
I hereby give notice that a hearing by commissioners will be held on:

Date: Wednesday 15 November 2023
Time: 9.30am
Venue: Waiuku Community Hall
8 King Street, Waiuku

PRIVATE PLAN CHANGE 91
ADDENDUM HEARING REPORT
80 MCLARIN ROAD, GLENBROOK BEACH
HD PROJECT 2 LIMITED

COMMISSIONERS

Chairperson Robert Scott
Commissioners Nigel Mark-Brown
Juliane Chetham

Sidra Khan
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Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
 - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

A NOTIFIED PRIVATE PLAN CHANGE TO THE AUCKLAND UNITARY PLAN BY HD PROJECT 2 LIMITED

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APPLICANT:	HD PROJECT 2 LIMITED	



Hearing Report (Addendum) for Proposed Private Plan Change 87 : 301 and 303 Buckland Road, Pukekohe to the Auckland Unitary Plan (Operative in Part)

Report to:	Hearing Commissioners
Hearing Date/s:	15 (and 16) November 2023
File No:	Hearing Report (Addendum) – Proposed Private Plan Change 87 (PC87)
File Reference	S42A Report (Addendum) PC91
Report Author	Katrina David, Senior Policy Planner, Plans and Places
Report Approvers	Craig Cairncross, Team Leader Central and South Planning, Plans and Places
Report produced	10 November 2023

1. INTRODUCTION

1. This Section 42A Addendum Report has been prepared by Katrina David. My experience and qualifications are as outlined in the original Section 42A Report (16 October 2023). I continue to abide by the Environment Court Expert Witness Code of Conduct in this report.
2. I have read the statements of evidence of all the parties to Plan Change 91 (**PC91**), including the late evidence provided on behalf of submitter Aaron and Elizabeth Yorke (#23). The council's technical experts¹ have also read the statements of evidence relevant

¹ Jennifer Esterman (urban design), Kelly Seekup and Lisa Dowson (Healthy Waters), Wes Edwards

to their area of expertise and provided additional comments where necessary. These comments are included in Appendix A of this addendum.

3. In the original Section 42A Report I recommended approval of PC91 with modifications, subject to further information and the resolution of specific matters.
4. The applicant's planner Bryce Powell has accepted many of the amendments I recommended to Glenbrook 4 Precinct, with several exceptions, primarily in relation to transport infrastructure. These transport matters remain unresolved and are discussed further below.
5. Mr Powell also proposes further amendments to the precinct provisions. These are contained in Annexure B of Mr Powell's evidence. For the purposes of this Addendum Report I have used Mr Powell's set of precinct provisions as the base for my recommended precinct provisions.
6. Several submitters have also proposed further amendments to the precinct provisions. I have noted where I support and recommend these amendments.
7. A meeting was held with the applicant's civil engineer Campbell McGregor and the council's stormwater experts (on behalf of Healthy Waters), Kelly Seekup and Lisa Dowson² on 30 October. This meeting was to discuss issues raised in the original Section 42A Report in relation to the proposed stormwater management plan (**SMP**), and the further information required. Mr Powell and I also attended this meeting.³ From this meeting I understand the applicant may propose further amendments to the precinct provisions and/or provide further information to address the concerns raised by Healthy Waters. Any further amendments proposed by the applicant to address the outstanding stormwater and flooding issues will need to be addressed at the hearing.
8. I have generally focussed this addendum on outstanding matters and noting whether I support or do not support amendments proposed by the applicant or submitters. I have also addressed submitters evidence.
9. I continue to recommend that PC91 be approved with modifications, provided the matters raised by Healthy Waters are resolved adequately. For clarity I recommend Mr Powell's precinct provisions contained in his evidence except where stated below. Where I disagree with Mr Powell's proposed precinct provisions I either retain my position set out in the original Section 42A Report or as outlined in this Addendum.

2. Stormwater and flooding – SMP and precinct provisions

10. Kelly Seekup and Sarah Basheer provided technical advice on behalf of Healthy Waters

(transport), Andreas Lilley (Parks), Jason Smith (ecology), Megan Walker (built heritage), David Russell (development engineer)

² Note Lisa Dowson has replaced Sarah Basheer as Healthy Waters' stormwater engineer.

³ I attended as an observer and to provide plan change process input as needed.

which was included in the original Section 42A Report. Ms Seekup and Ms Basheer raised a number of concerns in relation to the proposed SMP, treatment of stormwater and potential flooding risks to downstream properties and the Manukau Harbour, being a sensitive receiving environment. Based on the advice of Ms Seekup and Ms Basheer I recommended amendments to the precinct provisions, in addition to further information required by the applicant in relation to the SMP and flooding. The applicant has largely accepted the amendments to the precinct stormwater provisions recommended in the original Section 42A Report.

11. In addition Mr Powell proposes a further amendment to Standard IXXX.6.5 Stormwater quality (that was recommended in the original Section 42A Report) to include what he describes as an explanation note to guide the interpretation of the standard. I note that the amendment proposed by Mr Powell in the body of his statement of evidence (at paragraph 8.27) is worded differently to that included in his revised set of precinct provisions in Annexure B, so it is unclear which version Mr Powell is proposing.
12. Ms Seekup and Ms Dowson have reviewed the relevant evidence from the applicant and submitters and provided an addendum memorandum included in Appendix A.
13. Ms Seekup and Ms Dowson acknowledge that the applicant has largely accepted the precinct provisions recommended in the Section 42A Report in relation to flooding and stormwater. However they do not consider the applicant's evidence has adequately addressed their concerns, and therefore retain the position set out in the original Section 42A Report in relation to the SMP and flooding issues. Ms Seekup and Ms Dowson conclude:

Until sufficient information is provided by the Applicant to demonstrate that any potential flooding and stormwater runoff effects will be avoided or appropriately mitigated, to safeguard the downstream properties and the SEA, we do not support PPC 91 from a stormwater and flooding perspective.

The SMP and Precinct provisions need to be robust and clear to consider the cumulative impacts/effects and the optimum solutions for treatment and attenuation to avoid less optimal outcomes and potential adverse effects. This includes the preferred option with indicative device locations and sizes for the precinct as a whole (with must haves such as gross pollutant traps) and provisions to ensure that if Developers propose to do something different they need to demonstrate BPO.⁴

14. Notwithstanding their overall recommendation Ms Seekup and Ms Dowson have provided an additional precinct standard for stormwater attenuation infrastructure, if the applicant does not address their concerns at the hearing, but the Hearing Commissioners decide to

⁴ Addendum Memorandum from Ms Seekup and Ms Dowson, 7 November 2023, page 3

approve the plan change. This is included in section 2 of their Addendum Memorandum in Appendix A.

15. In relation to the amendment to Standard IXXX.6.5 Stormwater quality proposed by Mr Powell, Ms Seekup and Ms Dowson do not support the proposed amendment. Ms Seekup and Ms Dowson state:

It is unclear whether Mr Powell is referring to connecting to an existing communal stormwater management device or a yet to be designed and constructed GD01 stormwater management device as part of an approved subdivision consent. GD01 devices are water quality treatment devices.

We acknowledge that at source water quality treatment should not be required on individual lots where development on that residential lot will be serviced by an appropriately designed (including for that lot and meeting GD01 requirements) and constructed communal device, consented through an earlier subdivision consent. For clarity the residential lot would had to have been part of the subdivision consent, and the GD01 device design must allow for treatment of that lot.

Notwithstanding the above, we do not believe the precinct provision need to be amended to clarify this.⁵

16. I rely on the advice of Ms Seekup and Ms Dowson.
17. I also have concerns with the amendment proposed by Mr Powell to Standard IXXX.6.5 Stormwater quality; in terms of clarity as to what is sought, drafting, and the use of an explanation note, especially for what appears to be an exemption. In my opinion a standard should be clear enough to understand whether development or subdivision complies with it or not. Further to that, if an exemption is appropriate, then that should be a standard. Based on the advice of Ms Seekup and Ms Dowson and my concerns I do not support the amendment proposed by Mr Powell and continue to recommend Standard IXXX.6.5 as set out in Appendix 7 of the original Section 42A Report.
18. I also retain my position in relation to stormwater and flooding as set out in the original Section 42A Report. As previously mentioned, if the applicant provides further information or additional precinct provisions this can be addressed at the hearing.

3. Transport - precinct provisions

19. Wes Edwards (Council's traffic expert) has reviewed the relevant evidence from the applicant and submitters and provided an addendum memorandum included in Appendix A.
20. Mr Edwards clarifies that his analysis and recommendations are the same regardless of

whether the estimated dwelling yield is 100 or 200 dwellings.

21. Overall Mr Edwards retains his position as set out in his report for the original Section 42A Report. His advice below relates to three key outstanding matters. I rely on the advice on Mr Edwards in regard to these matters.
22. The tabled letter from Auckland Transport (submitter # 39) supports all amendments to the precinct recommended in the Section 42A Report, with specific emphasis on a roundabout and pedestrian crossing facility on McLarin Road. Auckland Transport recommends that the plan change be approved subject to the amended provisions set out in the Section 42A Report.
23. The evidence of Ian Smallburn on behalf of submitter #40 Kahawai Point Development Limited (KPD) also generally supports the transport related precinct provisions recommended in the Section 42A, but with minor amendments.

Mission Bush Road/Glenbrook-Waiuku Road intersection

24. Mr Powell does not support Standard IXXX.6.6 Staging of subdivision and development with transport infrastructure upgrades as recommended in the Section 42A Report. Mr Powell comments it does not appear the threshold number (25) has been justified and that such a low threshold would be costly and inefficient to administer for both the developer and the council. Mr Powell also considers that the Auckland-wide provisions (E27.4.1(A3), E27.6.1(1)(c)) requiring resource consent for development of more than 100 dwellings/lots is the adequate mechanism.
25. Mr Powell also states in his evidence that the discretionary activity status for non-compliance with this standard has not been justified. While Mr Powell does not support this standard, he considers a restricted discretionary activity status is more appropriate, with matters restricted to traffic related effects.⁶
26. Mr Edwards remains of the opinion that the Mission Bush Road/Glenbrook-Waiuku Road intersection will require upgrading in order to accommodate growth and development in Glenbrook Beach. Mr Edwards considers this intersection will be operating poorly by about 2030, regardless of whether development occurs within the plan change area or not.
27. Mr Edwards notes that the Glenbrook 3 Precinct provisions require an “upgrade” to this intersection, but based on his observations this has not yet occurred. I note the Glenbrook 3 Precinct does not identify what type of upgrade is required, only that it is required to enable more than 232 dwellings be constructed. Mr Edwards considers a “transformational” upgrade of the intersection, such as a roundabout will be needed, rather

⁶ Paragraph 8.21

than other methods such as various road markings.

28. Mr Edwards retains his position that Glenbrook 4 Precinct should retain provisions requiring the upgrade of the intersection (i.e. Standard IXXX.6.6).
29. In relation to the 25 dwelling threshold Mr Edwards acknowledges this number is arbitrary, and that in fact he considers the intersection upgrade/roundabout should be operational before any dwellings are occupied within the plan change area. Never-the-less Mr Edwards recommends the 25 dwelling threshold rather restricting all development, to assist the economic feasibility of development.
30. Mr Smallburn generally supports the inclusion of Standard IXXX.6.6, including the 25 dwelling threshold. However Mr Smallburn proposes several amendments to the standard in order to provide clarity and avoid interpretation issues.⁷ Mr Edwards does not support these amendments proposed by Mr Smallburn.⁸
31. Based on the information available and Mr Edwards advice I retain my position that the Glenbrook 4 Precinct should include Standard IXXX.6.6 Staging of subdivision and development with transport infrastructure upgrades as recommended in the Section 42A Report. Correspondingly I consider the related rules should remain in the activity tables. Therefore I also do not support Mr Powell's proposed amendments to Policies 3A and 4/5 or Mr Powell's new proposed Policy 4.
32. With regards to Mr Powell's comments (paragraph 8.22) about Auckland-wide provisions E27.4.1(A3), E27.6.1(1)(c), I do not consider this is an adequate alternative to Standard IXXX.6.6, noting there is no certainty how subdivision and development of the plan change area will proceed. For example if development of the area is staged and any one consent application is for less than 100 dwellings rule E27.4.1 (A3) would not be triggered.
33. With regard to the activity status for non-compliance with this standard, I am not adverse to a restricted discretionary activity status provided appropriate assessment criteria are provided and that the special information requirements (IXXX.10.1) previously recommended by the council are retained.
34. Therefore I continue to recommend the following provisions as set out in Appendix 7 of the original Section 42A Report:
 - Policy 3A
 - Rules (A8) and (A16), however I note I am open to amending the activity status from discretionary to restricted discretionary activity provided appropriate matters of discretion and assessment criteria are provided.

⁷ Paragraphs 6.5 – 6.9 of Mr Smallburn's evidence

⁸ Paragraphs 4.19 – 4.21 of Mr Edwards Addendum memo

- Rules (A2), (A3) and (A12) that refer to Standard 6.6.1
- Notification Rule 5.1(a)
- Standard 6.6.1
- Matters of Discretion 8.1(1) and (2) that refer to Standard 6.6.1, and Assessment criteria 8.2 (1) and (2) that refer to Standard 6.6.1
- Special information requirement 9.1. I note I included an error in the numbering of this, which Mr Powell carried over.

Roundabout and pedestrian crossing facility on McLarin Road

35. Mr Powell does not support the inclusion of precinct provisions⁹ limiting development within the precinct until the roundabout (shown on the proposed precinct plan) or the pedestrian crossing facility on McLarin Road are provided.
36. Mr Powell highlights that the roundabout is a requirement of the Glenbrook 3 Precinct, and proposes the Glenbrook 4 Precinct be amended so that development within the precinct does not preclude connection to the roundabout in the future.
37. Mr Powell does not question the technical merit of the pedestrian crossing but rather the need for the precinct to require it. Mr Powell considers the consideration of a pedestrian crossing is better managed through the resource consent and / or engineering plan approval stages.
38. Mr Smallburn and Auckland Transport both generally support the precinct provisions recommended in the Section 42A Report in relation to the roundabout and pedestrian crossing facility on McLarin Road, although Mr Smallburn proposes minor amendments to improve clarity. Auckland Transport highlight that from their experience deferring such considerations to the resource consent and engineering approval stage can, without clear requirements in precinct provisions, “... result in applicant’s seeking to defer the provision of necessary infrastructure based on narrow marginal effects-based arguments applied for each successful stage of development.”
39. Mr Edwards disagrees with Mr Powell’s statement that the roundabout on McLarin Road is not required to provide access to the plan change area. Mr Edwards retains his position that the roundabout and pedestrian crossing facility on McLarin Road should be provided before development within the eastern side of the plan change area that fronts McLarin Road is enabled. Mr Edwards concludes:

4.31 In my view it is sufficiently clear at this point that a roundabout is required for safety reasons so there is no compelling reason to defer the decision to subdivision

⁹ i.e. Policies 3A and 4 and Standard IXXX.6.2.2 as recommended in the Section 42A Report

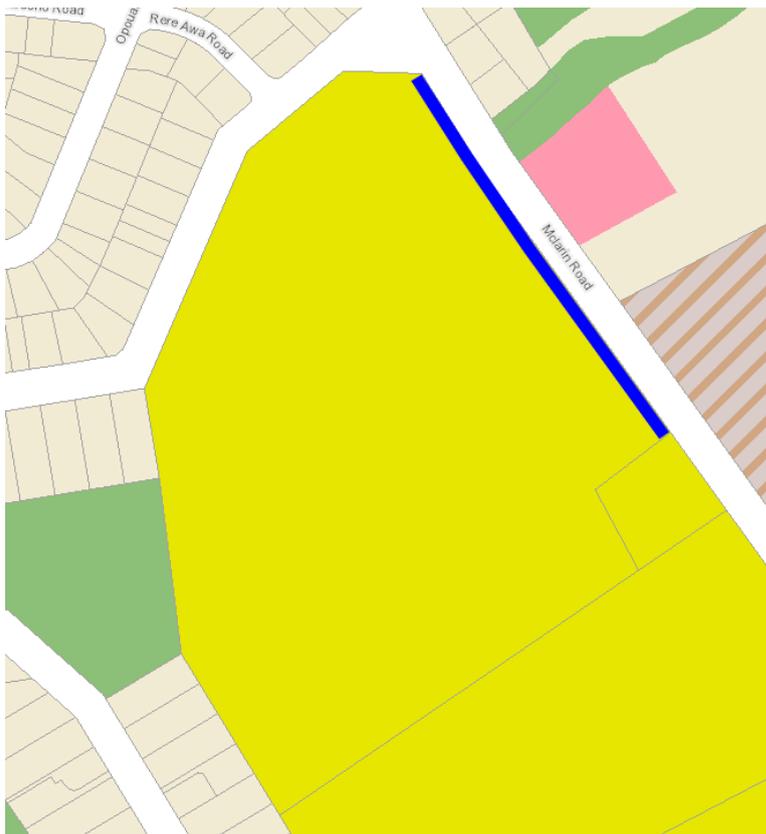
consent or engineering plan approval stage.

4.32 *It is also my view that the need for the crossing, and its location at the active mode connection point are sufficiently clear now. The proposed provisions would allow the form of the crossing (e.g. formal zebra crossing, informal crossing point) to be determined at the time of resource consent or engineering plan approval in consultation with AT and Council.*

40. Mr Edwards acknowledges Mr Smallburn's concerns about the wording of Standard IXXX.6.2 as recommended in the Section 42A Report, however, considers the standard should be sufficient as worded.

41. I rely on the advice of Mr Edwards. However I see the potential issue Mr Smallburn has highlighted and agree the standard could be better drafted or the precinct plan could be amended to make it clearer that the standard only applies to subdivision or development that fronts the portion of McLarin Road shown by the blue line on the figure below.

Figure 1: Showing area where Standard IXXX.6.2.2 applies



42. Overall I retain my position on the recommended precinct provisions in relation to the McLarin Road roundabout and pedestrian crossing facility set out in the Section 42A Report including these listed below, noting possible further amendments:

- Policy 4
- Standard 6.2:

- I note in Appendix 7 of the Section 42A Report that I included an error in the purpose statement with the second bullet point remaining unfinished (“To XXX”). This was intended to read (To provide a safe and efficient transport network). I recommend this error is corrected, with the inclusion of this text.
- Possible further amendment – see above in relation to Mr Smallburn’s comments
- Precinct plan:
 - the key and map in relation to the roundabout and indicative pedestrian/cycle crossing facility.
 - Possible further amendment – see above in relation to Mr Smallburn’s comments.

Evidence of Ben Ross

43. Ben Ross (submission point 3.1) supports the plan change with modifications. Mr Ross’s submission sought amendments to the precinct to require future proofing for public transport links on key roads and triggers for when Auckland Transport has to provide transit services.
44. Mr Ross’ evidence includes a list of “further proposals” which includes reference to a double bus bay on McLarin Road, laneways and possible communal parking bays. It is unclear whether Mr Ross’ is suggesting the precinct is amended to provide for these, and therefore I am not able to provide a response to this. I therefore retain my position as set out in the Section 42A Report in relation submission point 3.1.

4. Streams, wetlands, riparian margins and setbacks – precinct provisions

45. Jason Smith (Council’s expert ecologist) has reviewed the applicant’s evidence relevant to his expertise and prepared an addendum memorandum, included in Appendix A.
46. In summary Mr Smith generally supports the further amendments proposed in the applicant’s evidence except for one matter, being the omission of the northern-corner wetland from the revised precinct plan. Mr Smith recommends the precinct plan be amended to add this wetland. Mr Smith also recommends several additional amendments to the precinct Standard IXXX.6.3 – Riparian Margins and setback. These are discussed below.
47. With regards to the wetland in the northern corner of the site, this is shown as Plot 1 and Plot 2 on Figure 3 Emma Willmore’s evidence for the applicant. Mr Smith highlights that based on the various ecology reports provided with the notified plan change, this specific wetland meets the definition of a wetland. Mr Smith considers adequate evidence has not

yet been provided by Ms Willmore that would demonstrate this area does not meet the definition of a wetland (as defined in the Resource Management Act (**RMA**)), or natural inland wetland (as defined in the National Policy Statement for Freshwater Management (**NPS:FM**)).

48. Mr Smith acknowledges that this wetland appears to be in the same location as the northern indicative vehicle access shown on the proposed precinct plan, but retains his position that this wetland should be shown on the precinct plan. Mr Smith states:

By not showing the wetland from the northern corner it could be inferred that an effects assessment, for any impacts on the wetland from the construction and operation of the vehicle crossing, has already been made. ... Any impacts on the wetland from the vehicle access way can be considered, and are adequately provided for through the usual resource consenting pathways.

49. I support the inclusion of the indicative stream (Indicative watercourse to be enhanced) and wetlands shown on the revised precinct plan proposed by Mr Powell. I rely on the advice of Mr Smith with regards to the northern wetland, and recommend the precinct plan be amended to also include this wetland.
50. In my opinion the inclusion of this wetland on the precinct plan aligns with the objectives and policies of the precinct and the objectives of the plan change to "...seamlessly integrates freshwater assets of the site with future development."¹⁰ The proposed precinct objectives and policies seek to improve water quality, habitat and biodiversity through the planting of riparian margins and areas around wetlands, whilst also providing a safe and efficient local transport network. In my opinion the consenting process¹¹ is the appropriate time to consider any potential conflicts between the wetland and the appropriate location of any new roads.
51. In relation to consistent terminology, Mr Smith supports the applicant's amendments, with the precinct now referring consistently to "wetlands" throughout the precinct. I also support this however I note the key of the revised precinct plan refers to "Indicative natural wetland". For consistency I recommend the precinct plan key be amended to remove the word "natural".
52. Mr Smith supports Mr Powell's proposed amendment to Standard IXXX.6.3 – Riparian Margins and Setback, adding the word "indigenous" to the purpose statement. Mr Smith notes he would support the reference to "indigenous" elsewhere in the precinct where it currently refers to "native". I agree with Mr Smith that a consistent use of terminology is preferable and consider such amendments are minor in nature and align with the National

¹⁰ Section 32 Report, section 2.1.2

¹¹ Noting both AUP and NES-F rules would apply to the wetland.

Policy Statement for Indigenous Biodiversity.

53. Mr Smith recommends several technical amendments to Standard IXXX.6.3 Riparian Margins and Setback relating to the density of planting required, and how the 10 metres is measured from a wetland. I rely on the advice of Mr Smith, and generally support his recommendations.
54. I note, at paragraphs 9.8 – 9.9 of her evidence, Ms Willmore acknowledges the concerns I raised about the drafting of the precinct provisions in relation to the use of the term “riparian margin”, (which as defined in the AUP does not include wetlands), and states that the wording has been amended as set out in the evidence of Mr Powell. However, it does not appear that Standard IXXX.6.3 Riparian Margins and Setbacks has been amended by Mr Powell other than to include the word “indigenous” in the purpose. As such I retain my concern (paragraphs 548 - 552 of original Section 42A Report) about the use of the defined terms “riparian margin” or “riparian yard”, where the intention is that these apply to wetlands but do not clearly state this. I also consider this standard could be more clearly drafted in general making it clearer to plan users what is required to meet this standard and to ensure the purpose of the standard is achieved.

5. Glenbrook Beach Recreation Reserve interface

55. Sam Cole (applicant’s urban design expert) states at paragraph 7.9 of his evidence that the structure plan’s “green interface” relates to the proposed precinct’s fencing requirement along the boundary of Glenbrook Beach Recreation Reserve, achieving a low and visually open interface. Mr Cole anticipates that the reserve will benefit from greater passive surveillance from nearby dwellings and some activation from their associated accessways. Mr Cole (paragraph 9.35) states it would be appropriate to provide a small lane or private way along the interface with the reserve, and that this would be “... *best designed in association with the residential development and in context of the proposed walking and cycling connection, and the riparian corridor.*”
56. Mr Cole also provides a new sketch showing a possible site layout, which shows an accessway to residential lots along part of the interface with Glenbrook Beach Recreation Reserve. See Figure 2 in paragraph 7.14 of his evidence.
57. Mr Powell (paragraph 8.37) considers that; Mr Cole has demonstrated a park edge road may not be possible or desirable; and that it is best to determine the best access arrangement to the reserve during the resource consent process.
58. Mr Powell now proposes new Policy 8 seeking to encourage subdivision and development to provide for safe public access to the Glenbrook Beach Recreation Reserve. Mr Powell states this supports the approach outlined on the precinct plan to provide a physical connection to the reserve, whilst leaving it to the consent process to determine the form of that physical connection (see Annexure E (s32AA) of Mr Powell’s evidence).

59. Ms Esterman and Mr Lilley have reviewed the relevant evidence from the applicant and submitters and have each provided an addendum memorandum included in Appendix A. Ms Esterman and Mr Lilley are now both generally satisfied with the precinct provisions proposed by Mr Powell, subject to minor amendments recommended below.
60. Both Ms Esterman and Mr Lilley note Figure 2 Mr Cole’s evidence, and that based on this it appears it is unlikely housing will be located directly adjacent to the reserve due to site constraints.
61. Mr Lilley states (paragraphs 1.6 – 1.7):
- While only an indicative layout, I do support such a possible layout along the reserve boundary if it provided the opportunity for an access lane with public access rights over it. I otherwise hold my position that the precinct plan and relevant provisions should provide for a more integrated interface with the reserve by indicating a park edge road / access lane to improve the passive surveillance and activation of the reserve edge. ...*
- However, if such a layout remains uncertain with the potential for housing being built in close proximity to Glenbrook Beach Recreation Reserve a likely possibility, my recommendations on additional provisions as contained in my technical assessment would remain. These include requiring buildings to maintain a minimum yard setback with the reserve, minimum glazing requirements for dwellings facing the reserve, and a planted buffer on the park edge within the private lots.*
62. Ms Esterman also comments if a different layout is proposed (than shown in Figure 2 of Mr Cole’s evidence), or the stream is modified or an esplanade reserve is not required, then she considers the precinct provisions may not be sufficiently robust to prevent dwellings closing off the reserve both physically and visually. Therefore Ms Esterman proposes (paragraphs 1.5 – 1.8) amendments to Policy 7 (residential development to have visual connection with streets and open space) and new Policy 8 (subdivision and development to provide safe access to reserve) shown in Mr Powell’s evidence, changing the policy verb for each from “encourage” to “require”.
63. I support the new Policy 8 proposed by Mr Powell’s as does Mr Lilley. However Mr Lilley and I both agree with Ms Esterman in relation to amending the policy verbs for Policies 7 and 8. In my opinion “require” aligns with the activity statuses for rules (A4), (A6) and (A11) (as per Mr Powell’s evidence) and provides a stronger framework for assessing and integrating development with the reserve.
64. I remain of the opinion that it is important future subdivision and development within the plan change area integrates well with the Glenbrook Beach Recreation Reserve, noting if it does not the opportunity to improve access to the reserve will be lost. The plan change

could better integrate future development with the Glenbrook Beach Recreation Reserve in a way that improves accessibility and the amenity and function of the reserve. However I agree with Mr Lilley and Ms Esterman that the proposed precinct provisions in relation to the interface with Glenbrook Beach Recreation Reserve, along with the recommended amendments from Ms Esterman for Policies 7 and 8, will generally be adequate provided the future subdivision layout is similar to that indicated in Mr Coles evidence.

6. Mana Whenua values and Te Aranga Principles – precinct provisions

65. I support the amendments proposed by Mr Powell to the matters of discretion and assessment criteria in relation to Mana Whenua values and Te Aranga principles [IXXX.8.1(1)(n), and (2)(n)] and recommend they are included in the precinct.
66. I note that my original Section 42A Report raised a question as to whether issues raised by the Ngati Te Ata submission and Cultural Impact Assessment (CIA) had been fully addressed. I acknowledge the applicant states they have undertaken further discussions with Ngati Te Ata following the notification of submissions. Ngati Te Ata have not yet provided evidence however I expect, if there are any remaining issues for Ngati Te Ata, they can be raised at the hearing.

7. Consistency of precinct provisions and other minor amendments

67. Mr Powell acknowledges the amendments I recommended to the precinct provisions to improve consistency (Annexure D, paragraph 35), and has accepted most of my recommended amendments. However, I notice several instances where these amendments, including the numbering of some provisions, have not been consistently accepted which may have been an oversight. To ensure consistency and accuracy I retain my position and recommend the precinct should be amended accordingly. These include:
- Precinct description – delete the word “overlay” after Stormwater Management Area – Flow 1 Control in the fourth paragraph. This is a control, not an overlay in the AUP.
 - The Notification rules heading should be numbered IXXX.5
 - The Standards heading should be numbered IXXX.6
 - The Assessment criteria heading should be numbered IXXX.8.2
 - The Special information heading should be numbered IXXX.9
 - The Appendix 1 heading should be numbered IXXX.10
 - The Precinct plan heading should be numbered IXXX.11
 - Standard 6.4.1 – the full name of the reserve is Glenbrook Beach Recreation Reserve, and the purpose statement should be listed using bullet points rather than Roman Numerals

- Rule numbers in the activity table should be in brackets e.g. (A1).

68. I recommend once the precinct provisions are decided, all numbering, cross referencing and formatting should be checked and made as consistent as possible with the AUP standard template.

69. The evidence of Watercare highlights a couple of minor errors and recommends amendments including:

Rule (A13) Subdivision that does not comply with ~~not in accordance with~~ standard IXXX.6.1 (Water supply and wastewater infrastructure)

IXXX.8.1 Matters of discretion

For development and subdivision that is a restricted discretionary activity in the Glenbrook 4 precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the ~~overlay, Auckland-wide or zone provisions underlying Residential—Mixed-Housing-Suburban-zone.~~

IXXX.9 Assessment criteria¹²

2(d)(i) there should be adequate capacity in the existing stormwater and public reticulated water supply and wastewater networks to service proposed development. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves or ~~if~~ have access to the public network by an appropriate legal mechanism.

70. I support and recommend Watercare's amendments.

71. Mr Smallburn has also identified a minor error I made, and Mr Powell inadvertently carried over, in assessment criteria IXXX.8.2.5 and IXXX.8.2.6 respectively, which appear to reference the incorrect standards. I agree with Mr Smallburn and recommend the following amendments:

IXXX.8.2.5 Development that does not comply with standard IXXX6.75 (Stormwater quality)

IXXX.8.2.6 Subdivision and development that does not comply with Standard IXXX.6.8-7 (Road design and upgrade of existing rural roads)

8. Yield estimate

72. Mr Smallburn also notes similar concerns I expressed in the original Section 42A Report with the applicant's yield assessment. Mr Smallburn considers any significant increase in yield has the potential to cause character effects and impacts on infrastructure, in particular transport. Mr Smallburn highlights while large greenfield developments are often

¹² See comment above about correct numbering for this heading.

comprehensively master planned with yields and site sizes determined to site constraints and AUP zone provisions, it is not uncommon at the detailed design and resource consent stage for plans to change due to a change in ownership, customer requirements, market demand or financial imperatives.¹³

73. Therefore Mr Smallburn recommends the precinct be amended, preferably with an additional standard “... *to ensure that the dwelling yield is kept within acceptable parameters...*”. Mr Smallburn considers this could be either a maximum density control or a maximum number of dwellings within the precinct, with a non-complying activity status for non-compliance.¹⁴ Mr Smallburn considers Mr Cole’s estimated feasible yield of approximately 124 dwellings appears to be a logical assessment and could be used in a standard controlling the maximum number of dwellings.¹⁵
74. I acknowledge the further information provided by the applicant in relation to my earlier concerns about the yield estimate relied upon, and the applicant’s assessment that the housing market demand for areas such as Glenbrook Beach generally shows current demand is for standalone dwellings with larger yards. I also acknowledge that greenfield development tends to be master planned, with subdivision and land use occurring at the same time. However I note Mr Smallburn’s comments above that circumstances often change at the detailed design and consenting stage.
75. Never-the-less while I do have some concerns with the yield assumptions relied upon by the applicant, I do not consider a rule limiting the maximum number of dwellings for the precinct in necessary. Although I do note that Mr Seekup and Ms Dowson have recommended the applicant confirm their modelling assumptions on % impervious coverage.

9. Pocket parks, greenways and development bonus in the form of Mixed Use Zone

76. The submission of Ben Ross (3.2) supported the plan change but sought an amendment to provide pocket parks for localised green spaces. As addressed in the original Section 42A Report I did not support this request based on advice from Mr Lilley that no additional open space was required within the plan change area to support the rezoning proposed. Mr Lilley has reconfirmed his position that additional open space within the plan change area is not required because the Glenbrook Beach Recreation Reserve adjacent to the plan change area will meet the needs of future residents. This is based on the Council’s Open Space Provision Policy 2016 that sets out criteria for determining open space requirements. Furthermore Mr Lilley notes that the size of the pocket parks requested by Mr Ross would be undersized and not meet the provision criteria. See Appendix A.

¹³ Ian Smallburn Statement of Evidence, paragraphs 9.2 – 9.3

¹⁴ Ian Smallburn Statement of Evidence, paragraphs 4.2 – 4.4

¹⁵ Ian Smallburn Statement of Evidence, paragraph 9.4

77. As such I retain my position set out in the original Section 42A Report in regard to submission point 3.2. I note should future open space areas be considered as part of a subdivision consent, the Council would need to determine whether to accept any land being offered to be vested for such purposes at that time. If the Council accepts land to be vested as open space, a separate plan change process would be required to rezone such land to an appropriate open space zone. I am aware the Council initiates plan changes to rezone such land approximately once a year.
78. In addition to his submission seeking the provision of pocket parks, the evidence of Mr Ross appears to support a comprehensive network of greenways and parks through the plan change area, noting it would provide both (open space) amenity and storm/flood defences (green infrastructure). To offset the potential loss of developable land resulting from the greenways and parks network proposed, Mr Ross proposes a strip of Mixed Use zoning enabling up to 3 storeys permitted building height along a portion of land “... *from 115 McLarin Road to the southern edge of development.*” I note the map in Mr Ross’ evidence also shows this strip within 140 McLarin Road which is just outside the plan change area.
79. In my opinion this request, in particular the alternative Mixed Use zoning and 3 storey permitted building height could be considered outside the scope of the relief sought by Mr Ross’ original submission. However should the Commissioners consider this request within scope I have provided an assessment below.

Greenways network

80. In relation to his request for a greenway network, Mr Ross comments that green infrastructure has a dual purpose, providing amenities and storm/flood defences. He also notes that a network of greenways and parks would provide connections to future development.
81. In his initial advice (paragraph 2.15) Mr Lilley outlined that local boards are responsible for developing greenway/local path plans, and that Glenbrook Beach is not currently included within any Auckland Council greenway/local path plan. A greenway plan is a visionary local plan intended to create and improve walking, cycling, recreational and ecological network connections within a local area.
82. I note while an esplanade reserve may not be required through the subdivision process (due to the width of the stream), the proposed precinct provisions will require a 10m planted area along both sides of the intermittent stream and around the wetlands enhancing biodiversity and ecological values. The precinct also proposes a pedestrian/cycling link through the plan change area. Therefore while the plan change does not propose a greenway network, the revised precinct plan included in Mr Powell’s evidence does show a portion of the intermittent stream and a wetland running parallel to

the indicative pedestrian/cycle link.

83. Mr Lilley has confirmed he retains his original position stating:

I consider the intermittent stream feature/s within the Glenbrook 4 precinct to be of a relatively minor scale and extent to not justify a pathway alignment along these riparian margins. I consider that on balance the public connectivity benefits presented by the PPC will be achieved through the proposed pedestrian / cycle east-west link from the commercial centre on McLarin Road through to Glenbrook Beach Recreation Reserve.¹⁶

84. Mr Powell's evidence supports excluding walkways and cycleways from within the 10m margins around intermittent streams and wetlands, however this is not reflected in the precinct provisions. In the original Section 42A I noted I also supported this but did not include it within the precinct provisions due to the concerns I raised with the drafting of Standard IXXX.6.3. I still consider it would be beneficial for the precinct provisions to specifically exclude paths from riparian margins and the areas to be planted around wetlands, noting this approach is consistent with several other precincts including Glenbrook 3 Precinct and Waihoehoe Precinct.¹⁷

85. Ms Seekup and Ms Dowson acknowledge Mr Ross' comment in terms of green spaces assisting with flood mitigation. However they consider that this is best addressed at the subdivision consent stage when any drainage reserves to be vested in Council can be considered on a case by case basis. See Appendix A.

86. Mr Ross also highlights the incoming "NPF" and "NPS-NHD" and the need to recognise natural hazards and the preference for green infrastructure over hard engineering to deal with stormwater run-off.

87. With regard to the National Planning Framework (**NPF**), this is required under new legislation - the Natural and Built Environment Act 2023 (**NBA**).¹⁸ The NBA is one of three new Acts intended to replace the RMA. The NBA was recently passed on 23 August 2023 and sets out how the environment will be protected and used. Section 101 of the NBA requires there is a NPF at all times and Section 102 sets out the purpose of the NPF.

88. The NPF is being developed in stages, with a transitional NPF proposal, expected to come into effect in 2025 as part of the first stage.

89. With regard to the National Policy Statement for Natural Hazard Decision-making (2023) (**NPS-NHD**), I note this is currently a proposed NPS, open for public consultation (consultation period ends 20 November). I understand that the proposed NPS-NHD is the

¹⁶ See Appendix A of this Addendum

¹⁷ See Standard I453.6.1.2 Riparian Margins (1)(c) and Standard I452.6.5. Riparian Margin (1)(iii)

¹⁸ In particular see Part 4, Sections 101 – 104 of the NBA

first stage of a two stage process of developing national directions on natural hazards and is intended to be an interim measure – developed and implemented by early 2024. The MfE guidance on the NPF does not identify the proposed NPS-NHD as being included in the transitional NPF being developed.

90. At this stage I do not consider it appropriate to give weight to the transitional NPF being developed or the proposed NPS-NHD in the consideration of this plan change (Section 75(3) of the RMA). However if the NPS-NHD comes into effect before the decision is made on this plan change, then that decision will need to ensure any amendments to the AUP give effect to the NPS-NHD.

Mixed Use zoning and 3 storey permitted building height

91. In referring to Mixed Use zoning I assume Mr Ross is referring to the Business – Mixed Use Zone (**Mixed Use Zone**). Mr Ross has not provided a rationale for the application of the Mixed Use Zone other than it would provide a form of “offset” for development potential lost if a network of greenways is provided. In my opinion the Mixed Use Zone is not necessary or appropriate to apply to the plan change area for a number of reasons including:
- There is no demonstrated need for additional business zoned land, noting the findings of the applicant’s Economic Report (see section 5.3 of Economic Report).
 - Application of the zone in this location would be inconsistent with the policy framework and outcomes sought by the Mixed Use Zone. In particular noting the zone seeks to provide moderate to high density residential and employment activities in close proximity to the City Centre, Metropolitan Centre and Town Centre zones and the public transport network (e.g. H13.2 Objective (6)).
 - No consideration of effects or Section 32AA evaluation has been provided for the application of the zone in this location including effects on character and infrastructure.
 - It would not achieve the objectives of the plan change.
92. For the reasons above I do not support Mr Ross’ suggestion that the Mixed Use Zone (with a maximum 3 storey height limit) be applied along McLarin Road.

10. Extension of PC91 to include 140 McLarin Road

93. The submission of Aaron and Elizabeth Yorke (#23) sought to include their property, 140 McLarin Road, into PC91 and apply the same zone as the rest of 80 McLarin Road.
94. This submission is addressed in section 11.9 of the original Section 42A Report. In that I highlighted there may be scope issues with the submission request. But should the Hearing Commissioners consider the request to be in scope of the plan change I

acknowledged there may be some merit and logic in rezoning 140 McLarin Road the same as 80 McLarin Road and applying the same precinct provisions, as this would enable an integrated approach to urbanisation of the site and plan change area (paragraph 742). I noted council's urban design expert made similar observations, and that council's transport and parks experts considered inclusion of the site would not increase adverse effects (relevant to their topics) any more than the plan change would. At that time no other council experts provided advice in relation to rezoning 140 McLarin Road.

95. Further information about the Housing Accords and Special Housing Areas Act 2013 (**HASHAA**) process that introduced the Glenbrook 3 Precinct and rezoned that land to Residential – Single House Zone in the AUP is provided in section 2.1, including a link to the Decision report.
96. Overall I recommended that submission point 23.1 be rejected unless the submitter provides the necessary evaluation and technical evidence to support their request.
97. Nick Williamson provided planning evidence on behalf of the submitter on 8 November. Mr Williamson's evidence includes a Section 32AA evaluation which includes consideration of four options, along with an assessment of economic, social and environmental costs and benefits, efficiency and effectiveness and the risk of acting on not acting. In the Section 32AA evaluation Mr Williamson states:

The evaluation has affirmed that the Yorke submission is consistent with the overarching goal of achieving a coordinated expansion of the Glenbrook Beach coastal settlement. It supports the provision of mixed housing opportunities that cater to a diverse demographic, promoting a high-quality living environment with access to public amenities and natural resources. ... It provides a clear rationale for the inclusion of the land at 140 McLarin Road, demonstrating that it can contribute positively to the planned development patterns and community objectives. The s32AA evaluation supports the Yorke submission as a valuable and necessary component of the Plan Change and the inclusion of 140 McLarin Road will not only complement but strengthen the objectives of the Plan Change, leading to a more cohesive, sustainable, and well-planned development of the Glenbrook Beach area.¹⁹

98. No other technical documents are provided by the submitter and Mr Williamson's evidence relies on the technical documents provided by the applicant with the plan change.
99. Mr Williamson considers the applicant's civil engineering report thoroughly assesses infrastructure capacity and constraints and confirms existing and planned infrastructure can handle the proposed development of the plan change area. Mr Williamson considers

¹⁹ Nick Williamson Section 32AA Evaluation, page 11-12

there is no suggestion an additional 8 dwelling sites would lead to a different conclusion.

100. For the purposes of his evidence Mr Williamson assumes the submitter's site (3,082m²) is likely to result in an additional 8 dwellings/sites should it be incorporated into the plan change. Mr Williamson has based this on the upper-range yield Sketch Design in Figure 2 of Mr Coles' Evidence, and has provided a revised version of that sketch, showing how 140 McLarin Road could be incorporated into it.²⁰

101. Overall Mr Williamson concludes:

44. *In conclusion, the Yorke submission for the inclusion of 140 McLarin Road within PPC91 not only aligns seamlessly with the AUP(OP) vision for sustainable urban growth and the strategic objectives of PPC91 but also addresses the inefficiency and additional costs associated with leaving this parcel of land out of the larger rezoning efforts. The exclusion of the Yorke property would represent a missed opportunity for a more cohesive and cost-effective development, as it would necessitate separate planning processes that could delay integration with the surrounding urban fabric. The proposal supports the AUP(OP)'s aim to diversify housing in well-serviced areas, contributing to Auckland's housing supply without straining existing infrastructure.*

45. *Moreover, the submission's additional lots are not just a strategic fit within the PPC91 development pattern, enhancing urban design and amenity values; they also represent a more efficient use of resources and planning efforts. By incorporating the Yorke property now, as part of an existing PPC already underway, we can avoid the inefficiencies and additional costs of time that would result from leaving this smaller parcel isolated from the larger rezoning initiatives. The careful integration of these lots ensures consistency with the existing urban character and the quality of living spaces. Consistent with the comprehensive technical evidence supplied with the PPC91 application, the submission demonstrates that infrastructure capacity is adequate and environmental considerations, particularly stormwater management and ecological impacts, are well addressed.*

102. While Mr Williamson concludes rezoning and including 140 McLarin Road within the proposed precinct aligns with the AUP's strategic vision, he does not provide an assessment against the relevant provisions of the AUP, including the RPS.

103. I have not undertaken such an assessment, although I consider there is unlikely to be a significant difference from my assessment of the plan change. However one matter worth

²⁰ Nick Williamson Section 32AA Evaluation, pages 2-3

noting is Appendix 1 of the AUP, which sets out the structure plan guidelines which are important in rezoning Future Urban zoned land.²¹ As noted above the submitter has not provided a structure plan or any technical documents in support of their rezoning request, relying solely on the applicant's reporting.

104. Council's experts have reviewed Mr Williamson's evidence, however due to the short time frames and limited information available their advice provided is limited and at a high level. Their advice is included in Appendix A.
105. Ms Esterman (urban design) is no longer providing input on this plan change, however her original Section 42A technical report addresses this submission (see paragraphs 5.17 and 6.2). Provided adequate information was provided to assess the merits of including this property, Ms Esterman considered it could be supported from an urban design perspective as it will ensure integrated planning and development of current Future Urban zoned land.
106. Mr Lilley (Parks) addressed this submission in his original Section 42A technical report (see paragraphs 2.6-2.7 and section 5). Mr Lilley was neutral in response to this submission but noted "... *Parks and Community Facilities has assessed the Parks and Open Space Provision Policy is met with regard to the existing open space provision in Glenbrook Beach and the proposed MHS zoning for the plan change area inclusive of 140 McLarin Road.*"
107. Mr Edwards (transport) addressed this submission in his original Section 42A technical report (see paragraph 8.32). Mr Edwards noted no evidence had been provided to support this request, but considered due to the relatively small scale of the property the few additional dwellings could be accommodated, subject to the same transport infrastructure requirements being imposed for the rest of the plan change area.
108. Mr Edwards has reviewed Mr Williamson's evidence and generally retains his position noting that the figure (revised layout sketch) provided by Mr Williamson shows a logical extension of the possible development pattern. Mr Edwards states:

The figure shows a new road intersection with McLarin Road. There is a crest in McLarin Rd roughly 150m north of that access, and a bend roughly 200m to the south. Both features would constrain sightlines at any future intersection, and they may marginal given the current 60km/h speed limit. In any case, this is something that could be adequately addressed at the time of subdivision, and if such an intersection were not feasible access to the land could be achieved through the remainder of the Precinct. For those reasons I am of the view it is feasible and logical for this land to be included in the plan change is approved.²²

²¹ AUP RPS B2.2.2 Policy (3) *Enable rezoning of future urban zoned land for urbanisation following structure planning and plan change processes in accordance with Appendix 1 Structure plan guidelines.*

²² Wed Edwards Addendum Memorandum, pages 6-7

109. Based on the advice of Ms Esterman, Mr Lilley and Mr Edwards and the information available there appears to be no significant transport, open space or urban design matters that indicate the submitter's site should not be rezoned the same as the plan change area and included within the proposed precinct.
110. Mr Smith (ecology) has reviewed Mr Williamson's evidence and notes there is not much technical information available for the site. Mr Smith has not at this stage identified any significant issues in relation to ecology.
111. Ms Seekup and Ms Dowson have reviewed Mr Williamson's evidence and have concerns about including 140 McLarin Road stating:
- our initial view is that until the area as a whole, including the overall SW solutions, are robustly assessed, we cannot support, despite the potential merit from a stormwater perspective to have an integrated approach.*
- In terms of information requirements, the submitter would need to provide the same level of information and detail for the additional site as we are requesting for the PC91 area. A combined assessment would be needed to enable an integrated approach.*
- It is considered that adding on additional area would require either additional stormwater management or the proposed management options to be upsized. Which will depend in part on how the site drains. For example, there will be an increase in runoff from the additional area. Any proposed attenuation devices will have been sized and located for the original applicant area only. This is the case, even where there is no flooding and only minor overland flow on the additional area.*
112. Ms Seekup and Ms Dowson also highlight they are still not satisfied the applicant has demonstrated feasible stormwater management for the actual plan change area at this stage. I rely on the advice of Ms Seekup and Ms Dowson and based on their concerns, and the lack of information available in relation to the management of stormwater, I cannot at this time support the rezoning of this site to MHS. The submitters may be able to address these concerns at the hearing.
113. I note the plan change also provided technical reports for contaminated land, geotechnical and archaeology, which do not include the submitter's site. None of these reports identified issues in relation to the plan change area, that could not be dealt with through existing AUP provisions and it could be assumed similar results could be expected for the submitter's site, however there is no guarantee on this. Mr Williamson has not considered effects in relation to these matters, nor whether the AUP Auckland-wide provisions are sufficient to manage such effects through future consenting processes. It would be useful if Mr Williamson is able to provide further information and analysis on these matters at the hearing.

114. The submitter has not identified whether they have consulted with Mana Whenua on rezoning their site. However Mr Williamson states “... *The cultural impact assessment for the proposed development at 140 McLarin Road has been comprehensive, respecting the values and historical connections of mana whenua to the land. It ensures that the development is sensitive to Māori cultural sites and incorporates measures to protect wāhi tapu.*”²³ In my opinion it is unclear if Mr Williamson is referring to the Cultural Impact Assessment provided by Ngati Te Ata for the plan change. Mr Williamson may be able to provide clarity at the hearing.
115. In my opinion there are several other matters, which were not necessarily relevant to the plan change area, but could be relevant to 140 McLarin Road, that have not been addressed.
116. The submitter has not provided a heritage (built or natural heritage) assessment in terms of their site. Unlike 80 McLarin Road, 140 McLarin Road contains a dwelling and approximately 4 or 5 trees around the dwelling. A heritage arborist has not been able to provide advice to council on the trees at 140 McLarin Road. I note these trees are not part of the shelter belts found throughout the plan change site. Based on Google streetview Mr Smith notes these trees could be a mix of exotic and indigenous trees.
117. Megan Walker (built heritage expert) has reviewed the submission and evidence of the Yorkes on behalf of Council. Ms Walker has only been able to provide very high level comments due to the time constraints and limited information available. Ms Walker comments that there appears to be a connection with the site and the McLarin family who were in possession of the site in the 1920s. Ms Walker states:
- The house is a c1920/30s simple gabled bungalow which appears to be very intact with original joinery as far as I can see on google street view. The front porch may have had minor modifications. It is in its original setting with its chimney still intact. It has some significance as a representative example of an early 20th century farmhouse in the area and as a good example of a 1920/30s bungalow. It may have a family history that is important to the area. However, on the surface of it there is nothing standing out that I have found that makes this place look like a candidate for scheduling.*
118. Ms Walker reiterates that more time to properly research the site may reveal information that would provide a better assessment.
119. Based on the information available I do not consider it is possible to determine whether the submitter’s site has heritage values, and if so whether the site warrant scheduling. If the site has built or natural (e.g. notable trees) heritage values, this in itself would not necessarily preclude rezoning the site. However an important part of structure planning

²³ Nick Williamson Statement of Evidence, page 7, paragraph 37

before rezoning FUZ land is to identify whether any heritage values exist and consider if they warrant scheduling in the AUP. Also if the site has heritage values (but does not warrant scheduling) these values could be incorporated into future development, and reflected in the precinct provisions.

120. I acknowledge the Section 32AA evaluation provided by Mr Williamson. As I noted in the original Section 42A Report from a planning perspective there may be some merit and logic in rezoning 140 McLarin Road the same as 80 McLarin Road, and applying the same precinct provisions as this would enable an integrated approach to urbanisation of the sites. However at this stage there is limited technical information supporting this submission with some key gaps as noted above. In particular the lack of information and uncertainty of stormwater management, and the concerns expressed by Healthy Waters (Ms Seekup and Ms Dowson) and submitters about effects on downstream properties. Therefore at this stage my recommendation on submission point 23.1 remains as set on the original Section 42A Report. I also have nothing further to add in relation to scope, however I understand the submitter's barrister Sarah Shaw intends to provide legal submissions addressing scope.

11. Future Development Strategy

121. As noted in section 7.10.2 of my original Section 42A Report a draft Future Development Strategy (**FDS**) has been prepared by the council but was not yet finalised or adopted. Since then the Council's Planning, Environment and Parks (PEP) Committee adopted the FDS.²⁴ An extract of the resolution is shown in Figure 1 below. Noting the resolution below I am not aware if the FDS has been finalised and published yet. I also note the FDS does not preclude private plan changes seeking changes to future urban areas ahead of the timing in the FDS. Nor does the adoption of the FDS prevent private plan changes already accepted by the council (such as PC91) from proceeding to hearings and being subject to a decision of and independent hearing commissioners.

²⁴ 2 November 2023, Resolution number PEPCC/2023/144
https://infocouncil.aucklandcouncil.govt.nz/Open/2023/11/20231102_PEPCC_MIN_11311.PDF

Figure 2: Extract of PEP Committee resolution adopting FDS

Resolution number PEPCC/2023/144

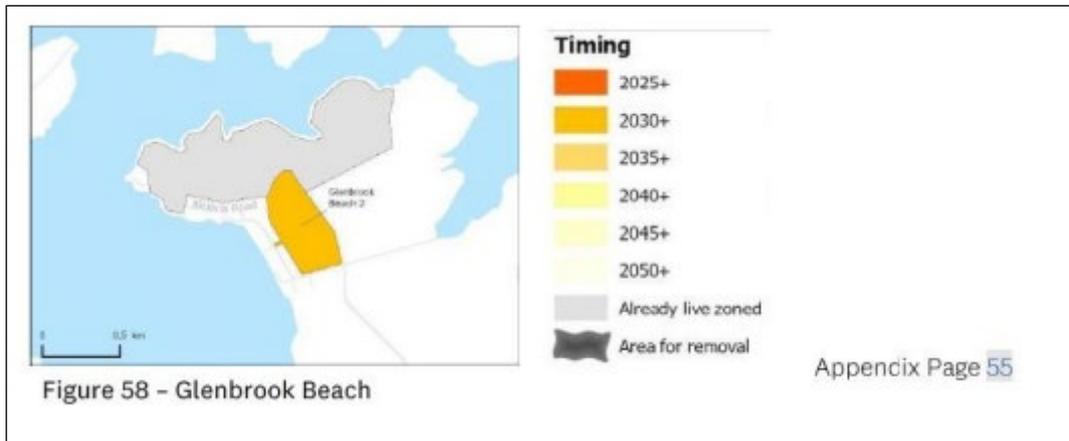
MOVED by Chairperson R Hills, seconded by Deputy Chairperson A Dalton:

That the Planning, Environment and Parks Committee:

- a) **whai / adopt the Future Development Strategy (Attachment A of the agenda report) with the following addition to 4.2.3 Rural areas**
 - i) **the proposed Rural Strategy will consider the appropriateness of growth in existing rural towns and settlements and in the interim, merit based development in areas adjacent to existing towns and settlements will be considered through relevant subsequent planning processes.**
- b) **tuhi ā-taipitopito / note the extent of change from the draft Future Development Strategy in response to public submissions.**
- c) **tuhi ā-taipitopito / note that once published, the Future Development Strategy replaces the current Development Strategy (2018) and the Future Urban Land Supply Strategy (2017) and will be considered part of the Auckland Plan 2050.**
- d) **tautapa / delegate authority to the Chair and Deputy Chair of the Planning, Environment and Parks Committee, and a member of the Independent Māori Statutory Board to make any final changes to the strategy before publication.**
- e) **whakarite / provide this report to all local boards, thanking them for their valuable input into the development of the draft plan and the formal feedback they provided to inform finalisation of the plan.**
- f) **tuhi ā taipitopito / note that the Future Development Strategy, once adopted, does not preclude requests being made for private plan changes that seek to provide for development in future urban areas earlier than phased / when council can provide the bulk infrastructure, nor does it prevent requests being made for private plan changes that seek to provide for development in areas not identified for development in the Future Development Strategy.**
- g) **tuhi ā taipitopito / note that the adoption of the Future Development Strategy will not prevent Private Plan Changes that have been accepted by the Council from proceeding to hearing and being the subject of a decision of Independent Hearing Commissioners approve or decline the Private Plan Change request.**

122. Until the FDS is finalised and published I am unable to confirm exactly what it will include for Glenbrook Beach.
123. However from what I can see in the FDS attached to the PEP Committee agenda report the Future Urban zoned land at Glenbrook Beach (identified as Glenbrook Beach 2) is still identified as being development ready from 2030+, i.e. the same as the draft FDS. This pushes out the development ready time in the FULSS from 2023-2027 to 2030+. I note the FDS does not seek to remove the Future Urban area in Glenbrook Beach, or identify it as an area with significant constraints, as it has for some other areas.

Figure 3: Extract of FDS contained in PEP Committee Agenda Report 2 November 2023 (page 136)



124. The South-West Wastewater Upgrade is identified as a known future urban infrastructure prerequisite needed to support future development in Glenbrook Beach (Appendix 6 of FDS). However it is noted that this list of prerequisites is not an exhaustive list.

125. The FDS states:

Applying prerequisites will vary from area to area. In some cases, the prerequisite infrastructure will need to be in place when development commences. In some cases, it will be appropriate for rezoning to occur and development to commence prior to or while the infrastructure prerequisite is in the process of being built and established. In other cases, staged development will be appropriate. Alternate approaches to infrastructure technology that achieve the same or similar outcome will also be considered.

There may therefore be cases where the timing and development of areas could be brought forward. This will however need to be considered on a case-by- case basis. While this creates a ' pathway' for development that wishes to proceed earlier, the council will only consider this where there is not a significant impact on the council's financial position and broader well-functioning urban environment outcomes can be met.²⁵

126. Overall, while PC91 is now seeking to rezone Future Urban zoned land ahead of the FDS timing, based on the information available I consider the adverse effects on infrastructure capacity and readiness can generally be mitigated through appropriate precinct provisions.

127. I consider the precinct provisions (as recommended in this Addendum and the original Section 42A Report) provide a strong policy and rule framework that seeks to avoid residential development until the necessary wastewater and transport infrastructure is available. I note that Watercare are generally supportive of the plan change and the

²⁵ Auckland Future Development Strategy 2023-2053 (FDS) Section 4.4.2 Future urban areas, pages 51-52 as attached to PEP Committee Agenda Report 2 November 2023

precinct provision.

128. While Mr Edwards does not necessarily support the plan change, he has identified transport infrastructure he considers necessary to mitigate effects on the safe and efficient operation of the transport network. These precinct provisions are included in the Appendix 7 of the original Section 42A Report. Mr Powell does not support all of the transport related precinct provisions recommended. As discussed in section 3 above, I retain my position and continue to recommend these precinct provisions including the Mission Bush Road/intersection upgrade, and the roundabout and pedestrian crossing facility on McLarin Road. I note Auckland Transport generally supports the plan change subject to the inclusion of the council's recommended precinct provisions.

12. RECOMMENDATIONS

129. I confirm the recommendations made in the Section 42A Report (including to submissions), subject to further amendments recommended in this Addendum.

13. SIGNATORIES

	Name and title of signatories
Author	 Katrina David, Reporting Senior Policy Planner, Central and South Planning, Plans and Places
Reviewer / Approver	 Craig Cairncross, Team Leader Central and South Planning, Plans and Places

14. Appendix A: Additional specialist peer reviews

APPENDIX 1
SPECIALIST ADVICE

Addendum Memo (technical specialist comments to contribute towards Council's section 42A hearing report Addendum)

9 November 2023

To: Katrina David – Senior Policy Planner, Auckland Council
And to: Susan Andrews – Principal Planner, Auckland Council Healthy Waters
From: Kelly Seekup – Consultant Planner (on behalf of Auckland Council Healthy Waters)
Lisa Dowson – Consultant Engineer (on behalf of Auckland Council Healthy Waters)

Subject: Private Plan Change (PPC) 91 – 80 McLarin Road, Glenbrook (the site) – Stormwater Assessment Addendum

1.0 Introduction

This memo has been written between Kelly Seekup, Principal Planner at Jacobs and Lisa Dowson, Senior Water Resources Specialist at Tonkin and Taylor.

Lisa Dowson has replaced Sarah Basheer who is in maternity leave. Ms Dowson has reviewed the assessment provided in the previous s42A technical specialist memo and supports the previous statements outlined by Ms Sarah Basheer.

Ms Dowson has a Masters of Science Degree from the University of Witwatersrand. Ms Dowson works as a Senior Water Resources Specialist at Tonkin and Taylor and is also the New Zealand Water Sector Lead for Tonkin and Taylor. Ms Dowson has been seconded as a Senior Healthy Waters Specialist in the catchment planning team of Healthy Waters. Ms Dowson has previously worked as a Senior Healthy Waters Specialist in the catchment planning team of Healthy Waters between 2013 and 2018 and has 17 years of experience in infrastructure and catchment planning, mainly in the field of stormwater and flood hazard management.

We (Ms Seekup and Dowson) have assessed the evidence provided by the Applicant and the Submitters.

In writing this memo, we have reviewed the following documents:

- Evidence from the Applicant
- Evidence from Submitters

2.0 Comment on Applicant's Evidence

We have read the evidence from Bryce Powell (Planning) and Campbell McGregor (Civil Engineering) and make the following comments.

With regard to stormwater attenuation, Section 5.10 (e) of Mr McGregor's evidence provides an updated flood modelling result map with an adjusted scale indicating an increase in flood levels of 15-100mm beyond the Precinct boundary downstream of the Precinct. Mr McGregor states that this can be managed through attenuation. No attenuation is included in the model, and it has not been demonstrated that this effect can be mitigated. The Stormwater Management Plan (SMP) does not provide clarity or certainty in the proposed mitigation (as practicable as possible at the plan change level).

We do not support this as the Applicant needs to ensure that future developments enabled by PPC 91 will avoid or mitigate any actual and potential effects on the sensitive receiving environment, will avoid any increase in flooding effects on downstream properties and concerns of submitters are satisfactorily addressed.

As discussed in our previous memo, assessment under Chapter E36 of the AUP (OP) alone will not address the matters raised. The applicant needs to address these robustly at the Plan Change level when the full effects of the enabled growth and mitigation required are able to be considered, taking into consideration the concerns raised by submitters in terms of flooding.

The resource consent process is constrained in the ability to consider the full catchment and the attenuation solutions required to mitigate.

Should the Applicant not provide clarity during the hearing regarding appropriate attenuation and the Panel were minded to approve, despite the concerns raised and noting the constraints in ability to provide appropriate solutions at the resource consent level, we would recommend the following proposed standard:

Standard

(1) Stormwater Attenuation Infrastructure

Purpose: To ensure that there is sufficient stormwater attenuation infrastructure in place at the time of development and that flooding risks are not exacerbated further downstream.

(a) Discharge of stormwater runoff from subdivision and development cannot occur until the necessary stormwater attenuation infrastructure is in place or until appropriate mitigation exists to mitigate downstream flood impacts.

With regard to stormwater treatment, Section 8.27 of Mr Powell's evidence requests an exemption that does not impose at source stormwater treatment devices on individual lots where a communal device is provided

It is unclear whether Mr Powell is referring to connecting to an existing communal stormwater management device or a yet to be designed and constructed GD01 stormwater management device as part of an approved subdivision consent. GD01 devices are water quality treatment devices.

We acknowledge that at source water quality treatment should not be required on individual lots where development on that residential lot will be serviced by an appropriately designed (including for that lot and meeting GD01 requirements) and constructed communal device, consented through an earlier subdivision consent. For clarity the residential lot would had to have been part of the subdivision consent, and the GD01 device design must allow for treatment of that lot.

Notwithstanding the above, we do not believe the precinct provision need to be amended to clarify this.

3.0 Comment on Submitter's Evidence

No comments relating to stormwater or flooding effects.

Ben Ross

The request for Pocket Parks and Greenways in the submission by Mr Ross relies on a Masterplan and site layout for provision of these features to be confirmed. The private plan change process is led by the Applicant and we are only able to comment within the parameters laid out by the Applicant.

Healthy Waters does not have any written criteria for the acceptance of greenways and pocket parks. An agreement between Healthy Waters and Parks would be required as is considered on a case by case basis.

We acknowledge the comments made in terms of green spaces assisting with flood mitigation, but comment that the Resource Consent stage can address Drainage reserves that will be considered during the subdivision consent stage. Such features would be assessed on a case by case basis by Auckland Council against any Healthy Waters criteria ahead of accepting such assets for vesting.

Greenways can be dual purpose and include an active transport mode, which may require input by and vesting in Auckland Transport. Vested pocket parks would be managed by Auckland Council Parks.

Policy changes are being considered by Auckland Council following the January and February floods.

Ian Smallburn

Mr Smallburn's submission discussed yield from an infrastructure perspective. We would recommend that the Applicant confirm their modelling assumptions on % impervious coverage. Mr Campbell's evidence states they used MPD for the Precinct, which is the maximum probable development, so this should have used the maximum impervious coverage for the zone in the model. Clarification from the Applicant is recommended.

4.0 Conclusions and Recommendations

The Applicant accepted the previously recommended provisions by the Reporting Planner, however we remain of the view that the SMP currently relies on the provision of a masterplan in the future for specific recommendations and therefore, unless it is amended to include specific recommendations, additional precinct provisions, objectives and policies and standards need to be provided by the applicant to ensure certainty of mitigation required at a catchment level. Our previous recommendations are still appropriate.

Until sufficient information is provided by the Applicant to demonstrate that any potential flooding and stormwater runoff effects will be avoided or appropriately mitigated, to safeguard the downstream properties and the SEA, we do not support PPC 91 from a stormwater and flooding perspective.

The SMP and Precinct provisions need to be robust and clear to consider the cumulative impacts/effects and the optimum solutions for treatment and attenuation to avoid less optimal outcomes and potential adverse effects. This includes the preferred option with indicative device locations and sizes for the precinct as a whole (with must haves such as gross pollutant traps) and provisions to ensure that if Developers propose to do something different they need to demonstrate BPO.

A meeting was held with the Applicant's Civil Engineer Campbell McGregor and the Applicant's Planner, Bryce Powell to discuss the comments from Healthy Waters and the SMP. We understand that the Applicant is preparing information to provide clarity/robustness at the catchment/Plan Change level to address the concerns raised. We will address these during the hearing process.

From: [Seekup, Kelly](#)
To: [Katrina David](#)
Cc: [Lisa Dowson](#); [Craig Cairncross](#)
Subject: Late evidence - HW comments
Date: Thursday, 9 November 2023 12:04:31 pm
Attachments: [image002.png](#)

Hi Katrina

We have been able to take a quick look at this for your report. In this instance our initial view is that until the area as a whole, including the overall SW solutions, are robustly assessed, we cannot support, despite the potential merit from a stormwater perspective to have an integrated approach.

In terms of information requirements, the submitter would need to provide the same level of information and detail for the additional site as we are requesting for the PC91 area. A combined assessment would be needed to enable an integrated approach.

It is considered that adding on additional area would require either additional stormwater management or the proposed management options to be upsized. Which will depend in part on how the site drains. For example, there will be an increase in runoff from the additional area. Any proposed attenuation devices will have been sized and located for the original applicant area only. This is the case, even where there is no flooding and only minor overland flow on the additional area.

Noting also that we don't even have demonstrably feasible stormwater management for the applicant's proposed plan change area.

Ngā mihi,
Kelly

Kelly Seekup, MPlanPrac | [Jacobs](#) | Principal Planner | Planning and Environmental Approvals | Aotearoa - New Zealand
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mental health matters

Memo (technical specialist report to contribute towards Council's section 42A report addendum)

8 November 2023

To: Katrina David, Policy Planner, Auckland Council, Reporting Planner

From: Wes Edwards, Arrive Limited, Technical Specialist - Transport

Subject: Private Plan Change – PC91 80 McLarin Road, Glenbrook – Transport Assessment - Addendum

1 Introduction

- 1.1 At the request of Auckland Council I have undertaken a review of PC91 in relation to transport effects. The specialist report I prepared has included in the Hearing Agenda and has informed the Reporting Officer's S42A Report
- 1.2 The Hearings Panel has directed the Reporting Officer to prepare an addendum S42A report if required. This specialist report is provided to inform the Reporting Officer and the Hearings Panel on transport matters.
- 1.3 I have the qualifications and experience set out in my primary specialist report.

Involvement in this Matter

- 1.4 Further to the involvement set out in my primary report, in writing this addendum report, I visited the site on Thursday 2 November 2023 and reviewed the following documents:
 - a) the evidence of Andrew Temperley (applicant, transport);
 - b) the evidence of Sam Coles (applicant, urban design);
 - c) the evidence of Bryce Powell (applicant, planning);
 - d) the evidence of Ian Smallburn (Kahawai Point Developments Ltd, planning);
 - e) the letter from Auckland Transport dated 2 November;
 - f) the presentation from Ben Ross, submitter; and
 - g) The evidence of Nick Williamson (A & E Yorke, planning) including the s32AA evaluation.
- 1.5 Subsequent to the above evidence being received, the Auckland Council Planning, Environment and Parks Committee considered and adopted the Future Development Strategy (FDS) on 2 November 2023 with one minor change. I address the FDS where relevant to transport and PC91.

Summary

- 1.6 To summarise this memorandum, after reviewing the changes to the proposal and the evidence of the applicant and submitters, my view as set out in my primary specialist report has not changed significantly. I do accept and support some minor amendments to the wording of provisions in the event the plan change is approved.

2 Future Development Strategy

- 2.1 The FDS discusses Future Urban Areas and the challenges posed by private plan changes occurring “ahead of time”, the increasing funding and financing pressures, and the need to reduce travel.¹ The FDS lists the Glenbrook Beach Stage 2 Future Urban Area (containing PC91) as a Rural and Coastal Settlement with a timing indication of “Not before 2030+” and with the South-West Wastewater Upgrade as an infrastructure prerequisite².

3 Changes to Proposed Plan Change

- 3.1 The applicant has made two transport-related changes to the proposed Plan Change since notification.

Changes to Precinct Plan

- 3.2 The applicant has provided a Precinct Plan that changes the pedestrian and cycling connection. In the notified version that connection was shown crossing McLarin Rd, and in the amended version the connection stops on the western side of McLarin Rd.
- 3.3 I address the pedestrian crossing and roundabout on McLarin Road later.

Figure 1: Precinct Plan as notified



¹ Section 4.2.2, page 43, Future Development Strategy

² Appendix page 42, FDS

Figure 2: Precinct Plan appended to evidence of Mr Powell



Changes to road design requirements

- 3.4 Consultation with Auckland Transport³ has led to the applicant amending the road design and cross section details in Appendix 1 of the Precinct. The amended table matches my recommendation and I support that change.

4 Comments on Evidence

- 4.1 In my primary specialist report I invited the applicant to provide evidence on a few items. I also provided a few recommendations which have been rejected by the applicant's witnesses and supported by submitters.

Number of Dwellings

- 4.2 My specialist report raised the possibility that the proposed zoning would enable up to three dwellings per lot, and the yield might be higher than the 100 dwellings used in the transport assessment.
- 4.3 The evidence of Mr Coles and Mr Powell describe the process used in assessing the site with various options having yields of between 50 to 125 dwellings, although I note they use the terms "lot" and "dwelling" interchangeably. Mr Coles states "*The upper value of the yield range is considered by the project team to be most appropriate and has been used to inform infrastructure planning*"⁴, and he provides one sketch design showing 124 lots. Mr Powell agrees the yield could be "*100-125 houses*"⁵ and notes the 124-lot value provided by Mr Coles.
- 4.4 I note that Mr Smallburn, planning witness for Kahawai Point Developments, considers the 124-lot estimate to be reasonable.

³ Paragraph 7.4, evidence of Andrew Temperley

⁴ Paragraph 7.13, evidence of Sam Coles

⁵ Paragraph 6.4, evidence of Bryce Powell.

- 4.5 Mr Temperley states he relies on the evidence of Mr Powell and Mr Coles, and states the expected yield is “*approximately 100 new residential dwellings.*”⁶ Mr Temperley reiterates the figures from his transport assessment based on 100 dwellings. He provides no additional assessment or comment on the potential yield of 125 dwellings.
- 4.6 Based on this evidence, I consider the estimate of 100 to 125 dwellings is probably a reasonable one notwithstanding the proposed zone, which is a long-term instrument, would enable more dwellings to be provided.
- 4.7 In any case, my recommendations remain the same if there are 100 or 200 dwellings.

Glenbrook-Waiuku Road / Mission Bush Road Intersection

- 4.8 On reading the evidence of the applicant it appears my recommendations for requiring improvements to the Glenbrook-Waiuku Road / Mission Bush Road intersection could have been better explained.
- 4.9 Mr Temperley and Mr Powell are both under the misapprehension that my conclusion that a roundabout is required at this intersection is underpinned by an assumption that 200 dwellings could be provided^{7,8}. That is incorrect.
- 4.10 For clarity, as explained in my specialist report, this intersection is:
- a) currently operating adequately;
 - b) predicted to be operating poorly by around 2030 without any development of PC91;⁹
 - c) required to be upgraded in the Glenbrook 3 provisions;
 - d) in need of a transformational upgrade before 2030 if PC91 is approved, and in my view a roundabout is the most logical upgrade. My view remains the same with PC91 yielding 100 dwellings or 200 dwellings.
- 4.11 As Mr Powell notes¹⁰, the Glenbrook 3 Precinct requires this intersection to be upgraded to enable more than 232 dwellings to be constructed, or prior to the release of titles for QD2.
- 4.12 I note the additional information supplied by the applicant during processing of the application includes a table listing improvement works implemented in the area in conjunction with development of Glenbrook 3. With respect to this intersection the works are said to include a “*Painted hatched area between Glenbrook-Waiuku Road northbound and the left-turn into Mission Bush Road*” and “*Installation of ‘no-overtaking’ markings in both directions*”¹¹.
- 4.13 When I visited the intersection on 2 November those markings were not present at the intersection. In any case, I do not consider such markings to be a suitable upgrade of this intersection.
- 4.14 While Mr Powell correctly notes that upgrade has not yet occurred, that does not mean that an upgrade will not be necessary in the future as he implies.
- 4.15 I consider it would also be incongruous for development in Glenbrook 3 to be predicated on an intersection upgrade and for Glenbrook 4 (PC91) not to be. That could result in a situation where development of Glenbrook 3 is delayed while development in Glenbrook 4 is not.
- 4.16 My primary report recommended a standard requiring the roundabout to be operational to enable development beyond 25 dwellings, and that recommendation has received some

⁶ Paragraph 6.1, evidence of Andrew Temperley

⁷ Paragraphs 9.3, 9.4, evidence of Andrew Temperley.

⁸ Paragraph 8.17, evidence of Bryce Powell

⁹ Paragraph 5.25, transport specialist report

¹⁰ Paragraph 8.15, evidence of Bryce Powell

¹¹ Table 1, Traffic Planning Consultants letter dated 3 October 2022, Attachment D of cl23 response.

criticism because that threshold is arbitrary. That is correct. In my view a standard requiring the roundabout to be operational before any dwellings are occupied is justified and I recommended the 25-dwelling threshold to assist with the economic feasibility of development.

- 4.17 To summarise, in my view a transformational upgrade of this intersection (such as a roundabout) will be required because of development at Glenbrook Beach. I consider it appropriate for development of PC91 / Glenbrook 4 to be dependant on such an upgrade occurring.
- 4.18 Funding and cost-sharing arrangements can, and usually are, addressed outside the plan change process.
- 4.19 Mr Smallburn recommends some changes to the wording of the provisions, adding the word “occupation” in relation to the dwellings and removing the wording around the roundabout works having a contract in place or being suitably advanced.
- 4.20 Other recent Precincts have referred to occupation, but in a different way. For example, the Pukekohe East-Central Precinct standard includes clause (1453.6.4.2 (2)).

(2) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) of the Resource Management Act 1991 for any subdivision OR prior to occupation of any new building(s) for a land use only

- 4.21 I generally do not agree with the “occupation” wording, particularly in relation to land use, as I consider that it could be very difficult for Council to enforce the occupation of dwellings, even if it had the appetite to do so. Further, I do not consider the occupation addition to be needed if the contract and suitably advanced wording is retained as that wording could enable dwellings to be constructed while the road infrastructure works are in progress and achieve a similar outcome in a more enforceable manner. As a result I do not agree with the removal of the contract and suitably advanced wording proposed by Mr Smallburn.

Roundabout and Pedestrian Crossing on McLarin Road

- 4.22 As noted in the hearing report and evidence, a roundabout on McLarin Road east of the site at the centre zone is part of the Glenbrook 3 development. This roundabout is shown on the Glenbrook 3 Precinct Plan and the PC91 Precinct Plan.
- 4.23 I recommended that development of the Precinct that accesses this part of McLarin Road be conditional on the roundabout being in place. I also recommended that a pedestrian crossing on this section of road also be required.

Roundabout

- 4.24 Mr Temperley recommends that the provisions be amended to require access to be off the roundabout, but that the roundabout itself not be required¹².
- 4.25 Mr Powell considers the roundabout “...*would be beneficial, but this should be investigated further at resource consent / engineering stage.*”¹³ He also opines the roundabout “*is not required to provide access to PC91 land, though it is desirable to provide access from the roundabout instead of relying on a separate one*”.
- 4.26 In my view road access to this part of McLarin Road should occur at this roundabout for the following road safety reasons:
- a) this is one of the few locations along this section of road where there is sufficient sight distance, so it is reasonable for access to the PC91 land from the east to be confined to this location;

¹² Paragraph 9.7, evidence of Andrew Temperley

¹³ Paragraph 8.12 (b), evidence of Bryce Powell.

- b) in addition, it would be highly undesirable to have three roundabouts within a short section of road (the proposed roundabout, the existing roundabout at McLarin Road/ Okoreka Road/ Orawahi Road, and a new roundabout);
- c) the proposed intersection would become a crossroads when development on both sides of the road occurs and a roundabout is required to provide an adequate level of safety for crossroads with these traffic volumes;

Pedestrian Crossing

- 4.27 The only reference Mr Temperley makes to a pedestrian crossing is as part of his description of transportation features of the indicative Masterplan¹⁴.
- 4.28 Mr Powell does not dispute a pedestrian crossing is required, but considers the decision on the location, need and form of the crossing should be deferred to the resource consent or engineering plan approval stage. Mr Powell has corrected the Precinct Plan so the pedestrian and cycling connection stops short of McLarin Rd¹⁵.

Precinct Provisions

- 4.29 Auckland Transport is of the view that including the roundabout and pedestrian crossing in the precinct provisions is necessary, in part as development of the PC91 land could occur ahead of the Glenbrook 3 land opposite.¹⁶ Based on AT's experience addressing these requirements during later consent processing can be problematic.
- 4.30 I disagree with Mr Temperley and Mr Powell and agree with AT.
- 4.31 In my view it is sufficiently clear at this point that a roundabout is required for safety reasons so there is no compelling reason to defer the decision to subdivision consent or engineering plan approval stage.
- 4.32 It is also my view that the need for the crossing, and its location at the active mode connection point are sufficiently clear now. The proposed provisions would allow the form of the crossing (e.g. formal zebra crossing, informal crossing point) to be determined at the time of resource consent or engineering plan approval in consultation with AT and Council.
- 4.33 Mr Smallburn notes there could be some ambiguity about which part of McLarin Road is being referred to¹⁷. The proposed standard wording he quotes includes both "*McLarin Road south of the intersection with Okoreka Road and Orawahi Road*" and "*shown on the Glenbrook 4 Precinct Plan*". In my view either statement is sufficient to determine the location being referred to. Mr Smallburn recommends the crossing and roundabout be "*mapped within the Private Plan Change diagrams*", and I agree both features should be shown on the Precinct Plan.

140 McLarin Road

- 4.34 I addressed the Yorke submission at paragraphs 8.31 and 8.32 of my report, although I did not make an explicit recommendation about this submission.
- 4.35 I have reviewed the evidence of Mr Williamson and the s32AA evaluation. That evaluation includes a figure showing how the property could be integrated into the design of this Precinct. I note the figure shows a logical extension of the possible development pattern.
- 4.36 The figure shows a new road intersection with McLarin Road. There is a crest in McLarin Rd roughly 150m north of that access, and a bend roughly 200m to the south. Both features would constrain sightlines at any future intersection, and they may marginal given the current 60km/h speed limit. In any case, this is something that could be adequately addressed at the time of subdivision, and if such an intersection were not feasible access to the land could be achieved

¹⁴ Paragraph 6.3 (d) , evidence of Andrew Temperley

¹⁵ Paragraphs 8.25, 8.25, , evidence of Bryce Powell.

¹⁶ Second paragraph, Auckland Transport letter dated 2 November 2023.

¹⁷ Paragraph 6.3, evidence of Ian Smallburn.

through the remainder of the Precinct. For those reasons I am of the view it is feasible and logical for this land to be included in the plan change is approved.

5 Conclusions

- 5.1 The evidence of the Applicant has provided a little additional clarity on matters such as the likely number of dwellings. No further evidence was provided to address my concerns about how the intersections were represented in the software models.
- 5.2 Based on the evidence reviewed to date I retain the conclusions and recommendations set out in my primary report. To summarise, they are:
- a) the installation of a roundabout at the Mission Bush Road / Glenbrook-Waiuku Road should be a prerequisite for development of PC91;
 - b) the installation of a roundabout and pedestrian crossing on McLarin Rd on the eastern side of the PC91 land should also be a prerequisite;
 - c) the proposal is partly consistent with the planning framework principally due to additional travel (VKT), with that travel also occurring high-speed rural roads with adverse safety outcomes;
 - d) the plan change is premature with respect to the FDS; and
 - e) less-intensive development would provide greater consistency with the planning framework but would still be premature.

**Memo: Addendum to technical specialist report to contribute
toward Council's section 42A addendum**

2 November 2023

To: Katrina David, Senior Policy Planner, Plans and Places, Auckland Council

From: Jennifer Esterman, Senior Urban Designer, Mein Urban Design and Planning Limited

Subject: Private Plan Change 91 for 91 McLarin Road, Glenbrook

- Review of Urban Design Evidence on behalf of Auckland Council

- 1.1 In writing this addendum, I have reviewed the Planning Evidence prepared by Mr Powell which includes an amended version of the Glenbrook 4 Precinct within Annexure B, the Urban Design Evidence prepared by Mr Coles and the s42A Hearing Report.
- 1.2 Two amended versions of the precinct have been provided: within Annexure B of Mr Powell's evidence, and within Appendix 7 of the s42A report.

Interface with Glenbrook Beach Recreation Reserve

- 1.3 In paragraphs 407 and 408 of the s42A Hearing Report, you outline the approach taken to the interface with Glenbrook Beach Recreation Reserve. In summary, within the Precinct in Appendix 7 of the s42A report there are no precinct provisions in relation requiring a strong integration between residential development and the new precinct with the reserve. This is because no submissions were received that specifically relate to the reserve or open space more generally. As it stands I am comfortable that the provisions included in Appendix 7 of the s42a Report and Annexure B of Mr Powells' evidence address the interface with the Glenbrook Beach Recreation reserve, subject to minor amendment.
- 1.4 In paragraph 4.7 of my urban design report, dated 12 October 2023, I had identified that provisions to achieve a suitable interface with Glenbrook Beach Recreation Reserve require strengthening within the proposed Glenbrook 4 Precinct. The matters to be addressed related to opportunities for housing to overlook the reserve and achievement of a green interface between the reserve and the PPC site. After reviewing Mr Coles' evidence, in particular the indicative design in Figure 2, I am satisfied that additional provisions are not required. However, I consider the existing wording of Policy 7 and 8 needs to be strengthened.
- 1.5 Figure 2 in the urban design evidence illustrates that it is unlikely housing will be located directly adjacent to the reserve due to existing site constraints. In the event that this does occur, the Glenbrook 4 Precinct includes provisions that will encourage dwellings to overlook the reserve and provide safe access to the reserve (IXXX.3 Policy 7, IXXX.3 Policy 8, IXXX.1(1)(j) Matters of

discretion, IXXX8.1(2)(a & f) Matters of discretion, IXXX 9(1)(a) & IXXX9(2)(b)(i&ii) Assessment Criteria.

1.6 I note that the layout shown in figure 2 in the urban design evidence is indicative only. If a different layout was proposed, the stream was modified and/or an esplanade reserve no longer required, I would have concerns that the provisions in the Glenbrook 4 Precinct are not sufficiently robust to prevent dwellings closing off the reserve both physically and visually.

1.7 To ensure housing will overlook the reserve, it is recommended the Glenbrook 4 Precinct provisions are strengthened by replacing the word 'encourage' with 'require'.

IXXX.3 Policy 7: Require residential development to have a visual connection between the house and the street and/ or public spaces.

IXXX.3 Policy 8: Require residential development and subdivision to provide for safe public access to the Glenbrook Beach Recreation Reserve.

1.8 If the Commissioners have concerns around housing being built in close proximity to Glenbrook Beach Recreation Reserve, additional provisions could be included that require a greater yard setback with the reserve, an identified access point from the PPC site to the reserve and a visual link to the reserve. In my opinion, these additional provisions are not required due to the location of the stream, topography in this part of the site, and the likelihood the site will be developed comprehensively.

1.9 In terms of achievement of a green interface between the reserve and the PPC site, at paragraph 7.9 of Mr Coles' evidence, he observes that the structure plan's 'green interface' relates to the provision for fencing to achieve a low and visually open interface. I am in agreement with that observation as the Glenbrook 4 Precinct includes provisions that require low and visually open fencing adjoining the reserve (Standard IXXX.7.4 (1), Matters of discretion IXXX8.1 (5)(b)&(c), Assessment Criteria IXXX.9(4).

1.10 In terms of how the "green interface" will achieve visual connection to the reserve, the matters of discretion (IXXX8.1(1)(h)(j), IXXX8.1(2)(a)(f)(g) and IXXX8.1(5)(b)(c) and Assessment Criteria IXXX.9(1)(a)(i) bullet point 4, IXXX9.1(2)(b)(i) are important.

1.11 Overall, I support the Glenbrook 4 Precinct provisions subject to the amendments outlined in this addendum.

Jennifer Esterman

MUrbDes, BPlan, Int. NZPI

Memo: Addendum to technical specialist report to contribute toward Council's section 42A addendum

6 November 2023

To: Katrina David, Senior Policy Planner, Plans and Places, Auckland Council

From: Andreas Lilley, Parks Planning Consultant, McKenzie Lilley Planning Ltd

Subject: Private Plan Change 91 for 91 McLarin Road, Glenbrook - Review of Parks Evidence on behalf of Auckland Council

- 1.1 In writing this addendum, I have reviewed the Planning Evidence prepared by Mr. Powell which includes an amended version of the Glenbrook 4 Precinct within Annexure B, the Urban Design Evidence prepared by Mr. Coles, the expert evidence prepared by submitter Mr. Ross and the s42A Hearing Report.
- 1.2 Two amended versions of the precinct have been provided: within Annexure B of Mr. Powell's evidence, and within Appendix 7 of the s42A report.

Provision of pocket parks within the PPC site

- 1.3 The expert evidence submitted by Mr. Ross seeks the inclusion of small pocket parks of up to 500m² throughout the PPC site linked by a greenway network to support localised green spaces that also provide a flood mitigation function. In my assessment of submissions as part of my parks technical specialist report dated 13 October 2023, I addressed the provision of pocket parks in section 5.1. In that assessment I stated that pocket parks would not comply with the criteria of the Open Space Provision Policy 2016, which outlines that pocket parks are located only within urban centres or high-density residential areas, and not within medium density residential areas (i.e., Mixed Housing Suburban Zone). Further, at a typical minimum size of 0.1 to 0.15 hectares as prescribed in the policy, any pocket parks provided at 0.05ha in size as requested by Mr. Ross would be undersized and not meet the provision criteria. My assessment in 2.5 – 2.7 confirmed that the PPC was not required to provide any additional open space as the adjacent Glenbrook Beach Recreation Reserve was within the maximum walkable catchment area from the PCA for a neighbourhood park. My position remains that in accordance with the policy no additional open space provision is required within the PCA.
- 1.4 In regards to Mr. Ross' evidence that pocket parks should be linked by a greenways network which would serve to minimise localised flooding and surface runoff into existing Glenbrook Beach, I am satisfied with my original position on this matter in paragraph 2.16 of my technical report where I state that I support the planting of the 10m riparian yard setback from the top of the bank of intermittent streams and wetlands for stormwater management purposes. This would contribute towards the relief sought by Mr. Ross. In regard to the greenways (i.e., public connectivity) function that could be provided by these planted riparian margins, I also am satisfied with my original position stated in paragraph 3.5 that I consider the intermittent stream feature/s within the Glenbrook 4 precinct to be of a relatively minor scale and extent to not justify a pathway alignment along these riparian margins. I consider that on balance the public connectivity benefits presented by the PPC will be achieved through the proposed pedestrian / cycle east-west link from the commercial centre on McLarin Road through to Glenbrook Beach Recreation Reserve.

Interface with Glenbrook Beach Recreation Reserve

- 1.5 In paragraph 4.12 of the evidence statement provided by Mr. Powell, he states that Glenbrook Beach Recreation Reserve has a low level of passive surveillance, with no road frontage and residential property along its northern edge backing on to it and a water reservoir on its western edge. I concurred with this description of the existing reserve as outlined in my technical memo in sections 2.8 – 2.9.

- 1.6 Section 6.3 (f) of Mr. Powell's evidence states that PC91 will improve passive surveillance and activation of the Glenbrook Beach Recreation Reserve, namely by limiting fencing height to ensure passive surveillance of riparian margins and reserves (including the Glenbrook Beach Recreation Reserve) (paragraph 6.13(d)). This is achieved by Glenbrook 4 Precinct provisions Standard IXXX.7.4 (1), Matters of discretion IXXX8.1 (5)(b) & (c), and Assessment Criteria IXXX.9(4). Mr. Powell has also proposed the inclusion of a new policy IXXX.3(8) to encourage subdivision and development to provide for safe public access to the Glenbrook Beach Recreation Reserve. I support the inclusion of the additional policy 8 as proposed by Mr. Powell for residential development to provide for safe public access to the Glenbrook Beach Recreation Reserve.

Paragraph 8.37 also states that it may not possible or desirable to provide a public road along the edge of the reserve. This is a position emphasised in the evidence of the applicant's urban design specialist Mr. Cole in section 9.35. I note that council's urban design specialist, Ms. Esterman, states in her addendum response that in the indicative PCA layout design in Figure 2 of Mr Cole's evidence that due to existing site constraints it is unlikely housing will be located directly adjacent to the reserve. While only an indicative layout, I do support such a possible layout along the reserve boundary if it provided the opportunity for an access lane with public access rights over it. I otherwise hold my position that the precinct plan and relevant provisions should provide for a more integrated interface with the reserve by indicating a park edge road / access lane to improve the passive surveillance and activation of the reserve edge. I further endorse the change in wording as proposed by Ms. Esterman to IXXX.3 Policy 7 and IXXX.3 Policy 8 to strengthen the requirement for housing to overlook the reserve:

IXXX.3 Policy 7: Require residential development to have a visual connection between the house and the street and/ or public spaces.

IXXX.3 Policy 8: Require residential development and subdivision to provide for safe public access to the Glenbrook Beach Recreation Reserve.

- 1.7 I am similarly also satisfied that additional provisions such as yard setback and minimum glazing requirements are not required controlling the interface of residential development in proximity to the reserve if such a development layout as indicated in Figure 2 was achieved. This is based on the view that the provisions contained in IXXX.3 Policy 7, IXXX.3 Policy 8, IXXX8.1(1)(j) Matters of discretion, IXXX8.1(2) (a & f) Matters of discretion, IXXX 9(1)(a) and Assessment Criteria IXXX9(2)(b)(i & ii) are sufficient. However, if such a layout remains uncertain with the potential for housing being built in close proximity to Glenbrook Beach Recreation Reserve a likely possibility, my recommendations on additional provisions as contained in my technical assessment would remain. These include requiring buildings to maintain a minimum yard setback with the reserve, minimum glazing requirements for dwellings facing the reserve, and a planted buffer on the park edge within the private lots.

Overall, I support the Glenbrook 4 Precinct provisions subject to the amendments outlined in this addendum.

Andreas Lilley

MPlan Prac (Hons), BPR&T. Mgt, Int. NZPI

Memo

08 November 2023

To: Auckland Council Reporting Planner
Katrina David

cc: Hearing Panel
Robert Scott (Chairperson)
Nigel Mark-Brown
Juliane Chetham

From: Jason Smith

Subject: Plan Change 91
Response to Applicant's evidence on ecological matters.

1. Overview

- 1.1 I prepared a technical assessment to inform the Council's s42a report for Plan Change 91 from an ecological perspective. My assessment is dated 14/08/2023.
- 1.2 Subsequently I have also reviewed the evidence from the Applicant where relevant to my scope.
- 1.3 At the request of Auckland Council, I have prepared this memorandum to respond to matters raised in that evidence.

2. Key issues for the Plan Change

- 2.1 The remaining issue in contention whether the wetland in the northern corner should be shown in the Precinct Plan Map.
- 2.2 As set out in my evidence (point 4.17), based on the latest investigations undertaken by the applicant's ecologist (Additional Wetland Investigation, 2022), an area in the northern corner of the plan change area would [at that time] meet the current definition of a natural inland wetland in the National Policy Statement: Freshwater Management (**NPS:FM**).
- 2.3 This area is shown by Plot 1 and Plot 2 in Figure 3 of the evidence of Emma Willmore.
- 2.4 This classification is based on the prevalence of a hydrophytic [read: wetland] species water pepper (*Persicaria hydropiper*).
- 2.5 The evidence of Emma Willmore states that after having undertaken this site visit on April 4th 2022 that this area was being tilled, and infers that it was to be re-sown in pasture.
- 2.6 I would agree that the resowing of grass seed could affect the results of the wetland classification, the alteration of the vegetation community could change the prevalence of hydrophytic/non-hydrophytic species such that the area would favour a more upland vegetation community.
- 2.7 However, this is speculative as it relies not just on pasture species having been sown, but also being sustained and more prevalent than any hydrophytic vegetation, which would be dependent on the underlying hydrological conditions.

- 2.8 If hydrophytic vegetation has established in this area once, it could do so again and under such conditions it would be anticipated that the relative abundance and coverage of pasture species would decline.
- 2.9 The latest evidence provided by the applicant showed a wetland in this northern corner, and accordingly it should be shown on the Precinct Plan Map.
- 2.10 In addition to being based on the available evidence, such an approach would be consistent with the precautionary approach (policy 3 and section 3.7 of the National Policy Statement for Indigenous Biodiversity).
- 2.11 Further I note that The Ministry for the Environment's pasture exclusion assessment methodology (section 3. Background) notes:
- The purpose of the NPS-FM pasture exclusion clause is to support the continuing use of pasture for grazing purposes.*
- The exclusion is not targeted at pasture being converted for urban development or for other land uses. It does not apply to wetlands in other areas of grassland that are not grazed, (such as in parklands, golf courses, landscaped areas and areas of farmland not used for grazing purposes).*
- 2.12 Auckland Council's position would align with The Ministry for the Environment's; the pasture exclusion is not targeted at land being proposed for urban development. I would support Auckland Council's interpretation.
- 2.13 Emma Willmore's request that Auckland Council take into account the vegetation community when making a final decision on wetland status in the area (see the evidence of Emma Willmore point 5.30) is provided for through usual resource consenting pathways.
- 2.14 To accommodate Emma Willmore's request, would require an applicant to provide evidence that this area does not meet the definition of a wetland (as defined in the Resource Management Act), or natural inland wetland (as defined in the NPS:FM).
- 2.15 I would also raise a concern with showing the majority of the freshwater features (streams and wetlands) in the Precinct Plan Map and omitting the wetland from the northern corner.
- 2.16 The Precinct Plan Map also shows and indicative vehicle access from Rere Awa Road in this location. By not showing the wetland from the northern corner it could be inferred that an effects assessment, for any impacts on the wetland from the construction and operation of the vehicle crossing, has already been made.
- 2.17 The relief sought remains, to show all streams and wetlands. Any impacts on the wetland from the vehicle access way can be considered, and are adequately provided for through the usual resource consenting pathways.

3. Other matters

- 3.1 In reviewing the revised Precinct Plan (as amended and attached as Annexure B to the Evidence of Bryce Powell) I have noted a number of small technical details that I believe should be amended. As follows:
- 3.1.1 IXXX.6.3 – Riparian Margins and setback (1)(a) refers to: *A minimum 10m riparian yard setback must be provided between buildings and the top of the bank belonging to any intermittent stream or wetland.*

The reference to 'top of the bank' is appropriate for streams but not for wetlands, which would not ordinarily be anticipated to have an easily defined bank.

For the avoidance of doubt, it is considered best that the IXXX.6.3 – Riparian Margins and setback (1)(a) be updated to refer to: *A minimum 10m riparian yard setback must be provided between buildings and the top of the bank belonging to any intermittent stream or delineated edge of any wetland.*

- 3.1.2 IXXX.6.3 – Riparian Margins and setback (1)(b) refers to: *Native planting shall be planted within 10m of any intermittent stream or wetland. Planting should be undertaken at a density of 20,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.*

20,000 plants per hectare is double the density that would generally be recommended following best practice guidance such as Appendix 16 to the Auckland Unitary Plan.

Whilst such a density could be considered appropriate for planting low-stature species on the edge of streams and wetlands it would be too dense for larger species such as kahikatea (*Dacrycarpus dacrydioides*).

To give flexibility to plant such larger trees in the future it is considered best that the IXXX.6.3 – Riparian Margins and setback (1)(b) refers to: *Native planting shall be planted within 10m of any intermittent stream or wetland. Planting should be undertaken at a density of at least an average of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.*

- 3.2 I raise no specific concern with the reference to the Te Aranga Principles being included within the Precinct Plan.

- 3.3 Having read the applicant's evidence provided by Bryce Powell and Emma Willmore I am largely supportive of the amendments that have been made to the precinct.

- 3.4 Specifically, I support:

3.4.1 The inclusion of streams and wetlands shown in the Precinct Plan (other than omission of the wetland in the northern corner from the Precinct Plan map as discussed above).

3.4.2 Inserted reference to indigenous biodiversity within the purpose for standard IXXX.6.3 – Riparian Margins and setbacks. I would also support the reference to indigenous being included elsewhere within the Precinct Plan where it currently refers to native for the purposes of consistency.

3.4.3 The references to 'natural wetland' and 'natural inland wetland' that have been amended to 'wetland'.

4. Conclusion

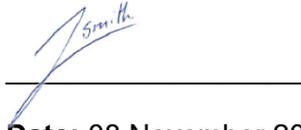
4.1 I have reviewed the evidence provide the Applicant's Planner (Bryce Powell) and Ecologist (Emma Willmore).

4.2 I am generally supportive of the amendments that have been made with one exception regarding a potential wetland in the northern corner.

4.3 The relief remains that this potential wetland be indicated on the Precinct Plan Map.

4.4 Overall, with the modification sought above, I would be able to support the Plan Change.

Signature:

A handwritten signature in blue ink, appearing to read "Smith", is written over a solid horizontal black line.

Date: 08 November 2023

From: [Jason Smith](#)
To: [Katrina David](#)
Subject: [EXTERNAL] RE: PC91 - late expert evidence and hearing meeting prep
Date: Wednesday, 8 November 2023 3:31:27 pm
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Caution: This is an external email. Please check email address is from a trusted sender before taking action or clicking on links.

Hi,

There isn't much technical information on the site, but from what I saw on the site visit I wouldn't think there to be any ecological concerns.

Jason

From: Katrina David <Katrina.David@aucklandcouncil.govt.nz>
Sent: Wednesday, November 8, 2023 1:30 PM
To: Jason Smith <Jason.Smith@morphum.com>
Cc: Katrina David <Katrina.David@aucklandcouncil.govt.nz>
Subject: RE: PC91 - late expert evidence and hearing meeting prep

Thanks Jason

I think the question would be is there any or likely to be any ecological values on their site such as wetlands/streams and if so including them on the precinct plan. Also its unclear what the trees are and whether they would meet the criteria as notable trees. I assume the applicant's ecology reports did not include this site. If not is there not enough technical information supporting the request to rezone?



Thanks
Katrina

From: Jason Smith <Jason.Smith@morphum.com>
Sent: Wednesday, November 8, 2023 1:09 PM
To: Katrina David <Katrina.David@aucklandcouncil.govt.nz>
Subject: [EXTERNAL] RE: PC91 - late expert evidence and hearing meeting prep

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Hi Katrina

There doesn't look to be anything in this submitter's evidence to which I need to respond to on ecology matters.

I would be available on Tuesday morning for a meeting.

Regards,
Jason

From: [Jason Smith](#)
To: [Katrina David](#)
Subject: [EXTERNAL] RE: Urgent response re late evidence PC91
Date: Thursday, 9 November 2023 9:53:16 am
Attachments: [image001.png](#)
[image002.png](#)

Caution: This is an external email. Please check email address is from a trusted sender before taking action or clicking on links.

Hi Katrina,

Of the large trees front McLarin Road:

- The one closest to the driveway to the house is a large puriri (native/indigenous)
 - The largest looks to be a gum of some sort (exotic)
 - The other three appear to be oak (exotic)
-

From: [Megan Walker](#)
To: [Katrina David](#)
Subject: 140 McLarin Road
Date: Thursday, 9 November 2023 9:29:19 pm

Hi Katrina

I'm afraid I have not been able to find out much about the house in the time given and the resources available in that time.

There are smidgens of information about the Yorke family in Papers past and the McLarins who owned this land before them. The Yorke's date back to the 1940s according to Papers Past. But it was the McLarins who were on the land first and appear to have some importance in the area given the road and once a beach was named after them. However, it is not known who lived in the house. Unfortunately, there is not enough time to get the Certificates of Title to get a better idea on crossover of ownership. I do have the earlier CT which reveals the block of land was in the possession of the McLarins in the 1920s.

The house is a c1920/30s simple gabled bungalow which appears to be very intact with original joinery as far as I can see on google street view. The front porch may have had minor modifications. It is in its original setting with its chimney still intact. It has some significance as a representative example of an early 20th century farmhouse in the area and as a good example of a 1920/30s bungalow. It may have a family history that is important to the area. However, on the surface of it there is nothing standing out that I have found that makes this place look like a candidate for scheduling. In saying that, more time to properly research this place may reveal information that would provide a better assessment!

Thanks Katrina.

Nga mihi / Kind regards

Megan Walker BArch (Hons)

Specialist Built Heritage – Policy

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DDI: 09 8908688 Mobile: 021 871690

Visit our website: www.aucklandcouncil.govt.nz

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