctive land units in the Site (Figure 6), including:

a. the **north-facing slope unit** = Unit A located within Lots 123 and 124, which abuts the existing/recently developed residential properties to the north and directly fronts Crestview Rise and is to the north of four (two directly abutting, two are behind a JOAL) CSL properties (which sit on a spur/ridgeline continuously running through the Site)

b. the **west-facing slope unit** = Unit B (to the north of the spur which continuously runs through the Site) located within Lot 127, which abuts the existing/recently developed residential properties to the north and directly fronts Kotahitanga Street and Crestview Rise

c. the **existing bush unit** = Unit C in a gully to the south of the spur, located across Lots 124, 125, 126 and 127, which is a part of connected bush area through neighbouring CSL properties

d. the **southern unit** = Unit D located within Lots 125 and 126, which is the remainder discounting the bush area and is accessed from Settlement Road practically.

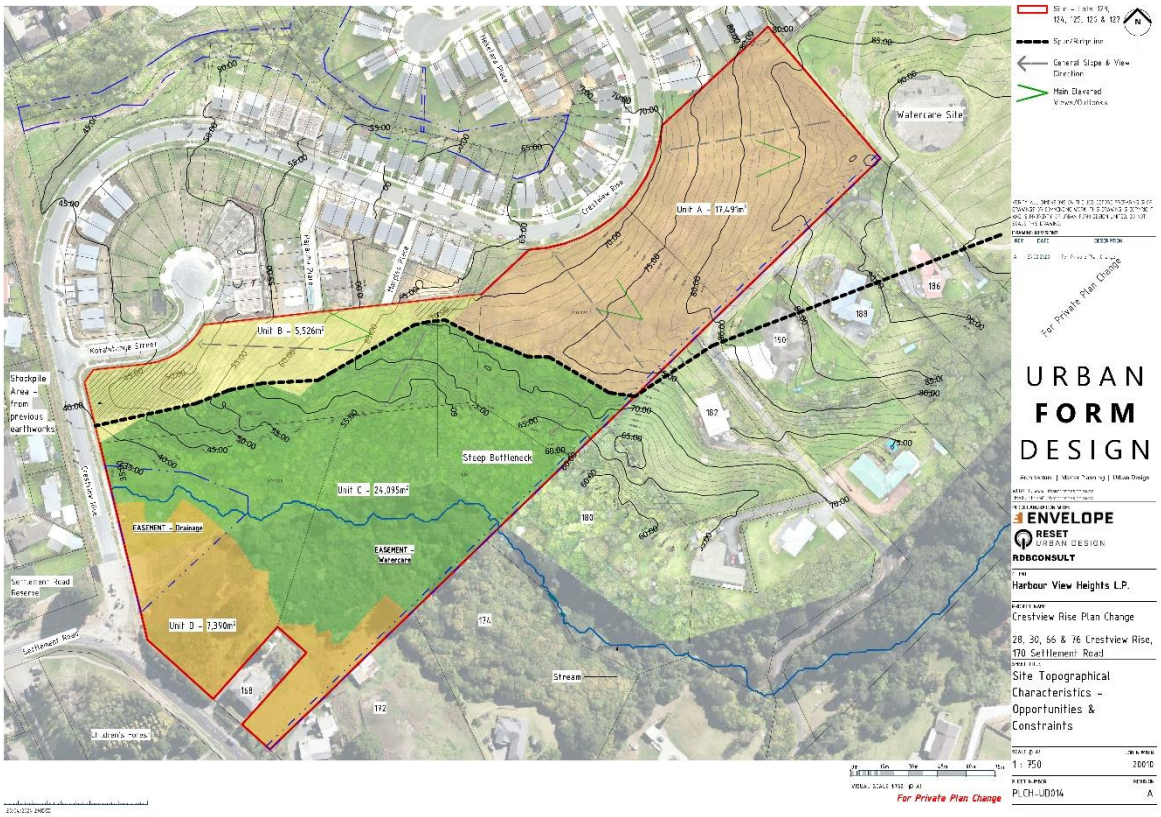

Figure 6: Site Topographical Characteristics – Opportunities and Constraints, refer to the urban design drawings, Sheet UD014 for the correct scale

2.5 North-Facing Slope Unit – Unit A

2.5.1 The landform of Unit A is located in the majority of Lots 123 and 124. This land unit was shaped/'earth-

worked' as part of the wider neighbourhood development under previous resource consent approvals. The topographical characteristics, such as slope directions and gradients, how to respond/connect to the existing spur/ridgeline, are similar to and continuous of the wider neighbourhood. i.e. the land generally slopes down in a north and north-west direction towards the crescent section of Crestview Rise. The average maximum gradient of slope in this land unit is around is 1m (height) in 5m (length).

2.5.2 Unit A abuts the rear or side boundaries of the existing residential properties in the two street-blocks, to the north and west. Similar to most properties on the southern and eastern sides of Crestview Rise, most of the Unit A has elevated north/north-west facing views/outlooks over Papakura and Manukau. The majority of the land in Unit A is higher than the two separated street-blocks. Hence many of the elevated views from the Site will be likely be unobstructed by recent development.

2.5.3 The above characteristics and civil engineering and geotechnical engineering characteristics (refer to civil and geotechnical engineering reports) make this land unit physically suitable for further and similar types of developments as the two adjacent street-blocks.

2.6 West-Facing Slope Unit – Unit B

2.6.1 The landform of Unit B was also shaped/'earth-worked' as part of the wider neighbourhood development. The land unit is completely located within Lot 127. The land generally slopes down in a west direction towards Crestview Rise and Kotahitanga Street. The average maximum gradient of slope in this land unit is around is 1m (height) in 5m (length).

2.6.2 Unit B abuts the rear or side boundaries of the existing residential properties in one street-block to the north. This street-block was also developed/'earthworked' together with the Site, as part of the wider neighbourhood development. There is a stockpile area of earth on the lower part of Unit B (Figure 6), which is a remnant of the earthworks from the wider neighbourhood development and will be removed as part of a future resource consent.

2.6.3 The topography of a spur or 'bottleneck' strip of land between the ridgeline and the rear boundaries of the street-block to the north (where Unit B abuts Unit A) is relatively steep. This is because the distance between the ridgeline and rear boundaries is relatively short. Without significant earthworks and retaining, this land unit is not suitable for intensive urban development.

2.6.4 Most of Unit B has elevated north/north-west facing views/outlooks over Papakura and Manukau. Much of the land in Unit B is higher than the street-block to the north. Hence many of the elevated views from the future dwellings will likely be unobstructed by recent development.

2.6.5 The above characteristics are considered in the civil engineering and geotechnical engineering assessments (refer to civil and geotechnical engineering reports). Those reports indicate that the majority of this land unit is physically suitable for further and similar types of developments as the adjacent street-block.

2.7 Existing Bush Unit – Unit C

2.7.1 Unit C sits across four Lots – Lots 124, 125, 126 and 127. This land unit consists of a steeply contoured and gullied escarpment with connected bush with a stream running through the gully area (refer to

Bioresearches' ecological report for the extent and quality of bush), to the south of the spur/ridgeline located across Lots 124, 125, 126 and 127. This bush is a part of connected bush area through neighbouring CSL properties. A stormwater drainage easement in favour of Auckland Council is located in Lot 126 covers a part of Unit C.

2.7.2 The above land characteristics (slope and bush) make this land unit not suitable for urban housing development and its retention as a countryside living zone is appropriate.

2.8 Southern Unit – Unit D

2.8.1 Unit D is located to the south of Unit C in Lots 125 and 126, which is the remainder of the Site discounting the Units A, B and C. This Unit is practically accessed from Settlement Road. The land in Unit D slopes down towards both Unit C and Settlement Road. This land unit abuts two CSL neighbouring properties, 168 and 172 Settlement Road, i.e. this land unit is not connected with any urban/suburban properties. 168 Settlement Road is surrounded by Unit D. Children's Forrest, a 6ha park, (135R Settlement Road) is on the south-western side of Settlement Road.

2.8.2 The general location, site constraints and limited effective land area, topography and relationship with neighbouring properties make this land unit not suitable for urban housing development and its retention as a countryside living zone is appropriate.

3 Statutory Context, Permitted Activity under the Auckland Unitary Plan, MDRS and Plan Change 78

3.1 Resource Management Act 1991 ('RMA', the Act)

3.1.1 Part 2 of the RMA sets out the purpose and principles of the Act. Section 5 of the RMA states:

> *"(1) The purpose of this Act is to promote the **sustainable management** of **natural** and **physical resources**.*
> *(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their **social**, **economic**, and **cultural well-being** and for their health and safety while—*
> *(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
> *(b) safeguarding the life-supporting capacity of **air**, **water**, **soil**, and **ecosystems**; and*
> *(c) avoiding, remedying, or mitigating any **adverse effects** of activities on the environment."*[2]

3.1.2 Section 6 lists the matters of national importance which shall be recognised and provided for.

> *"6 Matters of national importance*
> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*
> *(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
> *(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
> *(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
> *(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
> *(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
> *(f) the protection of historic heritage from inappropriate subdivision, use, and development:*
> *(g) the protection of protected customary rights:*
> *(h) the management of significant risks from natural hazards."*[3]

3.1.3 There are no s6 matters which are considered to be specifically relevant to the urban design aspects of this Proposed Plan Change.

3.1.4 Section 7 of the RMA outlines other matters to have regard to. Matters relating to quality environments, specially built environment and efficient use and development of natural and physical resources, are considered to be relevant to the urban design aspects of this Proposed Plan Change. Therefore, these matters are assessed throughout this design statement.

> *"7 Other matters*
> *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—*
> *(a) kaitiakitanga:*
> *(aa) the ethic of stewardship:*

[2] Resource Management Act 1991, Version as at 24 August 2023
[3] Resource Management Act 1991, Version as at 24 August 2023

(b) the efficient use and development of natural and physical resources:

(ba) the efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) intrinsic values of ecosystems:

(e) [Repealed]

(f) maintenance and enhancement of the quality of the environment:

(g) any finite characteristics of natural and physical resources:

(h) the protection of the habitat of trout and salmon:

(i) the effects of climate change:

(j) the benefits to be derived from the use and development of renewable energy."[4]

3.2 National Policy Statement on Urban Development 2020 and Plan Change 80 ('PC80') – Amendments to the Regional Policy Statement of the Auckland Unitary Plan – B2 Urban growth and form ('RPS-B2')

3.2.1 The National Policy Statement on Urban Development 2020 ('**NPS-UD**') came into force in August 2020. Responding to and deriving from the NPS-UD, Plan Change 80 ('PC80') of the AUP integrates the concepts and terms of "well-functioning urban environment", urban resilience to the effects of "climate change" and "qualifying matters", into objectives and policies in several chapters of the Regional Policy Statement (RPS), in particular B2 Urban growth and form ('**RPS-B2**').

3.2.2 The following objectives and policies are directly related to and inform the provisions and preparation of the urban design/structure planning aspects of this Proposed Plan Change:

"well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future."[5]

"improve housing affordability by supporting competitive land and development markets."[6]

"enable more people to live in …" an area of "an urban environment in" an area with "high demand for housing"[7]

develop "New Zealand's urban environments" … "in response to the diverse and changing needs of people, communities and future generations"[8]

"Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

(a) have or enable a variety of homes that:

(i) meet the needs, in terms of type, price, and location, of different households; and

(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;…"[9]

3.3 Existing Auckland Unitary Plan – Rural Urban Boundary (RUB)

3.3.1 Refer to the urban design drawings, Sheet UD008.

3.3.2 The existing RUB follows the same alignment as the Metropolitan Urban Limit ('**MUL**') boundary which

[4] Resource Management Act 1991, Version as at 24 August 2023
[5] the National Policy Statement on Urban Development 2020, Objective 1
[6] the National Policy Statement on Urban Development 2020, Objective 2
[7] the National Policy Statement on Urban Development 2020, Objective 3
[8] the National Policy Statement on Urban Development 2020, Objective 4
[9] the National Policy Statement on Urban Development 2020, Policy 1

generally guided the growth, zoning and land development pre the AUP time. The MUL and then RUB have been predominantly aligned with property boundaries in the vicinity of the Site, except in the Watercare Site where the RUB circles around a water reservoir rather than follows property boundaries. Topographical features, such as spur/ridgelines, water catchments, appear to have not been particularly considered in relation to the MUL or RUB alignment in the vicinity of the Site. Papakura District Plan zoning reflects such approach (refer to the landscape graphics – page 6).

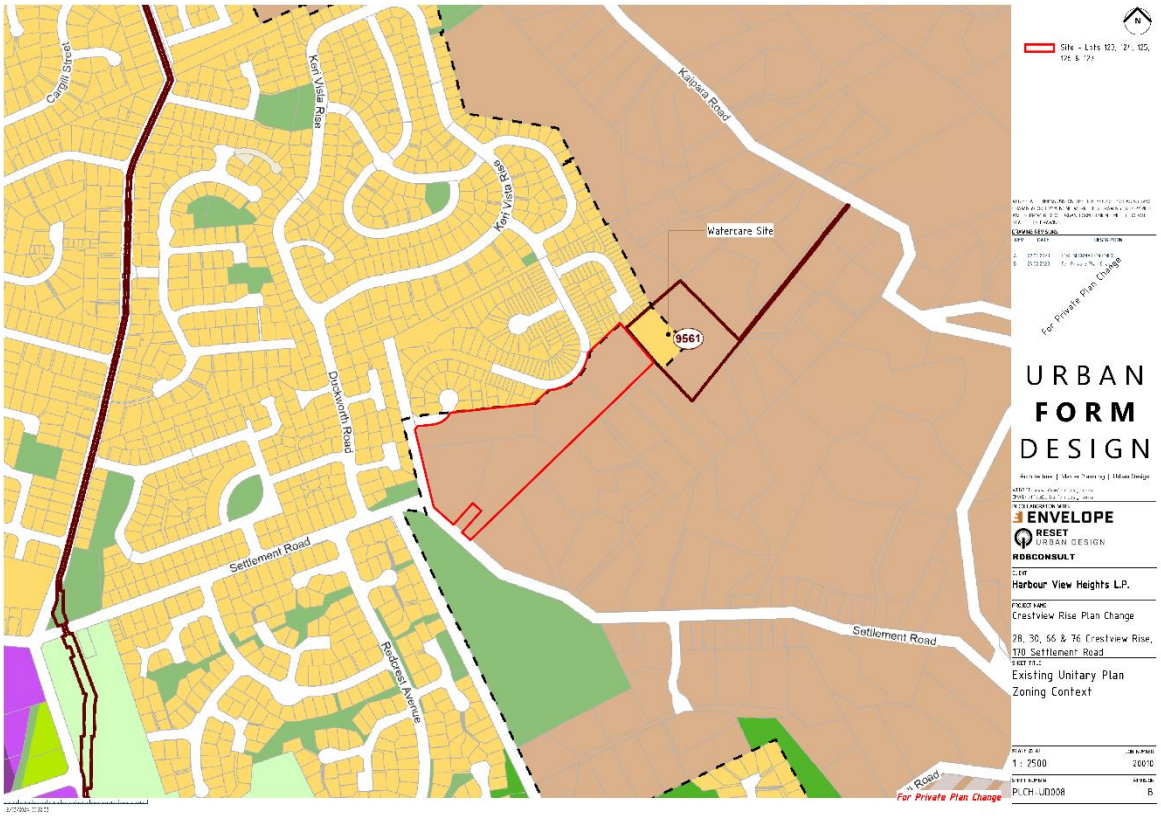

Figure 7: Existing Unitary Plan Context, refer to the urban design drawings, Sheet UD008 for the correct scale

3.4 Existing Auckland Unitary Plan – Zoning

3.4.1 Refer to the urban design drawings, Sheet UD008.

3.4.2 The Site is zoned as Countryside Living ('CSL') under the AUP (Figure 7). The Site shares a common border with multiple properties which are zoned MHS under the AUP. This border aligns with the RUB. MHS zone is the most common zoning in adjacent neighbourhoods and wider Papakura suburb. The wider neighbourhood development was designed and approved based on the provisions of MHS zone through multiple integrated subdivision and land use resource consents, in which some MHS standards were infringed or disregarded. These standards include:

a. height in relation to boundary ('**HIRTB**', H4.6.5) standard alone then proposed lot side boundaries

b. alternative height in relation to boundary ('**AHIRTB**', H4.6.6) standard alone then proposed lot side boundaries (i.e. many of existing semi-detached houses in the wider neighbour development already appear and function like attached/terraced houses despite side yards between every two houses).

3.4.3 Under the CSL zone, in the context of the Site, the permitted standards in relation to buildings include:

a. 9m maximum building height (H19.10.2)

b. minimum 10m front yard (H19.10.3)

c. minimum 12m side yard and rear yard (H19.10.3)

d. 2,000m^2 specific building area which is clear of all yards listed above (E39.6.1.1(3)(a))

3.4.4 As per these standards, if a site/lot's land area is 1ha, such as Lot 123, a building coverage could be 20 per cent with a building footprint of 2,000m^2, with two to three-storey building height. The building mass of such dwellings in Lots 123, 124 and 127, may be significantly visually dominant in the Site.

3.4.5 As discussed above, the land where Watercare's water reservoir is located is zoned MHS, while properties to its eastern, southern and western sides are all zoned CSL, including the Site.

3.5 Mixed Housing Urban Zone and Proposed Plan Change 78 ('PC78'): Intensification

3.5.1 Refer to the urban design drawings, Sheet UD017.

3.5.2 The currently zoned MHS properties abutting and adjacent the Site (discussed above) are zoned MHU in PC78. According to Auckland Council:

> *"[t]his proposed plan change[10] [PC78] responds to the government's National Policy Statement on Urban Development 2020 (amended in 2022) and requirements of the Resource Management Act. These mean the council must:*
> • *enable more development in the city centre and at least six-storey buildings within walkable catchments from the edge of the City Centre, Metropolitan Centres and Rapid Transit Stops*
> • *enable development in and around neighbourhood, local and town centres*
> • *incorporate Medium Density Residential Standards [('MDRS')] that enable three storey housing in relevant residential zones in urban Auckland*
> • *implement qualifying matters to reduce the height and density of development required by the RMA to the extent necessary to accommodate a feature or value that means full intensification is not appropriate."*[11]

3.5.3 Under the Schedule 3A of the RMA, in particular MDRS, three dwellings of up to three-storey with various building typologies, are permitted on most residential-zoned properties unless a 'Qualifying Matter' applies. This is similar to AUP's MHU and MHS zones' standards (i.e. three dwellings as of right). However, MDRS introduces a much greater or larger building envelope (such as HIRTB, building height, building coverage, front-yard setback and so on), in the application of these mandatory standards limited to three dwellings per development site.

3.5.4 Other than incorporating compulsory MDRS provisions into the AUP, PC78 also proposes to introduce a number of additional and/or modified objectives, policies and standards (modified from the current MHU standards) for development containing four or more dwellings and any other development. A number of new objectives and policies including ones derived from NPS-UD and RPS-B2 are included in PC78, such as:

[10] Proposed Plan Change 78

[11] https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=140

*"**H5.2(A1)** 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.*
*"**H5.2 (B1)** 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-storeybuildings."

3.5.5 PC78 also proposes to introduce 'brand-new' standards which apply to developments involving four or more dwellings per site (subject to independent hearing panel consideration and decision). These standards are:

a. **H5.6.18 Windows to street and private vehicle and pedestrian accessways**, to "provide for passive surveillance while maintaining privacy for residents and users"

b. **H5.6.19 Deep soil area and canopy tree**, to "build resilience to climate change effects through provision of deep soil areas that support canopy trees, which assist in removing carbon, reducing urban heat island effects and enabling the infiltration of stormwater"

c. **H5.6.20 Safety and privacy buffer from private pedestrian and vehicle accessways**, to "provide a reasonable standard of safety and privacy for ground floor dwellings located adjacent to pedestrian and vehicle accessways"

d. **H5.6.21 Residential waste management**, to "provide accessible on-site storage space for waste bins and safe vehicle access for the collection of waste (refuse, recyclables and food scraps) for dwellings However density remains the same".

3.5.6 All the existing MHU and PC78 proposed standards (or their intent) are implicitly considered or incorporated into the structure plan, development scenarios and typical dwelling layouts and forms as indicated in the urban design drawings. Four additional standards above may apply (depending on timeframes for PC78 decisions and the Proposed Plan Change) and can be incorporated into future resource or building consents for the Site.

3.5.7 PC78 does not modify the minimum site area for subdivisions involving parent sites **less than 1ha**, which remains at **300m^2** for a vacant site.[12] PC78 also does not modify the minimum net site area for subdivisions involving parent sites of **1ha or greater**, which remains at **240m^2** for minimum net site area and **300m^2** for minimum average net site area, while **360m^2** for maximum average net site area.[13]

3.5.8 According to the Schedule 3A of the RMA, in the context of MDRS, "density standard" means:

"a standard setting out requirements relating to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to streets, or landscaped area for the construction of a building".[14]

3.5.9 These individual requirements (also known as planning controls historically) are mostly related to building envelopes and buildings' bulks and locations in relation to specific sites. However, MDRS does not specify the sites' land area. i.e. these requirements are not made relevant to a land/site area/value (e.g. m^2), as opposed to what is prescribed under the AUP, e.g. "minimum net site area for vacant proposed sites" under E38.8.2.3.1 and E38.8.3.1 of the AUP". Such disconnection between the MDRS requirements of the building envelope and a density value (i.e. a site area) is clearly stated in the clause 8 of the Schedule 3A:

[12] E38.8.2.3.1 Minimum net site area for subdivisions involving parent sites of less than 1 hectare
[13] E38.8.3.1.1 Minimum net site areas for subdivisions involving parent sites of 1 hectare or greater
[14] Resource Management Act 1991, Version as at 24 August 2023

"Without limiting clause 7, there must be no minimum lot size, shape size, or other size-related subdivision requirements for the following:
(a) any allotment with an existing residential unit, if—
(i) either the subdivision does not increase the degree of any noncompliance with the density standards in the district plan (once incorporated as required by section 77G) or land use consent has been granted; and
(ii) no vacant allotments are created:
(b) any allotment with no existing residential unit, where a subdivision application is accompanied by a land use application that will be determined concurrently if the applicant for the resource consent can demonstrate that—
(i) it is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit; and
(ii) each residential unit complies with the density standards in the district plan (once incorporated as required by section 77G); and
(iii) no vacant allotments are created"

3.5.10 While complying with all requirements listed in Schedule 3A, having three dwellings at a typical 600m^2 suburban site is completely different from having three dwellings at a typical 300m^2 city-fringe-suburb site, with completely different effects on the environments. Firstly, the actual density values at these two sites, i.e. net dw/ha or people per hectare, are significantly different. Secondly, overall and average building size/building bulks and internal floor areas are much smaller in a smaller site. Thirdly, building typologies may be completely different; and three dwellings may be in the forms of three detached houses, two semi-detached houses with one detached house, triple-attached/terraced houses, a two or three-storey apartment building, or a detached house with a one-storey apartment building. Fourthly, the number of people who are able to live in the three dwellings varies at these two sites, due to different sizes of internal floor areas and building typologies.

3.5.11 Without specific and subdivided vacant sites (as opposed to 'un-subdivided' land like the Site), MDRS contains a few 'un-quantifiable' standards which cannot be used to establish, visualise or indicate a typical development scenario alone. As discussed above, analysing density is one of the most important quantitative methods for establishing development scenarios and assessing the quality of a development, especially in the context of "well-functioning urban environment" with a quality compact urban form (as per PC80 Objective B2.2.1(1)). Therefore, generally, the 300m^2 minimum vacant site size for MHU zone applied as a baseline to establish development scenarios enabled by the Proposed Plan change and to assess potential effects in relation to urban design.

3.6 Existing Auckland Unitary Plan – Appendix 1 ('Appendix 1') Structure plan guidelines

3.6.1 As a part of the preparation of this Proposed Plan Change, a structure plan is developed to inform a precinct plan. According to Appendix 1 of the AUP, "[t]he regional policy statement [RPS] promotes the preparation of structure plans as a precursor to plan changes and to support … (1) identifying greenfield land suitable for urbanisation".[15] This Proposed Plan Change identifies, investigates and addresses all matters listed in Appendix 1 of the AUP for the structure plan. These matters are:

"1.4.1. Urban growth
1.4.2. Natural resources

[15] 1.2 Structure planning in the context of the plan change process, Appendix 1 of the AUP.

1.4.3. Natural and built heritage

1.4.4. Use and activity

1.4.5. Urban development

1.4.6. Transport networks

1.4.7. Infrastructure

1.4.8. Feedback from stakeholders".[16]

3.6.2 More relevant to the urban design/structure planning of the Site and the context of this Proposed Plan Change, "1.4.5 Urban development" states:

> *"(1) A desirable urban form at the neighbourhood scale including all of the following:*
> *(a) a layout providing pedestrian connectivity with a network of streets and block sizes which allow for a choice of routes, particularly near centres and public transport facilities;*
> *(b) provision of a diversity of site sizes within blocks to enhance housing choice, accommodate local small-scale community facilities and where appropriate enable a range of business activity and mixed use;*
> *(c) provision of open spaces which are highly visible from streets and of a scale and quality to meet identified community needs;*
> *(d) appropriate transitions within and at the edge of the structure plan area between different land use activities, intensities and densities; and*
> *(e) the application of an integrated stormwater management approach within developments to reduce impacts on the environment while enhancing urban amenity."*

3.6.3 These 'sub-matters' are particularly identified, investigated and addressed below in this design statement, as part of a structure planning process.

3.6.4 Appendix 1 also states some external documents to be considered where appropriate, when preparing structure plans. This Proposed Plan Change, structure plan and subsequent development scenarios incorporate the guidance of Auckland Council's Auckland Design Manual's ('**ADM**') Subdivision & Neighbourhood Design Section. The ADM guidance summarises six elements of urban development, which include natural environment, movement networks, use and activity, urban structure, built form and community. The discussions and analyses of these six elements can be found throughout discussions below.

[16] 1.4 Structure planning in the context of the plan change process, Appendix 1 of the AUP.

4 The Proposed Plan Change and Urban Design Principles

4.1 The Proposed Plan Change

4.1.1 Refer to the urban design drawings, Sheets UD016, UD017, UD018 and UD019.

4.1.2 Derived from a structure planning or master-planning exercise, the Proposed Plan Change seeks to:

a. re-align the RUB with the existing spur, existing bush area and proposed and rationalised property boundaries

b. re-zone the majority of Land Units A and B (approximately 2ha, excluding the 'bottleneck' strip) to MHU which is the same zoning of the neighbouring urban residential and Watercare properties on both sides of Crestview Rise, as per PC78 (Figure 8) and include the mandatory obligations of MDRS

c. create and apply a precinct (the proposed precinct plan) with precinct provisions to facilitate a 'soft green' transition (refer to landscape report) between the MHU and CSL zones in an integrated and comprehensive manner, by incorporating elements of the structure/precinct plan which include:

   i vehicle and pedestrian accesses in the forms of a JOAL and a public road
   ii general locations of stormwater rain-gardens and ponds (refer to engineering report)
   iii a 10m wide planted rural buffer between the proposed RUB and the Site's south-eastern boundary
   iv a planting protection area covering the existing bush, rural buffer and the bottleneck area
   v adopting and integrating MDRS.

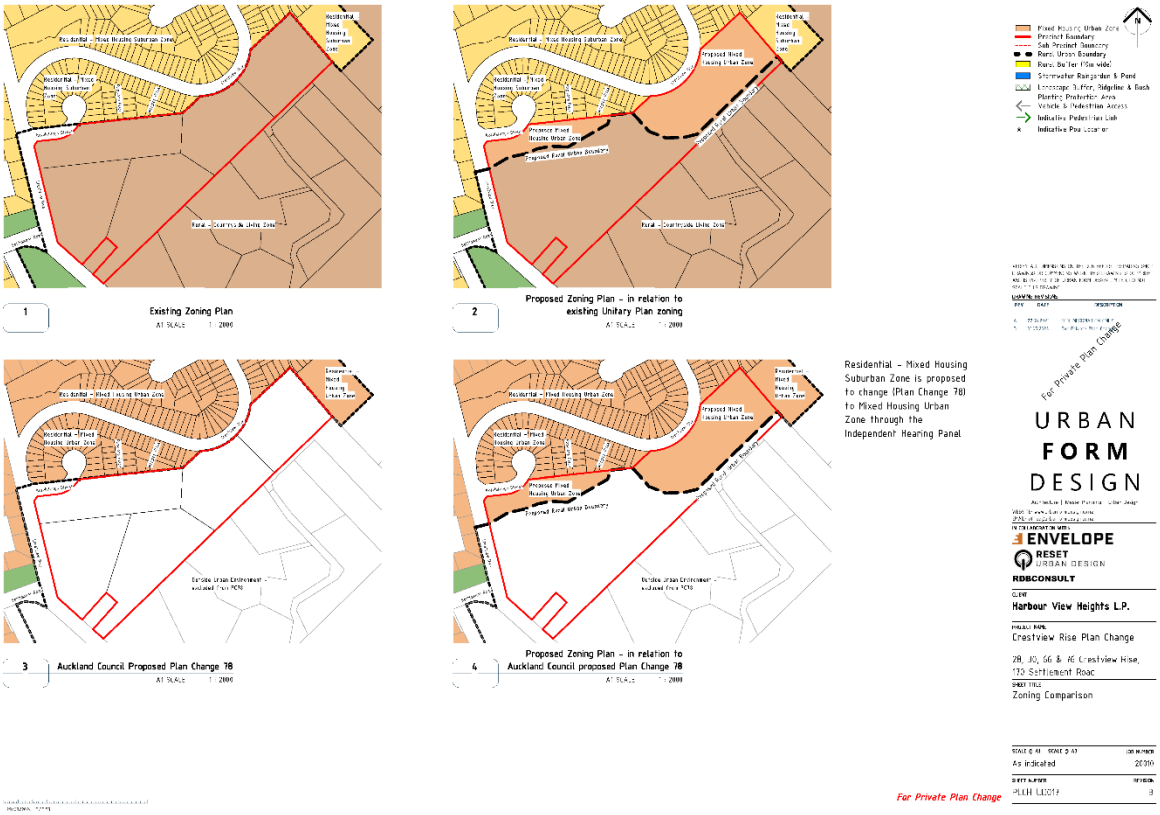

Figure 8: Zoning Comparison, refer to the urban design drawings, Sheet UD017 for the correct scale

4.2 Urban Design Principles for the Structure Plan and subsequent Indicative Development Scenarios

4.2.1 Refer to the urban design drawings, Sheets UD014, 016, 017, 018, 019 and 099a.

4.2.2 With due regard to the relevant RPS-B2 objectives and policies e.g. B2.3.1 and B2.3.2 and Appendix 1, a set of collaborating design principles is developed to inform a structure/precinct plan and subsequent development scenarios and assessment under Section 5 below (Figure 9) for the Site, which:

a. guides and explains the rationale behind the Proposed Plan Change, as summarised above (refer to the urban design drawings, Sheets UD016, 017, 018 and 019)

b. illustrates the logic and rationale of the Proposed Crestview Rise Precinct provisions as a part of the Proposed Plan Change (refer to the urban design drawings, Sheet UD018)

c. reflects relevant AUP provisions and six elements of urban development, as summarised in the ADM

d. can be used as a basis to assess the quality of the urban design outcomes of the structure/precinct plan

e. can be used as a basis for illustrating and assessing various development scenarios.

4.2.3 Design principles developed for guiding and creating the structure/precinct plan encapsulate the AUP's expected urban design outcomes of the MHU zones and other provisions of the AUP. These design principles include:

a. creating a strong demarcation between 'rural' and 'urban'

b. providing active frontages (i.e. road and JOAL) for future residential properties

c. providing additional vehicular access to Watercare Site

d. minimising excavation and earthworks

e. optimising the northern and western-slope and aspect

f. keeping with the neighbourhood's recently established built character

4.3 Design Principle 1 – Creating a Strong Demarcation between 'Rural' and 'Urban'

4.3.1 The proposed RUB is generally aligned with the existing ridgeline and spur to define, retain and emphasise the different topographical characteristics per land unit (as discussed above), especially in the western part of the Site. The spur/bottleneck strip of land between the ridgeline and existing neighbouring properties is proposed to be outside the RUB and to be part of planting protection area, because this strip of land is unlikely to be suitable for the type of urban development envisaged in the MHU zone. In this regard, the broader landform including the ridgeline and spur becomes a visual and physical rural urban boundary (which will be enhanced with extensive planting) thereby enclosing and completing the broader of Crestview subdivision and development as largely perceived from the public realm.

4.3.2 A 10m wide 'Rural Buffer' area (approximately 1,500m^2 total, including approximately 400m^2 Watercare easement land) is proposed between the proposed RUB and the Site's south-eastern boundary, where the ridgeline is slightly away from the boundary and running through the three neighbouring CSL properties/houses (186, 188 and 190 Settlement Road). Watercare's easement is 2.5m wide out of the 10m. i.e. 7.5m wide land (approximately 1,100m^2) provides more opportunities and space for large

landscape/planting treatment (refer to the landscape report). As a result of significant landscaping/planting, this Rural Buffer is intended to not only create a clear visual and physical separation/screening between the rural land/CSL properties and proposed urban area, but also intended to integrate with the existing bush/vegetations to provide greater visual and ecological benefits. i.e. the RUB will be strongly demarcated and differentiated by planting and be visible from distant locations.

4.3.3 This buffer area also ensures a minimum distance/separation of 17m between future houses on the Site and the existing CSL properties. i.e. 10m wide buffer area + 1m yard setback of MHU zone + right of way of the CSL properties. The minimum distance between future houses and the closest CSL house at 190 Settlement Road is approximately 27m (16m between a proposed house and the Site south-eastern boundary). Compared to the 12m rear-yard setback under CSL zone, the proposed buffer area potentially results 1m shorter building-to-building distance (12m + 16m = 28m), the 27m building-to-building distance enabled by this Proposed Plan Change. In conjunction with landscaping/planting, this approach will ensure sufficient separation reducing potential overlooking concerns and retention of views and natural amenity for the CSL properties.

4.3.4 In summary, the form of the rural buffer area proposed (effectively as part of a strong demarcated RUB) shows careful edge and boundary treatment in regard to the CSL properties in particular, and is an appropriate transition between different building types and density.

4.4 Design Principle 2 – Providing Active Frontages for Future Properties

4.4.1 Properties' frontages or building orientations (i.e. properties' main entrances facing the public realm) are important to environmental, social and economic sustainability and residents' well-being. Crestview Rise and Kotahitanga Street shall continue to be directly fronted by future properties/main entrances of the future properties (e.g. Figures 9, 10 & 11). This will have the benefits of providing direct passive surveillance and physical and social engagement or connection.

4.4.2 Responding to the RFIs, in particular transport matters, a public road (in the form of a cul-de-sac) is proposed through Land Unit A to connect between Crestview Rise and the Watercare site, provide access, on-street car parks and frontages for future lots within the land unit. A JOAL can be proposed on Land Unit B to provide access off Kotahitanga Street, while functioning as a semi-public realm for future lots to front to.

Figure 9: Indicative Perspective View - Crestview Rise, refer to the urban design drawings, Sheet UD991

Figure 10: Indicative Perspective View – JOAL R101, refer to the urban design drawings, Sheet UD993

Figure 11: Indicative Perspective View – Kotahitanga Street, refer to the urban design drawings, Sheet UD994

4.5 Design Principle 3 – Providing additional Vehicular Access to Watercare Site

4.5.1 Watercare has expressed their desire to create a new main access through the Site, to service their reservoir at 279 Kaipara Road, Papakura. One public road (which is envisaged to be vested by Auckland Council/Transport), R101, (refer to the urban design drawings, Sheet UD099a) is proposed to connect Crestview Rise and the reservoir site for vehicular and pedestrian access. The public road is designed to be suitable for service vehicles for the Watercare site, in terms of its horizontal and vertical dimensions and spatial arrangements. The general alignment and positioning of the public road are flexible and able to allow a turning head to be located at the eastern end of the public road, which can be big enough for large sizes of vehicles (including trucks).

4.6 Design Principle 4 – Minimising Excavation and Earthworks (refer to engineering drawings)

4.6.1 Both indicative JOAL and public road locations are positioned to:

a. avoid the JOAL and public road cutting into or near the existing ridgeline and spur (i.e. retain the visual and physical prominence of the ridgeline and spur)

b. retain the existing topographical characteristics (e.g. general landform/shape, slope gradients, slope directions, main views)

c. minimise amount of earthworks required for constructing the JOAL and public road (e.g. R101 is proposed to mostly run parallel with the existing contour line)

d. provide a gentle and pedestrian-friendly gradient where possible (refer to engineering drawings), such as dedicated footpaths on the sides of the JOAL and public road

e. allow ‘stepping/terraced’ lots on each side of public road (R101) to utilise the Site’s northern/western slope aspect

f. allow the future lots to front to, while respective future houses sit perpendicular to the contour lines (i.e. minimising amount of earthworks within future lots)

g. overall minimise retaining walls and/or utilise future houses to visually screen retaining structures, if required as part of the integrated dwelling design

h. avoid significant retaining structures along street or JOAL frontages.

4.6.2 This design principle and rationale encapsulate the expected outcomes of E12.3(1) of the AUP which requires activities to “[m]anage the amount of land being disturbed at any one time” to “avoid, remedy or mitigate adverse effects”.

4.7 Design Principle 5 – Optimising Northern and Western-Slope Aspects

4.7.1 The structure/precinct plan anticipates all future lots to be predominantly orientated to north or west, due to the topography and proposed alignments and orientations of the JOAL and public road, as well as the ‘stepping’ lots. This set of arrangements allow future lots to:

a. maximise solar gains within each lot and respective house

b. ensure on-site amenity by including:

   i un-obstructed views/outlooks towards north and west – e.g. Manukau Harbour, from bedrooms or living spaces, as a result of having 'stepping' lots across the Site
   ii dual private outdoor spaces – dedicated front yard and elevated principal outdoor living spaces/decks directly connected and integrated with kitchen-dining-living spaces
   iii outdoor spaces which avoid shadowing from neighbouring houses for more than four hours a day

c. promote the perception of being directly included and connected with the immediate neighbourhood due to each future lot's orientation with direct walkways/footpaths between houses' front entrances and public or semi-public realms.

4.7.2 This design principle captures the intended purposes of AUP's existing and proposed provisions in relation to 'windows to street and private vehicle and pedestrian accessways' and 'safety and privacy buffer from private pedestrian and vehicle accessways'.

4.8 Design Principle 6 – Keeping with the Neighbourhood's recently Established Built Character

4.8.1 As discussed above, the Site (area to be re-zoned) was and is perceived as part of the wider neighbourhood development. The dominant house typology along Crestview Rise and adjacent to the Site is single family two-storey semi-detached houses situated in an average 180m^2 lot (per house/dwelling). As there are significant similarities between the standards of current MHU and MHS zones, the most consented/constructed houses already show characteristics of planned/permitted building envelopes or development standards of the MHU zone, such as maximum building coverage, maximum building height, building bulks' response to HIRTB recession planes.

4.8.2 In order to avoid, remedy or mitigate adverse effects on the very recently developed wider neighbourhood and other CSL neighbouring properties, applying structure/precinct plan with the AUP E38 subdivision provisions will guide future development to occur in such manner, as to be able to:

a. subdivide and orientate development (infrastructure and dwellings) in a similar manner as the wider neighbourhood development, such as:

   i super-lots with similar lot depths
   ii each lot to have its own and direct public/semi-public frontage
   iii each lot to be perpendicular to its front boundary, so that future houses may address the public/semi-public realm directly and completely

b. ensure future lots with similar approaches to lot-level changes/differences, as the wider neighbourhood development, i.e. most lots to be perpendicular to the contour lines, so that gradual level/topographical transitions may occur within each lot, while the amount of earthworks may be reduced and retaining structures may be screened by the respective house

c. avoid 'rear-lots' with narrow driveways

d. enable the future lots to accommodate similar and/or potentially more intensive house typologies, through:

   i locating the JOAL and public road (R101) to set fairly equal lot depths within each 'super-lot'

ii changing the lot width, rather than the lot depth, to allow different sizes and types of houses to occur, depending on individuals' choices, demographics, market demands

iii providing flexibility to respond to different market demands over time without needing to re-design and re-locate the JOAL and public road

iv providing certainty and simplicity for infrastructure/service needs, locations and construction

v maintaining consistent lot frontages and consistent passive surveillance towards the public/semi-public realm

e. not alienate from the surrounding environment, in terms of land use, house types and height, dwelling type (single family homes rather than multi-unit apartment buildings).

4.8.3 This design principle and design principle 1 appropriately and clearly align with the 'matters' of 1.4.1 Urban development of the AUP's Appendix 1:

> *"(3) The location, type and form of the urban edge, its appropriateness to the structure plan area and* ***the surrounding area*** *and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.*
> *(4) Linkages and* ***integration with existing urban-zoned*** *and/or rural-zoned land adjoining the structure plan area through careful edge or boundary treatment."*[17]

[17] 1.4.1. Urban growth, Appendix 1 of the AUP

5 Structure Plan and Development Scenario Testing and Assessment

5.1 The Structure Plan

5.1.1 Refer to the urban design drawings, Sheets UD099a.

5.1.2 The structure plan (Figure 12) has been informed by the various inputs of the consultant team and with due regard to Appendix 1 provisions of the RPS. The structure plan applies the design principles discussed above, to derive the following features:

a. one JOAL - R102 and one public road – R101

b. three additional 'super-lots' (R1, R2 and R4) for urban development within the proposed RUB

c. balance land area under CSL zone to be amalgamated at a future subdivision stage

d. one access to Watercare site through the public road – R101

e. stormwater rain-gardens and ponds at the corner of R101 and Crestview Rise as well as the corner of Crestview Rise and Kotahitanga Street providing stormwater treatment and attenuation for the urban development enabled by this Proposed Plan Change and providing visual amenity for the wider neighbourhood

f. approximately **2ha** (19,800m^2) land (out of 54,503m^2 of the total Site area) to be re-zoned for MHU within the proposed RUB.

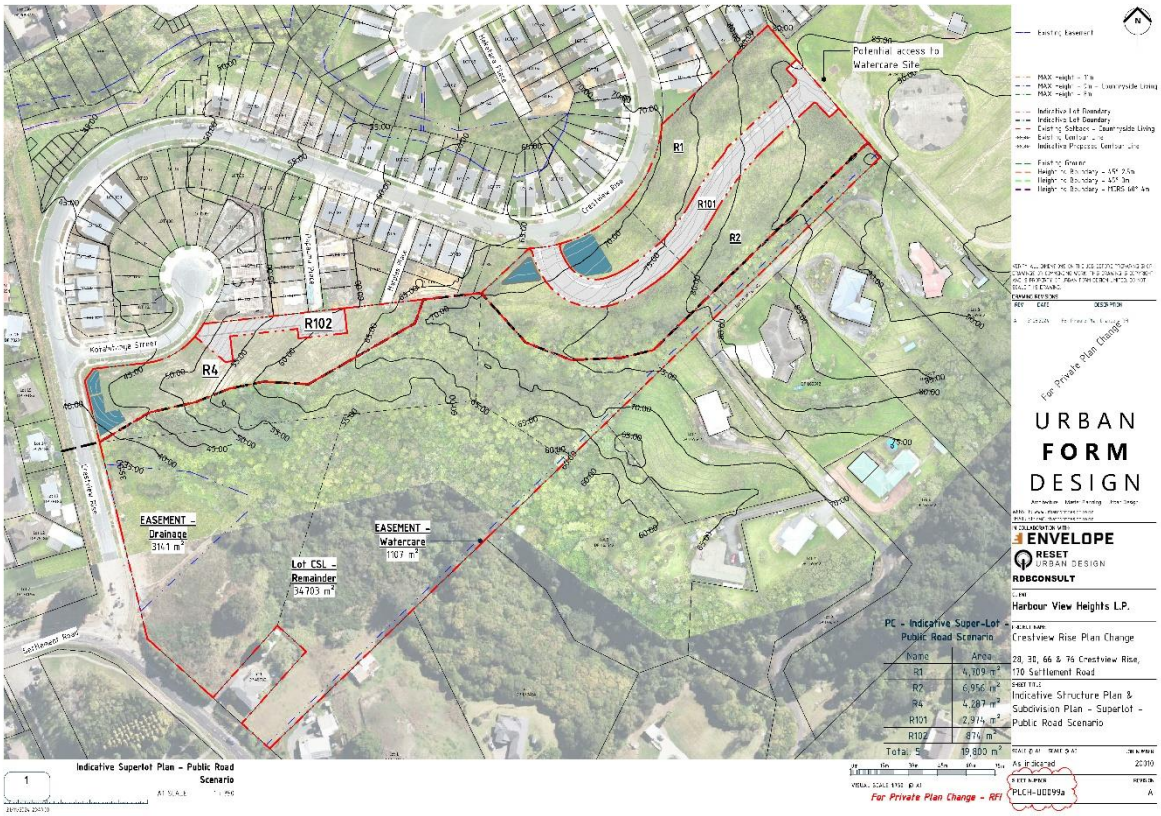

Figure 12: Indicative Structure Plan & 'super-lot' plan, refer to the urban design drawings, Sheet UD099a for the correct scale

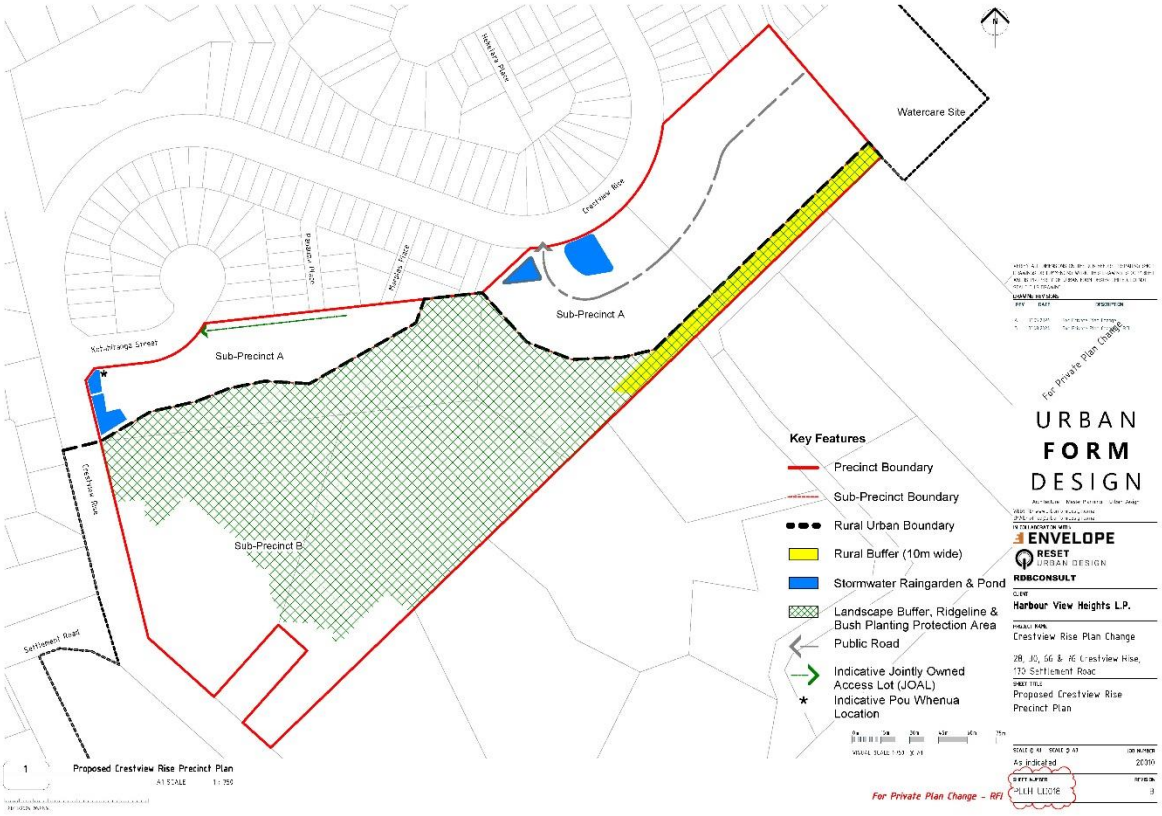

Figure 13: the Proposed Precinct Plan, refer to the urban design drawings, Sheet UD018 for the correct scale

5.2 Development Scenarios and Assumptions

5.2.1 A permitted development scenario, Scenario 1, is prepared, based on the provisions of CSL zone which are discussed above. A comparative summary and evaluation are provided below. Four urban development scenarios are created by following the provisions of MHU zone (with MDRS incorporated), to indicate or visualise possible outcomes based on the structure plan and proposed precinct plan (Figure 13) and its provisions, and to assess potential effects enabled by the Proposed Plan Change. These development scenarios are respectively:

a. **Scenario 1** – Countryside Living (CSL) Detached House (Figures 14 & 15), which is based on:

i one dwelling/house can be constructed in each existing lot (e.g. Lot 123, Lot 124) as a permitted activity without obtaining a resource consent; and each house may occupy up to 2,000m^2 of building footprint/land area per site and 9m in height, 10m front-yard and 12m side and rear-yards

ii indicative houses are modelled and shown in Lot 123 and Lot 124, which comply with the provisions of the CSL Zone, noting that the modelled houses do not represent the full 2,000m^2 of "specific building area" permitted under E39.6.1.1(3)(a) of the AUP[18]

iii both houses are located on the highest parts of the respective lots (in terms of land elevation), in order to capture and maximise views towards north and north-west, solar exposure and boost individual dwellings' prominence in relation to its land and neighbourhood, as well as maximise floor

[18] A single-family house with a 2,000m^2 building footprint is very unlikely to occur in this neighbourhood or many other nearby suburbs.

areas to a realistic extent. In this context, “realistic” means consideration of:

(a) the site context and physical characteristics, e.g. northern/north-western facing slope
(b) house construction methodology – likely to be timber frame and two-storey for the majority of each house
(c) being a typical rural ‘life-style’ house in relation to its prominence and functionalities, such as the number and sizes of living spaces, bedrooms, window sizes and locations
(d) internal floor layouts, such as living space location in relation to the building’s orientation/external views, the location of kitchen and dining space
(e) general architectural styles, such as cladding materials and colours, roof shapes
(f) as typical rural lifestyle houses, floor areas (modelled) which range between 700m^2 and 900m^2

b. **Scenario 2** – Urban development, Semi-Detached 2-Storey (Figures 16), featuring:

i two-storey semi-detached house in a group of two, as the dominant house type
ii each house having a direct frontage facing the public/semi-public realm

c. **Scenario 3** – Urban development, Triple-Attached 3-Storey (Figures 17), featuring:

i three-storey triple-attached (terraced) house in a group of three, as the dominant house type
ii each house having a direct frontage facing the public/semi-public realm

d. **Scenario 4** – Urban development, Infill 3-Storey – MDRS (Figures 18), featuring:

i three-storey terraced house in a building group of three in a spatial arrangement as a typical infill development, as the dominant house type
ii two out three houses in a building group having no frontage facing the public/semi-public realm
iii applying the building envelope of MDRS after parent lots are created/subdivided

e. **Scenario 5** – Urban development, Triple-Attached 2-Storey (Figures 19), featuring:

i two-storey triple-attached (terraced) house in a group of three, as the dominant house type
ii each house having a direct frontage facing the public/semi-public realm.

f. **Scenario 6** – A public road (in the form of cul-de-sac) in Land Unit A in the east, featuring:

i a public road with a minimum legal width of 13.8m, consisting of:

(a) one 6m wide dual carriageway
(b) one 2.2m wide on-street parking or landscaping corridor
(c) 1.8m wide footpath on each side
(d) 1m wide berm on each side

ii mixture of house types and heights on both sides of the public road
iii adopting the same indicative design for Land Unit B (the western part) as Scenario 2.

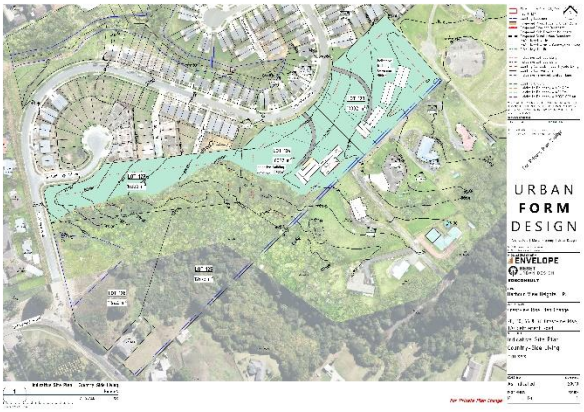

Figure 14: Scenario 1 – CSL Detached House, refer to the urban design drawings, Sheet UD116 for the correct scale

Figure 15: Photomontage - View at 9A Crestview Rise, refer to the urban design drawings, Sheet UD187

Figure 16: Scenario 2 – Urban development, Semi-Detached 2-Storey, refer to the urban design drawings, Sheet UD216 for the correct scale

Figure 17: Scenario 3 – Urban development, Triple-Attached 3-Storey, refer to the urban design drawings, Sheet UD216 for the correct scale

Figure 18: Scenario 4 – Urban development, Infill 3-Storey – MDRS, refer to the urban design drawings, Sheet UD216 for the correct scale

Figure 19: Scenario 5 – Urban development, Triple-Attached 2-Storey, refer to the urban design drawings, Sheet UD216 for the correct scale

5.2.2 Except CSL house scenario, the first four indicative urban development scenarios are based on the following assumptions:

a. most likely development scenarios to take place in the Site – 'likelihood' is defined by:

i similar land subdivision and design methods of responding to the site-specific conditions as what applied to the wider neighbourhood developments, such as:

(a) house locations in relation to slopes
(b) retaining strategies
(c) outdoor space arrangements/locations and relationships with house internal areas
(d) responding to various HIRTB standards along the side boundaries of individual lots
(e) the need for car parks per dwelling

ii similar dwelling type and size as the wider neighbourhood development, e.g.:

(a) dwellings/house types for individual families, rather than multi-unit building types, such as apartment buildings, retirement villages
(b) 3-bedroom
(c) around 100m^2 floor area
(d) one parking space, i.e. zero-parking per dwelling is not considered; and individual car parks need to be accessed/connected by JOALs
(e) complying with vehicle crossing sizes and locations[19]

iii creating two JOALs in order to create accesses for the higher/rear parts of the Land Units A and B

iv same, reasonable and AUP complying gradients and spatial arrangements of two JOALs applied in four scenarios (e.g. the JOALs can be placed generally in their **indicative** alignments/locations. If they are slightly shifted, the number of 'super-lots' and parent lots and development outcomes will be unlikely to change)

v no more than 90 dwellings[20] per each scenario

b. simple subdivision methods, processes and development sequence including:

i the Site to be subdivided into 'super-lots' including two JOALs (as per the structure plan)

ii then each 'super-lot' to be subdivided into 'parent' lots which are more than 300m^2 each, as per E38.8.2.3.1 of the AUP

iii then each parent lot is divided into two or three 'individual' lots for the respective numbers of houses indicated, as a permitted activity under the AUP/MDRS

c. individual lots and houses to be comprehensively designed and 'earthworked' to create relatively flat and practically usable/levelled building platforms[21]

d. avoiding creation of impractical lots and houses, e.g.:

i there is a relatively large land area 'left' as private outdoor space in the rear of Lots 15, 16 and 17, after the creation of individual lots in Scenario 4 (Figure 18). This is caused by applying the very same JOAL R101 alignment and spatial arrangements across four scenarios, without considering that different lot depths might be required for infill terraced house typologies. Lots 9 to 13 of Scenario 4 may become deeper, when JOAL R101 is shifted towards south/south-east. The individual driveway/manoeuvring space of each parent-lot is considered to follow a complying gradient – 1 in 20. So that, if additional individual lot/house are inserted in the 'left' private outdoor space, houses might be abutting two-storey high retaining walls. Such situation is possible but

[19] e.g. the minimum separation/distance between two couples of parking pads complies with the AUP's E27.6.4.2 – 6m, when fronting Kotahitanga Street
[20] The capacity of 90 dwellings is provided/prescribed by Veolia/Watercare.
[21] Such approach may be changed to piled/subfloor house design system as a completely different approach for earthworks.

impractical

e. typical lot widths to be applied to subdivide for the majority of parent and individual lots which contain the dominant house type per scenario (i.e. the development yields are unlikely to change significantly per each scenario, regardless the existence of 10m wide Rual Buffer area. The number of houses/individual lots are determined by the lot width)

f. houses in lots with irregular dimensions, shapes and topography, such as corner lots or 'left-over' lots (after applying typical lot widths to subdivide the majority of parent lots), to be 'occupied' by detached houses or to be applied with other house typologies from other scenarios, in order to complete the scenario without significant spatial and visual gaps. e.g. Lot 1 in all four scenarios is occupied by a detached house

g. window sizes and positions, roof shapes, cladding types and cladding colours are applied to increase the degree of legibility and realism only, rather than to represent the actual and final design

h. indicative houses comply with the existing standards of MHU zone (unchanged by MDRS), MDRS and PC78's MHU zone additional standards, as well as proposed precinct provisions

i. four development scenarios not to be 'mixed and matched' for the simplicity of illustration, despite they can be 'mixed and matched' to achieve different mixtures of house types and densities.

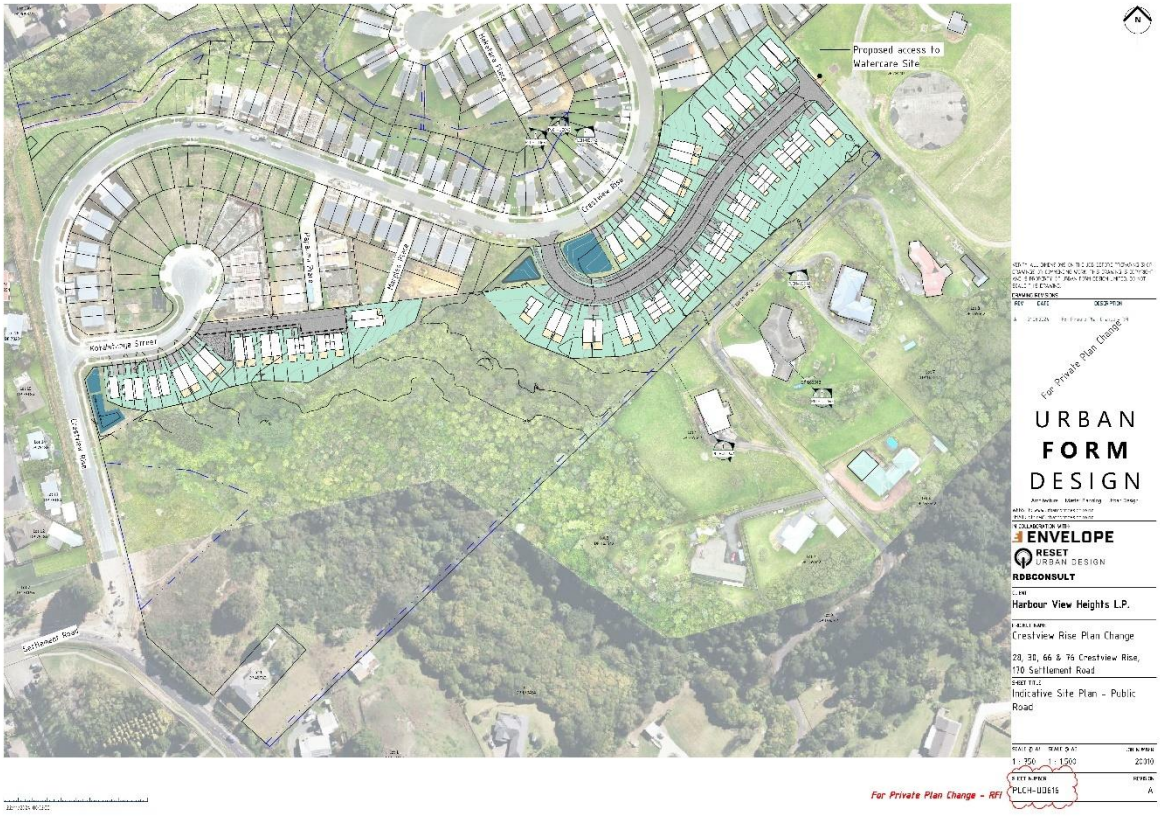

Figure 20: Scenario 6 – Urban development, Public Road, refer to the urban design drawings, Sheet UD616 for the correct scale

5.2.3 Scenario 6 is based on the following assumptions:

a. most likely development scenarios to take place in the Site – 'likelihood' is defined by:

i similar land subdivision and design methods of responding to the site-specific conditions as what applied to the wider neighbourhood developments, such as:

(a) house locations in relation to slopes
(b) retaining strategies
(c) outdoor space arrangements/locations and relationships with house internal areas
(d) responding to various HIRTB standards along the side boundaries of individual lots
(e) the need for car parks per dwelling

ii similar dwelling type and size as the wider neighbourhood development, e.g.:

(a) dwellings/house types for individual families, rather than multi-unit building types, such as apartment buildings, retirement villages
(b) 3-bedroom
(c) around 100m^2 floor area
(d) one parking space, i.e. zero-parking per dwelling is not considered; and individual car parks need to be accessed/connected by public roads and a JOAL
(e) complying with vehicle crossing sizes and locations[22]

iii creating one JOAL and one public road to create accesses for the higher/rear parts of the Land Units A and B

iv same, reasonable and AUP complying gradients and spatial arrangements for the road and the JOAL applied in this scenario (e.g. the road and JOAL can be placed generally in their **indicative** alignments/locations. If they are slightly shifted, the number of 'super-lots' and parent lots and development outcomes will be unlikely to change)

v no more than 90 dwellings[23] per this scenario

b. simple subdivision methods, processes and development sequence including:

i the Site to be subdivided into 'super-lots' including one public road and one JOAL (as per the structure plan[24])

ii then each 'super-lot' to be subdivided into 'parent' lots which are more than 300m^2 each, as per E38.8.2.3.1 of the AUP

iii then each parent lot is divided into two or three 'individual' lots for the respective numbers of houses indicated, as a permitted activity under the AUP/MDRS

c. individual lots and houses to be comprehensively designed and 'earthworked' to create relatively flat and practically usable/levelled building platforms[25]

d. typical lot widths to be applied to subdivide for the majority of parent and individual lots (i.e. the development yields are determined by the lot widths/frontages which are unlikely to change significantly. Regardless the existence of 10m wide Rual Buffer area, the number of houses/individual lots are determined by the lot width)

e. houses in lots with irregular dimensions, shapes and topography, such as corner lots or 'left-over' lots (after applying typical lot widths to subdivide the majority of parent lots), to be 'occupied' by detached houses or to be applied with other house typologies from other scenarios, in order to complete the

[22] e.g. the minimum separation/distance between two couples of parking pads complies with the AUP's E27.6.4.2 – 6m, when fronting Crestview Rise and Kotahitanga Street
[23] The capacity of 90 dwellings is provided/prescribed by Veolia/Watercare.
[24] Refer to urban design drawings, sheet UD099a.
[25] Such approach may be changed to piled/subfloor house design system as a completely different approach for earthworks.

scenario without significant spatial and visual gaps. i.e. the western part of this scenario in Land Unit B is the same as Scenario 2

f. window sizes and positions, roof shapes, cladding types and cladding colours are applied to increase the degree of legibility and realism only, rather than to represent the actual and final design

g. indicative houses comply with the existing standards of MHU zone (unchanged by MDRS), MDRS and PC78's MHU zone additional standards, as well as proposed precinct provisions

5.3 Summary of Four Urban Development Scenarios

5.3.1 Table 1 below summarises the four urban development scenarios' key urban design attributes and responses to the urban design principles outlined and discussed above, as well as established by the structure planning and resulting precinct provisions and plan.

5.3.2 The design assessment of Scenario 6 - A public road in Land Unit A is shown in Table 1a. For the efficiency and simplicity of scenario test comparison, the indicative site master plan in the western part of the Site – Land Unit B is retained same as Scenario 2.

Table 1: Summary, Comparison and Design Assessment of Development Scenarios

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
2	**Indicative Number of Parent Lots**	66 lots at an average of 300m^2 per lot theoretically, without considering access and topography	35	31	33	28
3	**Indicative Number of Dwellings**	N/A	68 dw	81 dw	89 dw	70 dw
4	**Indicative Net Residential Density, vs. Existing Net Residential Density of the wider neighbourhood**	N/A	68 ÷ 2ha = **34** dw/ha – 34 vs. 38.4 dw/ha, 11.4% lower – 34 vs. 42.7 (excluding easements), 20.3% lower This scenario shows a significantly lower residential density, while applying the same house typology. Density levels, building type and intensities enabled by the structure plan and precinct plan show appropriate continuation and connection between two abutting urban street blocks and Land Units A and B. The transition between the	81 ÷ 2ha = **40.5** dw/ha – 40.5 vs. 38.4 dw/ha, 5.5% higher – 40.5 vs. 42.7 (excluding easements), 2.2% lower This scenario shows a slightly lower but almost the same residential density, while applying 1-storey higher house typology. Density levels, building type and intensities enabled by the structure plan and precinct plan show appropriate continuation and connection between two abutting urban street blocks and Land Units A	89 ÷ 2ha = **44.5** dw/ha – 44.5 vs. 38.4 dw/ha, 15.9% higher – 44.5 vs. 42.7 (excluding easements), 4.2% higher Same as Scenario 3.	70 ÷ 2ha = **35** dw/ha – 35 vs. 38.4 dw/ha, 8.5% lower – 35 vs. 42.7 (excluding easements), 18% lower Same as Scenario 2

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
			proposed MHU zone land and existing CSL properties appears to be seamless, because 2-storey houses are difficult to be seen,[26] especially when planting matures in the Rural Buffer Area (refer to the landscape report).	and B. The transition between the proposed MHU zone land and existing CSL properties can be screened and enhanced by landscaping in the Rural Buffer Area (refer to the landscape report).		
5	**Design Principle – Creating a strong Demarcation between 'Rural' and 'Urban'**	As discussed above, this is achieved through the implementation of the proposed precinct plan standard 6.1.	Same as Structure Plan	Same as Structure Plan	Same as Structure Plan	Same as Structure Plan
6	**Design Principle – Providing active frontages for future properties**	This is by Policy 3 of the Proposed Precinct and E38 in general, due to: – all 'super-lots' have frontages alone the public/semi-public realm, i.e. Crestview Rise, Kotahitanga Street or JOALs.	This is completely achieved, due to: – all lots and houses have frontages directly facing the public/semi-public realm – landscaped front-yards which are larger and deeper than AUP's minimum standards – carparking is provided through two JOALs where possible. Only a very limited number of carparking may need to be located along Kotahitanga Street.	Same as Scenario 2	This is not completely achieved, due to: – all front lots and houses have frontages directly facing the public/semi-public realm – landscaped front-yards which meet AUP's minimum standards – a few lots and houses do not have frontages facing the public/ semi-public realm, because of the nature or spatial arrangements of infill-style rear lots/houses facing their respective driveways – carparking is provided through two JOALs where possible. Only a very limited number of carparking may	Same as Scenario 2

[26] Refer to the urban design drawings, Sheet UD289.

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
					need to be located along Kotahitanga Street.	
7	**Design Principle – Providing additional Vehicular Access to Watercare Site**	As discussed above, this is achieved through the implementation of the precinct plan, in particular how JOAL R101 is created and shaped in relation to topographical and cadastral features during the subdivision stage.	N/A	N/A	N/A	N/A
8	**Design Principle – Minimising the amount of excavation and earthworks**	As discussed above, this is achieved at resource consent stage and application of E38 of the AUP through the implementation of the precinct plan, in particular how JOALs are created and shaped in relation to topographical features. i.e. JOALs being placed generally parallel with contour lines to enable individual lots and then houses to be placed perpendicular with contour lines.	This is completely achieved, due to: – all parent and individual lots are generally perpendicular to contour lines.	Same as Scenario 2	Only parent lots are generally perpendicular to contour lines. Individual lots are predominantly parallel to contour lines. Rather than gradually and proportionally responding to the topography/ contour lines, level changes between individual lots are minimised between individual lots, in order to ensure shared driveways comply with maximum slope gradient provisions. The infill lot and driveway arrangement result in greater amount of earthworks, compared to other three scenarios.	Same as Scenario 2
9	**Design Principle – Utilising northern and western-slope aspects**	'Super-lots' including JOALs are oriented to enable parent lots and individual lots to face north or west as per E38 of the AUP.	Most parent and individual lots, as well as respective houses, are orientated towards north, north-east and north-west on northern slopes in a terraced/ stepping manner.	Same as Scenario 2	All parent lots are orientated towards north, north-east and north-west on northern slopes. However, as stated above, the infill-style individual lots are orientated to their respective	Same as Scenario 2

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
			There are more than sufficient distances between each house and its respective lot's front and rear lot boundaries. i.e. strengthened privacy for indoor and primary outdoor living spaces, avoiding over-shadowing and visual dominance effects on neighbouring properties from future houses.		driveways. Comparatively, individual lots and respective houses have much less solar exposure and view advantage.	
10	**Design Principle – Keeping with the Neighbourhood's recently established Built Character**	This is achieved through applying similar 'super-lot' and lot depths and super-lots' arrangements in relation to topography as well as enabling future lots have similar orientations as the wider neighbourhood development. E38 of the AUP also applies.	This is completely achieved through: – achieving a similar and lower net density as the wider neighbourhood development – applying similar individual lot spatial and topographical arrangements – applying identical and dominant building typology with the same building height (2 storeys), similar house to lot-width ratio, similar side-yard width to house ratio (responding to MHS zone's HIRTB standard) and similar floor areas (3 bedrooms) as the wider neighbourhood development.	This is generally achieved through: – achieving a similar and slightly lower net density as the wider neighbourhood development – applying similar individual lot spatial and topographical arrangements – applying similar floor areas (3 bedrooms) as the wider neighbourhood development. Triple attached terraced houses at 3-storey high may show relatively greater building mass per building group (i.e. three attached houses per group) compared to two 2-storey semi-detached houses per group in the wider neighbourhood development and Scenario 2, or compared	This is generally not achieved. Although the very same structure plan and its super-lots are followed, this scenario applies a very different subdivision method – infill style, as indirectly enabled by MDRS, the majority of houses do not directly front the public realm, locations of car parks, individual houses in relation to slopes and etc., as discussed above. Therefore, the indicative and potential built form outcomes are very different from the existing built character. The indicative net density of this scenario and the slight increase in net density, as well as the house types being modelled (infill), may challenge achievement of this design principle and the objectives in	This is completely achieved through: – achieving a similar and lower net density as the wider neighbourhood development – applying similar individual lot spatial and topographical arrangements, similar floor areas (3 bedrooms) as the wider neighbourhood development. Triple attached terraced houses at 2-storey high may show slightly wider/longer building mass per building group (i.e. three attached houses) compared to two semi-detached houses per building group in the wider neighbourhood development. While complying with existing MHS' HIRTB (i.e. 3m+45°),

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
				to three 2-storey attached houses in Scenario 5. However, while complying with MDRS' HIRTB, such building typology and arrangement result in a much wider side-yard and building (side) to building (side) distance compared with Scenarios 2 and 5. Individual houses are narrower than houses in the wider neighbourhood developments and other three scenarios. Therefore, generally, the amount and frequency of individual building group (mass) may be considered to be smaller and lesser in people's perception. e.g. there are six building groups fronting Crestview Rise in Scenario 3, as opposed to seven in Scenario 2. i.e. less buildings horizontally.	the precinct.	such building typology and arrangement presents an approximately same size of side-yard and building to building distance as Scenarios 2. However, the number of building groups, is lesser than the number of semi-detached houses in Scenario 2 within the same land area. e.g. there are five building groups fronting Crestview Rise in Scenario 5, as opposed to seven building groups in Scenario 2. i.e. less buildings (mass) horizontally.
11	**Building to Building or Building-to-Lot Boundary Distance**	The structure plan provides an extremely strong baseline through the depth and orientation of 'super-lots' to ensure sufficient building-to-building or building-to-lot-boundary distance in order to provide more than minimum outlook spaces required under the AUP.	Building-to-building distance, especially the distance between the front of the house and the front boundary of the respective lot and between the rear of the house and the rear boundary of the respective lot, is elongated and utilised within each respective lot, as well as beyond the front and rear boundaries over the public/	Same as Scenario 2	Due to the orientation of individual lot and house, as an infill style, building-to-building distance is defined or limited by the width of parent lots. i.e. the primary and secondary building-to-lot-boundary distances are between the house and both side boundaries of a parent lot, for the majority of houses.	Same as Scenario 2

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
			semi-public realms. This is because of lot orientation, depths and response to the slope. i.e. the openness and size of both directions/ aspects are not limited by any neighbouring house. As a result, outlook spaces, in particular outlook spaces from the principal living spaces and bedrooms, as per the AUP's definition, are significantly deeper/larger than the minimum standard. Major views from the Site are retained in the majority of the indicative houses.		The outlook spaces, as per the AUP's standard, are constrained to be located within the two distances discussed above. Therefore, they are not elongated within the respective individual lot; and cannot be elongated beyond the individual lot to the public/ semi-public realm. As a result, outlook spaces maybe slightly larger than the minimum standards. Major views from the Site are not utilised in the majority of the indicative houses. The main views for the future residents may be towards neighbouring houses in close proximity. This is the direct result of committing to infill style development.	
12	**Private Outdoor Living Space Arrangements**	N/A	Each house has a front-yard and a back-yard or an elevated deck. The front-yard does: – aesthetically contribute to the public street or JOAL's streetscape through landscaping, building setbacks (more than the AUP's minimum yard standards) avoiding building's visual dominance and over-shadowing on the street or JOAL – function as the secondary	Same as Scenario 2	Each house has a front-yard and a back/side-yard. The front-yard does: – aesthetically contribute to the public street or JOAL's streetscape through landscaping, building setbacks avoiding building's visual dominance and over-shadowing on the street or JOAL – function as the secondary private outdoor living space and a transitional area between the public/semi-	Same as Scenario 2

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
			private outdoor living space and a transitional area between the public/semi-public and private realms – improve privacy within each house, while passive surveillance (street safety) from the house is provided. The back-yard or elevated deck does: – function as primary/principal outdoor living space which can be integrated with internal spaces, i.e. usable and accessible – retain a strong sense of privacy due to being fenced from the public/semi-public realm, its positioning in relation to the respective house and public/semi-public realms. All outdoor spaces are unlikely to be shadowed by neighbouring houses, during the most time of a day, because of the house/lot orientation and relation to the topography, as discussed above.		public and private realms for the lots fronting the public/semi-public realm – improve privacy within each house, while passive surveillance (street safety) from the house. The back/side-yard does – function as primary/principal outdoor living space which can be integrated with internal living spaces, i.e. usable and accessible – retain a strong sense of privacy, due to being fenced from the public/semi-public realm, its positioning, for infill rear lots – require stronger screening or landscaping for the lot which fronts the public/semi-public realm to preserve a strong sense of privacy, because of its back/side-yard is connected with the front-yard. Although all outdoor living spaces are usable and more than likely to meet MDRS' minimum requirements, compared to Scenarios 2, 3 and 5, some outdoor spaces may be slightly shadowed by neighbouring houses, during	

0	A	B	C	D	E	F
1	**Design Principles & Key Parameters**	**Structure Plan/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**
					some time of a day, because of the house orientation and relation to the topography and its respective lot, as discussed above. Rear lots, especially the middle lots, are unlikely to have secondary private outdoor living spaces, if private driveways are required for parent lots. Both front and back/side-yards are not maximised, due to secondary vehicular accesses may be required for on-site car parks. i.e. private outdoor living spaces per each lot are smaller than other scenarios.	
13	**Bedroom Locations**	N/A	Due to the 2-storey typology, this scenario presents a very limited flexibility of bedroom locations. All bedrooms are likely to be located on a single level of a house, when kitchen, dining and living are usually on the other level.	This scenario presents a greater flexibility of bedroom locations, compared to Scenarios 2 and 5. Bedrooms can be located on various levels of a house, to suit different life styles, domestic needs or preferences (e.g. bedrooms are preferred to be located on different levels for a multi-generation family).	Same as Scenario 3	Same as Scenario 2

Table 1a: Design Assessment of Development Scenario 6

0	A	G
1	**Design Principles & Key Parameters**	**Scenario 6: a Public Road in Land Unit A**
6	**Design Principle – Providing active frontages for future properties**	This is completely achieved, due to: – all lots and houses have frontages directly facing the public realm – landscaped front-yards which are larger and deeper than AUP's minimum standards – carparking is provided through either Crestview Rise or the proposed public road.
7	**Design Principle – Providing additional Vehicular Access to Watercare Site**	This is achieved through the implementation of the precinct plan, in particular how the public road (R101) can be created and shaped in relation to topographical and cadastral features during the subdivision stage.
8	**Design Principle – Minimising the amount of excavation and earthworks**	This is completely achieved, due to: – all parent and individual lots are generally perpendicular to contour lines.
9	**Design Principle – Utilising northern and western-slope aspects**	Most parent and individual lots, as well as respective houses, are orientated towards north, north-east and north-west on northern slopes in a terraced/ stepping manner. There are more than sufficient distances between each house and its respective lot's front and rear lot boundaries. i.e. strengthened privacy for indoor and primary outdoor living spaces, avoiding over-shadowing and visual dominance effects on neighbouring properties.
10	**Design Principle – Keeping with the Neighbourhood's recently established Built Character**	This is completely achieved through: – applying similar individual lot spatial and topographical arrangements – applying similar building typologies with the similar building height (2 to 3 storeys), similar house to lot-width ratio, similar side-yard width to house ratio and similar floor areas (3 bedrooms) as the wider neighbourhood development.
11	**Building to Building or Building-to-Lot Boundary Distance**	Building-to-building distance, especially the distance between the front of the house and the front boundary of the respective lot and between the rear of the house and the rear boundary of the respective lot, is elongated and utilised within each respective lot, as well as beyond the front and rear boundaries over the public/ semi-public realms. This is because of lot orientation, depths and response to the slope. i.e. the openness and size of both directions/ aspects are not limited by any neighbouring house. As a result, outlook spaces, in particular outlook spaces from the principal living spaces and bedrooms, as per the AUP's definition, are significantly deeper/larger than the minimum standard. Major views from the Site are secured in most of the indicative houses.
12	**Private Outdoor Living Space Arrangements**	Each house has a front-yard and a back-yard or an elevated deck.[27] The front-yard does: – aesthetically contribute to the streetscape of Crestview Rise and proposed public road (R101) through landscaping, building setbacks (more than the AUP's minimum yard standards) avoiding building's visual dominance and over-shadowing on public roads – function as the secondary private outdoor living space and a transitional area between the public and private realms – improve privacy within each house, while passive surveillance (street safety) from the house is generated. The back-yard or elevated deck does: – function as principal outdoor living space which can be integrated with internal spaces, i.e. usable and accessible – retain a strong sense of privacy due to being fenced from the public realm, its positioning in relation to the respective house and topography.

[27] Refer to the urban design drawings, Sheets UD641 & 642

0	**A**	**G**
1	**Design Principles & Key Parameters**	**Scenario 6: a Public Road in Land Unit A**
13	**Bedroom Locations**	Due to the 2 to 3-storey house typologies, this scenario presents a moderate flexibility of bedroom locations. All bedroomsmay be located on a single or separate (top and bottom) levels of a house, when kitchen, dining and living are usually on the other level.

5.4 Assessment of Development Scenarios against AUP Provisions

5.4.1 Table 2 below lists assessments of the four urban development scenarios against AUP's MHU zone and PC78 MHU zone's objectives and policies which are relevant to urban design or built environment and where applicable, comparison with the existing CSL permitted development.

5.4.2 Table 2a below lists assessment of Scenario 6 against AUP's MHU zone and PC78 MHU zone's objectives and policies which are relevant to the urban design or built environment where applicable.

Table 2: Assessment of Development Scenarios against AUP Provisions

0	A	B	C	D	E	F	G
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Structure/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**	**Scenario 1: CSL House (for Comments and Comparison)**
2	"**H5.2(A1)** 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." "**H5.2(8)** Enable a safe street environment for pedestrians." "**H5.3(C1)** Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance." **"H5.3(14)** Require development of four or more dwellings per site to	The structure/precinct provisions and plan and the provisions of E38 will enable future development of the Site to provide for residents' social wellbeing and their health and safety by applying various design principles discussed above through resource consent process (refer to Table 1 – 6B, 9B, 11B)	This is achieved through: – providing active frontages facing the public/semi-public realm for future properties to promote a safer and interactive street environment (refer to Table 1 – 6C) – utilising northern and western-slope aspects to ensure individual dwellings' sufficient solar and daylight access within dwellings, so as to provide for future residents' social wellbeing and health (refer to Table 1 – 9C) – providing significantly more than minimum outlook spaces for	Additional to what is achieved by Scenario 2 and 5, 3-storey houses of this Scenario give options for people to have very flexible floor layouts where bedrooms can be located on different levels of houses, for different cultural, social or domestic needs (refer to Table 1 – 13D).	This is achieved through: – providing active frontages facing the public/semi-public realm for future properties to promote a safer and interactive street environment (refer to Table 1 – 6E) – utilising northern and western-slope aspects to ensure individual dwellings' sufficient solar and daylight access within dwellings, so as to provide for future residents' social wellbeing and health (refer to Table 1 – 9E) – providing more than minimum outlook spaces for individual dwellings from various living	Same as Scenario 2	N/A

0	A	B	C	D	E	F	G
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Structure/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**	**Scenario 1: CSL House (for Comments and Comparison)**
	contribute to a **safe urban road environment** for pedestrians through improvements to the adjacent road network."		individual dwellings from various living spaces to ensure future residents' social well-being including their health (refer to Table 1 – 11C) – providing more than sufficient primary /principal and secondary private outdoor living spaces for individual dwellings to utilise for different purposes during different times of a day to ensure future residents' social well-being including their health and safety (refer to Table 1 – 12C).		spaces to ensure future residents' social well-being including their health (refer to Table 1 – 11E) – providing sufficient primary/principal and secondary private outdoor living spaces for front dwellings (houses fronting the public/ semi-public realms) to utilise for different purposes during different times of a day to ensure future residents' social well-being including their health and safety (refer to Table 1 – 12E) – providing sufficient principal private outdoor living spaces for rear (including the middle) dwellings (houses not fronting the public/ semi-public realms) to ensure future residents' social well-being including their health and safety (refer to Table 1 – 12E).		
3	**"H5.2(B1)** A relevant residential zone provides for a **variety** of **housing types** and **sizes** that	The structure/precinct plan enables flexibility of how the land may be developed with an infinite number of	This is achieved, because: – a variety of house types and sizes may	This is achieved, because: – a variety of house types and sizes may	This is achieved, because: – a variety of house types and sizes may be provided by following an	Same as Scenario 2	Based on 9m maximum building height of CSL zone, one very

0	A	B	C	D	E	F	G
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Structure/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**	**Scenario 1: CSL House (for Comments and Comparison)**
	respond to – (a) Housing needs and demand; and (b) The neighbourhood's **planned urban built character**, including 3-storey buildings." **"H5.3(A1)** 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." **"H5.3(D1)** Enable housing to be designed to meet the **day-to-day needs** of residents."	development options, while achieving many of the design principles listed above, as well as meeting these AUP objectives and policies.	be provided, due to the flexibility of individual lot subdivision. i.e. adjusting the lot width to increase or decrease density – the dominant house types are the same as the house type in the surrounding neighbourhood, to prove that this house type can meet residents' day-to-day needs.	be provided, due to the flexibility of individual lot subdivision. i.e. adjusting the lot width to increase or decrease density – three-storey attached houses are shown to be possible for the Site; and its individual lot frontage subdivision does not alienate from the surrounding neighbourhood, while meets the "planned urban built character".	infill development approach. i.e. adjusting the lot width and depth to increase or decrease density – three-storey attached houses are shown to be probable for the Site; and shall meet the "planned urban built character" – if significant parts of the character are defined by MDRS.		large 3-storey house with a minor dwelling can be built per site. i.e. a building mass of up to 2,000m2 which is similar in linear extent to what is envisaged in the MHU zone may take place.
4	**"H5.2(1)** Land ~~near the Business Metropolitan Centre Zone and the Business Town Centre Zone, high-density residential areas and close to the public transport network~~ is **efficiently used** for higher density[28] residential living and to provide urban living that increases **housing**	As discussed above, the part of the Site subject to this re-zoning is already integrated to the surrounding neighbourhood (e.g. street access, land form); and is integral to the surrounding neighbourhood. The structure plan and subsequent development scenarios show that the part of the Site can be	Additional to discussion in Table 2 – 4B on the left, this scenario does show a 20.3% lower net density than the immediate surrounding neighbourhood.	Additional to discussion in Table 2 – 4B on the left, this scenario does show a 4.2% lower net density than the immediate surrounding neighbourhood.	Additional to discussion in Table 2 – 4B on the left, this scenario does show a 2.2% higher net density than the immediate surrounding neighbourhood.	Additional to discussion in Table 2 – 4B on the left, this scenario does show a 17.1% lower net density than the immediate surrounding neighbourhood.	Under CSL zone, only one dwelling can be built per site. i.e. three additional dwellings which have direct access to two existing urban streets may be added to increase the housing capacity with a

[28] 'Density' is not defined in the AUP. To be able to compare density, e.g. what is "higher" or lower, in the context 'residential living', a quantitative method of comparison is applied here, as discussed and explained above.

0	A	B	C	D	E	F	G
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Structure/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**	**Scenario 1: CSL House (for Comments and Comparison)**
	capacity and **choice** and access to public transport."	efficiently used to increase housing capacity and choice in proximity to public transport.					very limited choice – being large family homes.
5	**"H5.2(3)** Development provides high-quality amenity: (a) on-site ~~residential amenity~~ for residents ~~and~~ (b) to adjoining sites; and (c) to the street." **"H5.3(6A)** Require development to achieve a built form that contributes to high-quality built environment outcomes by: **(a)** maintaining **privacy**, **outlook**, **daylight** and **sunlight access** to provide for the **health** and **safety** of residents on-site; **(b)** providing for residents' **safety** and **privacy** while enabling **passive surveillance** on the street; (c) minimising visual dominance effects to adjoining sites; **(d)** maintaining a level of privacy, and sunlight and daylight access for	The structure/precinct plan provisions enable future development of the Site to provide high-quality amenity on-site, to adjoining sites and to the street.	This is completely achieved by: – providing significantly more than minimum landscaped principal and secondary outdoor living spaces which are unlikely to be over-shadowed by neighbouring houses (refer to Table 1 – 11C) – utilising the Site's topographical features (refer to Table 1 – 8C) – applying an individual lot subdivision arrangement which leads to avoid over-shadowing between neighbouring sites, to ensure strong privacy between the individual lots, to avoid visual dominance within and beyond the individual lots (refer to Table 1 – 10C and 11C) – ensuring an active and landscaped street	Same as Scenario 2	This is achieved by: – providing AUP/MDRS standard complying outdoor living spaces (refer to Table 1 – 11E) – utilising the Site's topographical features (refer to Table 1 – 8E) – providing AUP/MDRS standard complying design to avoid over-shadowing between neighbouring sites, to ensure privacy between the individual lots, to avoid visual dominance within and beyond the individual lots (refer to Table 1 – 10E and 11E) – ensuring an active and landscaped street frontage with minimum vehicle crossings fronting two public streets as much as possible (refer to Table 1 – 5E) – minimising the number of carparking along street frontages by	Same as Scenario 2	The Site, if remained under CSL zone and to be developed as CSL properties, may seem to be extremely out of context, especially in Lots 123 and 124 where both sides of the two lots have been developed for semi-detached houses.

0	A	B	C	D	E	F	G
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Structure/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**	**Scenario 1: CSL House (for Comments and Comparison)**
	adjoining sites; **(e)** minimising visual dominance effects of **carparking** and garage doors to **streets** and private accessways; **(f)** minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; **(g)** requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; **(h)** designing practical, sufficient space for residential waste management; and **(i)** designing practical, sufficient space for		frontage with minimum vehicle crossings fronting two public streets as much as possible (refer to Table 1 – 5C) – minimising the number of carparking along street frontages by creating JOALs in the rear of future lots, as much as possible, to minimise the visual effects of carparking (refer to Table 1 – 5C) – indicating that the Site can be developed, while complying with AUP standards in relation to maximum impervious area and building coverage – providing sufficient sizes of front-yards with deep soil for the growth of canopy trees (refer to Table 1 – 11C) – providing sufficient spaces in front and back-yards for rubbish bins and rubbish truck access.		creating JOALs in the rear of future lots, as much as possible, to minimise the visual effects of carparking (refer to Table 1 – 5E) – indicating that the Site can be developed, while complying with AUP standards in relation to maximum impervious area and building coverage – providing sufficient sizes of front-yards with deep soil for the growth of canopy trees (refer to Table 1 – 11E) – providing sufficient spaces in front and back-yards for rubbish bins and rubbish truck access.		

0	A	B	C	D	E	F	G
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Structure/Precinct Plan**	**Scenario 2: Semi-Detached – 2-Storey**	**Scenario 3: Triple-Attached – 3-Storey**	**Scenario 4: 'In-fill' Triple-Attached – 3-Storey**	**Scenario 5: Triple-Attached – 2-Storey**	**Scenario 1: CSL House (for Comments and Comparison)**
	internal storage and living areas."						
6	**"H5.3(9)** Enable more efficient use of larger sites by providing for integrated residential development."	The structure/precinct plan enables larger integrated development as a restricted discretionary activity subject to assessment.	N/A	N/A	N/A	N/A	N/A

Table 2a: Design Assessment of Development Scenario 6

0	A	H
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Scenario 6: a Public Road in Land Unit A**
2	"**H5.2(A1)** 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." "**H5.2(8)** Enable a safe street environment for pedestrians." "**H5.3(C1)** Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance." **"H5.3(14)** Require development of four or more dwellings per site to contribute to a **safe urban road environment** for pedestrians through improvements to the adjacent road network."	This is achieved through: – providing active frontages facing Crestview Rise and the proposed public road (R101) for future properties to promote a safer and interactive street environment (refer to Table 1a – 6G) – utilising northern and western-slope aspects to ensure individual dwellings' sufficient solar and daylight access within dwellings, so as to provide for future residents' social wellbeing and health (refer to Table 1a – 9G) – providing significantly more than minimum outlook spaces for individual dwellings from various living spaces to ensure future residents' social well-being including their health (refer to Table 1a – 11G) – providing more than sufficient primary /principal and secondary private outdoor living spaces for individual dwellings to utilise for different purposes during different times of a day to ensure future residents' social well-being including their health and safety (refer to Table 1a – 12G). – 3-storey houses of this Scenario give options for people to have very flexible floor layouts where bedrooms can be located on different levels of houses, for different cultural, social or domestic needs (refer to Table 1a – 13G).
3	**"H5.2(B1)** A relevant residential zone provides for a **variety** of **housing types** and **sizes** that respond to – (a) Housing needs and demand; and	This is achieved, because: – a variety of house types and sizes may be provided, due to the flexibility of individual lot subdivision. i.e. simply adjusting the lot width to increase or decrease density

0	A	H
1	**AUP MHU Zone Objectives and Policies & PC78 MHU Zone Objectives and Policies**	**Scenario 6: a Public Road in Land Unit A**
	(b) The neighbourhood's **planned urban built character**, including 3-storey buildings." **"H5.3(A1)** 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." **"H5.3(D1)** Enable housing to be designed to meet the **day-to-day needs** of residents."	– the dominant house types may be the same as the house type in the surrounding neighbourhood, to prove that this house type can meet residents' day-to-day needs – three-storey attached houses can be built on Land Unit A without infringing the AUP's building envelope standards; and its individual lot frontage subdivision does not alienate from the surrounding neighbourhood, while meets the "planned urban built character".
4	**"H5.2(1)** Land ~~near the Business Metropolitan Centre Zone and the Business Town Centre Zone, high-density residential areas and close to the public transport network~~ is **efficiently used** for higher density[29] residential living and to provide urban living that increases **housing capacity** and **choice** and access to public transport."	The part of the Site subject to this re-zoning, especially where Land Unit A is, is already integrated to the surrounding neighbourhood (e.g. street access, land form); and is integral to the surrounding neighbourhood. This scenario shows that Land Unit A can be efficiently used to increase housing capacity and choice in proximity to public transport.
5	**"H5.2(3)** Development provides high-quality amenity: (a) on-site ~~residential amenity~~ for residents~~ and~~ (b) to adjoining sites; and (c) to the street." **"H5.3(6A)** Require development to achieve a built form that contributes to high-quality built environment outcomes by: **(a)** maintaining **privacy**, **outlook**, **daylight** and **sunlight access** to provide for the **health** and **safety** of residents on-site; **(b)** providing for residents' **safety** and **privacy** while enabling **passive surveillance** on the street; (c) minimising visual dominance effects to adjoining sites; **(d)** maintaining a level of privacy, and sunlight and daylight access for adjoining sites; **(e)** minimising visual dominance effects of **carparking** and garage doors to **streets** and private accessways; **(f)** minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated; **(g)** requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees; **(h)** designing practical, sufficient space for residential waste management; and **(i)** designing practical, sufficient space for internal storage and living areas."	This is completely achieved by: – providing significantly more than minimum landscaped principal and secondary outdoor living spaces which are unlikely to be over-shadowed by neighbouring houses (refer to Table 1 – 11G) – utilising the Site's topographical features (refer to Table 1 – 8G) – applying an individual lot subdivision arrangement which avoid over-shadowing between neighbouring sites, to ensure strong privacy between the individual lots, to avoid visual dominance within and beyond the individual lots (refer to Table 1 – 10G and 11G) – indicating that the Site can be developed, while complying with the AUP's building envelope standards – providing sufficient sizes of front-yards with deep soil for the growth of canopy trees (refer to Table 1 – 11G) – providing sufficient spaces in front and back-yards for rubbish bins.

[29] 'Density' is not defined in the AUP. To be able to compare density, e.g. what is "higher" or lower, in the context 'residential living', a quantitative method of comparison is applied here, as discussed and explained above.

6 Conclusion

6.1.1 The portion the Site with proposed MHU zone is contextually and perceptively considered part of the urban environment of Crestview Rise neighbourhood. Four topographical land units of the 5.45ha Site are identified. Land Units A and B are closely related and intertwined with the existing urban environment, due to the land-form and aspect, access, historic development and construction methods as well as shared property boundaries. These two land units show great suitability for further urban development which will likely be appropriately integrated in time with the existing neighbourhood and built environment fabric.

6.1.2 This Proposed Plan Change is guided by and integrated with the set of design principles, the structure plan and precinct plan provisions. The Proposed RUB will clearly define and physically separate the rural and urban land. The expected outcome is containment or enclosure between the urban and rural built form and their respective environments enhanced with the proposed planted 'Rural Buffer' and ridge and spur areas for improved visual amenity and environmental/natural improvement. Within the Site, Land Units C and D sitting outside the Proposed RUB will ecologically benefit from this Proposed Plan Change through the expansion and re-vegetation of the existing bush/stream area supporting ecological, cultural (mana whenua) and biodiversity values.

6.1.3 The structure plan and the proposed precinct plan link and integrate the land (with proposed MHU zone) with existing urban (zoned) land and properties on both sides of Land Unit A and northern side of Unit B, as envisaged in 1.4.1 Urban Growth of Appendix 1 of the AUP. As indicated in the four development scenarios, the Proposed Plan change, in particular, the proposed precinct plan, will enable "a variety of homes that meet the needs, in terms of type, price, and location, of different households"[30]; utilise its existing "good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport"[31], in order to give effect to the NPS-UD.

6.1.4 Regarding 1.4.5 Urban Development of Appendix 1 of the AUP, the structure plan and the proposed precinct plan enables:

a. a site layout providing pedestrian connectivity with existing streets;

b. provision of various lot sizes to enhance housing choice, as proven by the four development scenarios;

c. appropriate "transitions within and at the edge of the structure plan area" between proposed MHU zone and CSL zone land.

6.1.5 A public road and a JOAL are contemplated by the structure plan and the proposed precinct plan are the most logical and inevitable development method which ensures all parts of the land subject to re-zoning to have public, safe and open access, but also provides flexibility to create different sizes of lots and house types. Five subsequent development scenarios developed based on the structure plan and around the two access/roading forms show the Site can be developed in multiple ways to meet the objectives and policies of the existing MHU zone (unchanged by MDRS), MDRS and PC78's MHU zone additional standards, as well as proposed precinct provisions. The nature of the likely built form enabled by this Proposed Plan Change integrates with the existing residential/urban environment contextually.

6.1.6 Based on analyses and assessment discussed throughout this statement, I conclude that:

a. the anticipated outcomes resulting from the structure plan and embodied in the proposed precinct (plan) have due regard to the Site's context of the surrounding neighbourhood and individual properties

[30] the National Policy Statement on Urban Development 2020, Policy 1
[31] the National Policy Statement on Urban Development 2020, Policy 1

in both urban and rural land;

b. the Proposed Plan Change including the precinct provisions will enable urban environment outcomes which will enhance and complement the character and amenity of the surrounding neighbourhood;

c. the Proposed Plan Change will provide for the types of housing and various potential development approaches that meet the objectives and policies of the operative MHU and PC78's MHU zones and the RPS-B2;

d. the Proposed Plan Change will give effect to the provisions of the NPS-UD (manifested in the MDRS) to achieve a quality compact and well-functioning urban and enhanced rural environment. Therefore, I am confident that the purpose and principles of the RMA will be met from an urban design perspective.

7 Abbreviations

ADM	Auckland Council's Auckland Design Manual
Appendix 1	Appendix 1 Structure plan guidelines of the Auckland Unitary Plan
AUP	Auckland Unitary Plan
CSL (Zone)	Countryside Living (Zone)
dw/ha	dwelling per hectare
HIRTB	height in relation to boundary
AHIRTB	alternative height in relation to boundary
JOAL	Jointly (Commonly) Owned Access Lot
MHU (Zone)	MHU Mixed Housing Urban (Zone)
MHS (Zone)	MHS Mixed Housing Suburban (Zone)
MUL (Boundary)	Metropolitan Urban Limit (Boundary)
NPS-UD	National Policy Statement on Urban Development 2020
PC78	Proposed Plan Change 78 of the Auckland Unitary Plan – Intensification
PC80	Plan Change 80 – Amendments to the Regional Policy Statement of the Auckland Unitary Plan – B2 Urban growth and form
RPS-B2	Regional Policy Statement of the Auckland Unitary Plan – B2 Urban growth and form
RUB Rural Urban Boundary	RUB Rural Urban Boundary
the Proposed Plan Change	This private plan change
the Site	28, 30, 66, 76 Crestview Rise and 170 Settlement Road