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REV	DATE	DESCRIPTION
A	04.08.2023	For Information Only
B	01.05.2024	For Private Plan Change

For Private Plan Change

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Architecture | Master Planning | Urban Design

WEBSITE: www.urbanformdesign.co.nz
EMAIL: office@urbanformdesign.co.nz

IN COLLABORATION WITH:

CLIENT
Harbour View Heights L.P.

PROJECT NAME
Crestview Rise Plan Change

**28, 30, 66 & 76 Crestview Rise,
170 Settlement Road**

SHEET TITLE
**Indicative Subdivision Plan
- Individual Lots -
Triple-Attached**

SCALE @ A1
1 : 750

JOB NUMBER
20010

SHEET NUMBER
PLCH-UD314

REVISION
B

For Private Plan Change



- Site - Lots 123, 124, 125, 126 & 127
- Existing Easement
- MAX Height - 11m
- MAX Height - 9m - Countryside Living
- MAX Height - 8m
- Indicative Lot Boundary
- Indicative Lot Boundary
- Existing Setback - Countryside Living
- Existing Contour Line
- Indicative Proposed Contour Line
- Existing Ground
- Height to Boundary - 45° 2.5m
- Height to Boundary - 45° 3m
- Height to Boundary - MDRS 60° 4m

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PROJECT NAME
 Crestview Rise Plan Change

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

SHEET TITLE
 Indicative Site Plan - Triple-Attached

SCALE @ A1
 As indicated

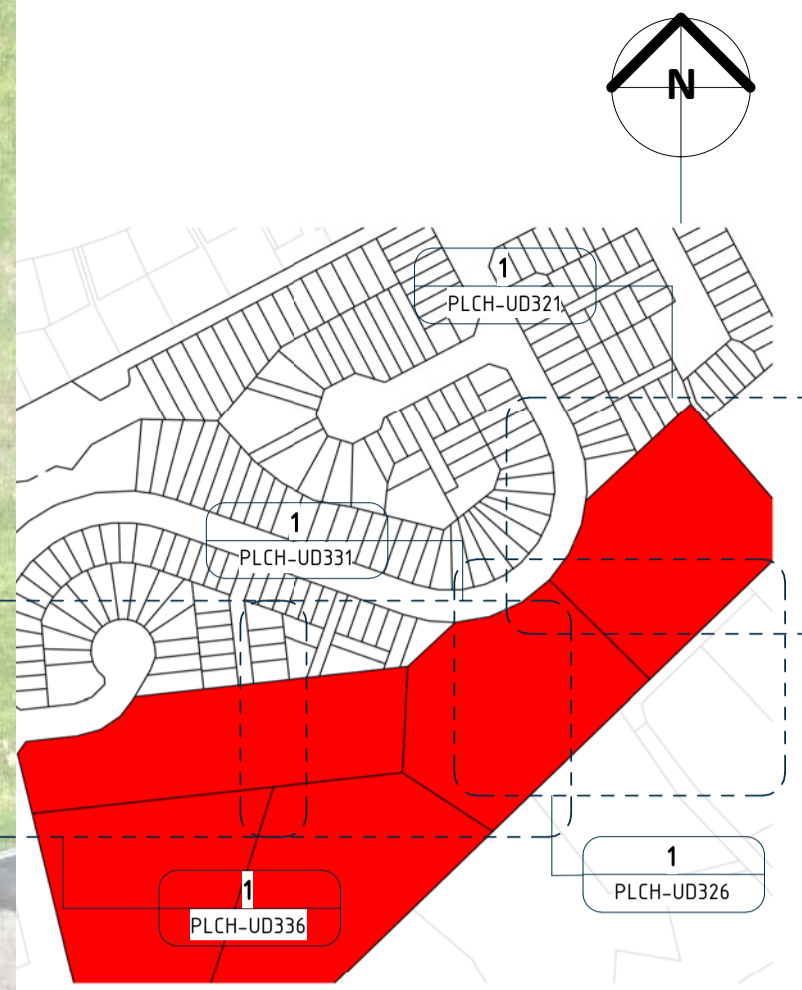
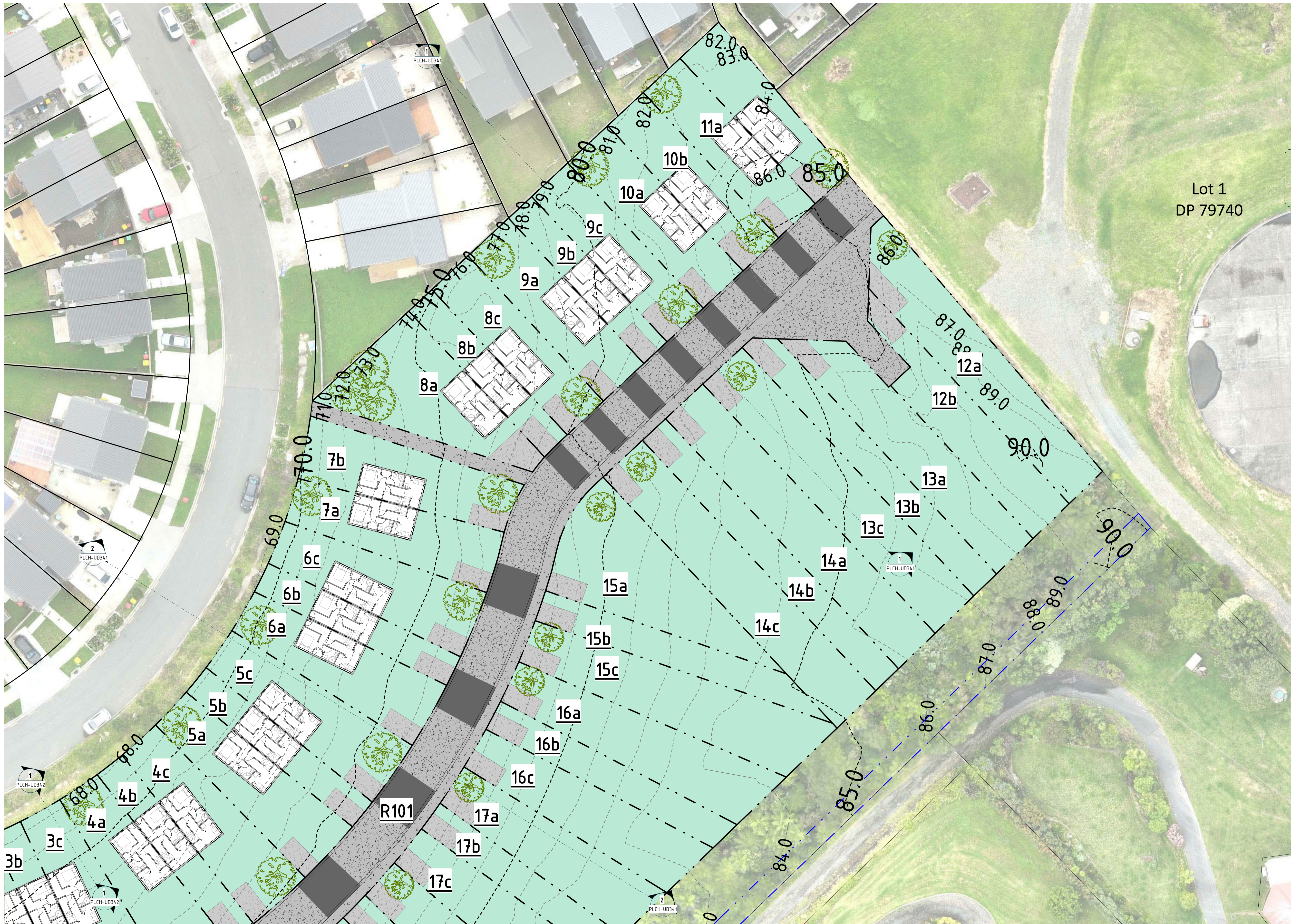
JOB NUMBER
 20010

SHEET NUMBER
 PLCH-UD316

REVISION
 B

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1 Indicative Site Plan - Triple-Attached
 A1 SCALE 1 : 750



Lot 1
DP 79740

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PROJECT NAME
Crestview Rise Plan Change

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

SHEET TITLE
Indicative Floor Plan -
Level 00 -
Triple-Attached - Callout
1

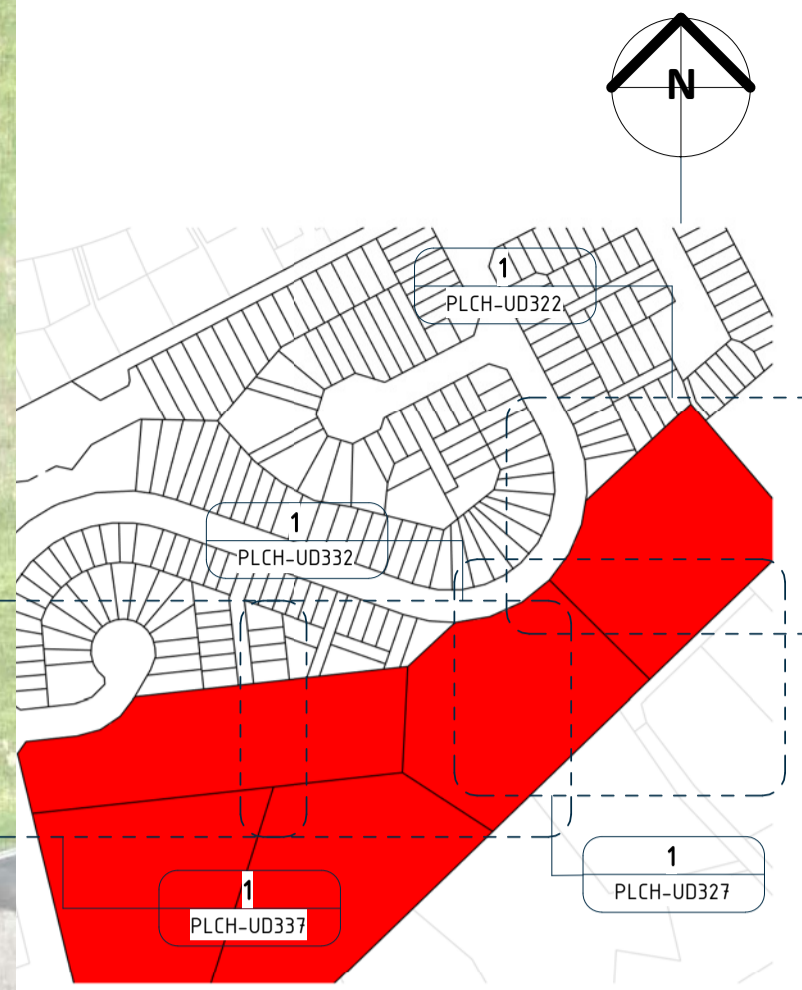
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Proposed Floor Plan - Level 00 -
Triple-Attached - Callout 1
PLCH-UD321
A1 SCALE 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

SCALE @ A1
As indicated
JOB NUMBER
20010

SHEET NUMBER
PLCH-UD321
REVISION
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Lot 1
DP 79740

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170 Settlement Road

SHEET TITLE
Indicative Floor Plan -
Levels 01 & 00 -
Triple-Attached - Callout
1

Proposed Floor Plan - Levels 01 & 00 -
Triple-Attached - Callout 1

1
PLCH-UD322

A1 SCALE 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

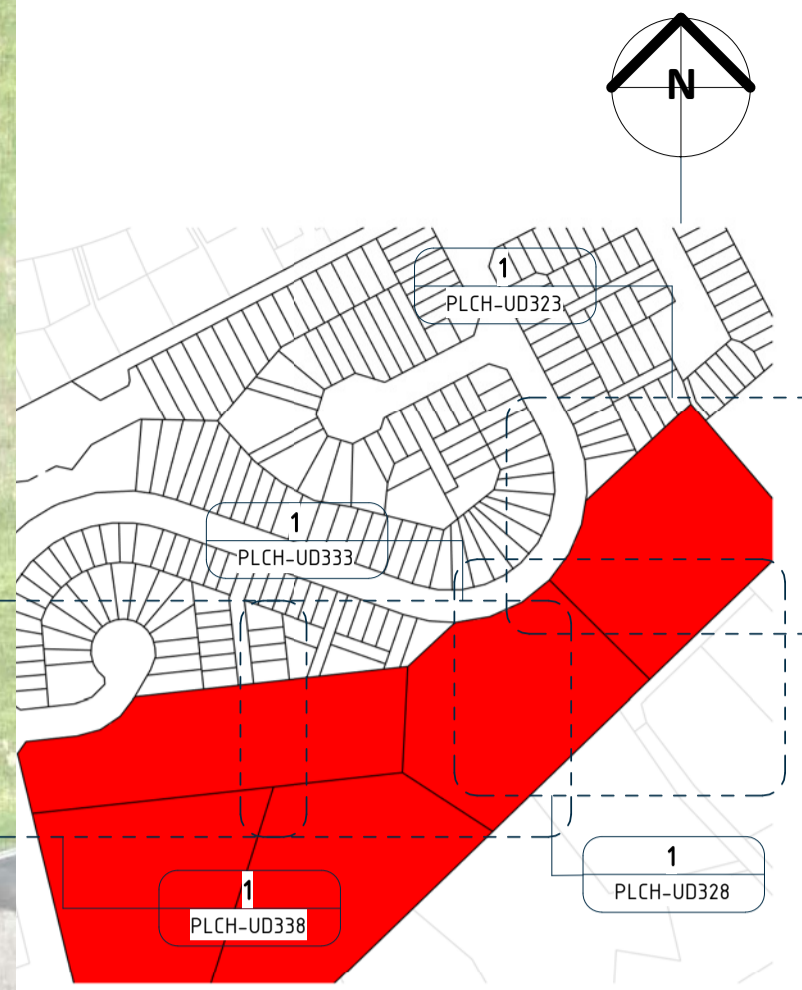
SCALE @ A1 JOB NUMBER

As indicated 20010

SHEET NUMBER REVISION

PLCH-UD322 B

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SHEET TITLE
 Indicative Floor Plan -
 Levels 02 & 01 -
 Triple-Attached - Callout
 1

Proposed Floor Plan - Levels 02 & 01 -
 Triple-Attached - Callout 1

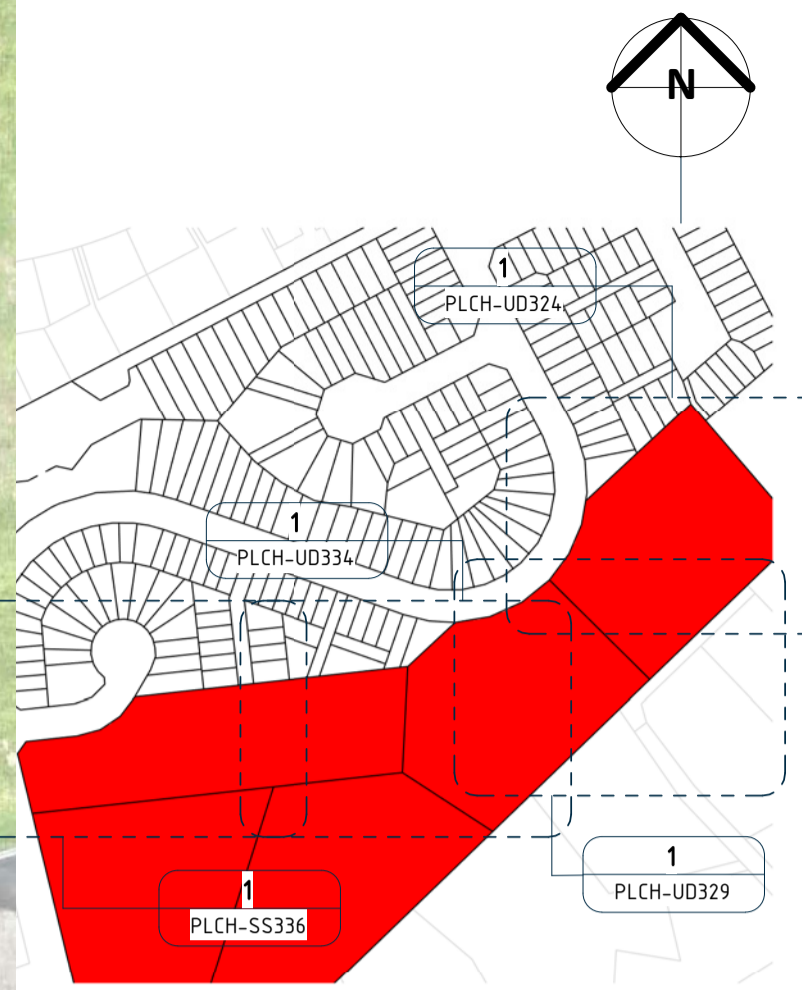
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 PLCH-UD323
 A1 SCALE 1 : 250

- - - - Indicative Lot Boundary
- - - - Existing Setback - Countryside Living
- - - - Existing Contour Line
- - - - Indicative Proposed Contour Line

SCALE @ A1
 As indicated
 JOB NUMBER
 20010

SHEET NUMBER
 PLCH-UD323
 REVISION
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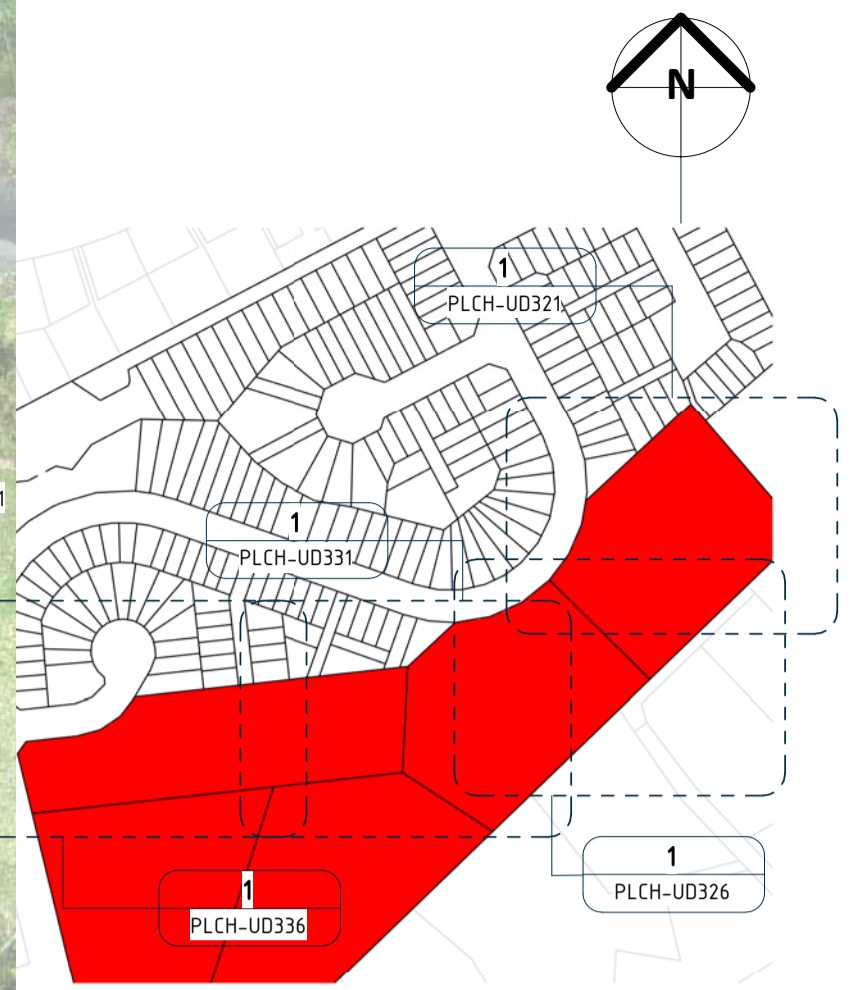
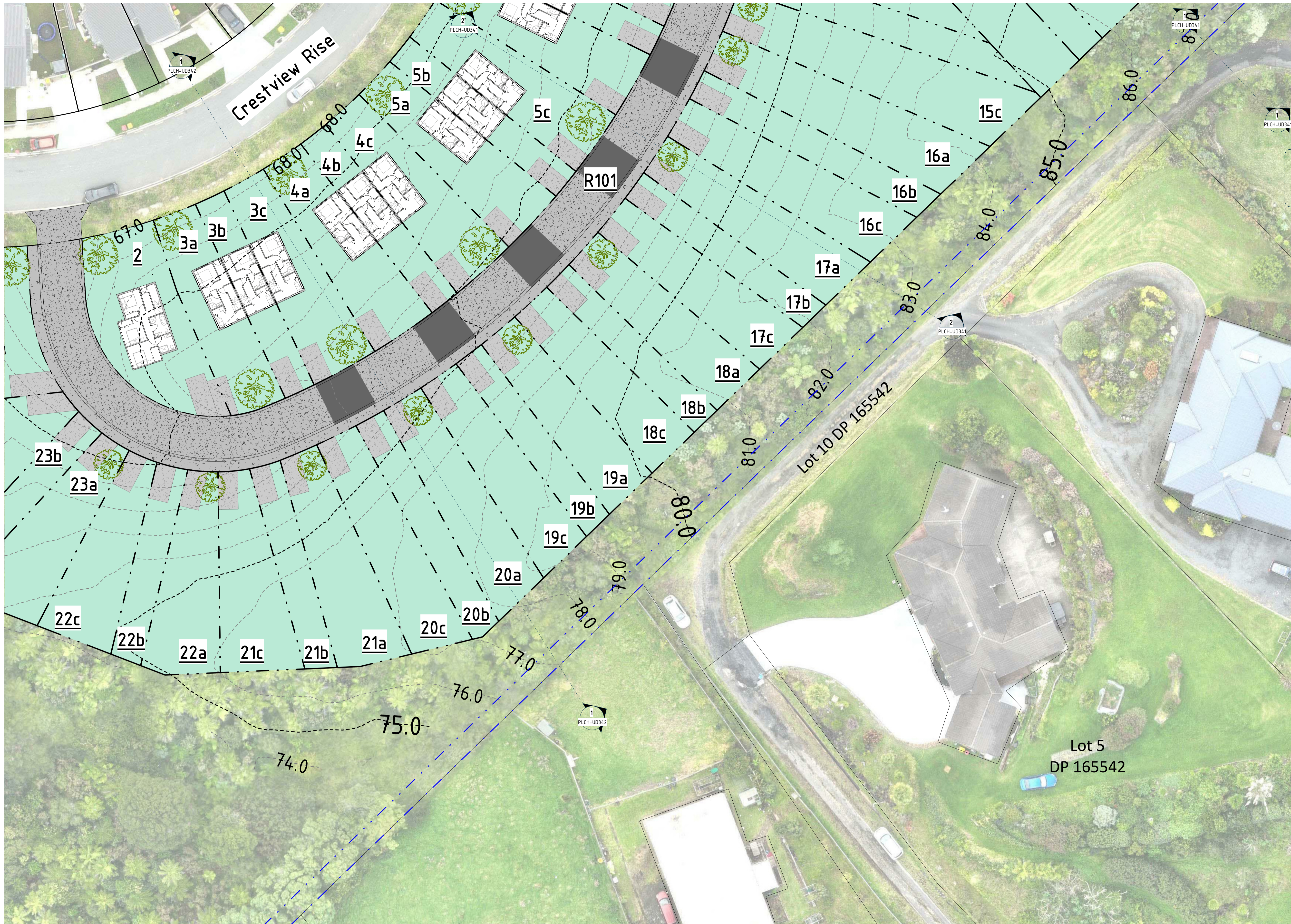
PROJECT NAME
 Crestview Rise Plan Change
 28, 30, 66 & 76 Crestview Rise,
 170 Settlement Road

SHEET TITLE
 Indicative Floor Plan -
 Levels Roof & 02 -
 Triple-Attached - Callout
 1

1 Proposed Floor Plan - Levels Roof & 02 - Triple-Attached - Callout 1
 PLCH-SS336 A1 SCALE 1: 250

---	Indicative Lot Boundary	SCALE @ A1	JOB NUMBER
- - -	Existing Setback - Countryside Living	As indicated	20010
***	Existing Contour Line	SHEET NUMBER	REVISION
***	Indicative Proposed Contour Line	PLCH-UD324	B

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PROJECT NAME
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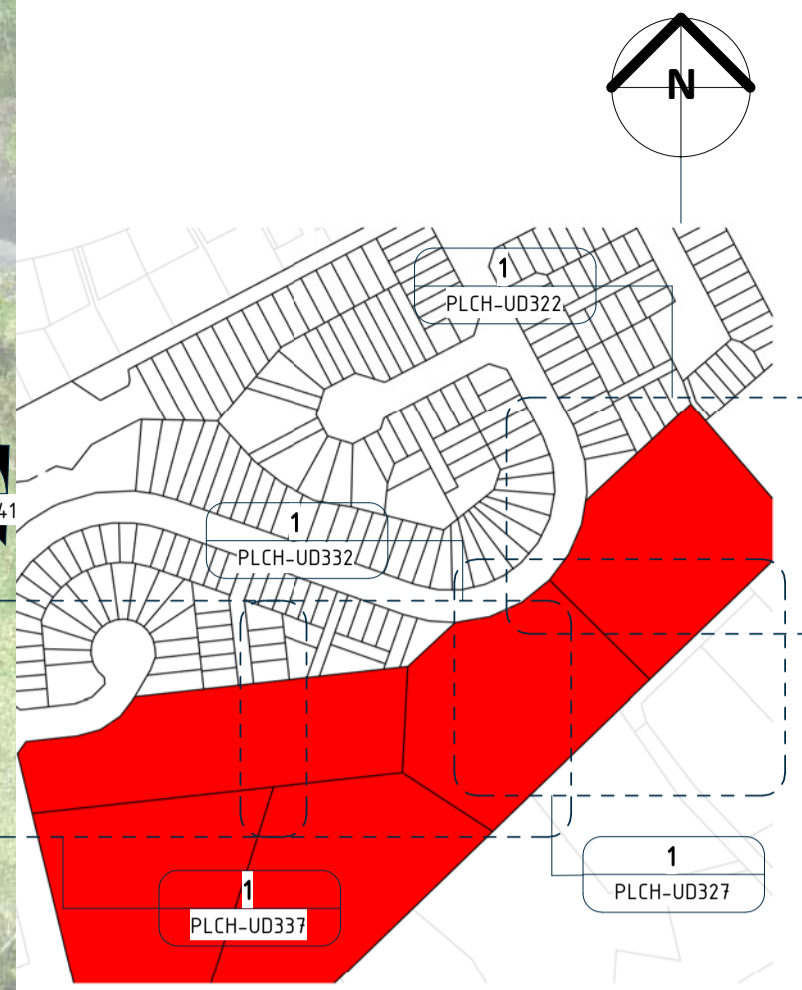
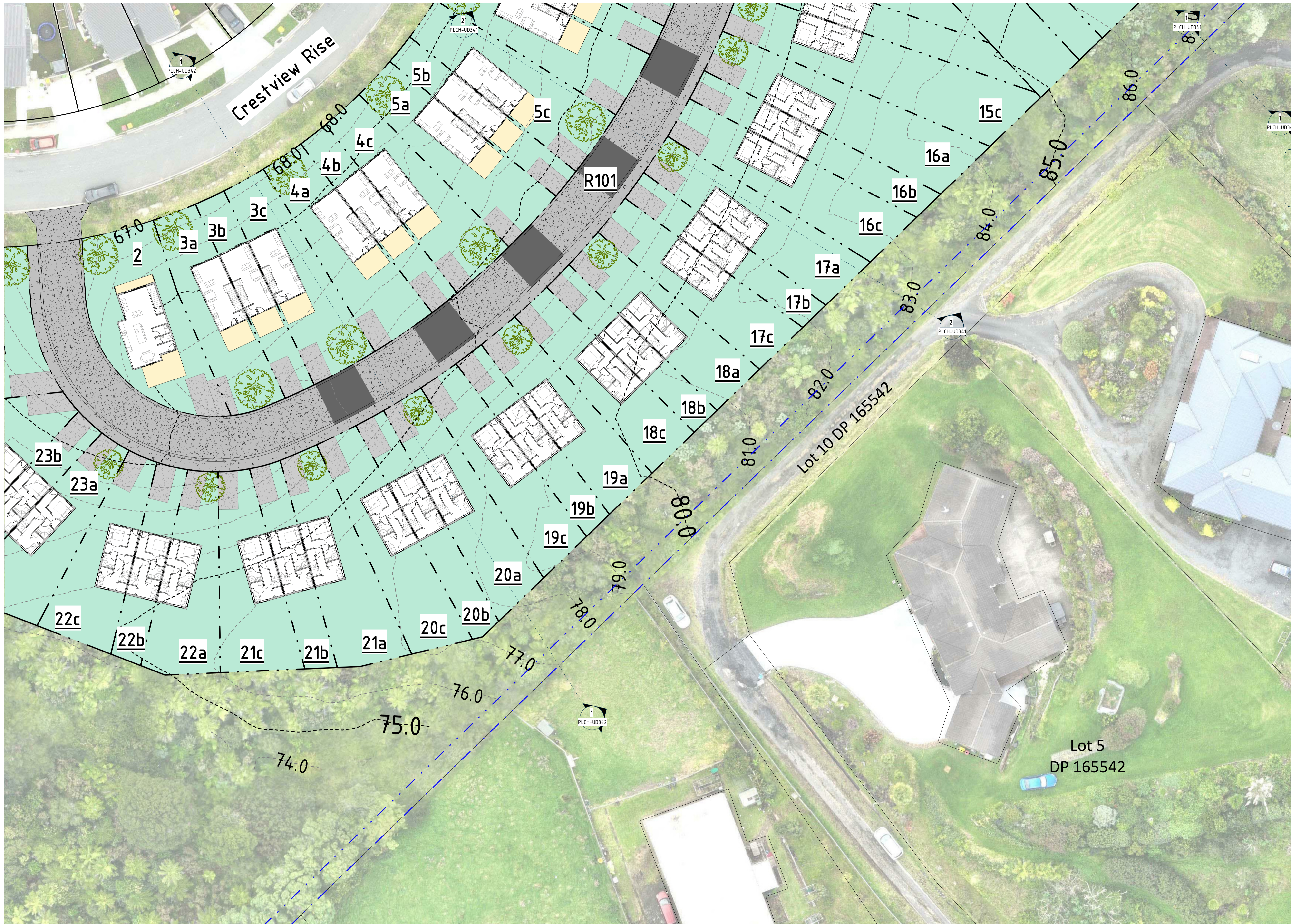
SHEET TITLE
 Indicative Floor Plan -
 Level 00 -
 Triple-Attached - Callout
 2

1
 Proposed Floor Plan - Level 00 -
 Triple-Attached - Callout 2
 PLCH-UD321
 A1 SCALE 1: 250

- - - - Indicative Lot Boundary
- - - - Existing Setback - Countryside Living
- xxxx Existing Contour Line
- xx.xx Indicative Proposed Contour Line

SCALE @ A1	JOB NUMBER
As indicated	20010
SHEET NUMBER	REVISION
PLCH-UD326	B

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SHEET TITLE
 Indicative Floor Plan -
 Levels 01 & 00 -
 Triple-Attached - Callout
 2

Proposed Floor Plan - Levels 01 & 00 -
 Triple-Attached - Callout 2

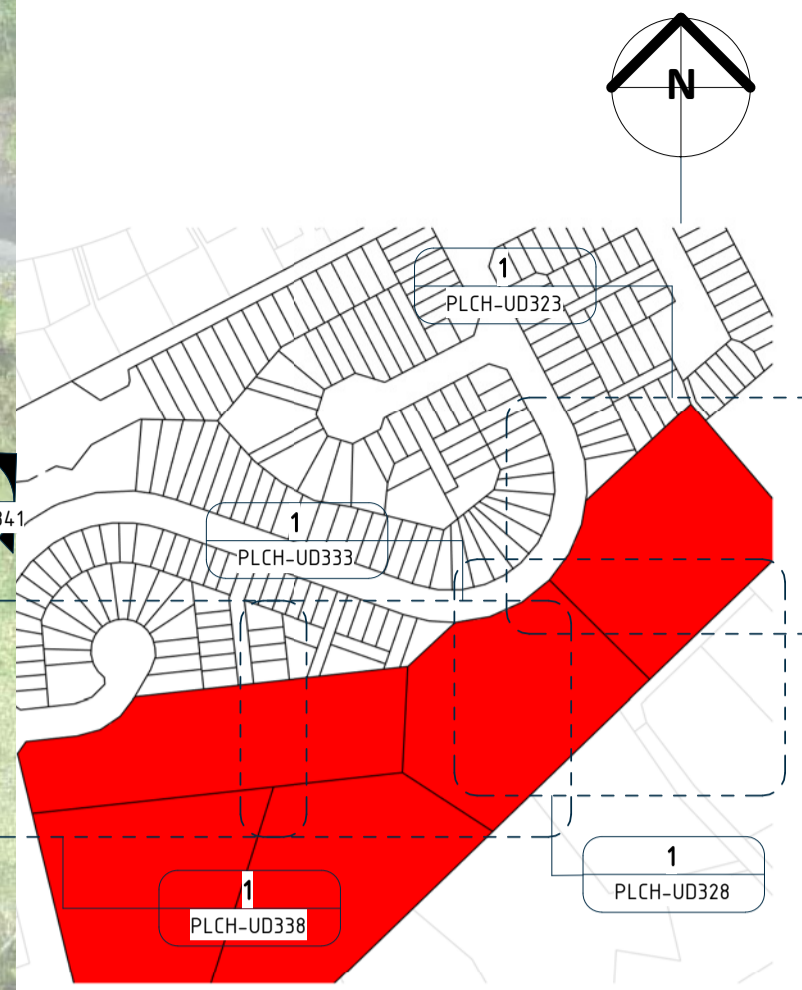
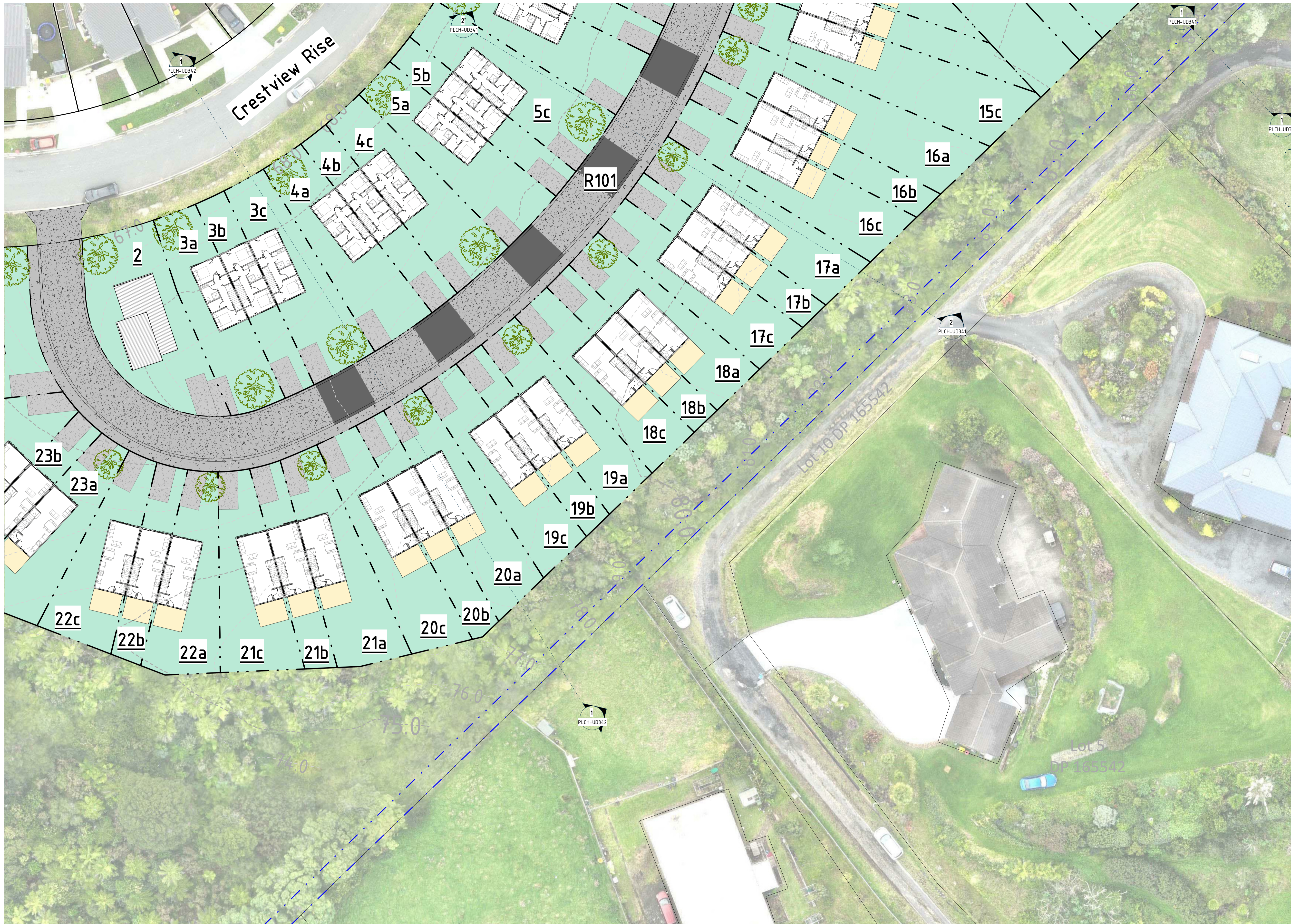
1
 PLCH-UD322
 A1 SCALE 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

SCALE @ A1
 As indicated
 JOB NUMBER
 20010

SHEET NUMBER
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PROJECT NAME
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 28, 30, 66 & 76 Crestview Rise,
 170 Settlement Road

SHEET TITLE
 Indicative Floor Plan -
 Levels 02 & 01 -
 Triple-Attached - Callout
 2

Proposed Floor Plan - Levels 02 & 01 -
 Triple-Attached - Callout 2

1
 PLCH-UD323
 A1 SCALE 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

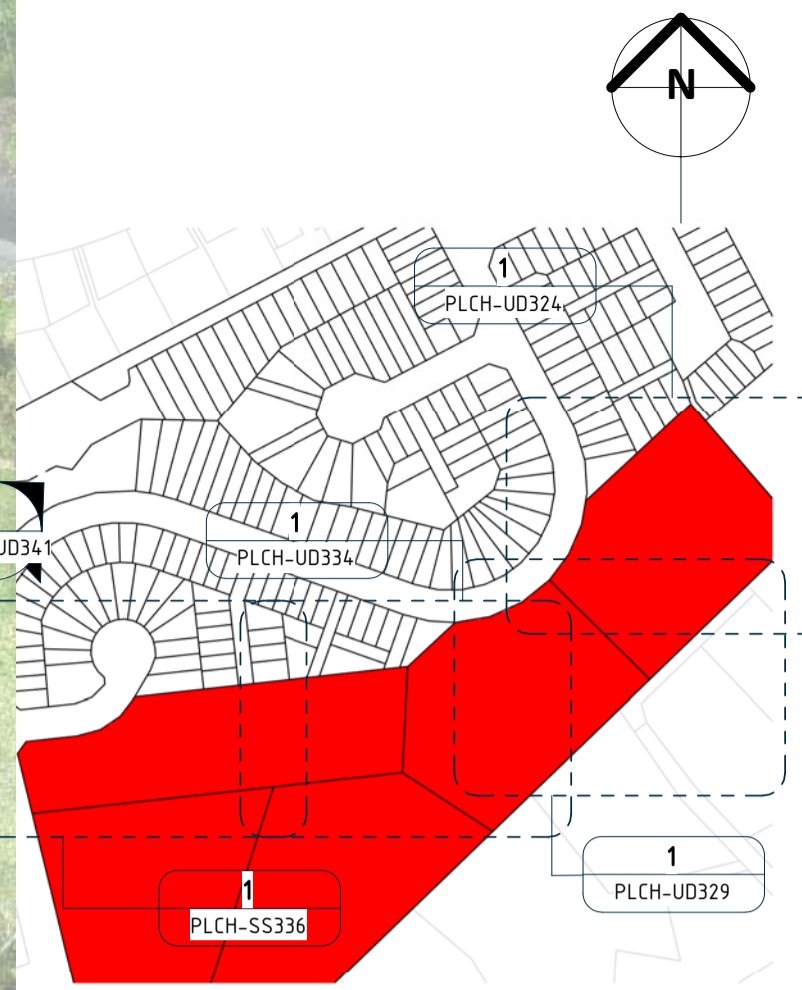
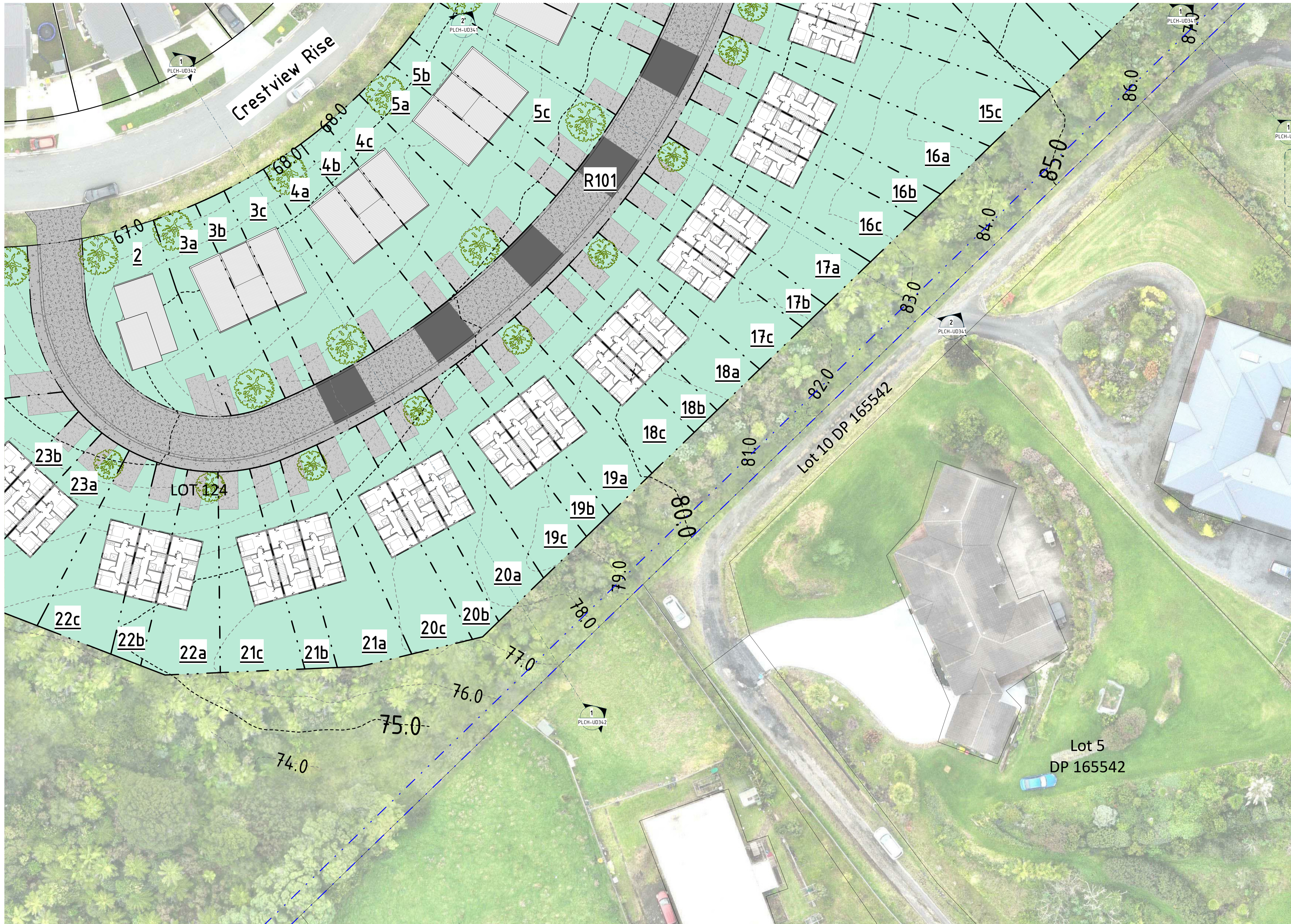
SCALE @ A1
 As indicated

JOB NUMBER
 20010

SHEET NUMBER
 PLCH-UD328

REVISION
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PROJECT NAME
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 170 Settlement Road

SHEET TITLE
 Indicative Floor Plan -
 Levels Roof & 02 -
 Triple-Attached - Callout
 2

Proposed Floor Plan - Levels Roof & 02 -
 Triple-Attached - Callout 2

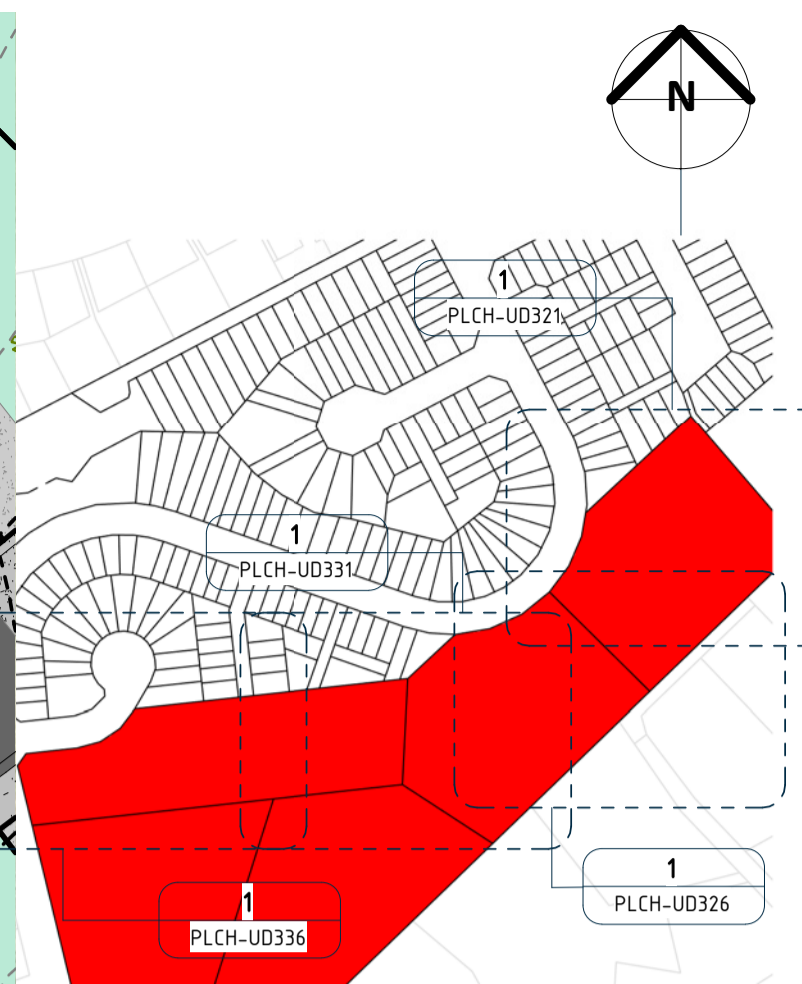
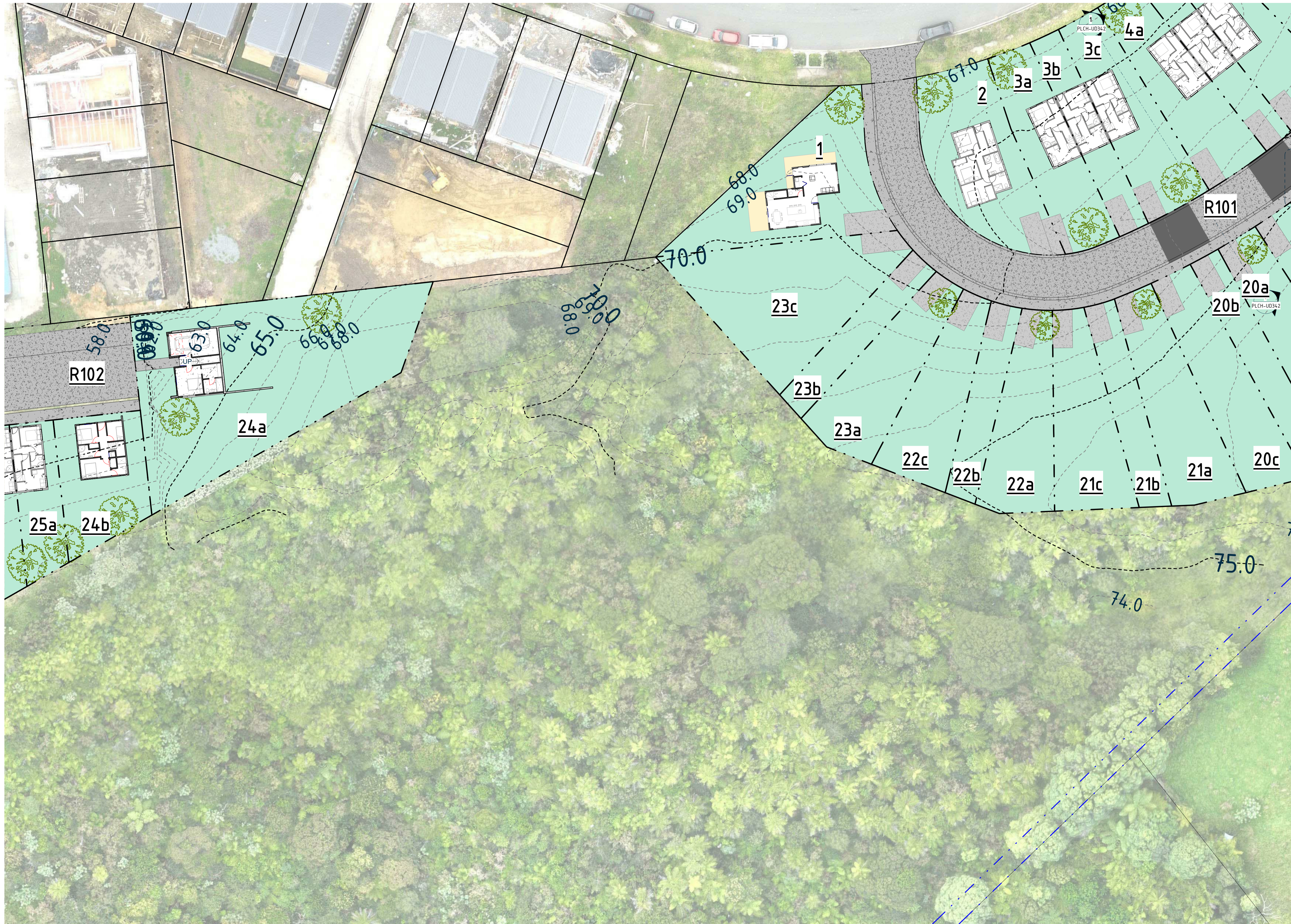
1
 PLCH-SS336
 A1 SCALE
 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

SCALE @ A1
 As indicated
 JOB NUMBER
 20010

SHEET NUMBER
 PLCH-UD329
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PROJECT NAME
Crestview Rise Plan Change

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

SHEET TITLE
Indicative Floor Plan -
Level 00 -
Triple-Attached - Callout
3

Proposed Floor Plan - Level 00 -
Triple-Attached - Callout 3

1
PLCH-UD321

A1 SCALE 1 : 250

--- Indicative Lot Boundary
 - - - Existing Setback - Countryside Living
 - - - Existing Contour Line
 - - - Indicative Proposed Contour Line

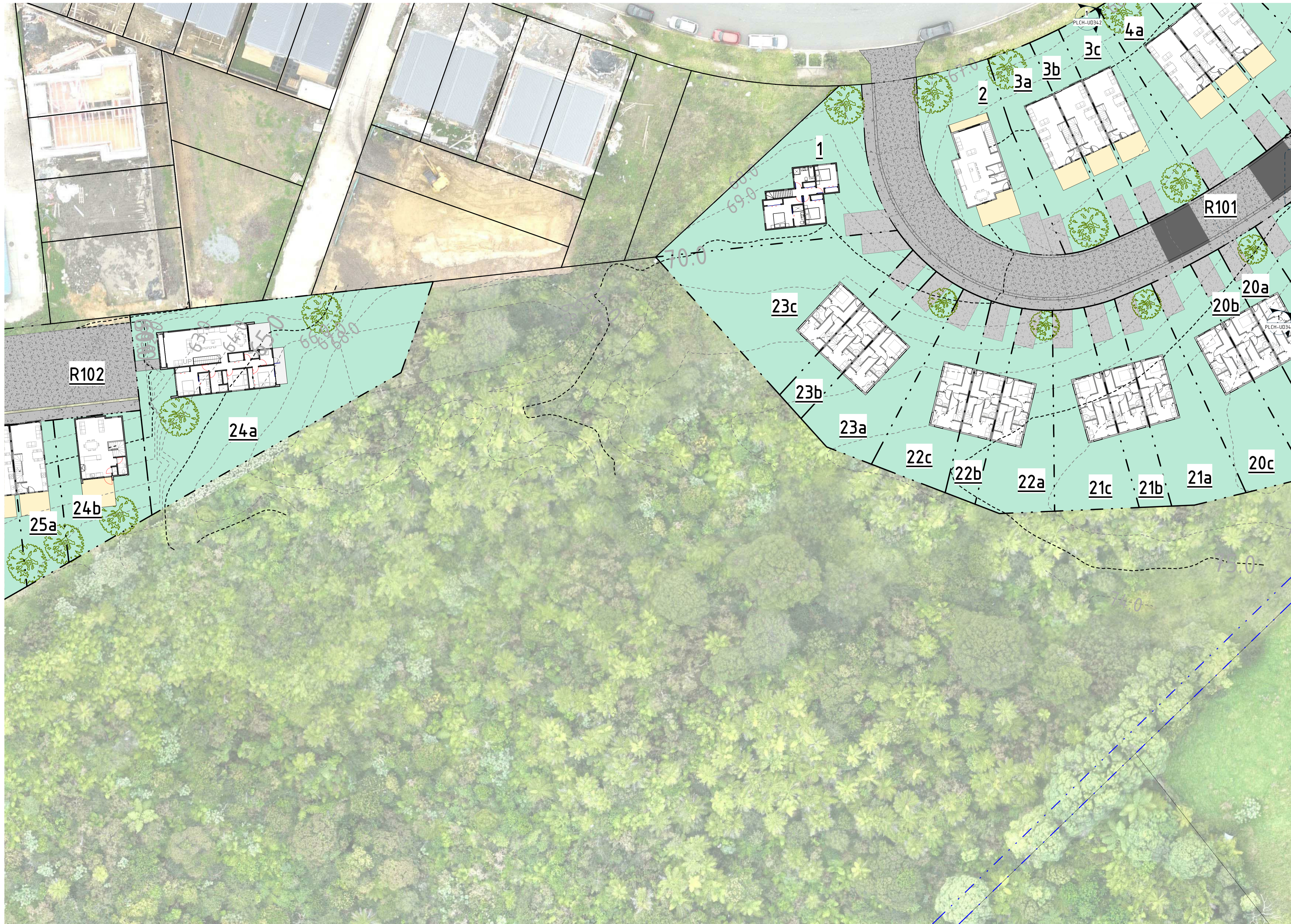
SCALE @ A1
As indicated

JOB NUMBER
20010

SHEET NUMBER
PLCH-UD331

REVISION
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 Crestview Rise Plan Change
 28, 30, 66 & 76 Crestview Rise,
 170 Settlement Road

SHEET TITLE
 Indicative Floor Plan -
 Levels 01 & 00 -
 Triple-Attached - Callout 3

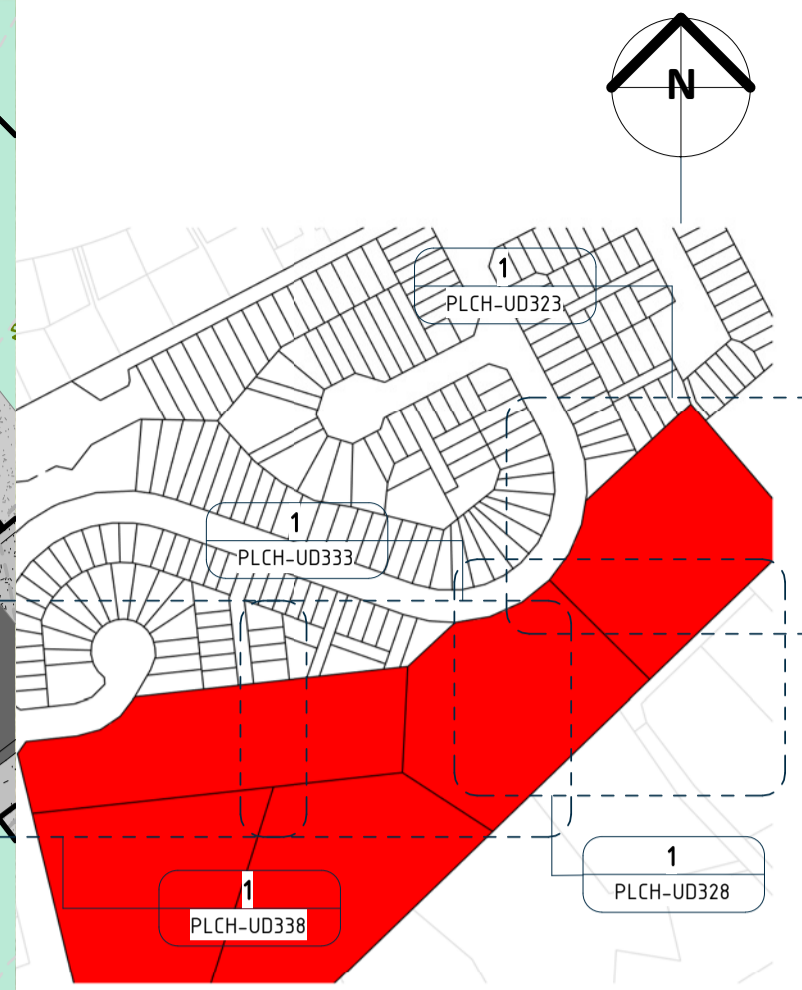
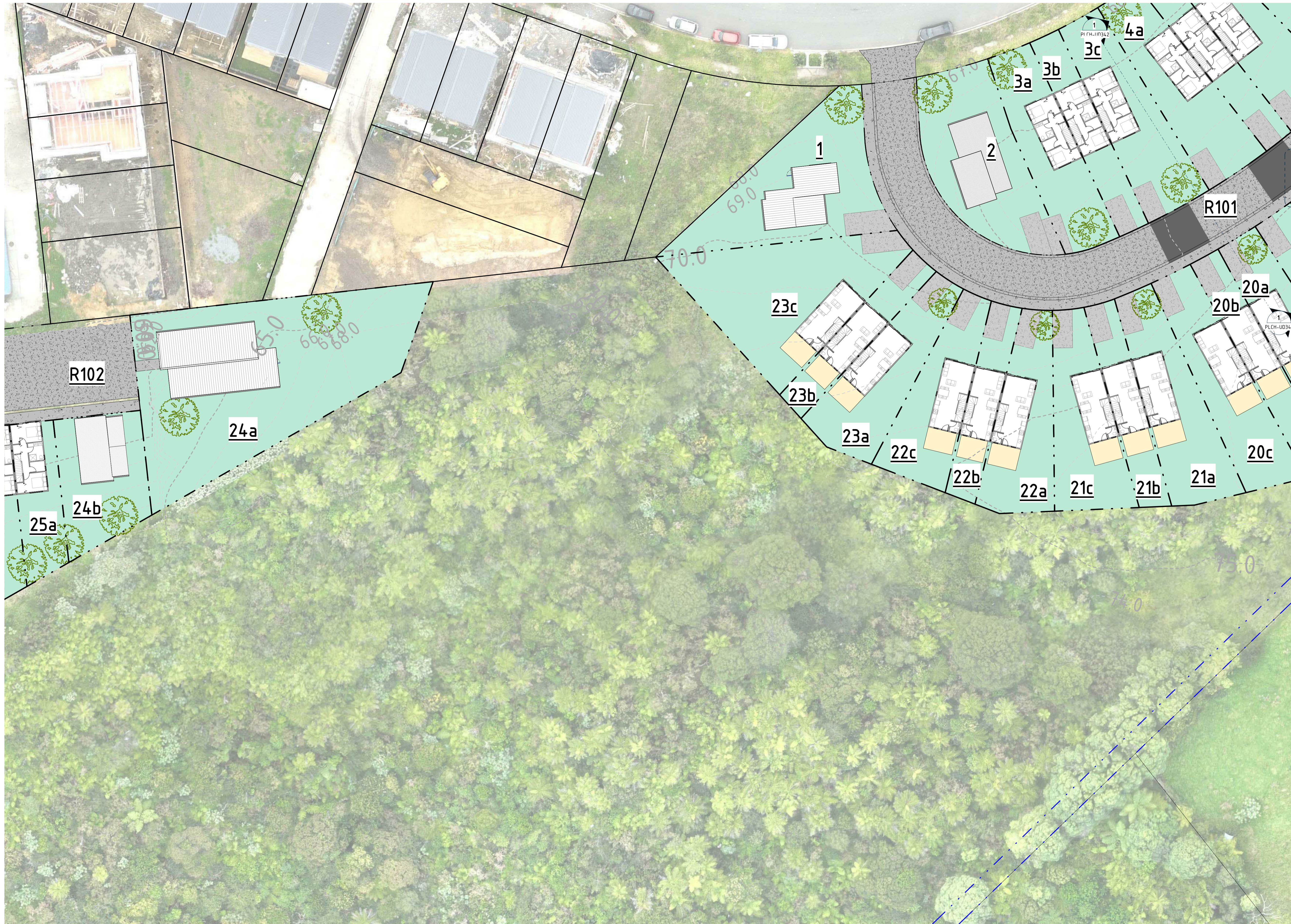
Proposed Floor Plan - Levels 01 & 00 -
 Triple-Attached - Callout 3
 1
 PLCH-UD332
 A1 SCALE 1: 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

SCALE @ A1
 As indicated
 JOB NUMBER
 20010

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 PLCH-UD332
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PROJECT NAME
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28, 30, 66 & 76 Crestview Rise,
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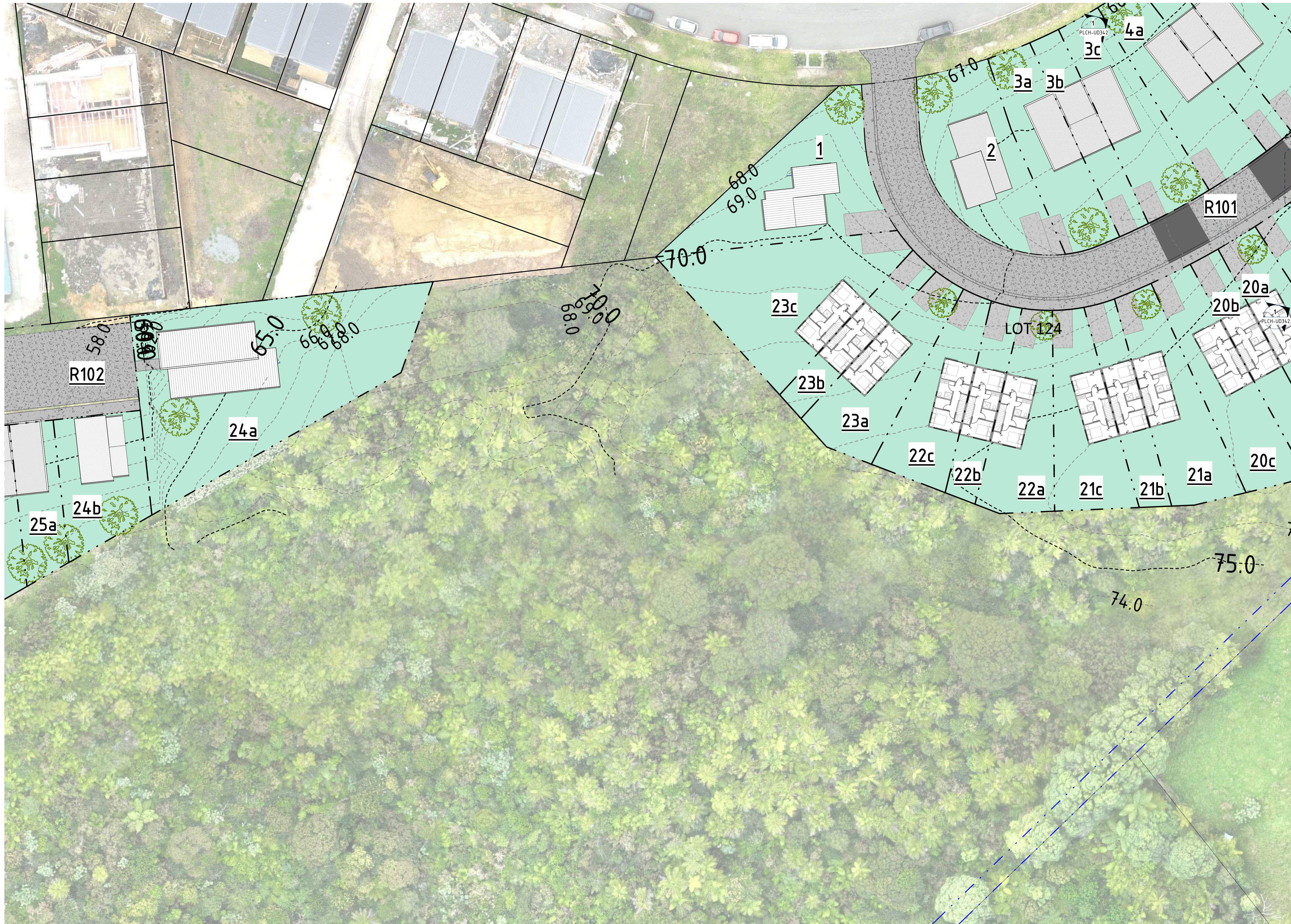
SHEET TITLE
 Indicative Floor Plan -
 Levels 02 & 01 -
 Triple-Attached - Callout 3

Proposed Floor Plan - Levels 02 & 01 -
 Triple-Attached - Callout 3
 1
 PLCH-UD333
 A1 SCALE 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

SCALE @ A1	JOB NUMBER
As indicated	20010
SHEET NUMBER	REVISION
PLCH-UD333	B

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

SHEET TITLE
Indicative Floor Plan -
Levels Roof & 02 -
Triple-Attached - Callout 3

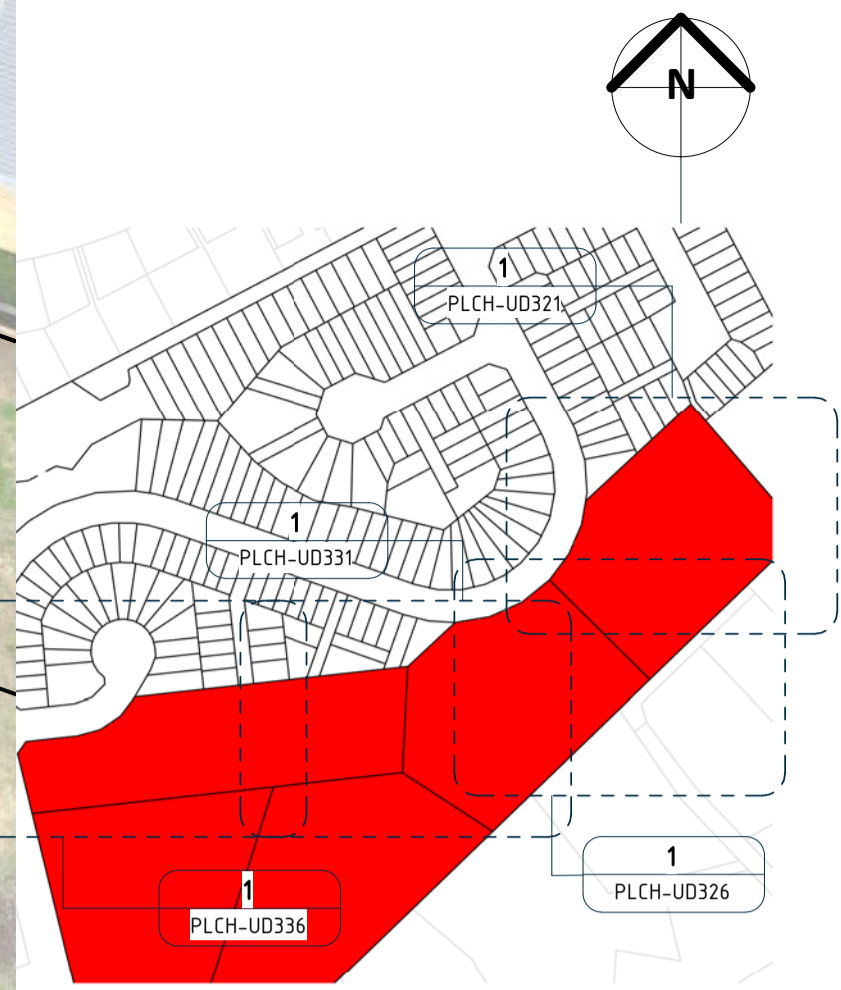
1 Proposed Floor Plan - Levels Roof & 02 - Triple-Attached - Callout 3
 PLCH-SS336 A1 SCALE 1 : 250

- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

SCALE @ A1 As indicated JOB NUMBER 20010

SHEET NUMBER PLCH-UD334 REVISION B

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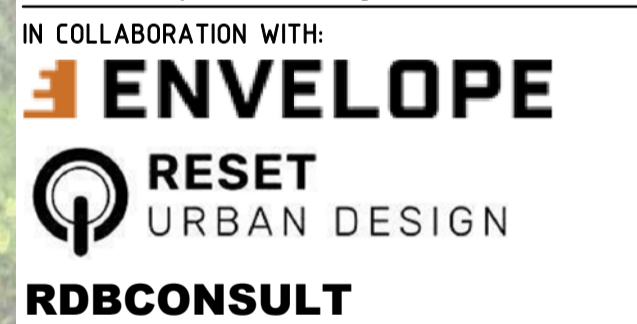
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170 Settlement Road

SHEET TITLE
Indicative Floor Plan -
Level 00 -
Triple-Attached - Callout
4

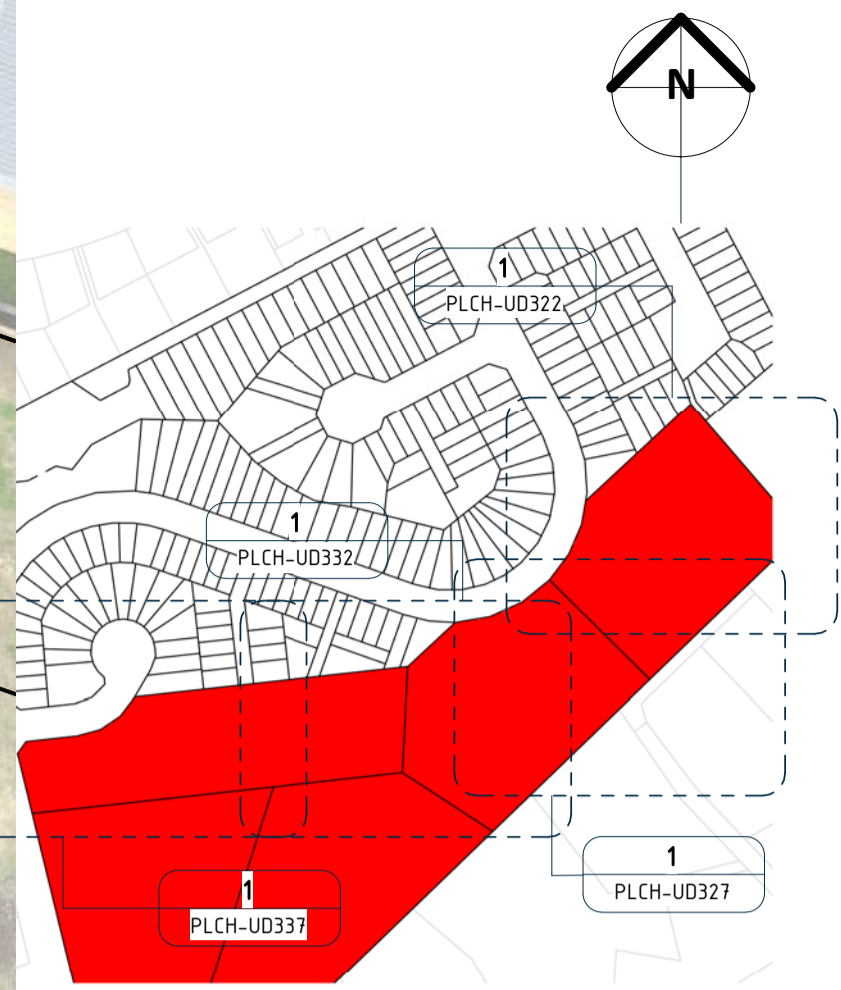
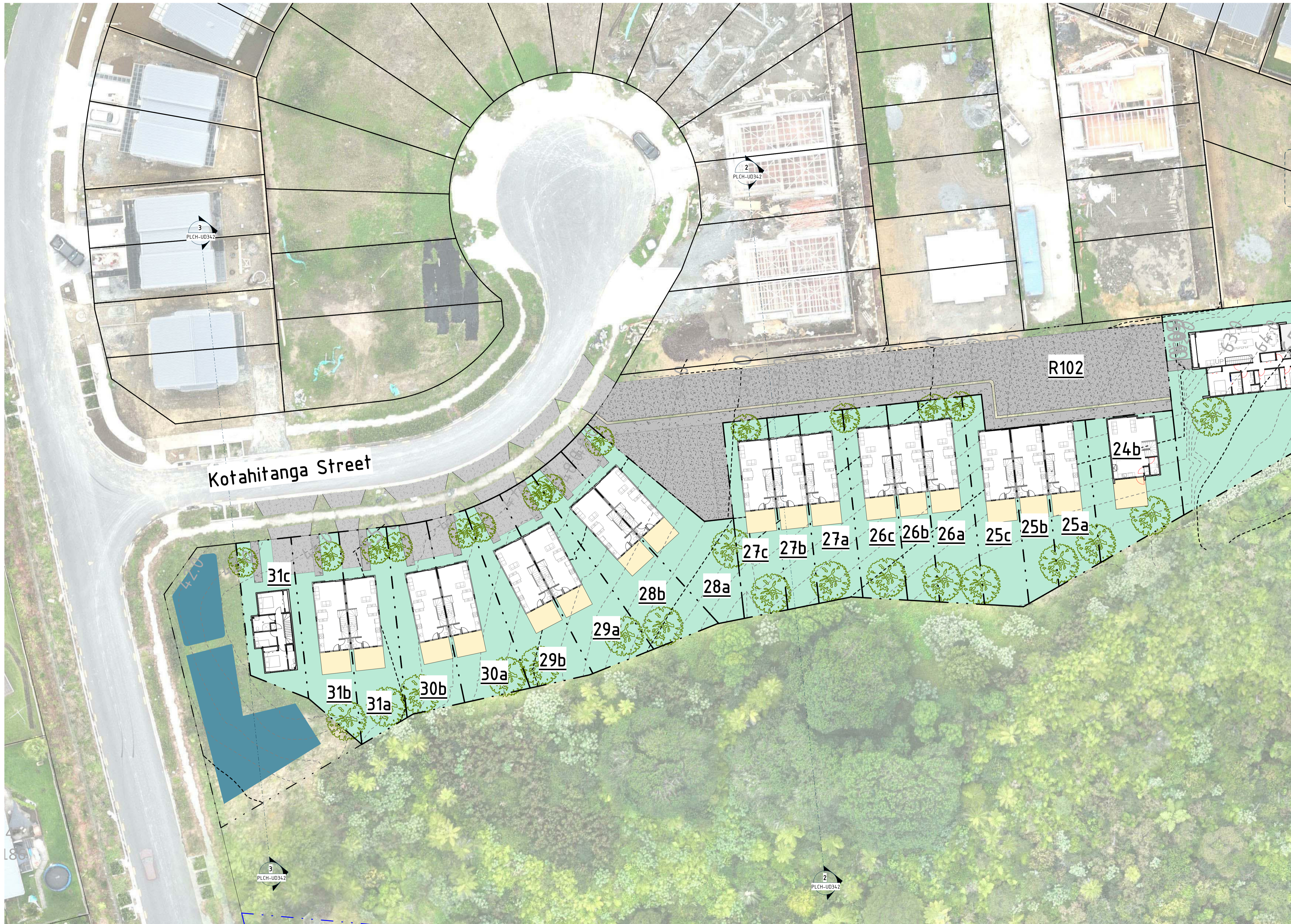
1
PLCH-UD321
Proposed Floor Plan - Level 00 -
Triple-Attached - Callout 4
A1 SCALE 1 : 250

- - - - Indicative Lot Boundary
- - - - Existing Setback - Countryside Living
- - - - Existing Contour Line
- - - - Indicative Proposed Contour Line

SCALE @ A1
As indicated
JOB NUMBER
20010

SHEET NUMBER
PLCH-UD336
REVISION
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170 Settlement Road

SHEET TITLE
Indicative Floor Plan -
Levels 01 & 00 -
Triple-Attached - Callout
4

Proposed Floor Plan - Levels 01 & 00 -
Triple-Attached - Callout 4

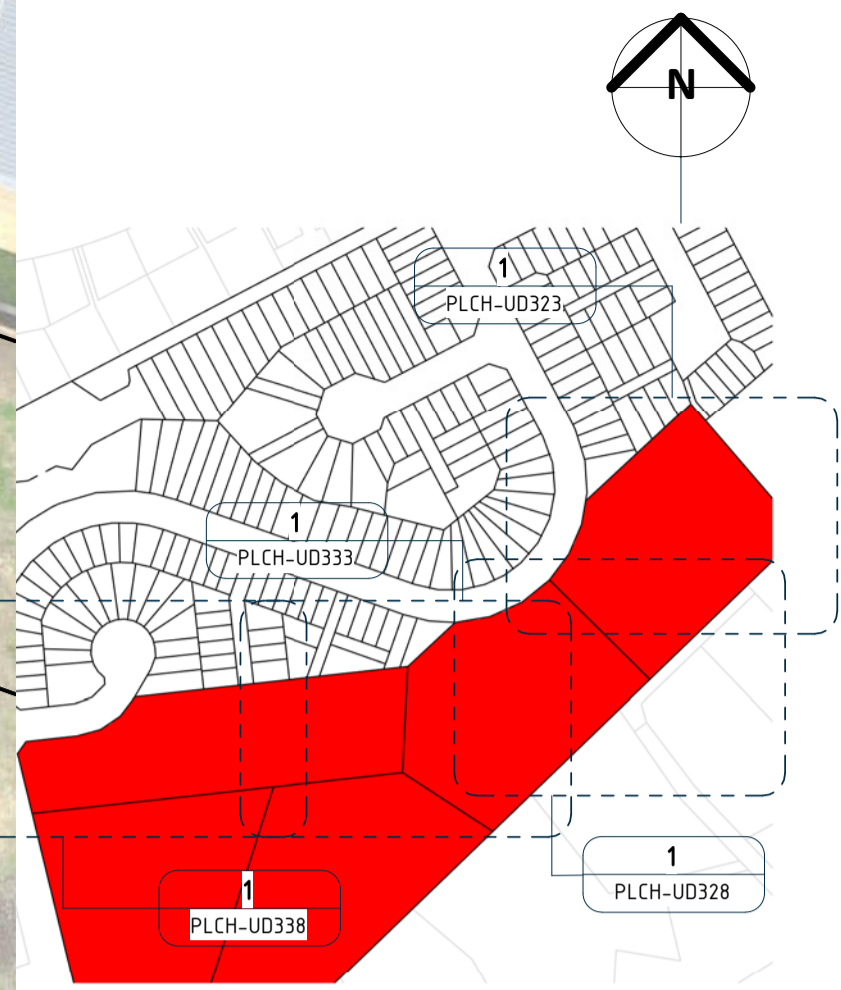
1
PLCH-UD322
A1 SCALE
1 : 250

- - - - Indicative Lot Boundary
- - - - Existing Setback - Countryside Living
- - - - Existing Contour Line
- - - - Indicative Proposed Contour Line

SCALE @ A1
As indicated
JOB NUMBER
20010

SHEET NUMBER
PLCH-UD337
REVISION
B

For Private Plan Change



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IN COLLABORATION WITH:



CLIENT
Harbour View Heights L.P.

PROJECT NAME
Crestview Rise Plan Change

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

SHEET TITLE
Indicative Floor Plan -
Levels 02 & 01 -
Triple-Attached - Callout
4

Proposed Floor Plan - Levels 02 & 01 -
Triple-Attached - Callout 4

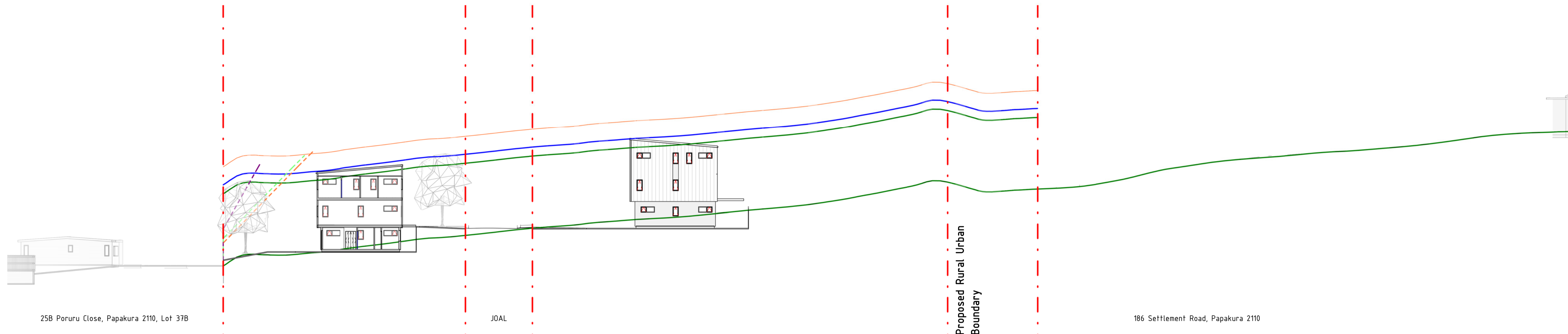
1
PLCH-UD323
A1 SCALE
1: 250

- - - - Indicative Lot Boundary
- - - - Existing Setback - Countryside Living
- - - - Existing Contour Line
- - - - Indicative Proposed Contour Line

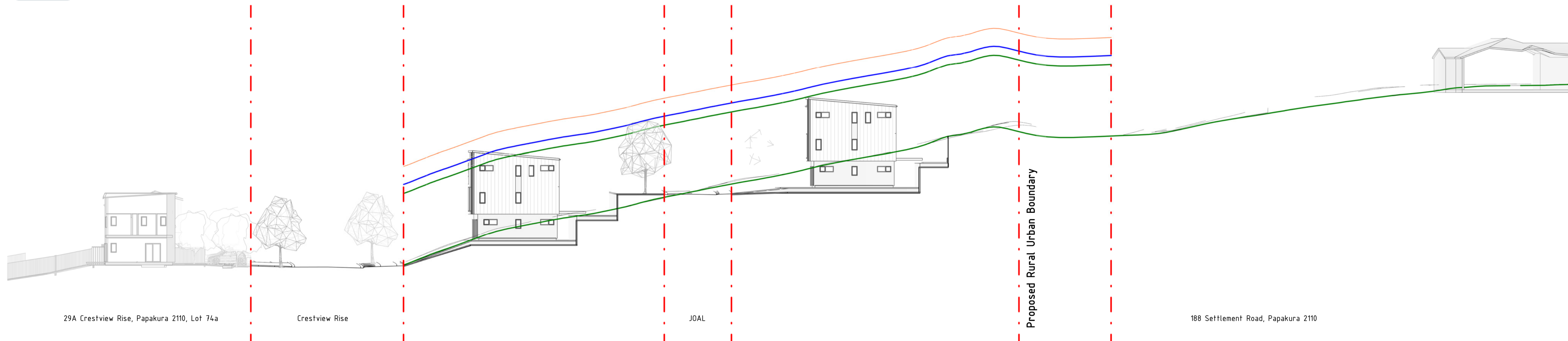
SCALE @ A1
As indicated
JOB NUMBER
20010

SHEET NUMBER
PLCH-UD338
REVISION
B

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1
PLCH-A010
Typical Section 1 - Triple-Attached
A1 SCALE 1 : 250



2
PLCH-A010
Typical Section 2 - Triple-Attached
A1 SCALE 1 : 250

- Site - Lots 123, 124, 125, 126 & 127
- Existing Easement
- MAX Height - 11m
- MAX Height - 9m - Countryside Living
- MAX Height - 8m
- - - Indicative Lot Boundary
- - - Indicative Lot Boundary
- - - Existing Setback - Countryside Living
- - - Existing Contour Line
- - - Indicative Proposed Contour Line

- Existing Ground
 - Height to Boundary - 45° 2.5m
 - Height to Boundary - 45° 3m
 - Height to Boundary - MDRS 60° 4m
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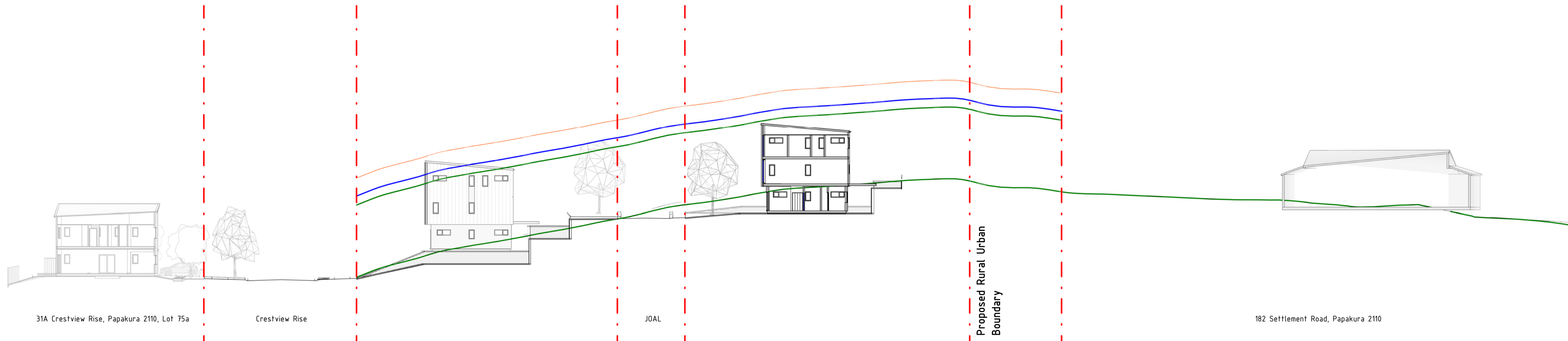
PROJECT NAME
Crestview Rise Plan Change

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

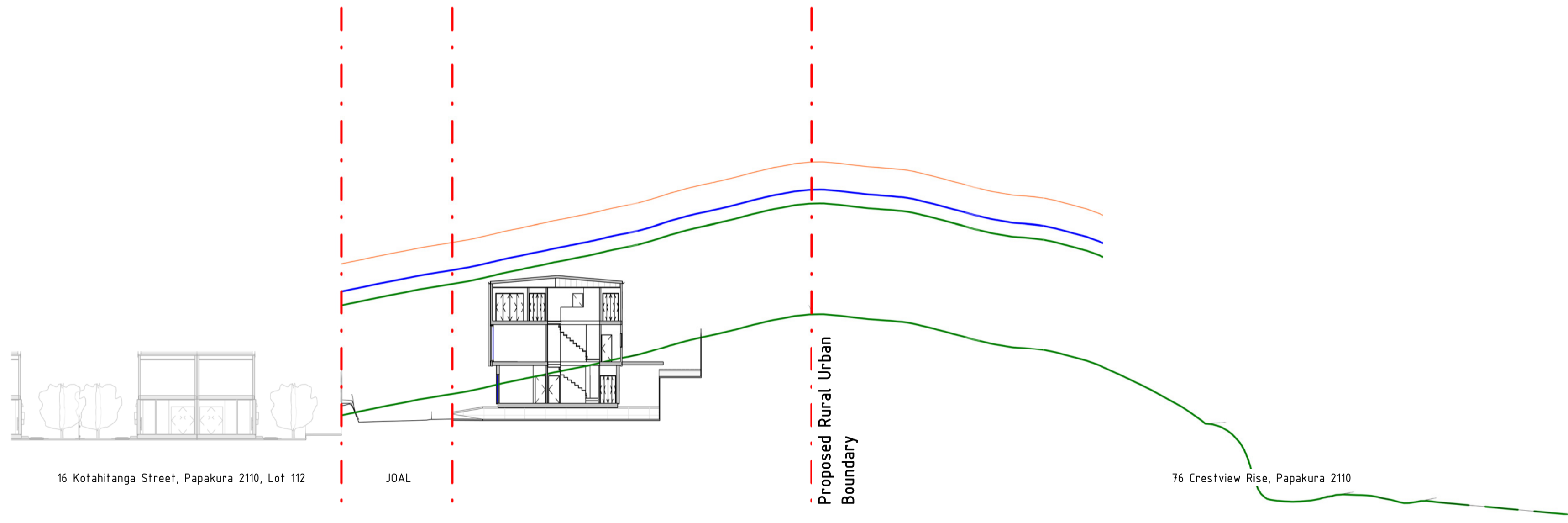
SHEET TITLE
Indicative Site Sections - Triple-Attached

SCALE @ A1	JOB NUMBER
As indicated	20010
SHEET NUMBER	REVISION
PLCH-UD341	B

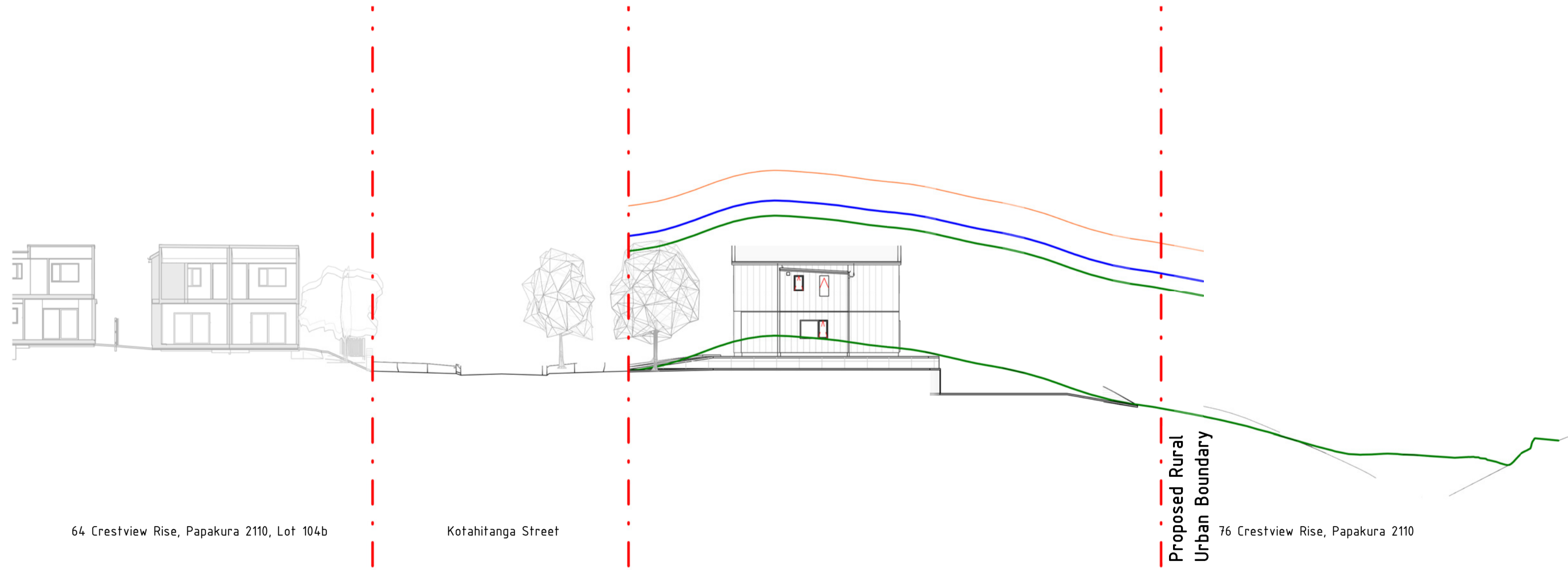
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1 Typical Section 4 - Triple-Attached
 PLCH-A010 A1 SCALE 1 : 250



2 Typical Section 5 - Triple-Attached
 PLCH-SS116 A1 SCALE 1 : 250



3 Typical Section 6 - Triple-Attached
 PLCH-SS116 A1 SCALE 1 : 250

- Site - Lots 123, 124, 125, 126 & 127
- Existing Easement
- MAX Height - 11m
- MAX Height - 9m - Countryside Living
- MAX Height - 8m
- Indicative Lot Boundary
- Existing Setback - Countryside Living
- Existing Contour Line
- Indicative Proposed Contour Line
- Existing Ground
- Height to Boundary - 45° 2.5m
- Height to Boundary - 45° 3m
- Height to Boundary - MDRS 60° 4m

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IN COLLABORATION WITH:

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PROJECT NAME
 Crestview Rise Plan Change

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

SHEET TITLE
 Indicative Site Sections - Triple-Attached

SCALE @ A1	JOB NUMBER
As indicated	20010
SHEET NUMBER	REVISION
PLCH-UD342	B

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Harbour View Heights L.P.

PROJECT NAME

Crestview Rise Plan Change

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

SHEET TITLE

Photomontage - View at

Mansell Field - Opposite

29A Marne Road -

Triple-Attached -

3-Storey

SCALE @ A1

JOB NUMBER

20010

SHEET NUMBER

PLCH-UD381

REVISION

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PROJECT NAME

Crestview Rise Plan Change

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

SHEET TITLE

Photomontage - View at
27 Heathdale Crescent -
Triple-Attached -
3-Storey

SCALE @ A1

JOB NUMBER

20010

SHEET NUMBER

PLCH-UD384

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PROJECT NAME

Crestview Rise Plan Change

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

SHEET TITLE

Photomontage - View at
Corner Sheehan Avenue &
Valentine Street -
Triple-Attached 3-Storey

SCALE @ A1

JOB NUMBER

20010

SHEET NUMBER

PLCH-UD386

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PROJECT NAME

Crestview Rise Plan Change

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

SHEET TITLE

Photomontage - View at
9A Crestview Rise -
Triple-Detached 3-Storey

SCALE @ A1

JOB NUMBER

20010

SHEET NUMBER

PLCH-UD387

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PROJECT NAME

Crestview Rise Plan Change

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

SHEET TITLE

Photomontage - View at
103 Settlement Road -
Triple-Attached 3-Storey

SCALE @ A1

JOB NUMBER

20010

SHEET NUMBER

PLCH-UD388

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PROJECT NAME

Crestview Rise Plan Change

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

SHEET TITLE

Photomontage - View from
190 Settlement Road -
Triple-Attached 3-Storey

SCALE @ A1

JOB NUMBER

20010

SHEET NUMBER

PLCH-UD389

REVISION

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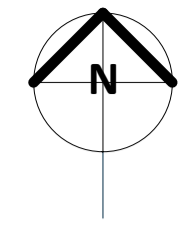
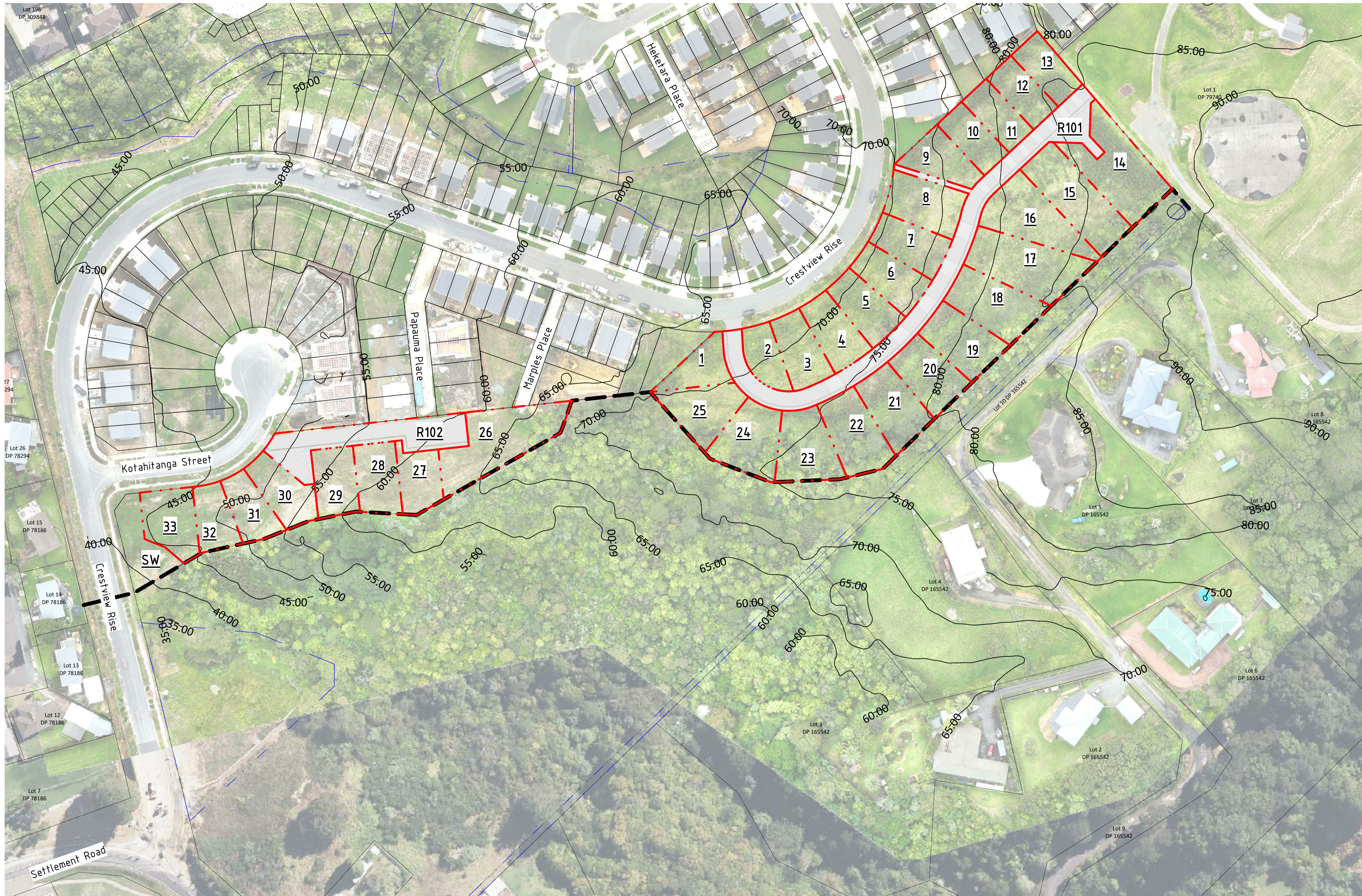
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Crestview Rise Plan Change

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Scenario 4 – Development Scenario: Infill 3-Storey – MDRS



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PROJECT NAME
 Crestview Rise Plan Change

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

SHEET TITLE
 Indicative Subdivision Plan
 - Parent Lot - Infill

Infill Parent Lots		Infill Parent Lots		Infill Parent Lots		Infill Parent Lots		Infill Parent Lots		Infill Parent Lots	
Name	Area	Name	Area	Name	Area	Name	Area	Name	Area	Name	Area
1	345 m ²	7	436 m ²	13	358 m ²	19	538 m ²	25	522 m ²	31	375 m ²
2	320 m ²	8	526 m ²	14	872 m ²	20	510 m ²	26	932 m ²	32	357 m ²
3	435 m ²	9	402 m ²	15	761 m ²	21	542 m ²	27	380 m ²	33	494 m ²
4	436 m ²	10	350 m ²	16	712 m ²	22	588 m ²	28	440 m ²	Total: 33	16,685 m ²
5	436 m ²	11	350 m ²	17	812 m ²	23	582 m ²	29	424 m ²		
6	436 m ²	12	350 m ²	18	633 m ²	24	591 m ²	30	444 m ²		

SCALE @ A1

1 : 750

SHEET NUMBER

PLCH-UD412

JOB NUMBER

20010

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Infill Individual Lot	
Name	Area
1	345 m ²
2	320 m ²
3a	206 m ²
3b	89 m ²
3c	140 m ²
4a	206 m ²
4b	89 m ²
4c	140 m ²
5a	206 m ²
5b	89 m ²
5c	140 m ²
6a	206 m ²

Infill Individual Lot	
Name	Area
6b	89 m ²
6c	140 m ²
7a	206 m ²
7b	89 m ²
7c	140 m ²
8a	232 m ²
8b	108 m ²
8c	186 m ²
9a	130 m ²
9b	95 m ²
9c	178 m ²
10a	156 m ²

Infill Individual Lot	
Name	Area
10b	78 m ²
10c	116 m ²
11a	156 m ²
11b	78 m ²
11c	116 m ²
12a	156 m ²
12b	78 m ²
12c	116 m ²
13a	156 m ²
13b	80 m ²
13c	122 m ²
14a	451 m ²

Infill Individual Lot	
Name	Area
14b	152 m ²
14c	269 m ²
15a	164 m ²
15b	114 m ²
15c	483 m ²
16a	207 m ²
16b	154 m ²
16c	351 m ²
17a	165 m ²
17b	124 m ²
17c	523 m ²
18a	165 m ²

Infill Individual Lot	
Name	Area
18b	124 m ²
18c	344 m ²
19a	165 m ²
19b	124 m ²
19c	249 m ²
20a	165 m ²
20b	124 m ²
20c	221 m ²
21a	165 m ²
21b	124 m ²
21c	253 m ²
22a	166 m ²

Infill Individual Lot	
Name	Area
22b	125 m ²
22c	297 m ²
23a	166 m ²
23b	148 m ²
23c	268 m ²
24a	179 m ²
24b	162 m ²
24c	250 m ²
25	522 m ²
26a	731 m ²
26b	201 m ²
27a	124 m ²

Infill Individual Lot	
Name	Area
27b	99 m ²
27c	157 m ²
28a	167 m ²
28b	116 m ²
28c	157 m ²
29a	153 m ²
29b	112 m ²
29c	158 m ²
30a	231 m ²
30b	213 m ²
31a	194 m ²
31b	181 m ²

Infill Individual Lot	
Name	Area
32a	185 m ²
32b	172 m ²
33a	179 m ²
33b	166 m ²
33c	150 m ²
Total:	89 16,685 m²

CLIENT
 Harbour View Heights L.P.

PROJECT NAME
 Crestview Rise Plan Change

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

SHEET TITLE
 Indicative Subdivision Plan
 - Individual Lots - Infill

SCALE @ A1
 1 : 750

SHEET NUMBER
 PLCH-UD413

JOB NUMBER
 20010

REVISION
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