

**PROPOSED REZONING -** Urban Design Assessment  
**80 MCLARIN ROAD,**  
**GLENBROOK BEACH**





# DOCUMENT CONTROL RECORD

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# 1.0 INTRODUCTION

## 1.1 PURPOSE AND STRUCTURE

This report provides an Urban Design Assessment which has been prepared in response to a proposed private plan change (PPC) requested by **HD Project 2 Ltd** to the Auckland Unitary Plan: Operative in Part (2016) (AUP(OP)).

The Proposed Plan Change (PPC) seeks to rezone approximately 8 hectares of land currently zoned Future Urban Zone, to Residential - Mixed Housing Suburban Zone. The rezoning will enable 8 hectares of land to become suitable for residential activities.

Our assessment is based on the Proposed rezoning of 80 McLarin Road and the Structure Plan that has developed for the site. The Structure Plan provides guidance for the site development to ensure that key structural components are provided at the time of subdivision and development and sound urban design outcomes are promoted, including flexibility to enable responses to market demands over the short and medium term. The Structure Plan has been informed by the existing Glenbrook 3 Precinct Plan for the Kahawai Point Special Housing Area, as the existing guiding document for residential development in the area and critical aspect of the local context.

Our assessment reflects the outcomes enabled by the Structure Plan in conjunction with relevant proposed precinct planning provisions, and whether the outcomes are enabled are consistent with best practice urban design and the outcomes sought within the relevant statutory policy documents, including the Auckland Unitary Plan and the National Medium Density Design Standards.

### 1.1.1 THE SITE

For this report, the property located at 80 McLarin Road, Glenbrook Beach, Auckland, is considered the “site.” The site has also been identified and referred to as 80 McLarin Road.

80 McLarin Road, Glenbrook Beach, is located to the north of Waiuku, to the east of the established coastal settlement of Glenbrook Beach. The Glenbrook 3 Precinct (Kahawai Point Special Housing Area) is located north of the site and is zoned a mixture of Residential - Single House Zone, Business – Local Centre Zone and Open Space - Informal Recreation Zone.

The proximity of the site in relation to Glenbrook Beach, Pukekohe and the wider Auckland Region creates a useful location for residential purposes. The site is currently zoned Future Urban Zone and therefore has been already identified as a key growth opportunity. Residential development would further enhance and support growth and expansion of the Glenbrook Beach area and the Glenbrook 3 Precinct.

### 1.1.2 URBAN DESIGN ASSESSMENT STRUCTURE

This Urban Design Assessment has been broken down into the following sections:

- Section 2 The Contextual Setting: provides an analysis of the site including an assessment of the existing built environment and surrounding context.
- Section 3 The Site: provides localised context analysis of 80 McLarin Road and outlines the opportunities and constraints that have been identified on the site.
- Section 4 Structure Plan: provides an outline of, and rationale for the Structure Plan developed for the site.

- Section 5 Urban design Assessment: provides a review and assessment of the anticipated outcomes enabled by the proposed Structure Plan, proposed rezoning, standards and extent.
- Section 5 Conclusion: provides our concluding comments on the Proposed Plan Change applied to 80 McLarin Road.

## 2.0 THE CONTEXTUAL SETTING

### 2.1 LOCAL CONTEXT

The site located at 80 McLarin Road, Glenbrook Beach, Auckland, is adjacent to and north west of Glenbrook Beach, an existing residential settlement. The site is approximately 7.3km from Glenbrook, 13.9km from Waiuku, 24.1km from Pukekohe and 28.5km from the Drury Southern Motorway interchange. Glenbrook Beach is roughly a 53 minute drive, or 1 hour 12 minute train via Pukekohe, to Auckland CBD. Glenbrook Beach lies on the Waiuku River inlet of the Manukau Harbour, and is located between Waiuku River and Taihiki River.

Glenbrook Beach lies at the end of a collector route that links the rural villages and communities within the Franklin Ward of the Auckland Region. This route enables good access from the Papakura Southern Motorway interchange to Clarks Beach, Waiau Beach, Waiuku, Patumahoe and Pukekohe.

To the west and south of the site an established residential community is situated along McLarin Road, Hill Road and Ronald Ave. These dwellings are primarily single storey standalone dwellings with an average parcel area of 1,100m<sup>2</sup>. North of the site the Kahawai Point masterplan is currently being implemented under the Glenbrook 3 Precinct Plan.

Kahawai Point is an emerging neighbourhood development with a focus on community living, including affordable housing options, provision and restoration of natural resources and amenity. The development takes particular note of its coastal location, and giving public access to the waters edge and around wetlands and streams. The properties located within the Kahawai Point masterplan are primarily single storey standalone dwellings with lot sizes ranging in area between 250m<sup>2</sup> – 700m<sup>2</sup>. East of the site is currently rural land transitioning to a residential development under the Kahawai Point masterplan. To the south of the site is land also zoned Future Urban that is not included in any rezoning at this time, Further sections south-east of the site are zoned as Mixed Rural, and remain primarily rural in character.



Figure 1. Area Location Map – Site outlined in red.

The Glenbrook 3 Precinct Plan was created in 2015 as a Plan Change requested by Kahawai Point Developments Limited (KPD) under the Special Housing Area legislation. The Kahawai Point development will provide for approximately 800 additional homes to the Glenbrook Beach area (refer to figure 2 below). The Glenbrook 3 Precinct Plan took particular note of its coastal context and provision of public access and connections to the coastal edge, wetlands and streams. Additionally, a coastal walkway has been formed along the edge of the precinct adjacent Taihiki River.



Figure 2. Glenbrook 3 Precinct Plan.

As part of the Glenbrook 3 Precinct Plan further infrastructure and community amenity improvements have been addressed. Along McLarin Road three indicative roundabout locations have been identified to aid in traffic management from the additional residential population. Additionally, KPDL has proposed upgrades to the existing Kahawai Point marina through a proposed Marine Centre shown in figure 3. The proposed marine centre will include a café/meeting room, new boat launch, and a coastal walkway that links from Glenbrook beach all around the Kahawai Point area.



Figure 3. Kahawai Point Development proposed Marine Centre. (2022, Kahawai Point)

## 3.0 THE SITE

### 3.1 SITE CONTEXT & CHARACTER

The Site is located at 80 McLarin Road, Glenbrook Beach, Auckland, has an area of 8ha and is currently zoned Future Urban Zone under the AUP(OP).

This section will provide a contextual analysis of the site followed by the key opportunities and constraints that have been identified. This analysis formed informed the process of the proposed Precinct Plan.

Figure 4 below shows the location of the site which is bordered to the north and east by McLarin Road, to the west by established residential development and the Glenbrook Beach Recreation Reserve. To the south by Greenfield land in rural use that, together with the PPC land, comprises a 20ha block of Future Urban zoned land that is expected to provide for the immediate future growth needs of Glenbrook Beach.

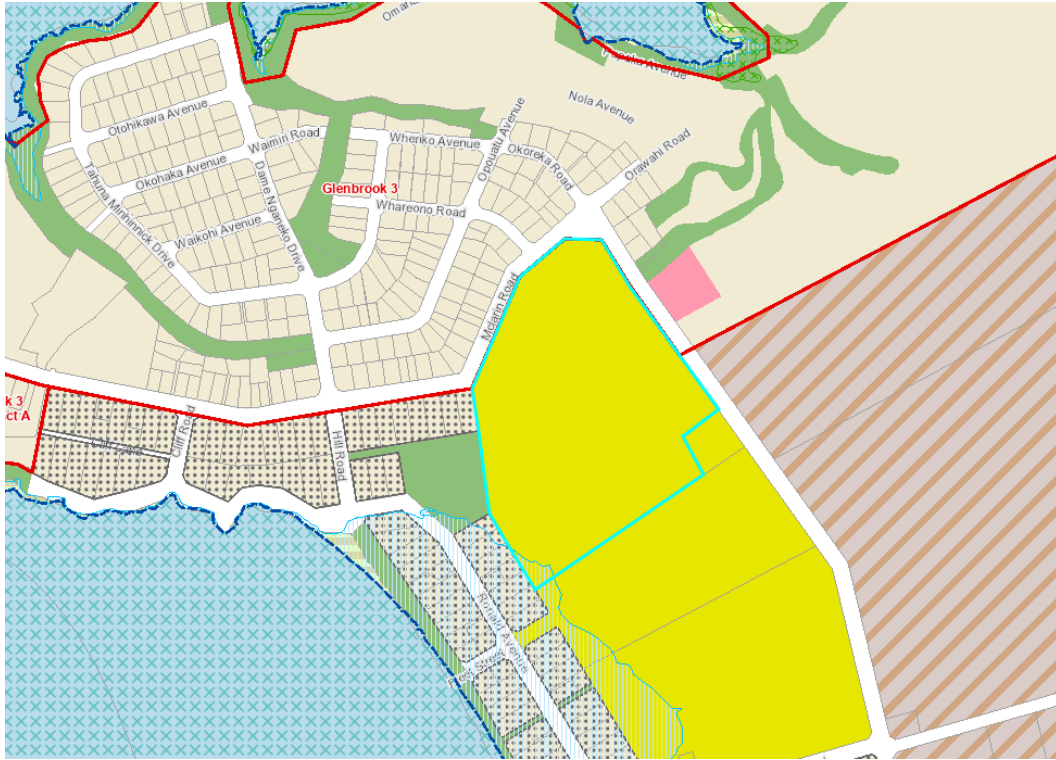


Figure 4. Auckland Unitary Plan Zone map – site illustrated with blue outline. (Auckland Council, 2021)

The site is currently rural in character and appears to have been used for grazing purposes. The existing site perimeter is made up of low fencing, hedge and shelter belt planting, and a row of shelter belt trees that run north – south and west -east across the site.

The north-east and north-west boundaries of the site are formed by McLaren Road, whilst the south-eastern boundary borders Future Urban Zone land, currently pasture, and the south-western boundary borders residential dwellings and Glenbrook beach recreation reserve.

Based on available aerial photography, the rural character of the site appears to be unchanged since 2004 with little alteration to landscape features and activity. It can be seen the surrounding area has experienced significant changes due to the Glenbrook 3 Precinct Plan – Kahawai Point Development (refer to figure 5 below).



Figure 5. 80 McLaren Road Aerial view from 2004 (left) and 2022 (right)



The site contains some relatively steep topography which slopes from the northern corner to the southern corner and has a gradient change of approximately 15m+ from the highest point to the lowest. The site is largely flat along the McLaren street frontage and has gentle contours in the northern section of the site. Along the eastern and western boundaries the site slopes significantly towards the south-western corner, which is the lowest point of the site. There are prominent ridgeline and shelter belt trees that cross the site. The shelter belt trees can be seen on the figure 5 above in a cross formation and along McLaren Road on the eastern boundary.

The site contains a number of natural wetlands, an intermittent and overland flow paths flowing from the high point of the site in the north and east towards the low point in the south western corner.

Ecological investigation conducted on the site has confirmed three wetland areas (W1, W2 & W3) (Refer to figure 6 below).

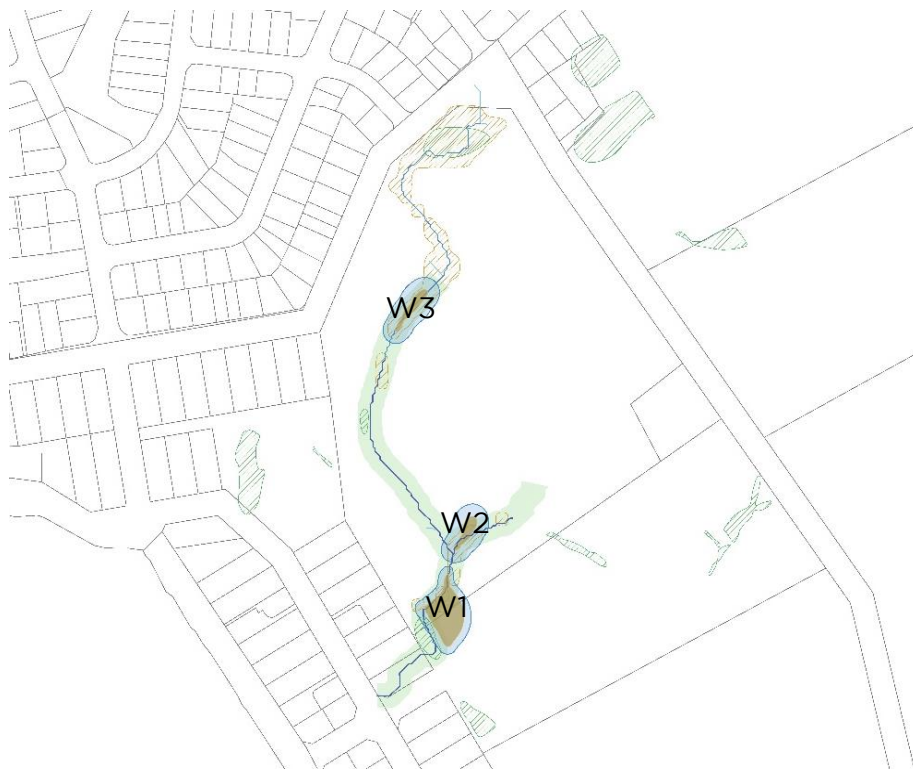


Figure 6. Watercourses and Identified wetlands

The surrounding built character is predominantly standalone residential single level houses to the north and west with rural or ex-farmland, transitioning into residential areas to the north in the Kahawai point development .

Directly adjacent to the site on the northwestern boundary is recently built single story, standalone detached residential housing as apart of the Kahawai Point development. Along the western and southern boundaries are established bach style dwellings connected to Glenbrook Beach.

East of the site on the opposite side of McLaren Road a section of the land is zoned under the Unitary Plan as Business - Neighbourhood Centre Zone anticipated to provide local shops and services to the Glenbrook Beach Community.

Residential development on the McClarin Road site would be consistent with and in general accordance with the context of what is anticipated through the Glenbrook 3 Precinct plan and seems like a natural extension of that area (refer to figure 7).



Figure 7. Assorted site photos and adjacent residential properties (Top Left – middle of site facing south; Top Right & Middle – McLarin Road; Bottom Left – South site facing north of wetlands; Bottom Right – Ronald Ave bach housing).

### 3.2 OPPORTUNITIES AND CONSTRAINTS ASSESSMENT

The following section provides an analysis of what we consider to be the “development” opportunities and constraints of the Site. This assessment has been used to inform critical aspects of the Structure Plan to ensure the site context is reflected and intergrated with the proposed built environment and intended outcomes of the Glenbrook 4 Precinct Plan.

#### 3.2.1 OPPORTUNITIES

- High-quality residential development - providing further housing choices to the community.
- Strong place/ identity derived from the surrounding context and ecology.
- Extending the existing urban development area (with proximity to newly created residential development).

- Enhancement of neighbourhood accessibility, connectivity, cycling and walkability.
- Creation of connections to open space/ reserves and the waterfront.
- Restoration and enhancement of the surrounding natural environment.
- Working with the existing topography to minimise the scale of earthworks and retaining.
- Utilisation of ecological corridors as connections and as amenity and character defining elements of place.
- Integration and enhancement of stormwater management with consideration as landscape features within roads/ open spaces.
- Create diversity in Glenbrook housing market by providing further housing choices for the community.
- Potential for views with exaggeration of view shafts to the Manukau and distant mountains - Waitakere Ranges.
- Possible connections to proposed Marine Centre via coastal pathways.

### **3.2.2 CONSTRAINTS**

- On site defined streams and wetlands and riparian margins.
- The site topography especially the steeper slopes beyond 1:10.
- The possible no build zones generated by the steep topography and wetlands.
- The management of overland flow paths and any possible flooding.
- The limited vehicle accessibility due to physical restrictions such as steepness and streams.
- Currently no public transport to the area.
- Further residential development may require public infrastructure to be upgraded including (water, wastewater, transportation, telecom, etc).
- There may need to be an upgrade to parts of the local rural road network prior to developing the site.

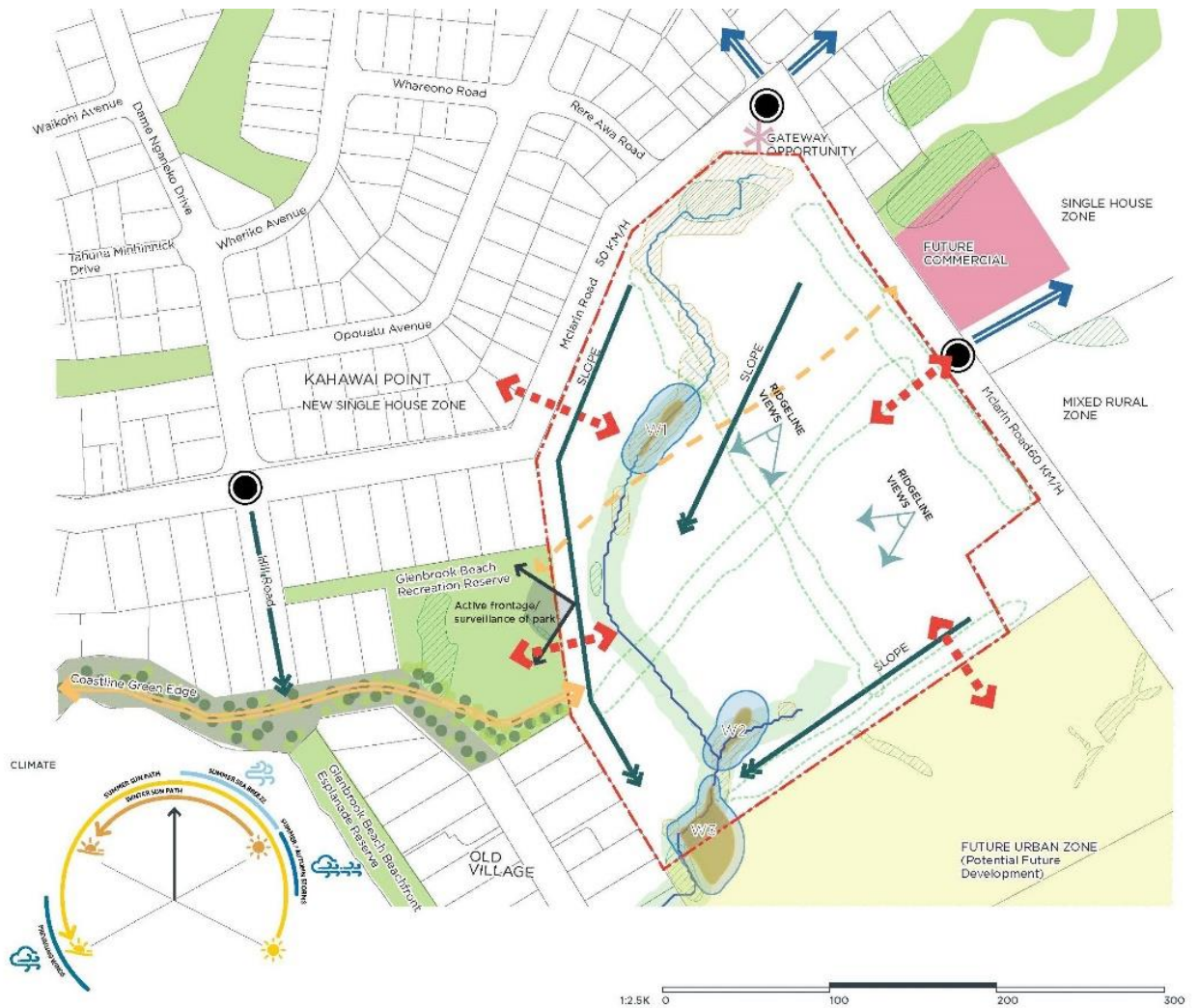


Figure 8. Site context

## 4.0 PROPOSED PLAN CHANGE - GLENBROOK 4 PRECINCT PLAN

### 4.1 VISION STATEMENT

The proposed plan change for the site is been driven by the the vision statement as described below:

*“To create a new residential community at Glenbrook Beach that complements the existing village, provides high quality mixed housing opportunities for all ages and household types, and seamlessly integrates the natural environment of the site with future development”*

### 4.2 STRUCTURE PLAN RESPONSE

To guide the establishment of a robust Structure Plan and provide a coordinated design response, key objectives have been established early in the project. These objectives are an outcome of understanding the site context and identification of associated opportunities and constraints.

These objectives then informed the basis for the Proposed Structure Plan with the aim to enhance and strengthen the planning and development framework of the site enabling a quality residential environment that offers opportunities for an urban form with strong a strong sense of place, community and connectivity to Glenbrook Beach, Kahawai Point and other future defined development areas.

#### 4.2.1 KEY OBJECTIVES

The key urban design objectives for the Glenbrook 4 Precinct are as follows:

- Create strong connectivity with the existing and planned transport network.
- Align roads to the proposed round about on McLarin Road as a key connection into the site.
- Retain, manage, and treat stormwater through adopting water sensitive design / low impact design strategies.
- Provide new and contribute to the enhancement of the existing open space network.
- Reflect the character of the existing Glenbrook Beach area and the extent of the Glenbrook 3 Precinct Plan.
- Create residential amenity which incorporates access to the existing Local Centre Zone to the east of the site.
- Achieve a balance between development flexibility and a strong, clear, definition of development structure.

#### 4.3 STRATEGIES

Four key strategies have formed the focus of and directed the Glenbrook 4 Precinct Plan as follows:

1. **Access and Connectivity** – Movement of traffic, pedestrians and cycle paths are defined based on clear and logical connection points into the surrounding area.
2. **Residential Opportunities** – Character and appearance of the proposed re-zoning aligns with character of the existing neighbourhood while providing additional choice.
3. **Site Perimeter Treatment** – The treatment of the built edges of the site respond to the character of adjacent built form and land use. When externally focused the built edge defines the possible street character.
4. **Open Space and Stormwater Treatment** – Open space is enabled that enhances site connectivity and provides opportunity for low impact stormwater treatment and biodiversity to become an intergrated element of the place.

# 80 MCLARIN ROAD STRUCTURE PLAN



- KEY**
- Proposed Glenbrook 4 Precinct Plan Area
  - Indicative Vehicle Access
  - Indicative Pedestrian/ Cycle Link
  - Indicative Roundabout Location
  - Indicative Green Interface
  - Existing Kerbline
  - Residential - Single House Zone
  - Residential - Mixed Housing Suburban Zone
  - Business - Local Centre Zone
  - Future Urban Zone
  - Open Space - Informal Recreation Zone
  - Rural - Mixed Rural Zone

1:2500

Figure 9. Proposed Structure Plan Map

#### **4.3.2 ACCESS AND CONNECTIVITY**

The key Urban Design objectives for the Glenbrook 4 Precinct in relation to 'Access and Connectivity' are as follows:

- To integrate roading within the site with the established Glenbrook Beach roading network including a future roundabout on McLarin Road that will provide access to the future local centre.
- Locate new intersections in locations that will support traffic safety for all road users.
- Roading layout to be legible with high connectivity to, within, and through the site.
- Roading layout to enable connectivity to the Future Urban zoned land to the south in the future.
- Provide low-speed "internal" streets that offer a safe walking and cycling environment for residents.
- Encourage a well connected development that provides for a choice of transport modes including walking and cycling.
- Create a pedestrian/ cycle east-west link between Glenbrook Beach Recreation Reserve and the proposed Local Centre on McLarin Road.

#### **4.3.3 RESIDENTIAL OPPORTUNITIES**

The key Urban Design objectives for the Glenbrook 4 Precinct in relation to 'Access and Connectivity' are as follows:

- The vision for 80 McLarin Road is to enable a wider range of house typologies and lot sizes that will cater for the full life-cycle population at Glenbrook, including families, couples, single people and retirees.
- Typologies could include detached, duplex and terraced housing typologies depending on market demand.
- The locations of residential building typologies will respond to the adjacent landuse, built form, topography and proximity to riparian margins, and the Local Centre Zone.

#### **4.3.4 SITE PERIMETER TREATMENT**

The key Urban Design objectives for the Glenbrook 4 Precinct in relation to 'Site Perimeter' treatment are as follows:

- The site perimeter is to be considered in that it responds to the context immediately adjacent.
  - The character of perimeter includes – McLarin Road north and east, Kahawai Point to the north, Glenbrook reserve and established residential development to the west and the Future Urban Zone to the south.
- Site perimeter treatment to the south should allow for future development to occur and continue onto the land currently zoned future urban. Providing a opportunity for future roading connection and integrating the southern wetlands would translate into a more integrated future built environment.

- Site perimeter treatment along McLarin Road should reflect the character of the future streetscape, the urban residential development on the north side of McLarin Road that forms part of the Kahawai Point Special Housing Area and the local center zone.
- The bulk and location of built elements define the nature of the street. Pedestrian amenity such as footpaths and street lights should be included into the subdivision layout to form a safe and legible environment.
- West of the site the site perimeter treatment will need to respond to the Glenbrook Beach Reserve and established single detached housing by providing active street frontages and opportunities for housing to overlook the reserve

#### **4.3.5 OPEN SPACE & STORMWATER INTEGRATION**

The key Urban Design objectives for the Glenbrook 4 Precinct in relation to 'Open Space and Stormwater Integration' are as follows:

- Form a green interface between the Glenbrook Beach Recreation Reserve and the site that protects the open space amenity of the reserve and connects the reserve with the remainder of the site and surrounding area.
- Create a blue/green network along the existing intermittent stream/ riparian corridor, and around natural wetlands, integrating riparian planting and ecological enhancement.
- Protect and enhance the intermittent streams and natural wetlands within the site, including new riparian planting and in-stream features.
- A pedestrian and cycle network within the site should support the riparian and ecological enhancement of intermittent streams and wetlands, and leverage public amenity around stormwater management areas.
- Mirror natural systems and processes for stormwater management by:
  - Implementing swales, raingardens and wetlands as the Best Practicable Option (BPO) for stormwater treatment across most of the site.
  - Preserve baseflows by discharging runoff to ground via infiltration wherever possible.
  - Providing physical treatment pathways for particulate contaminants within stormwater runoff.
  - Providing biological treatment pathways for soluble contaminants within stormwater runoff.

## **5.0 URBAN DESIGN ASSESSMENT**

In this section of the report, we consider the urban design aspects of the proposed plan change, the Proposed Structure Plan, relevant objectives, policies and standards in the AUP(OP).

The Proposed Structure Plan has been prepared to be used as a guiding document for the for future development on the site. The plan aims to ensure that a well-functioning urban environment can be achieved by delineating critical spatial outcomes relative to context.

Our assessment of the proposed rezoning of the site is based on best practice urban design principles including responses to:



- Context - the interface between the proposed rezoned site and surrounding neighbourhood.
- Connectivity – within the site and to the surrounding area.
- Character – of buildings, public space, and landscape enabled through the plan change.
- We have also considered the AUP (OP) and Medium density residential standards and whether these are given effect through the PPC and Proposed Structure Plan.

## 5.2 CONTEXT

As description of the site context provided in section 3.1 describes, the important aspects of the surrounding context We consider the proposed rezoning of the site responds to context appropriately. The Proposed structure plan for the site indentifes critical aspects of context to be considered in any future development in particular the reponses to site perimeter conditions as outlined above.

- Residential development on the McClarin road site would be consistent with and in general accordance with the context of what is anticipated through the Glenbrook 3 Precinct plan and current classification of the site as future urban zone.
- The PPC seems like a natural extension of the existing settlement pattern and sits well with in context.

Overall, the PPC site is well located with good access to public amenity (beach, boat ramp, parks) and services (future local centre). It is capable of, and appropriate for, accommodating a wider range of housing than currently exists at Glenbrook Beach to better meet the needs of the whole community. Site topography is especially suitable for higher density forms of residential development in the northern portion of the site adjacent the area zoned Business local centre.

## 5.3 CONNECTIVITY

Sections 5.1 and 5.2 include discussion around the need for integration and good connectivity. Having appropriate interface responses with the surrounding area will effect the integration of any future development with the site context and maintain the character of the surrounding area. Providing for roading connections along McLarin Road and with the Future Urban zoned land to the south will ensure that a legible and coordinated roading layout is provided.

- Generally the level of connectivity outlined in the Precinct plan is supported from an Urban design perspective.
- Detail with regards particular interface treatment will need to be considered at Resource consent with guidance provided through the Structure Plan enabling good outcomes.
- Local Iwi, the Franklin Local Board, and the local community have identified the opportunity to establish a strong pedestrian/cycle connection west-east across the PPC site to connect Glenbrook Beach esplanade reserve and the Glenbrook Beach Recreation Reserve with Kahawai Point to the north and the future local centre to the east.
- This connection would be provided off-road, on-road or a mixture of both subject to future design.
- The cross site connection is supported in principle from an urban design perspective as it will deliver postive amenity outcomes for local residents and the local community. To enable the pedestrian/cycle connection to occur, it is noted some flexibility of how the connection is to be achieved, and its alignment is provided in the Precint Plan.
- By further highlighting the need for active interfaces with reserves and through site recreation links, we consider an appropriate level of physical and visual connection to the existing neighbourhood can be encouraged and enhanced.

## 5.4 CHARACTER

The built form in the established Glenbrook Beach settlement to the west of the site comprises traditional coastal residential development – standalone houses on large lots. This defines the character of the older part of the settlement. The Mixed housing suburban rezoning of the site maintains the opportunity for suburban built character. “Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice “

- The Kahawai Point Special Housing Area is being development in accordance with the Glenbrook 3 Precinct and comprises modern urban form consistent with its Single House zoning, as modified in the precinct. It is noted in this regard that the Single House zone for the precinct does enable a higher intensity of development than the standard AUP(OP) Single House zone; two storey dwellings are anticipated in the zone; and lot sizes significantly smaller than in the established coastal settlement.
- However, we note that, to date, standalone dwellings predominate at Kahawai Point and there is limited diversity of housing product. Houses would generally be considered to be standalone ‘family housing’. Affordable product is catered for in the provision of smaller lots in the Kahawai point development contributing to the mix and character.
- Overall the Glenbrook Beach beach character is defined not only by built form but by the character of Place in which it sits including landscape. The relationship of the settlement to the beach, waters edge and the blue, green networks which traverses the area creates unique character. The Glenbrook 3 Precinct makes a strong attempt to further leverage this character in a beach side settlement.
- The PPC Site response to the existing character of Glenbrook beach is discussed above relative to the response to specific edge conditions.
- The Kahawai point development to the North , the Glenbrook beach reserve to the west and the McClarin Road Neighbour hood centre to the east.
- The proposed integration of intermittent stream, wetlands and relevant margins contribute to the character of place and where opportunity to connect into the wider neighbourhood green and blue open space network network
- The character of any housing proposed is subject to future resource consent application. It is noted the controls and standards included in the Mixed housing Suburban zone provide the necessary minimums to achieve good urban design outcomes.

## 5.5 AUCKLAND UNITARY PLAN (OP) 2016

### 5.5.1 H4. RESIDENTIAL – MIXED HOUSING SUBURBAN ZONE

H4.1 Zone description AUP(OP)

“The zone enables intensification, while retaining a suburban built character. Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice.

Resource consent is required for four or more dwellings and for other specified buildings in order to:

- achieve the planned suburban built character of the zone;
- achieve attractive and safe streets and public open spaces;

- manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is increasingly important as the scale and intensity of development increases.

It is noted the objectives and policies of the AUP (OP) Auckland-wide sections, and of the underlying Residential - Mixed Housing Suburban zone, apply in the Glenbrook 4 Precinct. Exceptions to the underlying proposed zone provisions for the site as specified in the Glenbrook 4 precinct are provided to highlight specific responses to the site and remain generally supportive and enabling of the outcomes one would expect in the Mixed Housing Suburban zone.

It is our assessment that the standard Auckland-wide and Mixed housing suburban zone provisions of the AUP(OP) are generally satisfactory to manage the effects of future urban subdivision and development of the site.

## 5.6 GLENBROOK 4 PRECINCT STANDARDS

It is noted as above AUP (OP) objective and policies general apply.

With reference to specific Standards proposed in the Glenbrook 4 Precinct Plan Provisions comments relative to urban design outcomes are provided below:

### 1. Precinct Plan

Purpose:

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

Any subdivision proposal should be consistent with and give effect to key elements in the Glen Brook precinct plan. This is to ensure good outcomes relative to context, connection and character as outlined in section 5 above.

By utilising the same or similar roading design elements and cross sections as the Glenbrook 3 Precinct Plan, and providing for indicative connections and pathways, we consider the intent can be maintained through a flexible approach to be assessed in detail through any future resource consent.

### 2. Riparian margins and setbacks

The definition of streams and wetlands have been a considered part of the precinct planning. The detail required through any future RC process is such that both would be enhanced, maintained and integrated in the development of place overtime.

The Glenbrook 4 Precinct Plan includes an additional Riparian Margin and Setback. The purpose of this standard is to maintain and enhance the intermittent streams and natural wetlands within the Site. A minimum 10m riparian yard setback must be provided between the buildings and the top of the bank of any intermittent stream or wetland. This will protect the natural amenity of these watercourses and assist in the management of stormwater runoff and mitigate any adverse effects to it.

### 3. Fences

The standards proposed for fences are in general accordance with MHS zone promoting open space character and passive surveillance.

The Glenbrook 4 Precinct Plan includes an additional fencing standard which will promote open space character and passive surveillance of open spaces by limiting the height of fencing fronting

a wetland, intermittent stream or the Glenbrook Recreation Reserve to 1.2m, or 1.6m if they are 60% visual permeable.

We note minimum front yards, setbacks, areas of landscaping, building coverage, windows to street and other standards affecting the relationship of building to public space (street) are as per the MHS zone and also defined through the Medium density residential standards.

## 6.0 CONCLUSION

Based on our assessment of the urban design aspects of the proposal to rezone 8ha of land at 80 McLarin Road, Glenbrook Beach, including the proposed Structure plan, the proposed Glenbrook 4 zoning provisions, and our understanding of the site and context we conclude that:

- As an outcome for the site and community, the transition from a Future Urban Zoned area to a Mixed Housing Suburban Zoned area is entirely anticipated.
- The scale and form of housing enabled by the proposed zoning would increase the variety of housing choices available.
- The outcomes as guided by the proposed structure plan would be within the context of the surrounding development and would enhance and complement the character and amenity of the surrounding area.
- The discretion applied through the resource consent process would be enough to manage the quality of any future development and in particular urban design outcomes as controlled within Glenbrook 4 Precinct Plan and the Zone provisions of the AUP(OP).
- The management and protection of on site natural wetlands and intermittent water courses will provide increased amenity and enhance the existing natural environment through provision of appropriate riparian margins and native vegetation.
- The provision of connected open space will add value and amenity to the surrounding area.

## 7.0 LIMITATIONS

### 7.1 GENERAL

This report is for the use by HD Project 2 Ltd only and should not be used or relied upon by any other person or entity or for any other project.

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Harrison Grierson Consultants Limited. No responsibility is accepted by Harrison Grierson Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.