

IXXX Glenbrook 4

IXXX.1 Precinct Description

The underlying zoning of land within this precinct is Residential – Mixed Housing Suburban. Refer to the planning maps for the location and extent of the precinct.

The Glenbrook 4 Precinct is located landward of the adjacent Glenbrook Beach coastal settlement. The Precinct will enable a range of housing typologies to be provided that will meet the full generational housing needs of the local community. Precinct standards will integrate subdivision and development within the Precinct with the established Glenbrook Beach coastal settlement, and with Kahawai Point to the north.

It is intended that walking and cycling connections will be provided within the Precinct to connect the established Glenbrook Beach coastal settlement to land that is zoned Business – Neighbourhood Local Centre on the eastern side of McLarin Road, and to connect Kahawai Point with the coast and beach. These connections will build upon the network of walkways established and planned for in the Glenbrook Beach 3 precinct.

Subdivision and development will incorporate natural drainage patterns, including natural wetlands and watercourses. Native planting is encouraged to enhance freshwater values. Stormwater will be managed to mitigate adverse effects on freshwater values using the Auckland-wide stormwater provisions of the AUP(OP) and the Stormwater Management Area – Flow 1 overlay provisions.

The objectives and policies of the Auckland-wide sections, and of the underlying Residential - Mixed Housing Suburban zone, apply in the Glenbrook 4 Precinct except as specified below.

IXXX.2 Objectives

1. Subdivision and development are undertaken in general accordance with the precinct plan.
2. Subdivision and development achieves an attractive, safe and healthy environment for living with good access to the public realm including parks, riparian margins and roads.
3. Subdivision and development occurs in a manner that achieves the coordination and delivery of infrastructure including roading, wastewater, water supply and stormwater services.
4. The precinct is supported by a well-connected, safe, efficient, and legible movement network with low-speed internal streets and appropriate connections to existing and future urban areas surrounding the precinct.
5. Subdivision and development encourages a choice of transport modes including walking and cycling, and provides strong, legible connections within and through the precinct.
6. Subdivision and development maintains and enhances the freshwater values of intermittent streams and the natural wetlands within the precinct.
7. Subdivision and development achieves attractive and well-designed residential developments that support a range of housing densities and typologies that increase variety and housing choice.
8. Subdivision and development achieves integration of built form within the precinct, with the existing Glenbrook Beach settlement, and with the Kahawai Point Special Housing Area.
9. Freshwater is protected, with the effects of stormwater runoff on the receiving environment and freshwater systems avoided to the extent practical or otherwise mitigated using water sensitive design principles.
10. Freshwater, sediment quality and biodiversity is enhanced.
11. Stormwater is attenuated to manage downstream flooding and in a manner that integrates with subdivision and development to make efficient use of the land.

IXXX.3 Policies

1. Provide for a range of lot sizes and housing typologies that support lifestyle and housing choice at a variety of densities.
2. Require publicly reticulated wastewater and water supply network to be available to service any subdivision or development within the precinct.
3. Avoid subdivision, use and development prior to the availability of bulk water, wastewater and roading infrastructure to service development in the Glenbrook 4 precinct.
4. Require that any subdivision and development within the precinct incorporates the following elements of the precinct plan:
 - a. linkages to adjacent land, including a pedestrian/cycle link between the Glenbrook Beach Recreation Reserve and the future local centre on McLarin Road; and
 - b. a roundabout intersection on McLarin Road.
5. Ensure that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians and cyclists.
6. Encourage residential development to have a visual connection between the house and the street and/ or public spaces.
7. Stormwater is managed at-source and by applying water sensitive principles prior to the discharge of stormwater to existing watercourses and wetlands.
8. Stormwater is managed in a manner that integrates with development to make efficient use of land and where possible, contributes to the amenity and character of the Precinct.
9. Contribute to improvements to water quality, and habitat and biodiversity values, including by providing riparian planting of the margins of natural wetlands and intermittent streams.
10. Stormwater is attenuated to manage downstream flood effects in a manner that integrates stormwater management with subdivision and development to make efficient use of the land.

IXXX.4 Land Use Activity Table

The provisions of the relevant zone, overlays and the Auckland-wide activity tables apply unless otherwise specified below.

Table IXXX.4.1 Activity table (Tables 1 and 2) specifies the activity status of land use and development activities in the Glenbrook 4 precinct pursuant to section 9(3) of the Resource Management Act 1991.

IXXX.4.1 Activity table

Activity Table 1 – Glenbrook 4 precinct		
	Activity	Activity status
Rural		
A1	Grazing of livestock on sites greater than 2,000m ² net site area	P

Activity Table 2 – Glenbrook 4 precinct		
	Activity	Activity status
Residential		
A2	Development of up to three dwellings that complies with standards IXXX.7.1.1 (Infrastructure), IXXX.7.1.2 (Precinct Plan), IXXX.7.1.3 (Riparian Margins and Setbacks), and IXXX.7.1.4 (fences)	P
A3	Development of four or more dwellings that complies with standards IXXX.7.1.1 (Infrastructure), IXXX.7.1.2 (Precinct Plan), IXXX.7.1.3 (Riparian Margins and Setbacks), and IXXX.7.1.4 (fences)	RD
A4	Development that does not comply with standard IXXX.7.1.3 (Riparian margins and setbacks)	RD
A5	Development that does not comply with standard IXXX.7.1.4. (Fences)	RD
A6	Development that does not comply with Standard IXXX.7.1.1 (Infrastructure)	NC
A7	Development not in general accordance with Development Standard IXXX.7.1.2 (Figure 1 – Precinct Plan).	D

IXXX.5 Subdivision Activity Table

The controls in [E38 Subdivision](#) shall apply within the Glenbrook 4 Precinct unless specified in the following provisions:

Table IXXX5.1 Activity Table – [E38.4.1](#) and [E38.4.2](#) apply in Glenbrook 4 Precinct, except as specified in Activity Table 3 below.

Activity Table 3 – Glenbrook 4 precinct		
	Activity	Activity status
Subdivision and associated development activity		
A8	Subdivision in general accordance with standard IXXX7.1.1 (Infrastructure), standard IXXX.7.1.2 (Precinct Plan) and IXXX.7.1.3 (Riparian margins and setbacks)	RD
A9	Subdivision not in general accordance with the Precinct Plan (standard IXXX.7.1.2).	D
A10	Subdivision not in accordance with standard IXXX.7.1.3 (Riparian margins and setbacks)	RD
A11	Subdivision not in accordance with standard IXXX.7.1.1 (Infrastructure)	NC

IXXX.6 Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain written approval from affected parties unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:
- (a) four or more dwellings per site that comply with standards IXXX.7.1.1 (Infrastructure), IXXX.7.1.2 (Precinct Plan), IXXX.7.1.3 (Riparian Margins and Setbacks); or
 - (b) development which does not comply with Standard IXXX.7.1.4 (Fences).

IXXX.7 Standards

The standards of the relevant zone, overlays and the Auckland-wide provisions apply unless otherwise specified below.

IXXX7.1 Land use and subdivision

1 - Infrastructure

Purpose:

To ensure that development and subdivision within the Glenbrook 4 precinct is serviced by publicly available reticulated water and wastewater networks.

1. Development and subdivision in the Glenbrook 4 precinct must either:
 - (a) be connected to publicly available reticulated water and wastewater networks with sufficient capacity to service the proposed development and/or subdivision, OR
 - (b) be supported by written confirmation from the infrastructure services provider for the area that planned capital works required to provide connections for water and wastewater are suitably advanced and capable of servicing proposed subdivision and development.

2 – Precinct Plan

Purpose:

To implement the indicative connections, pathways, and infrastructure specified in Figure 1 of the Glenbrook 4 Precinct Plan.

1. Development and/ or subdivision shall enable the connections, pathways, and infrastructure (including the roundabout) to be provided as shown in Figure 1 of the Glenbrook 4 Precinct Plan.
2. Roads are to be designed in accordance with the road cross sections for this Precinct in Figure 2 of the Glenbrook 4 Precinct Plan.

3 - Riparian Margins and Setbacks

Purpose:

To maintain and enhance intermittent streams and natural wetlands within the Precinct.

1. Where development and/ or subdivision provides riparian margins, the development and/or subdivision shall comply with clauses (a) – (c), below:
 - a) A minimum 10m riparian yard setback must be provided between buildings and the top of the bank belonging to any intermittent stream or natural wetland.
 - b) Native planting shall be planted within 10m of any intermittent stream or natural wetland. Planting should be undertaken in accordance with Appendix 16 (Guideline for Native Revegetation Plantings) of the AUP(OP), using eco-sourced native vegetation consistent with local biodiversity.
 - c) Riparian margins can be either located within private property and protected by a consent notice or covenant or vested at council's request.

4 - Fences

Purpose:

To promote:

- (i) open space character and passive surveillance of public reserves; and
 - (ii) the viability of the planted riparian margin to act as and be maintained as a continuous green corridor.
1. Fences fronting a wetland, an intermittent stream, or the Glenbrook Recreation Reserve, must not exceed 1.2m in height, except that fences may be up to 1.6m in height if the fence is at least 60 percent visually permeable.
 2. No fences are permitted within a planted riparian margin or within 10m of a natural wetland or an intermittent stream.
 3. All other fences must comply with H4.6.14 (Front, side and rear fences and walls in the Residential – Mixed Housing Suburban zone).

IXXX8 Assessment – restricted discretionary activities

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 underlying Residential – Mixed Housing Suburban zone.

1. For subdivision in accordance with the Glenbrook 4 precinct plan and Standards IXXX.7.1.1 (Infrastructure), IXXX.7.1.2 (Precinct Plan) and IXXX.7.1.3 (Riparian Margins and Setbacks), the council will restrict its discretion to the following matters:
 - a. consistency with the Glenbrook 4 precinct plan in Figure 1;
 - b. connections to neighbouring land;
 - c. infrastructure and servicing;
 - d. stormwater management;
 - e. road design and layout;

- f. access arrangements;
 - g. formation, alignment and location of cycleways and pathways;
 - h. Crime Prevention through Environmental Design (CPTED) principles;
 - i. interface with McLarin Road;
 - j. interface with the Glenbrook Recreation Reserve; and
 - k. measures applied to protect, enhance, and maintain riparian margins alongside streams and wetlands.
2. Development of four or more dwellings that complies with Standard IXXX.7.1.1 (Infrastructure), IXXX.7.1.2 (Precinct Plan), IXXX.7.1.3 (Riparian Margins and Setbacks), and IXXX.7.1.4 (Fences):
- a. Relationship to the street and open spaces;
 - b. Design of parking and access;
 - c. Layout and design of roads and pathways;
 - d. Interface with McLarin Road;
 - e. Interface with Glenbrook Beach Recreation Reserve and any other areas of public open space;
 - f. Crime Prevention through Environmental Design (CPTED) principles;
 - g. access arrangements;
 - h. measures applied to protect, enhance, and maintain riparian margins alongside streams and wetlands;
 - i. Interface of residential properties with riparian margins;
 - j. Infrastructure and servicing; and
 - k. Stormwater management.
3. Subdivision and development of three dwelling or less that does not comply with standard IXXX.7.1.3 (Riparian Margins and Setbacks):
- a. Effects on the function of the yard;
 - b. Effects on natural hazards;
 - c. Effects on amenity and character values;
 - d. Public access (if relevant);
 - e. Stormwater management;
 - f. Degree to which the riparian setback and planting enhances freshwater and ecological values; and

- g. Degree to which the riparian planting can either be self-sustaining or maintained by the property owner.
4. Subdivision and development of four or more dwellings (or residential lots) that does not comply with IXXX.7.1.3 (Riparian Margins and Setbacks):
- a. Effects on the function of the yard;
 - b. Effects on natural hazards;
 - c. Effects on amenity, landscape and character values;
 - d. Public access (if relevant);
 - e. Stormwater management;
 - f. Degree to which the riparian setback and planting enhances freshwater and ecological values;
 - g. Degree to which the riparian planting can either be self-sustaining or maintained by the property owner;
 - h. The effect that providing a compliant riparian margin may have on urban form and on the efficient development of the precinct;
 - i. Any special or unusual characteristic of the site that would make providing a compliant riparian margin; and
 - j. Where it is not practicable to provide a planted riparian margin at the point of impact, the beneficial ecological effects of planting provided elsewhere within the precinct to offset the effect of not providing a compliant riparian margin at the point of impact.
5. Development that does not comply with standard IXXX.7.1.4 (Fences):
- a. Neighbourhood character;
 - b. The function of the open space;
 - c. Crime Prevention through Environmental Design (CPTED) principles;
 - d. Stormwater/ overland flow;
 - e. Planting/ greenway function; and
 - f. The amenity provided for future residents on site.

IXXX.9 Assessment criteria

For development that is a restricted discretionary activity in the Glenbrook 4 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying zones.

1. Subdivision in accordance with the Glenbrook 4 precinct plan and Standard IXXX7.1.1

(Infrastructure), Standard IXXX7.1.2 (Precinct Plan) and Standard IXXX7.1.3 (Riparian Margins and Setbacks):

- a. the Glenbrook 4 precinct plan:
 - i. the subdivision is consistent with and gives effect to the key elements in the Glenbrook 4 precinct plan including:
 - Roads, their locations, purpose and cross-sections;
 - The location, formation and alignment of walkways and cycleways; and
 - Subdivision will provide for an appropriate interface between lots and open spaces.
- b. Riparian margins:
 - i. The timing and appropriateness of planting within the required riparian setback from the wetland and/ or stream.
 - ii. The appropriateness of the measures proposed to maintain planting within the riparian yard.
- c. transport:
 - i. provision of an interconnected roading network;
 - ii. road design promotes a low-speed network suitable for pedestrians, cyclists, and vehicles.
 - iii. the cross-sections of the roads are consistent with the cross-sections for different road types set out in the Precinct Plan (Figure 1).
 - iv. the design of a network which connects to McLarin Road and the wider neighbourhood that includes future urban land and the land zoned for Business – Local Neighbourhood Centre.
- d. Stormwater management
 - i. Policy IXXX.3(7).
 - ii. Policy IXXX.3(8).
 - iii. Policy IXXX.3(9).
 - iv. Policy IXXX.3(10).
 - v. For communal stormwater devices:
 - The extent to which the device can be accommodated adjacent to the stream corridors to allow efficient operation and maintenance, and appropriate amenity; and
 - Whether the use of communal devices achieves the best practicable alternative to on-site management.
- e. Indicative Pedestrian/Cycle Link:
 - Degree of consistency with the indicative alignment shown in Figure 1 of the Precinct

Plan and the degree to which any alternative alignment provides a connection between Glenbrook Recreation Reserve and the land zoned Business – Local Centre on the eastern side of McLarin Road;

- The degree to which the pedestrian/cycle link contributes to the amenity of the Glenbrook Beach community.

2. Development of four or more dwellings that complies with Standard IXXX7.1.1 (Infrastructure), Standard IXXX7.1.2 (Precinct Plan), Standard IXXX7.1.3 (Riparian Margins and Setbacks) and Standard IXXX7.1.4 (fences):

a. The development is consistent with the key elements of the Glenbrook 4 precinct plan (Figure 1)

b. Relationship to the street and open spaces:

i. development should contribute to the visual amenity and safety of streets and open spaces by:

- Maximising frontage orientation, including doors, windows and balconies to the street and open space clearly defining the boundary between the site and the street or open space by planting and/ or fencing;
- Ensuring dwellings closest to the street each have direct and clearly defined pedestrian access from the street;
- Providing soft landscaping within the front yard that balances outlook and privacy for dwellings at ground floor level and provides visual interest along the street.

ii. ground level balconies or patios to a street or open space should be designed to provide privacy for residents while enabling sightlines to the street or open space.

c. design of parking and access:

Connections to the neighbourhood

i. where practicable and appropriate, developments on larger sites should extend and connect road, pedestrian, and cycle links through the site.

Location and design of parking

ii. parking areas and garages should be designed and located to minimise the number of vehicle crossings at the street frontage.

Location and design of vehicle and pedestrian access

iii. vehicle access ways should be designed to reduce vehicle speed and moderate the visual effects of long driveways and large areas of hard paving with landscaping.

iv. vehicle crossings and access ways should be clearly separated from pedestrian access or integrated where designed as a shared space with pedestrian priority to ensure a safe pedestrian environment.

v. accessways and routes within the site should be clear and logical, enhance way-finding and safety and contribute to the quality of open spaces through the development.

d. infrastructure and servicing:

- 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 have access to the public network by an appropriate legal mechanism.
 - ii. required infrastructure should integrate into the design of the site. This includes low impact stormwater design devices, overland flow paths/floodplains, wastewater systems, and water supply.
 - iii. Policy IXXX.3(2)
 - iv. Policy IXXX.3(3)
 - v. Policy IXXX.3(7)
 - vi. Policy IXXX.3(8)
 - vii. Policy IXXX.3(9)
 - viii. Policy IXXX.3(10)
3. Development and subdivision that does not comply with Standard XXX7.1.3 (Riparian Margins and Setbacks):
- i. The effect of the proposal on the management of natural hazards and stormwater run-off effects;
 - ii. The timing and appropriateness of planting within the required riparian setback from the wetland and/ or stream;
 - iii. The appropriateness of the measures proposed to maintain planting within the riparian yard;
 - iv. The degree to which the planting enhances the ecological function of the watercourse or wetland and meets the purpose of the standard;
 - v. Site constraints that would prevent the practical and efficient development of the site and the precinct; and
 - vi. If the purpose of the standard cannot be met with planting at the point of impact, Council may consider planting proposals elsewhere within the precinct to offset the shortfall of riparian planting at the point of impact.

Offset mitigation will be deemed effective if:

- Adequate measures and agreements are in place to plant, maintain and protect the area(s) of offset planting proposed and at the point of impact; and
- The offset planting achieves an equal or better ecological outcome in another part of the precinct than would otherwise be achieved by complying with IXXX.7.1.3 (Riparian Margins and Setbacks):

4. Development that does not comply with standard IXXX.7.1.4 (Fences):

Fence

- a. the amenity values and character of the open space, public road or riparian area;
- b. the interface between sites and the open space, public or riparian area;
- c. effects on streetscape amenity; and

- d. impacts on sightlines and opportunities for passive surveillance of pedestrian walkways or public spaces.

IXXX.10 Special information requirements

There are no special information requirements in this precinct.

IXXX.11 Figure 1 - Precinct Plan



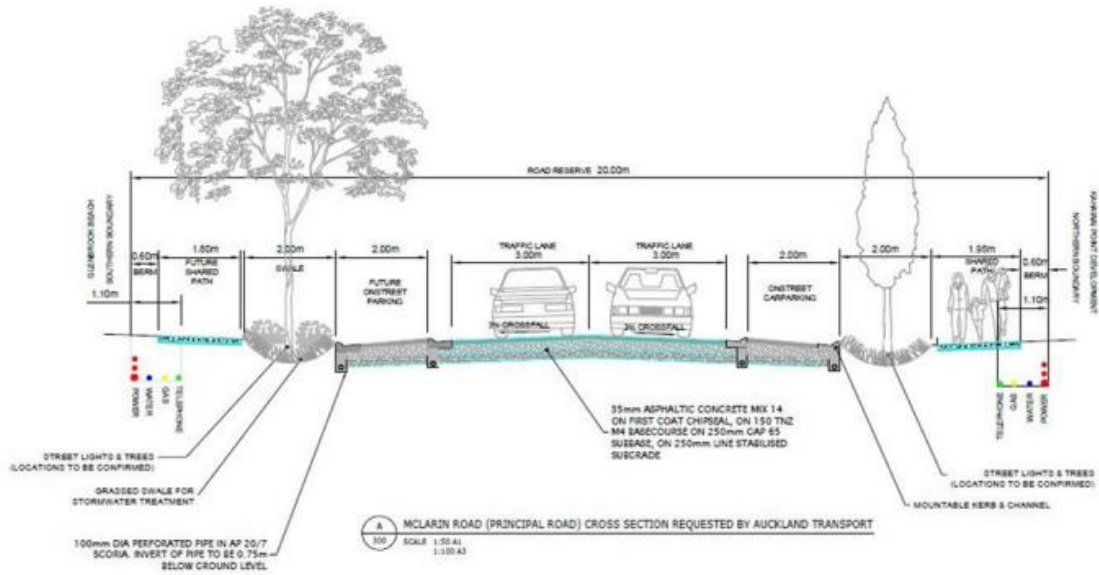
HARRISON
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80 MCLARIN ROAD, GLENBROOK BEACH, AUCKLAND 12.07.2022

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IXXX.12 Figure 2 – Road cross sections

Figure 1: Type A Principal Road



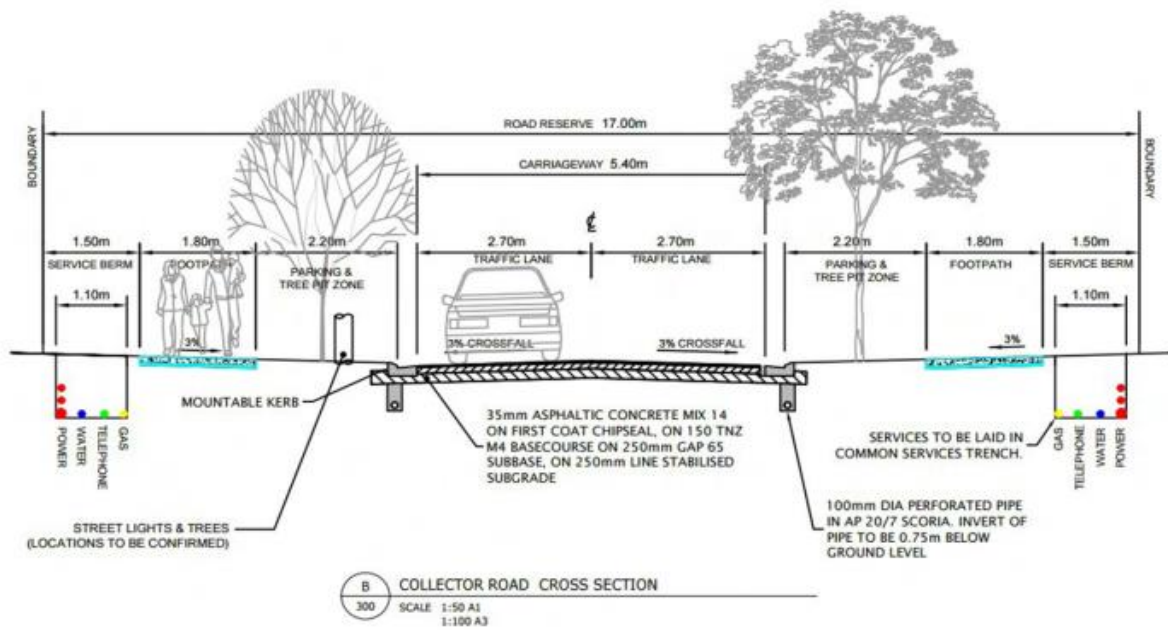
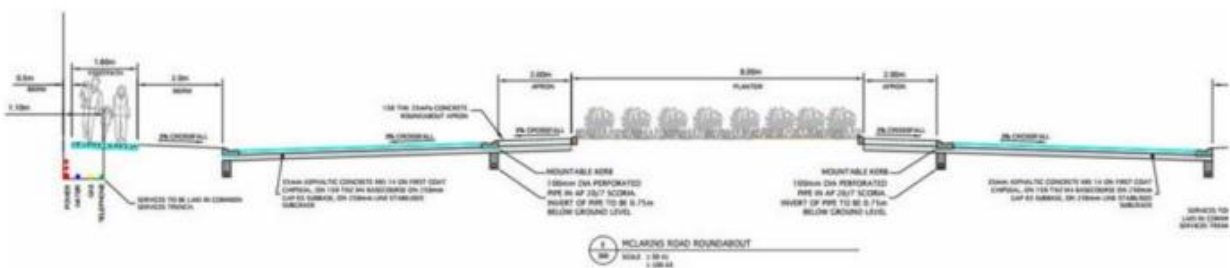
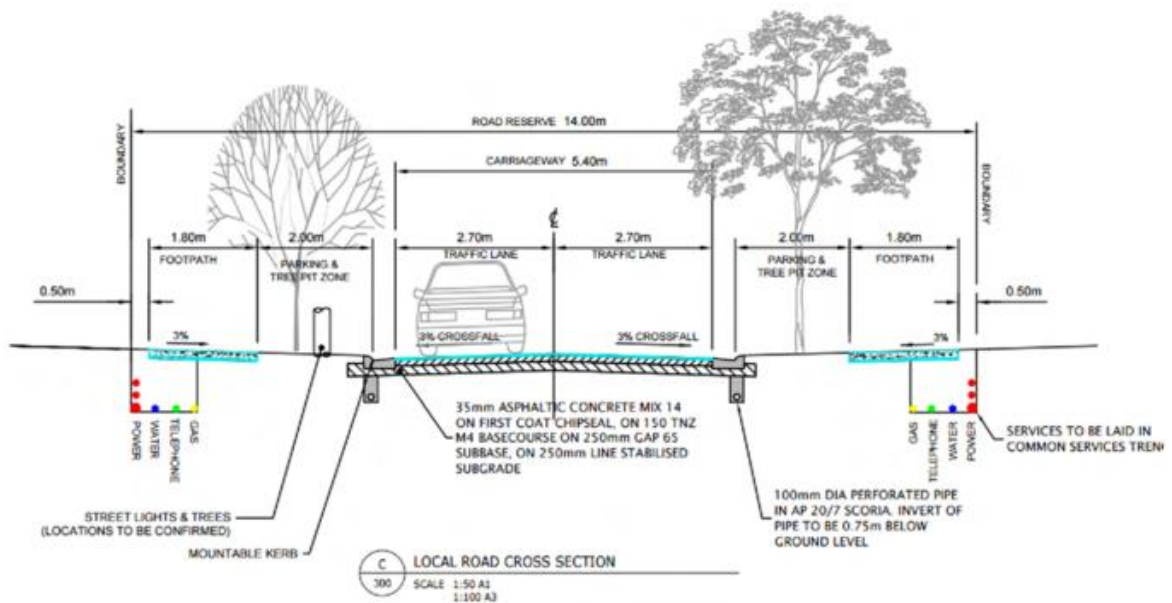
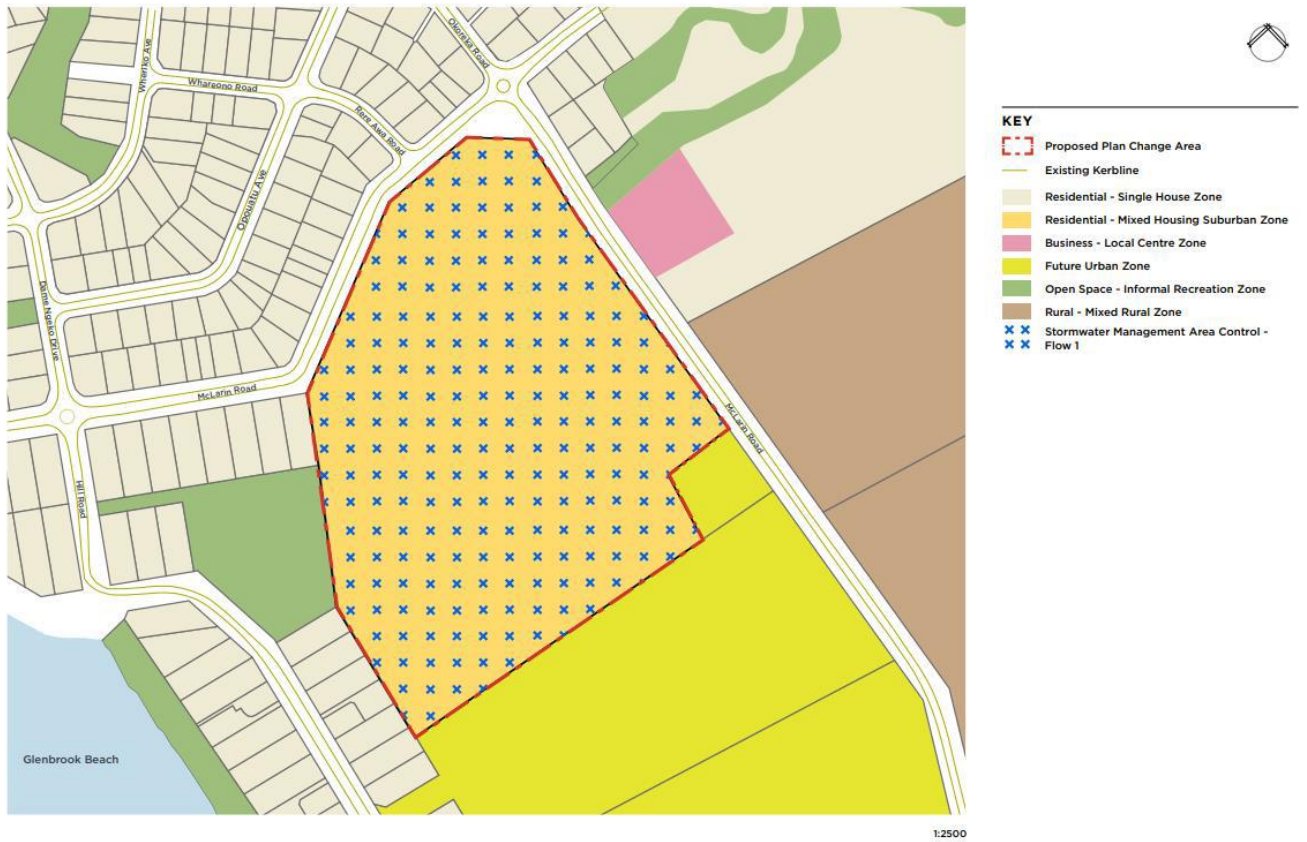


Figure 3: Type C Minor Local Road



Glenbrook 4 Precinct – Zoning Map



Glenbrook 4 Zoning Map – Mixed Housing Suburban zone and SMAF 1 (stormwater) overlay