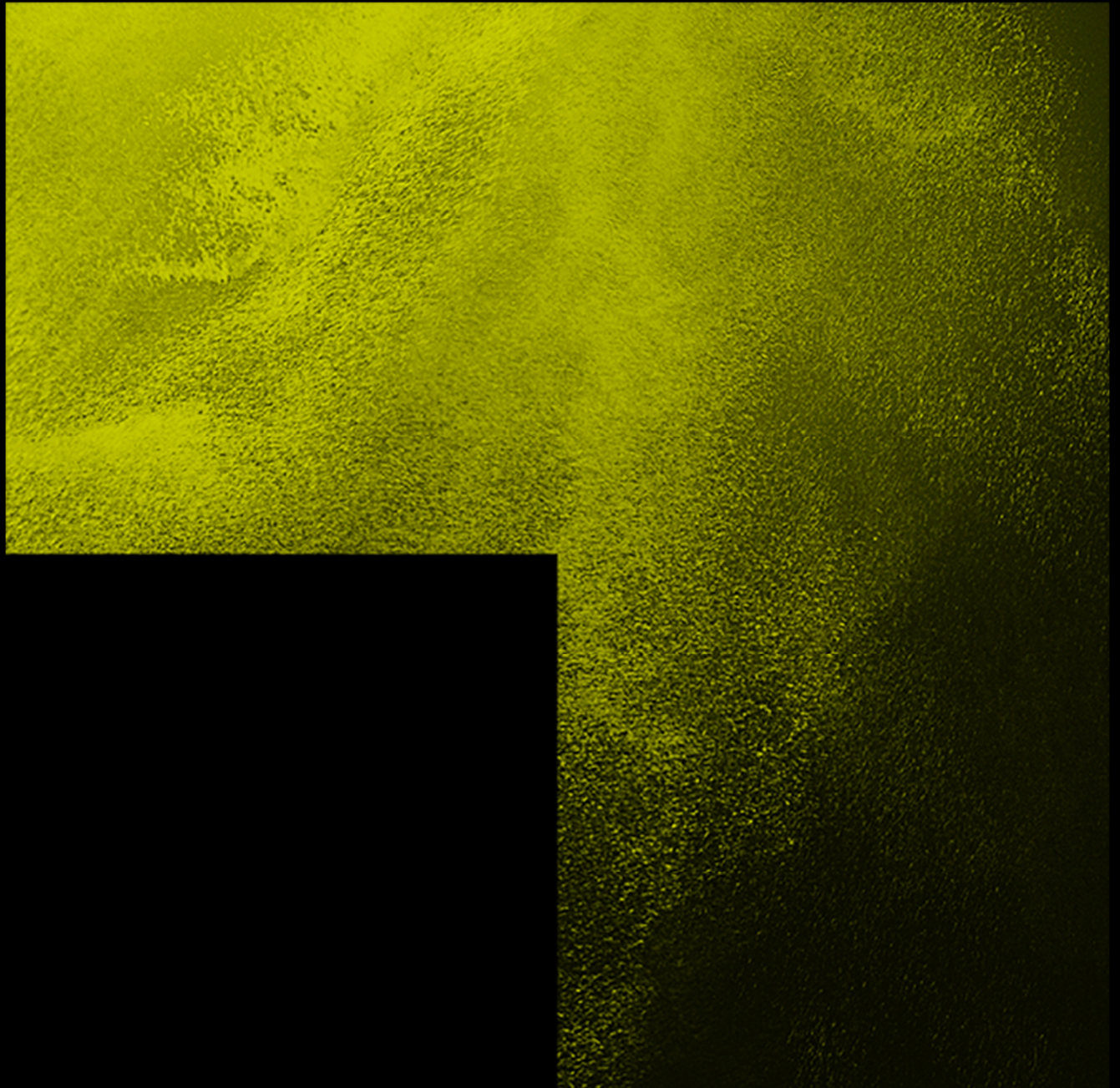


**80 MCLARIN ROAD,  
GLENBROOK BEACH**

Assessment of Environmental  
Effects




# DOCUMENT CONTROL RECORD

<b>CLIENT</b>	HD Project 2 Ltd
<b>PROJECT</b>	80 McLarin Road, Glenbrook Beach
<b>HG PROJECT NO.</b>	A2010091.01
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<b>REVIEWED</b>	 Philip Comer, Urban Development Manager
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<b>APPROVED FOR ISSUE</b>	 Philip Comer, Urban Development Manager
---------------------------	---

<b>OFFICE OF ORIGIN</b>	Auckland Airport Office, Auckland 2022 Level 4, Quad 5, <u>4 Leonard Isitt Drive</u> , PO Box 276 121, Manul
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<b>TELEPHONE</b>	+64 9 966 3380
------------------	----------------

<b>EMAIL</b>	b.powell@harrisingrierson.com
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Appendix 4	Proposed Changes to AUP(OP)
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Appendix 10	Archaeological Assessment
Appendix 11	Infrastructure Report
Appendix 12	Geotechnical Assessment
Appendix 13	Integrated Traffic Assessment
Appendix 14	Preliminary Site Investigation

# 1.0

## THE APPLICANT AND PROPERTY DETAILS

<b>APPLICANT</b>	HD Project 2 Ltd
<b>SITE ADDRESS</b>	80 McLarin Road, Glenbrook Beach
<b>ADDRESS FOR SERVICE</b>	Level 4, Quad 5 4 Leonard Isitt Drive Auckland Airport <b>AUCKLAND 2022</b>  PO Box 276 121 Manukau <b>AUCKLAND 2241</b>  Attention: Bryce Powell
<b>LEGAL DESCRIPTION</b>	Lot 2 DP 204733
<b>TITLE LIMITATIONS</b>	No Limitations
<b>SITE AREA</b>	7.9870 Ha
<b>DISTRICT PLAN</b>	Auckland Unitary Plan Operative in Part 2016
<b>DISTRICT PLAN ZONING</b>	Future Urban Zone
<b>DISTRICT PLAN PRECINCTS</b>	N/A
<b>DISTRICT PLAN OVERLAYS</b>	Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Glenbrook Kaawa Aquifer
<b>DISTRICT PLAN CONTROLS</b>	Controls: Coastal Inundation 1 per cent AEP Plus 1m Control-1m Sea level rise  Controls: Macroinvertebrate Community Index - Rural
<b>DISTRICT PLAN DESIGNATIONS</b>	N/A
<b>NATIONAL ENVIRONMENTAL STANDARDS</b>	National Policy Statement on Urban Development 2020 National Policy Statement for Freshwater 2021
<b>LOCALITY DIAGRAM</b>	



**FIGURE 1 SHOWING THE AERIAL OF THE SUBJECT SITE**

## 2.0 EXECUTIVE SUMMARY

Glenbrook Beach is a rural coastal settlement that is located near Waiuku, on the southern coastline of the Manukau Harbour. In the last decade, the settlement has significantly increased in population with the Kahawai Point Special Housing Area development underway and that is projected to add 800 homes when completed. The Kahawai Point development has changed the scale and character of Glenbrook Beach.

Along with other growing rural communities nearby (such as Patumahoe, Kingseat, Karaka North, and Clarkes Beach), Glenbrook Beach falls within the Waiuku and Pukekohe catchments for employment, secondary schooling, and amenities, and is one of the small rural villages in the former Franklin District Council area that will accommodate some of Auckland's growth over the next decade. Significant investment in transport and wastewater infrastructure has been made to support the level of growth that is planned for these settlements.

The future use of the subject site for urban purposes is anticipated by the site's Future Urban Zoning (FUZ) under the Auckland Unitary Plan 2016 - Operative in Part (AUP(OP)).

HD Project 2 Ltd is applying for a Private Plan Change (PPC) to rezone 7.987 hectares of FUZ land at Glenbrook Beach to Residential – Mixed Housing Suburban (MHS) at 80 McLarin Road. The PPC will also adopt the Stormwater Management Area – Flow 1 (SMAF1) overlay for this site and will introduce a "Glenbrook 4" Precinct.

The proposed Glenbrook 4 precinct provisions will introduce precinct-specific objectives, policies, rules, and standards that will enable 80 McLarin Road and the wider Glenbrook Beach settlement to become a well-functioning, integrated urban environment. This includes provisions to encourage a quality public realm and a safe and legible street network, and to ensure that the use and development of the land maintains and enhances the values of identified natural wetlands and intermittent streams. Additionally, the proposed precinct provisions require development to be coordinated with the delivery of supporting infrastructure.

It is concluded that the nature and intensity of residential development envisaged by the MHS provisions are appropriate for the site and its beach settlement context, when applied in combination with the SMAF1 and Glenbrook 4 precinct overlay provisions. The technical reports that support this PPC application have not identified any values of local, regional, or national significance that would prevent urban residential development from occurring. The existing AUP(OP) provisions are adequate to address the kind of resource management issues that are typical of an urban residential development under the MHS. Adverse effects resulting from the use, development, and subdivision of the PPC land can be effectively managed through future resource consent processes.

The private plan change is appropriate and aligns with the statutory documents.



**FIGURE 2 VIEW OF THE SUBJECT SITE FROM THE EAST LOOKING WEST OVER GLENBROOK BEACH**

## 3.0 INTRODUCTION

### 3.1 BACKGROUND

Harrison Grierson Consultants Limited have prepared this Private Plan Change (PPC) request in accordance with the requirements of Section 73 and the First Schedule of the Resource Management Act 1991 ("RMA").

This PPC application comprises of three documents listed below which collectively outline the rezoning proposition for the land at 80 McLarin Road, assess site characteristics and the opportunities and constraint to future urban residential development, and review and evaluate the proposed provisions for the site in this context:

- A. PRIVATE PLAN CHANGE REQUEST AND ASSESSMENT OF ENVIRONMENTAL EFFECTS ("AEE" CONTAINED HEREIN);**
- B. STRUCTURE PLAN GUIDELINE ASSESSMENT (APPENDIX 1)**
- C. EVALUATION UNDER SECTION 32 OF THE RMA (APPENDIX 2)**
- D. CERTIFICATE OF TITLE (APPENDIX 3)**
- E. PROPOSED CHANGES TO AUP(OP) AND PRECINCT PROVISIONS (APPENDIX 4)**
- F. SPECIALIST REPORTS IN SUPPORT OF THE PRIVATE PLAN CHANGE REQUEST (APPENDICES 5- 14)**

This report assesses the effects on the environment anticipated by the PPC.

A PPC is requested to 'live zone' Future Urban zoned land for urban residential purposes, in a manner that is anticipated by Auckland Council in the Future Urban Land Supply Strategy 2017 (FULSS).

The PPC request relates to 7.98ha of land, which is legally described and mapped in Attachment 1 ("the subject land").

In pursuing this PPC request, it is asserted that an urban residential zoning provides a logical extension to the existing settlement of Glenbrook Beach within defined geographical limits to support, and enhance, the existing established Glenbrook Beach coastal settlement and the Kahawai Point development.

The PPC seeks to rezone the subject site at 80 McLarin Road as Residential – Mixed Housing Suburban under the Auckland Unitary Plan (Operative in Part) ("AUP").

Rezoning of the land as proposed will enable the logical expansion of the Glenbrook Beach settlement as anticipated by the AUP(OP). Future subdivision and development of the site will likely yield in the range 75-125 additional dwellings/lots in a manner that will complement the character of the existing area.

This report has been prepared to address the applicable information as required by Schedule 4 of the Resource Management Act 1991 in appropriate detail relative to the scale and complexity of the proposal.

## 4.0 THE PLAN CHANGE REQUEST

### 4.1 STATUTORY FRAMEWORK AND REQUIRMENTS OF THE ACT

Section 73(2) of the RMA provides that any person may request a territorial authority to change a district plan, and that the plan may be changed in the manner set out in Schedule 1 to that Act.

Part 2 of the First Schedule sets out the provisions applicable to requests for changes to plans of local authorities.

Clauses 22, 23 and 25 of the First Schedule provides that:

- A. ANY PERSON MAY REQUEST A CHANGE TO THE AUP(OP).**
- B. THE REQUEST SHALL BE IN WRITING TO THE COUNCIL;**
- C. THE REQUEST SHALL EXPLAIN THE PURPOSE OF THE PROPOSED PLAN CHANGE AND THE REASONS FOR THE CHANGE;**
- D. THE REQUEST SHALL INCLUDE AN EVALUATION REPORT PREPARED IN ACCORDANCE WITH S32 RMA;**
- E. THE REQUEST SHALL INCLUDE A DESCRIPTION OF THE ENVIRONMENTAL EFFECTS ANTICIPATED FROM IMPLEMENTATION OF THE PLAN CHANGE (PROVIDED IN THIS DOCUMENT).**
- F. THE COUNCIL CAN REQUIRE THE APPLICANT TO PROVIDE FURTHER INFORMATION.**
- G. THE COUNCIL SHALL EITHER ADOPT THE REQUEST, ACCEPT THE REQUEST, DEAL WITH THE REQUEST AS IF IT WERE AN APPLICATION FOR RESOURCE CONSENT, OR REJECT THE REQUEST.**

Notification of this PPC will occur if the Council decides to adopt or accept the request, and any submissions will be considered by the Council at a hearing.



The Council may decline the plan change, approve it, or approve it with modifications.

The following sections of this report explain the purpose and reasons for the PPC and provide an assessment of the environmental effects of the development outcomes anticipated by the PPC and, more specifically, the proposed provisions for the land. An evaluation under section 32 is provided separately at **Appendix 2**.

## 4.2 THE APPLICANT

This PPC request is made by HD Project 2 Ltd pursuant to Part 2 of the First Schedule of the Resource Management Act 1991 (the Act) to rezone land (the Plan Change) at 80 McLarin Road to provide for urban growth in Glenbrook Beach.

The Certificates of Title that comprise the application site are attached as **Appendix 3**. The proposed changes to the AUP(OP) planning maps, the proposed Glenbrook 4 Precinct (**Appendix 4**) provisions, supporting technical reports, and the Section 32 Assessment have been prepared and are attached in Appendices 1-14 to assist Auckland Council to consider this PPC request. It is the applicant's desire that the request be approved by the consent authority, in accordance with Clause 5 of the First Schedule of the Resource Management Act 1991 (RMA).

## 4.3 PURPOSE OF THE PLAN CHANGE

The primary objective of this PPC request is to introduce appropriate urban zoning for the land in accordance with the purpose and principles of the RMA. This PPC would result in rezoning of the land at 80 McLarin Road to provide for urban growth in a manner that:

- Is consistent with the purpose of the RMA;
- Enables the Council to fulfil its functions under Section 31 of the RMA; and
- Preserves freshwater features and resources using Low Impact Urban Design and Development (LIUDD) principles.

## 4.4 REASONS FOR THE PLAN CHANGE

The reasons for the PPC request are explained in detail in the Section 32 analysis contained within **Appendix 2** of this application. In summary, the reasons for the PPC request are as follows:

- To enable the efficient and effective use 80 McLarin Road for residential purposes in accordance with a comprehensively developed Structure Plan (**Appendix 1**)
- To enable a variety of housing types that cater to different market demands and needs of all generations. (Also, the PPC will provide flexibility to develop higher densities in proximity to the land zoned Business – Local Centre on the opposite side of McLarin Road).
- To provide legible connections (walkways, cycle ways, roads) with and between the original Glenbrook Beach coastal settlement and the Kahawai Point development.
- To protect and enhance the ecological value of natural wetlands and intermittent streams, and to integrate these features into the urban neighbourhood.

## 4.5 EXPLANATION OF THE PLAN CHANGE

This PPC request seeks the following changes to the AUP(OP):

- a) Change the existing zoning of 80 McLarin Road from Future Urban zone to Residential – Mixed Housing Suburban (MHS) zone.
- b) Apply the Stormwater Management Area – Flow 1 (SMAF1) overlay to 80 McLarin Road. No changes are proposed to the SMAF1 overlay.

- c) Apply new precinct provisions (Glenbrook 4 precinct) to land at 80 McLarin Road that modify the standard MHS zone provisions to reflect site characteristics and context and to achieve site-specific development outcomes on this basis.

This PPC request will enable housing to be developed in a variety of styles and densities at 80 McLarin Road, and in a manner that will integrate with the existing Glenbrook Beach settlement and that will protect and enhance the natural freshwater resources of the land affected by the PPC request.

Auckland-wide provisions, including the RPS provisions and Urban Subdivision provisions (Part E38), will continue to apply to the use, development, and subdivision of 80 McLarin Road. No changes are proposed to the Auckland-wide provisions or the RPS.

The objectives and policies of the MHS zone set the context for the nature and scale of land use activities anticipated at 80 McLarin Road through the PPC. The proposed Glenbrook 4 precinct provides more detailed methods to manage the use and subdivision of land to achieve the outcomes recommended within the technical reports. For example, the precinct will seek road and pedestrian connections to adjacent land, in a manner that is very specific to the site, and in a manner that cannot be guaranteed if left to the regulatory framework in the AUP(OP).

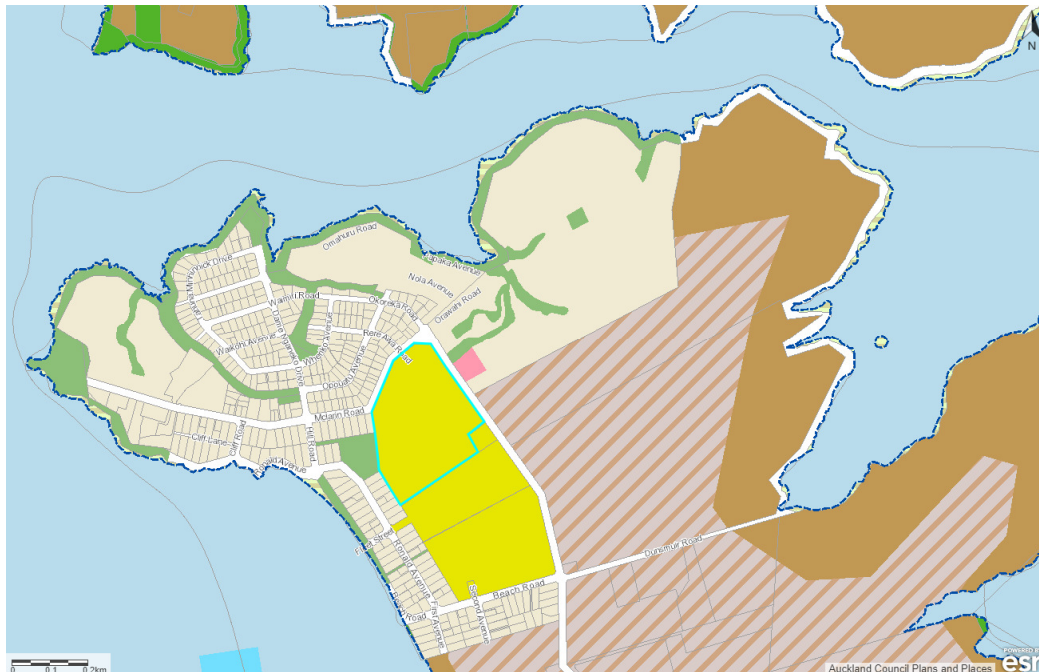
There are few rules within the precinct that would take precedence over the rules and activity status that applies in the MHS zone or Auckland-wide rules of the AUP(OP). Most of the standards introduced by the Glenbrook 4 precinct apply to subdivision or land use development proposals of four or more dwellings. Precinct specific objectives, policies and assessment matters will apply in addition to those that are relevant with the MHS zone and region-wide provisions of the AUP(OP).

Overall, it is considered that the potential adverse effects of residential development can be adequately managed by the existing provisions of the AUP(OP), with the addition of precinct provisions that are specific to the site. The precinct provisions seek to integrate development of the site with the existing settlement and the future urban development on adjacent land. In addition, the proposed precinct provisions will ensure the existing character of the Glenbrook Beach area is continued with proposed developmental standards and the use of same road design.

In summary:

- All subdivision and development proposals will be assessed against the existing AUP(OP) MHS zone and Auckland-wide provisions, along with the proposed precinct provisions.
- McLarin Road acts as sufficient buffer between the proposed development and the rural land use. No further mitigation is proposed as part of this plan change process.
- This PPC recognises the relationship this community has to the coastal environment. The precinct will promote connectivity between the Kahawai Point development and the Glenbrook Beach esplanade reserve.
- The existing Auckland-wide provisions, and relevant National Policy Statements and National Environmental Standards, will protect the natural features that are on the subject site. These include rules and standards that avoid and mitigate potential effects on freshwater resources by applying appropriate setbacks for development and requirements for landscaping and more restrictive controls to limit earthworks in riparian areas. These matters will be assessed as part of future integrated land use and subdivision resource consent application.

## 5.0 SITE DESCRIPTION AND THE SURROUNDING AREA



**FIGURE 3 SHOWS THE SITE ZONING AND ZONING OF SURROUNDING LAND**

This PPC request relates to an irregular-shaped parcel of land at 80 McLaren Road, Glenbrook Beach. The land is held in single ownership and has an area of 7.9870 hectares. The site is currently used for grazing/ agricultural purposes and is bounded by McLaren Road to the north and east, while Glenbrook Beach Recreation Reserve and residential properties adjoin the site to the west. Land immediately to the south of the site is used for pastoral farming but is also zoned Future Urban zone and anticipated to be developed for urban activities.

The site, and the Glenbrook Beach settlement, is located outside of the Rural Urban Boundary (RUB), which identifies land potentially suitable for urban development (Part G1 of the AUP(OP)). However, the Glenbrook Beach settlement does include land that is zoned for residential and business purposes, which meets the definition of an “urban area” in Part J of the AUP(OP) and which are excluded from the AUP(OP) definition of a “rural zone.”

The site slopes from the northeast (roundabout corner), to southwest (near Ronald Avenue). The northeast corner of the site is approximately 22m above sea level, while the southwest corner of the site has an elevation of approximately 6m above sea level. Auckland Council’s Geomaps indicates that the low-lying southwest corner of the site is located within the 1% AEP floodplain and is affected by the Coastal Inundation overlay (1 %AEP plus 1m sea level rise).

As described within the Stormwater Management Plan report (**Appendix 5**), the site generally drains from northeast to southwest, with multiple overland flow paths and an intermittent stream draining to the southwest corner of the site.

Terrain is steepest in the central to southwestern portions of the site where slopes of greater than 1:5 prevail. There is a particularly steep escarpment on the southwestern boundary with properties that front Ronald Avenue to the west. A distinct ridgeline that runs from west to east defines the central portion of the site and separates an elevated plateau in the northern

portion of the site from the sloping terrain to the south. This ridgeline affords sweeping views from the site over Glenbrook Beach and the Waiuku River inlet of the Manukau Harbour.

Dwellings within the existing Glenbrook Beach settlement on Ronald Road back on to the site's western boundary. To the north, significant subdivision and development is underway within the 89ha Kahawai Point development, which was consented under the Housing Accords and Special Housing Areas Act 2013 as a Special Housing Area (SHA). When completed, Kahawai Point is expected to deliver 800 homes, along with a neighbourhood centre. The northern side of McLarin Road (that adjoins the site to the north), has recently been upgraded to urban standard and a new roundabout intersection has been constructed at the northeast corner of the site.

Currently, there are limited services/ amenities available in Glenbrook Beach. However, land has been rezoned on the east side of McLarin Road, opposite the site, to establish a small local shopping parade that will provide for the day-to-day needs of the local community. This centre will be easily walkable from the subject site.

The surrounding amenities are reflective of the site's harbourside location, with Glenbrook Beach Beachfront Esplanade Reserve beyond the site's western boundary. Glenbrook Beach Boat Ramp Reserve is approximately 800m from the site. The older part of Glenbrook Beach on Ronald Road has a beach settlement character, while the Kahawai Point neighbourhood to the north of the site has a more urban character informed by built form, yard setbacks, lot size, and road layout (kerb, channel, footpaths).

Glenbrook Beach is located on a peninsula that is surrounded by inlets to the southern coastline of the Manukau Harbour. To the south, Glenbrook Steel Mill is a major employer in the region. The town of Waiuku is approximately 11km to the south of Glenbrook Beach; Waiuku is the largest settlement in the immediate area and provides a wide range of retail, commercial and community services and facilities. Glenbrook Beach is located approximately 18km to the west of Pukekohe, the largest town in the northern coastal area of the former Franklin District and 30km to the west of Drury where access to State Highway 1 can be obtained.

## 6.0 RELEVANT STATUTORY POLICIES AND PLANS

A proposed Plan Change must give effect to or have regard to the hierarchy of plans and policies above it. In this instance, the Resource Management Act, the AUP(OP) including the Regional Policy Statement, National Policy Statements and Environmental Standards and the New Zealand Coastal Policy Statement, including proposed changes to these documents, are relevant.

A detailed overview and assessment of the PPC against the relevant documents follows.

### 6.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

While Glenbrook Beach falls outside the RUB, the surrounding residential area and land that is subject to this PPC meet the definition of an "urban environment" in the NPS-UD because it is predominantly 'urban' in character and is part of a housing and labour market of at least 10,000 people when neighbouring settlements are taken into consideration, such as Waiuku and Clarks Beach. As such, the NPS-UD is relevant to this PPC application.

The objectives and policies of the NPS-UD generally require local government to recognise the national significance of urban environments and the need to enable such environments to develop and change to meet the needs of people, communities and future generations. Objective 1 of the NPS-UD seeks to create "well-functioning urban

environments” that enable all people and communities to provide for their wellbeing, now and into the future. Objective 4 recognises that urban environments and their amenity values change over time in response to the changing needs of people and communities.

The PPC is consistent with this policy direction as the MHS zoning will increase housing supply that will improve housing affordability and increase variety in the available housing stock at Glenbrook Beach, thereby ensuring that there is housing that caters for different life stages.

The precinct provisions will further ensure that the enabled subdivision and development results in a well-functioning urban environment. Connections through the site and to and from the site will improve accessibility within Glenbrook Beach.

The PPC is also consistent with the sequencing of the release of land for urban development that is articulated in the Future Urban Land Supply Strategy 2017 (FULSS) that is intended to control the release and supply of developable land.

In terms of Policy 3 of the NPS-UD, land affected by the PPC is not located near a City Centre or Metropolitan Centre, or within a walkable catchment of an existing or planned rapid transit stop. However, the site is adjacent to a planned local centre, and all the land that is subject to this PPC is within 400m of the planned local centre (i.e., within a walkable catchment). It is therefore considered that the level of intensification anticipated by the MHS provisions are commensurate with the level of commercial activity that is likely to occur at the future local centre and in accordance with Policy 3(d) of the NPS-UD. Additional provisions are proposed within the Glenbrook 4 Precinct to achieve the outcomes sought by Policy 3 of the NPS-UD.

As Council is required to notify its plan change that will adopt the NPS-UD provisions by 20 August 2022 and a submission period and hearing process will follow, it is too early to propose a PPC that assumes how the MHS provisions will be amended to take into account the NPS-UD.

Overall, this proposal will provide for housing choice to meet Auckland’s housing demand in a location that has proximity to the coast and amenities. Furthermore, land use and development infrastructure are integrated with each other as part of the proposal.

This PPC request will support good urban outcomes as the proposed rezoning and associated rules are likely to have positive effects on the quality of the built environment, and development within the PPC area will integrate well with the existing community and wider Franklin area. Adverse effects arising from the urban development of 80 McLarin Road can be appropriately avoided and mitigated through future resource consent processes.

## **6.2 MEDIUM DENSITY RESIDENTIAL STANDARDS (MDRS)**

The MDRS forms part of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (RMA-EHS) and requires Tier 1 territorial authorities (such as Auckland Council), to incorporate these standards into their respective district plans.

The purpose of the MDRS is to enable housing choice across New Zealand’s main urban areas by supporting the development of three homes of up to three storeys on each site, without the need for resource consent. The MDRS will also relax the operative development standards in the AUP(OP) to enable the increase in density, such as maximum building coverage, minimum outdoor living space, and height in relation to boundary standards. These standards enable the creation of a more efficient urban form and the provision of greater housing choice within an area.

The MDRS is relevant to this application as it will require Auckland Council, as a Tier 1 territorial authority, to incorporate the changes prescribed by the MDRS into the MHS zone of the Auckland Unitary Plan (Operative in part) 2016 by 20 August 2022.

Any changes to the MHS zone (Auckland-wide) proposed by Auckland Council to give effect to the MDRS would also apply to the land subject to this PPC should the land be rezoned MHS as proposed.

Overall, the proposed MHS zoning aligns with the objectives of the MDRS by enabling effective and efficient subdivision and development of the site through an urban form that enables greater housing choice.

### 6.3 AUCKLAND UNITARY PLAN OPERATIVE 2016

The site is zoned Future Urban zone under the Auckland Unitary Plan - Operative in Part (AUP(OP)). **Figure 3** below confirms that land to the south is also zoned Future Urban (gold shaded zone). This land, together with the subject site, forms a 20-hectare future urban extension to the existing Glenbrook Beach settlement.

#### 6.3.1 LAND ZONING PROVISIONS

##### H18 – Future Urban zone

H18.1 of the AUP(OP) describes the Future Urban zone as being a ‘transitional zone’ that allows for the land to be used for a range of rural activities until the site is re-zoned for urban purposes. This purpose is reflected in Objective H18.2(1) which states that land zoned Future Urban is used and developed to achieve the purpose of the Rural – Rural Production zone until the land is rezoned for urban purposes.

The objectives and policies of the Future Urban zone are relevant to this PPC request because they signal that the land has been earmarked for urban development and will no longer have a rural character once the land has been urbanised.

The proposed precinct will enable the PPC area to continue to be grazed as a permitted activity until the site is developed for urban purposes. This will provide a transition between the current rural use of the land and the proposed residential use that is sought by the PPC.

##### H4 – Residential – Mixed Housing Suburban Zone

As stated earlier in this report, the PPC proposes to change the current Future Urban zoning of 80 McLarin Road to the MHS zone, which is an urban residential zone that “enables intensification, while retaining a suburban built character” (H4.1). H4.1 also states that the zone covers many established suburbs and some greenfield areas and will generally comprise of two storeyed detached and attached housing in a variety of types and sizes to provide housing choice.

Although predominantly a residential zone, non-residential activities can be established, provided they are compatible with the scale and intensity of development anticipated by the zone. Home occupations are provided for as a permitted activity under H4.4(A6) should they operate at a scale that maintains residential character and amenity (Standard H4.6.2).

The MHS zone also provides a consenting pathway for retirement villages and provides much greater flexibility to cater for intergenerational households than the Residential – Single House zone.

To manage the effects of development and achieve attractive and safe streets and public spaces, resource consent is required for a restricted discretionary activity to establish four or more dwellings with Council restricting their discretion to matters relating to layout, design, and appearance (amongst other things). This means that

Council will have the opportunity to review the design of larger scale residential proposals to manage the effects of intensity on the character of the receiving environment through a resource consent process.

There are also standards that apply to the height, bulk, and location of buildings so that development maintains a reasonable standard of sunlight access and privacy for adjacent properties, and visual dominance related effects are minimised. No changes are proposed to these standards, or the related matters over which Council has restricted its discretion.

No changes are proposed to the standards of the MHS zone that seek to achieve quality onsite amenity, such as outlook space (H4.6.11) and private outdoor space (H4.6.13). These standards will apply to all residential development within the PPC area.

No changes are proposed to the standards and assessment criteria of the MHS zone that are intended to create attractive street-facing façades and for these facades to have a high amount of glazing to facilitate overlooking of the street. The proposed precinct provisions that will override standard H4.6.14 (Fencing) will enhance the relationship of the dwellings with the street.

Overall, the MHS zone provisions are suitable to encourage a variety of housing choice while maintaining an appropriate suburban character and a reasonable standard of amenity for adjacent sites.

### **6.3.2 AUCKLAND WIDE CHAPTERS**

The AUP(OP) contains provisions that apply across the region. Some of these provisions are triggered by an overlay on the AUP(OP) planning maps that applies to parts of the region.

No changes are proposed to the Auckland-wide provisions. Below is an overview of the key 'Auckland-wide' provisions that will apply to the development of the PPC area.

#### E27 – Transportation

Part E27 of the AUP(OP) contains objectives, policies, and provisions that support and manage effects on the operation and development of an integrated transport network. Part E27 covers many aspects including the design of roads, accesses, and parking spaces. There are also many objectives and policies that relates to encourages the safety and amenity of all transport modes and providing access and loading in a manner that supports a compact urban form.

As stated previously in this report, the PPC will rely upon the provisions of E27 that apply Auckland-wide. These provisions will apply to the subdivision, development, and use of PPC area. The proposed precinct provisions supplement E27 by indicating the possible location of road and pathway connections to adjacent land and by providing indicative cross sections for roads within the PPC area.

It is considered that the indicative connections shown in Figure 1 of the proposed Glenbrook 4 precinct will promote accessibility and mode choice both within the PPC area and the established Glenbrook Beach settlement. In particular, the pedestrian/ cycle pathway shown in the precinct plan has the potential to connect the Glenbrook Recreative Reserve and the beach with the Kahawai Point development.

The proposed road cross sections in Figure 2 of the precinct plan have been borrowed from the Glenbrook 3 precinct and have provision for on street parking.

Section 8.1 of the attached TIA assesses a hypothetical 100-unit development against the AUP(OP) assessment criteria that applies to high trip generating activities (E27.8.2(3)). The TIA concludes that the PPC can be safely accommodated on the adjoining road network without adversely compromising its function, safety, or

capacity, or without implementing further mitigation measures/ improvements to the road network. (This is without taking into account the ability of a cycle or pedestrian path to reduce day-to-day trips once the local centre is established).

It is therefore considered that the scale of residential development enabled by the PPC is appropriate from a transportation perspective and that E27 and the proposed precinct provisions have the capacity to manage potential adverse effects on the safety and operation of the local road network.

#### E38 – Subdivision – Urban

E38 seeks to provide for the process of dividing a site or a building into one or more additional sites or units within an urban zone. No changes are sought to E38 as part of the PPC, however some additional objectives, policies, rules, and assessment criteria are proposed to achieve the outcomes of the Glenbrook 4 precinct. (It will also ensure that the objectives of overlays and Auckland-wide provisions are achieved in accordance with Objective E38.2(1)).

It is considered that there is nothing particularly unusual about the PPC area that would require any changes to E38 to manage the effects of subdivision. It is anticipated that most subdivision will follow a land use consent and if this occurs, the density and variety in housing stock enabled by the MHS zone will be achieved.

E38.8.3 enables a vacant lot subdivision to create lots with a minimum site area of 320m<sup>2</sup>, a minimum average net site area of 400m<sup>2</sup> and a maximum average site area of 480m<sup>2</sup>. This is generally consistent with the size of the lots that have been approved in Kahawai Point.

The subdivision provisions of E38 relating to creating road and pedestrian connections (Policy E38.3(10)) and minimising rear sites (Policy E38.3(12)) are also compatible with the PPC vision of creating a walkable neighbourhood of high amenity.

Policy E38.3(3) will require subdivision to respond to natural landscapes by designing roads and infrastructure in a manner that minimises earthworks and locating roads and development to follow land contours. Such provisions will ensure that subdivision and development minimise effects on natural character and results in a layout that does not lock a developer into a poor urban outcome if a vacant lot subdivision precedes a land use consent for residential buildings.

The main purpose of the proposed precinct subdivision provisions is to ensure that residential sites are not created prior to reticulated public wastewater being available and to ensure that connections to adjacent land are provided in the locations indicated in the precinct plan. This is necessary to achieve the RPS and NPS-UD objective of creating an accessible and well-functioning urban environment and to minimise social effects associated with creating a residential area with poor connectivity.

#### E10 – Stormwater Management Area – Flow 1 and Flow 2 (SMAF1 and SMAF2)

The SMAF 1 and SMAF2 provisions seek to protect and enhance rivers, streams, and biodiversity with urban catchments. The provisions recognise that the volume and flow rate of stormwater runoff from impervious surfaces can affect their biodiversity and amenity values.

This PPC would apply the SMAF1 overlay that is designed specifically for streams that have low levels of existing impervious surfaces (such as this greenfield site). No changes are proposed to the objectives, policies, rules, and assessment criteria within E10.

It is considered that E10 will ensure that the freshwater values of the site are maintained as the catchment is developed as an 'urban area.' In this regard, it is noted that new roads of more than 1,000m<sup>2</sup> require resource consent and new or redeveloped impervious surfaces of more than 50m<sup>2</sup> of area require resource consent. These are low



thresholds that in practical terms means that any new road and any new building requires resource consent, and this will provide Council with the opportunity to review the adequacy of the stormwater management measures that are being proposed.

The hydrology requirements for the SMAF1 overlay in Table E10.6.3.1.1 replicate the recommendations of the attached Stormwater Report, with retention and detention requirements.

For these reasons, it is considered that the SMAF1 overlay will adequately manage the potential adverse effects of stormwater runoff of watercourses arising from urban development.

#### E36 – Environmental Risk

Part E38 of the AUP(OP) seeks to manage the risk and effects of natural hazards. The AUP(OP) planning maps indicate that the southern corner of the site is subject to flooding, from both the 1 %AEP floodplain and 1% AEP coastal inundation overlay.

The northern corner of the site (identified in the PDP report as being a “former wetland”), is also identified as being within a 1% AEP floodplain. Small isolated 1% AEP floodplains are shown in the AUP(OP) planning maps in the vicinity of the overland flow paths and the intermittent stream.

When considering flood hazards, the objectives and policies of E38 seek to both ensure that risk to the occupants of proposed buildings are avoided and minimised, while new development minimises the effects on the hazard on other properties within the catchment in terms of frequency, extent and degree/ severity. There are separate resource consent requirements for both subdivision and land use activities. Resource consent applications will require detailed flood assessments that consider the location and effect of development on flood plains and overland flow paths.

It is considered that urban residential use can be undertaken on the PPC land, in a manner that manages flood risk in accordance with Part E36.

## **6.4 AUCKLAND REGIONAL POLICY STATEMENT**

The Auckland Regional Policy Statement (RPS) is contained within Part B of the AUP(OP). The RPS sets out the strategic framework for the identified issues of significance and resultant priorities and outcomes sought.

The strategic objectives and policies of Part B provide a framework to achieve the integrated, consistent, and co-ordinated management of the Region’s resources. The objectives and policies of Part B relate to the issues listed in Section B1.4 that have been identified as being of significance to the region. These include urban growth and form, infrastructure and transport, natural character, issues of significance to Mana Whenua, natural resources, and environmental risk.

While Part B contains objectives and policies in separate chapters relating to these issues, all the objectives and policies of Part B should be read together to achieve the sustainable management of natural and physical resources.

The sections of Part B that are particularly relevant to this PPC application are:

- B2 – Urban growth and form
- B3 – Infrastructure, transport and energy
- B4 – Natural heritage
- B6 – Mana Whenua
- B7 – Natural resources

- B10 – Environmental risk

### B2 – Urban Growth

Part B2 of the AUP(OP) outlines a broad strategy for managing urban growth, which generally seeks the following three outcomes:

- a) Supply – Ensuring that there is an adequate supply of land to respond to seven years of projected growth. (For example, Objective B2.1(3) and Policy B2.2.2(1)).
- b) Urban form – Pursue a compact urban form that makes efficient use of land, social facilities, and infrastructure (For example, Objective B2.1(1) and Policy B2.2(4)).
- c) Quality – To achieve well-functioning urban environments that follow appropriate structure planning and considers the quality of life for individuals and communities (For example, Objective B2.3.1(1) and Policies B2.3.2(1)-(3)).

The PPC aligns with the Chapter B2 Objectives and Policies for regional urban growth and form because it will encourage residential development to locate within close proximity to the existing public open space and a future neighbourhood centre.

The PPC will enable a variety of housing types to accommodate different lifestyles.

The PPC will result in a quality-built environment, as sought by the objectives and policies in B2.3 of the AUP(OP). In particular, the proposed precinct provisions require development to respond to the natural environment, and the proposed precinct provisions seek to create a safe and accessible residential neighbourhood that improves connectivity between existing residential areas and land that has been zoned for a local centre on the northeast side of McLarin Road.

### B3 – Infrastructure, Transport and Energy

The PPC is consistent with Part B3 of the AUP(OP) because it will enable development that capitalises upon investments in publicly available reticulated water and wastewater and the development will not trigger any upgrades to the wider road network. (Only a roundabout and kerb/ channel/ berm work are required along the McLarin Road frontage of land affected by the PPC).

All transport modes will be accommodated within the PPC area with the proposed precinct adopting the same road cross sections that were included in the Kahawai Point/ Glenbrook 3 precinct development. This includes footpaths on both sides of the road carriageway. Additionally, the proposed precinct provisions require a pedestrian footpath (and potentially a cycleway), from the Glenbrook Beach Reserve to the land zoned for a future local centre. This path could either be provided alongside the intermittent stream or within a public road corridor, and will connect the community with investments made at Glenbrook Beach Esplanade Reserve (playground and boat ramp), with the emerging cycleway/ footpath network along the blue/ green fingers in Kahawai Point.

The Stormwater Report prepared by Jonathan Chambers of HG concludes that it is possible to accommodate a residential area without needing to upgrade downstream public stormwater assets.

### B6 – Mana Whenua

Part B6 of the AUP(OP) recognises the Treaty of Waitangi and the role of Mana Whenua to participate in resource management decision making. This includes the integration of mātauranga Māori and tikanga into resource management and recognition of the interests, values, and customary right of mana whanua in the sustainable management of natural and physical resources.

The applicant engaged with mana whenua listed on Council's website that have an interest in the land. Ngai Tai Ki Tamaki were the only mana whenua that sought engagement, and this resulted in a Cultural Values Assessment (CVA) being prepared (**Attachment 9**).

The CVA sets out the relationship that Ngai Tai Ki Tamaki has with the land but does not identify any known sites of cultural or archaeological significance within the PPC area. Furthermore, the PPC area is not identified as a significant cultural landscape within the AUP(OP).

The recommendations and values outlined in the CVA can be recognised and incorporated as the PPC area is developed via the Auckland-wide AUP(OP) provisions, including the SMAF1 overlay in relation to stormwater.

The west-east pathway that has been recommended in the CVA has been incorporated into the proposed precinct plan provisions. Cultural references along the west-east pathway can be incorporated at subdivision stage in consultation with Ngai Tai Ki Tamaki, without requiring these references to be adopted as part of the PPC.

Overall, it is considered that the principles of the Treaty of Waitangi and the relationship of Mana Whenua to the PPC area has been recognised and will be maintained.

#### B7 – Natural Resources

Part B7 sets out the objectives and policies that seek to manage the effects of urban growth on land and water resources, including habitats and biodiversity.

The PDP report concludes that the PPC area contains no significant terrestrial habitats or biodiversity values. Furthermore, PDP have identified low ecological/ environmental values for freshwater assets within the PPC area. Accordingly, the PPC will maintain and protect the values of the freshwater resources on site through the Auckland-wide provisions and national policy direction, while the proposed precinct provisions seek to enhance ecological values by requiring riparian planting and including objectives and policies that encourage stormwater management devices to be provided offline of watercourses.

For these reasons, the PPC is entirely consistent with Objectives B7.3.(1)-(3) relating to freshwater systems and Objectives B7.2.1(1) and B7.2.1(2) relating to indigenous biodiversity.

#### B10 – Environmental Risk

The PPC is consistent with B10, which amongst other things, seeks to manage the risk of natural hazards and contaminated land on the future residents of the community that may result from the PPC.

The attached Preliminary Environmental Assessment prepared by Engeo Ltd concludes that there are no HAIL sites or history of soil contamination or discharges that would make the site unsuitable for residential. Likewise, the Preliminary Geotechnical Assessment Report prepared by Lander Geotechnical Ltd concludes that the land is suitable for residential development. Geotechnical constraints can be addressed through more detailed site investigations and geotechnical design as part of the resource consent process, where necessary.

The AUP(OP) planning maps identify the presence of a 1%AEP flood plain in the southwestern corner of the site. The existing provisions of Part E36 of the AUP(OP) can be relied upon to ensure that subdivision and development can be designed to avoid the low-lying corner of 80 McLarin Road that is prone to flooding.

Sheet runoff from impervious surfaces can be managed in accordance with the recommendations of the Stormwater Management Report (**Appendix 5**) to minimise the

potential to increase the degree or extent to which the adjacent land floods. This can be achieved through existing zone, SMAF1 and Auckland-wide provisions that will not be amended by this PPC. The proposed precinct provisions include objectives and policies that will need to be considered when developing the Best Practical Option (BPO) for 80 McLaren Road and reflect the recommendations of the Stormwater Management Report.

Overall, it is considered that the site is appropriate for residential development and environmental risk can be managed through the existing and proposed provisions of the AUP(OP).

## **6.5 PROPOSED CHANGES TO THE AUP(OP)**

In April/ May 2022, Auckland Council sought public feedback on proposed changes to the AUP(OP) that would give effect to the NPS-UD and the MDRS. Specifically, Auckland Council sought feedback on the extent of walkable catchments, building heights and density within and adjacent to centres, and ‘qualifying matters’ that will apply in Auckland, which will exclude land from the intensification changes or allow Council to modify (or limit) building heights and density.

The proposed changes were not prepared in accordance with Schedule 1 of the RMA, are not a statutory document and, therefore, have little weight in Council’s consideration of this PPC application. However, they do indicate the potential direction of policy that Council will notify by 22 August 2022.

Under the consultation document, only the Coastal Inundation – 1% AEP plus 1m overlay was proposed as a qualifying matter that would affect the PPC site. (This ‘qualifying matter’ also applies under the existing/ operative AUP(OP) as an overlay affecting the southwest corner of the site).

## **6.6 NATIONAL ENVIRONMENTAL STANDARD ON FRESHWATER (NES-F) AND NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT (NPS-FM) 2020**

The NPS-FM and NES-F provide direction on how the local authorities should carry out their responsibilities under the RMA for managing freshwater resources.

Freshwater resources are to be managed in a way that gives effect to the fundamental concept of Te Mana o te Wai, as stated in Section 1.3 of the NPS-FM. The hierarchy of obligations in Te Mana o te Wai forms the Objective of the NPS-FM. The objective firstly prioritises the health and wellbeing of water bodies, then the essential health needs of people, and followed by the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

All policies of the NPS-FM therefore give effect to the concept of Te Mana o te Wai, with Policies 1 through to 9 being particularly relevant to this PPC request. Within these policies, the following concepts are particularly important with respect to the management of stormwater and freshwater resources on land affected by the PPC:

- a) Tangata whenua are actively involved in freshwater management and Māori freshwater values are identified and provided for (Policy 2).
- b) Freshwater is managed in an integrated way that considers the effects of the use and development on a whole-of-catchment basis (Policy 3).
- c) Freshwater is managed to ensure that the health and wellbeing of degraded waterbodies is improved, and wellbeing of other water bodies and freshwater bodies is maintained or (if communities choose) improved (Policy 5).
- d) The loss of river extent and values is avoided to the extent practicable (Policy 7).

e) The significant values of outstanding water bodies are protected (Policy 8).

While further loss or degradation of wetlands and streams is to be avoided, the NPS-FM also places emphasis upon improving the health and wellbeing of degraded watercourses and wetlands.

The applicant has engaged Emma Willmore, Pattle Delamore Partners (PDP) to undertake an ecological assessment of the freshwater resources within 80 McLarin Road as well as a separate wetland assessment. These reports confirmed the presence of an intermittent stream and three small natural wetlands. Three additional areas were identified where hydrophytic vegetation was present and were considered “induced wetlands” when the definition “natural inland wetland” in 3.21 of the NPS-FM is applied. PDP conclude that these induced wetlands will not meet the definition of a natural inland wetland under changes to the NPS-FM that were released by the Ministry for the Environment on 31 May 2022. The location and condition of the intermittent stream and wetlands are addressed in the attached PDP reports (**Appendix 6**).

The PDP reports conclude that the watercourses within the PPC area have low/ degraded freshwater values. Therefore, the watercourses cannot be considered “outstanding” as per Policy 8 of the NPS-FM.

The PDP report also concludes that there is nothing to suggest that development of the land would require any loss or degradation of the intermittent stream or wetlands. The watercourse and wetlands can be maintained without loss, and the identified overland flow paths can be readily accommodated within a residential development at the density anticipated by the MHS zone. This can be achieved by relying upon the Auckland-wide provisions of the AUP(OP) that give effect to the NPS-FM as well as the NES-F, in addition to proposed precinct provisions that seek to capitalise upon the opportunity to improve their ecological health.

In addition to the proposal to rezone the land, the PPC includes the application of a Stormwater Management Area – Flow 1 (SMAF1) overlay to manage run-off from impervious surfaces to protect the values of the stream and wetlands identified in the PDP report. Precinct objectives and policies will ensure that stormwater management devices are provided offline and in compliance with Low Impact Urban Design and Development (LIUDD) principles.

The precinct provisions will improve/ restore values of the degraded wetland and intermittent streams in a manner that is consistent with Policies 5 and 6. In particular, the precinct requires buildings to be setback at least 10m from streams and wetlands, with a 5m wide planted riparian strip. Overall, it is considered that freshwater resources within 80 McLarin Road can be managed in a way that gives effect to Te Mana o te Wai and the NPS-FM. This proposal enables the Glenbrook community to provide for its social, economic and cultural wellbeing in a manner that is consistent with the outcomes sought by the NPS-FM.

## 6.7 NEW ZEALAND COASTAL POLICY STATEMENT

The New Zealand Coastal Policy Statement 2010 (NZCPS) contains objectives and policies relating to the coastal environment to achieve the purpose of the RMA. The NZCPS is applicable to this PPC request as the Manukau Harbour is the ultimate receiving environment for the streams which drain the Plan Change area.

The Auckland-wide stormwater quality and stormwater management provisions will apply within the Plan Change area and will manage sediment and contaminant runoff which could make its way into the coastal receiving environment. Further mitigation measures will be considered as part of a future resource consent process.

## 6.8 PROPOSED CHANGES TO THE RMA

The New Zealand Government plans to repeal the Resource Management Act 1991(RMA) and replace it with three new pieces of legislation, being:

- Natural and Built Environments Act (NBEA), as the main replacement for the RMA, to protect and restore the environment while better enabling development
- Strategic Planning Act (SPA), requiring the development of long-term regional spatial strategies to help coordinate and integrate decisions made under relevant legislation; and
- Climate Adaptation Act (CAA), to address complex issues associated with managed retreat.

Whilst these primary pieces of legislation do not have statutory weight at this point in time, they will be future guidance documents.

# 7.0 NON- STATUTORY POLICIES AND PLANS

## 7.1 AUCKLAND SPATIAL PLAN 2050

The Auckland Plan 2050 is a spatial plan that maps out the growth and development of Auckland looking ahead to 2050. It is a high-level plan that considers how Auckland will address the key challenges of high population growth and environmental degradation and how we can ensure shared prosperity for all Aucklanders. Identified challenges and opportunities are linked to outcomes and focus areas within the Auckland Plan.

For example, in relation to housing, the outcome sought is for “Aucklanders to live in secure, healthy, and affordable homes, and have access to a range of inclusive public spaces.” The proposal PPC is consistent with the stated directions that will achieve this outcome through the MHS provisions that will encourage a quality compact urban form that will maximise the efficiency of infrastructure and will facilitate a variety of housing styles. In particular, Direction 2 identifies the need to construct a greater variety of houses that are suitable for individuals and families, of different sizes and price points.

The Spatial Plan also sets out a Development Strategy to cater for projected population growth and to understand where and when investments in planning and infrastructure need to be made. This has led to the Future Urban Land Supply Strategy 2017.

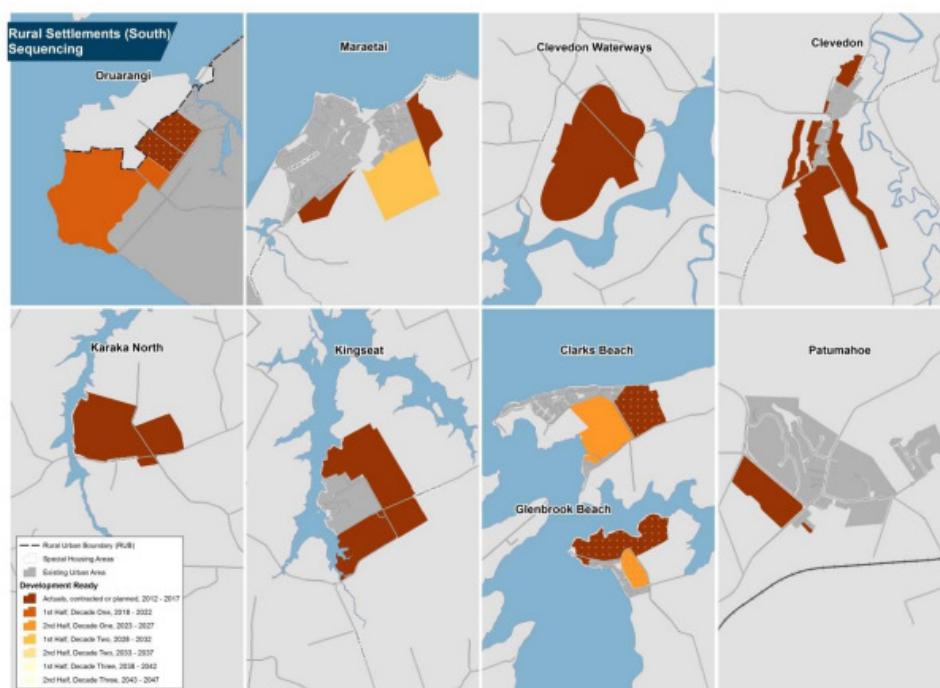
## 7.2 AUCKLAND FUTURE URBAN LAND SUPPLY STRATEGY 2017 (FULSS)

The FULSS is a non-statutory document that identifies a programme to sequencing/ timing the development of Future Urban zoned land to ensure that there is an ongoing supply of greenfield land over a 30-year horizon. The FULSS uses the term “development ready” to mean land that is serviced by bulk infrastructure and has been zoned to enable urban development to occur.

The FULSS indicates that the Future Urban zoned land in ‘Glenbrook Beach 2’ will be ‘development ready’ in 2023-2027 (refer **Figure 4** below). Table 4 of the FULSS states that approximately 207 dwellings are anticipated within the entire Glenbrook 2 area, of which the PPC land (80 McLarin Road) is part.

As stated in the attached Infrastructure Report prepared by HG, reticulated public water is available to serve the level of development envisaged by the PPC. Watercare Services Limited (WSL) have advised that reticulated public wastewater will be available from June 2026. This is within timing anticipated within the FULSS.

It also means that the PPC is not being sought prematurely – it will take a few years to work through the plan change process, develop a scheme for the development of the site, and undertake bulk earthworks and civil works to enable buildings to be occupied.



**FIGURE 4 RURAL SETTLEMENTS (SOUTH) SEQUENCING AND TIMING, SOURCE: FULSS**

### 7.3 AUCKLAND DESIGN MANUAL

The Auckland Design Manual (ADM) is a non-statutory document that provides guidance for achieving the design outcomes of the AUP(OP). Guidance is provided on streets and parks, dwelling design, and subdivision and neighbourhood design.

The attached Urban Design Statement prepared by HG (**Appendix 7**) applies ADM guidance and considers elements such as the natural environment, movement networks, and surrounding urban space structure and built form. The precinct provisions seek to protect and enhance natural features and to create a walkable neighbourhood and a clear road hierarchy connecting to existing and future communities.

It is considered that the existing MHS zone and urban subdivision provisions of the AUP(OP) provide sufficient flexibility to create a neighbourhood that is consistent with ADM guidelines. These matters can be considered during the design and consenting process.

## 8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 8.1 STATUTORY CONSIDERATIONS

The procedure for requesting a Plan Change is set out in Schedule 1 to Part 2 of RMA. Clause 22, “Form of Request”, requires the following when a request to a local authority to change its District Plan is made:

“(2) Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of the Fourth Schedule, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change...”

Sub-section 1 of RMA Schedule 4 sets out the matters that should be included in an assessment of effects on the environment. Sub-section 3 of the Schedule sets out the matters that should be considered when preparing an assessment of effects on the environment.

Actual and potential effects associated with the likely use and development of land subject to the PPC are assessed in the following sections. The supporting technical reports referred to below should be read in conjunction with the structure plan document.

#### **MEANING OF ‘ENVIRONMENT’**

Schedule 4 of the RMA requires that an assessment of effects on the environment shall include an assessment of the actual or potential effect on the environment of the proposed activity. The Act defines ‘environment’ as:

“Environment includes:

- a) Ecosystems and their constituent parts, including people and communities; and
- b) All natural and physical resources; and
- c) Amenity values; and
- d) The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.”

#### **MEANING OF ‘EFFECT’**

The Resource Management Act 1991 defines “effect” to include:

- a) any positive or adverse effect; and
- b) any temporary or permanent effect; and
- c) any past, present, or future effect; and
- d) any cumulative effect which arises over time or in combination with other effects, regardless of the scale, intensity, duration, or frequency of the effect; and also includes
- e) any potential effect of high probability; and
- f) any potential effect of low probability which has a high potential impact.



## 8.2 ALTERNATIVE LOCATIONS OR METHODS

Schedule 4 of the RMA requires that, where it is likely that an activity will result in any significant adverse effects on the environment, a description of any possible alternative locations or methods for undertaking the activity is included.

For the reasons set out in this report, and in the Section 32 Analysis carried out as a basis for this Plan Change request (refer **Appendix 2**), no significant actual or potential adverse effects on the environment resulting from the proposed urbanisation of land at Glenbrook have been identified.

## 8.3 SITE INVESTIGATION

A number of specialist reports have been obtained to understand the likely effects of the proposed zone change and, where relevant, to satisfy the requirements of AUP(OP) Appendix 1 – Structure Plan Guidelines. Those reports are as follows:

- An Economic Cost-Benefit Analysis, prepared by Market Economics (**Appendix 8**);
- A Cultural Values Assessment, prepared by Ngāti Te Ata Waiohua (**Appendix 9**);
- An Archaeological Assessment, prepared by CFG Heritage (**Appendix 10**);
- An Infrastructure Report, prepared by Harrison Grierson (**Appendix 11**);
- A Geotechnical Assessment, prepared by Lander (**Appendix 12**);
- An Integrated Transport Assessment, prepared by Traffic Planning Consultants Ltd. (**Appendix 13**);
- An Urban Design Statement, prepared by Harrison Grierson (**Appendix 7**);
- An Ecology Assessment and Wetland Assessment, prepared by Pattle Delamore Partners Limited (**Appendix 6**);
- A Stormwater Management Plan, prepared by Harrison Grierson (**Appendix 5**);
- A Preliminary Site Investigation, prepared by ENGEO Limited (**Appendix 14**).

The AUP(OP) structure plan guidelines note that the level of analysis required needs to be appropriate to the type and scale of development envisaged within the PPC area, and these reports and ‘structure plan’ are considered to appropriately relate to the simple zone change proposed for a single block of land. Nonetheless, an assessment of the PPC in respect of each of the relevant matters set out in Appendix 1 of the AUP(OP) is attached at **Appendix 1** of this PPC application.

This report has comprehensively considered the potential environmental effects of the PPC and demonstrates that the proposed zone change will not give rise to any significant adverse environmental effects. The environmental effects of the PPC are addressed below.

## 8.4 DEMOGRAPHIC AND ECONOMIC EFFECTS

Auckland Council population modelling indicates that, by 2043, a total of 60,260 households will live in the Waiuku area.

Based on the Market Economics report (**Appendix 8**) Auckland Council’s growth projections indicate an additional 1,300 households (per annum) are required to achieve this by 2043 in the former Franklin district/ Franklin ward.

This PPC can accommodate a small portion of the overall projected growth. As outlined within the Market Economics report, Glenbrook Beach has good access to amenities and

schools and will be attractive to all age groups. The development enabled by the PPC will likely attract retirees, couples, two parent families with up to two children and single persons. Glenbrook Beach is sufficiently removed from urbanised areas of Auckland and has a coastal aspect which will appeal to buyers within the South Auckland market.

The employment sector has changed over the last three years with greater uptake of flexible working arrangements and working from home that enables decentralisation of employment sectors and working culture providing housing opportunities for a wider sector of the market.

## 8.5 CHARACTER AND VISUAL AMENITY EFFECTS

The settlement patterns of the coastal community in the Glenbrook Beach area have changed over time. The development pre-2000 (to the west of the PPC site), typically has detached dwellings on large lots of between 800-1000m<sup>2</sup> in area.

Lots developed within the Kahawai Point development to the north of 80 McLarin Road range from 313m<sup>2</sup>-800m<sup>2</sup> in area. This development has also introduced a more 'urban' landscape to a traditional beach settlement, with formed footpaths and kerb and channel drainage.

The proposed PPC request will have no more than minor effects on the surrounding environment for the following reasons:

- The nature and form of anticipated development will be generally consistent with that currently observed in Glenbrook Beach (particularly Kahawai Point), as no changes are proposed to the development standards that are common in both the MHS and Residential – Single House zones.
- The minimum setback requirements will be adopted from the zoning provisions of MHS zoning. This setback requirements of 3m front yard setback with 1m side and rear yard setback are the same as the Single housing zone requirement and will therefore have less than minor effects as the character is similar to that of the north of the subject site.
- The Glenbrook Beach 4 precinct adopts the roading cross section designs of the Glenbrook 3 Precinct to ensure the form and width of roading remains consistent and integrates with the surrounding environment.
- The McLarin Road edge of the site will be upgraded with kerb, channel, footpath, and parking bays, as per cross-section in Figure 1 “Type A Principal Road” in the Glenbrook 3 precinct. This will assist with integrating development of the PPC land into the character of the settlement.
- Development, use and subdivision of land within the PPC area will be subject to the objectives and policies of H4 and E27, as well as those for the Glenbrook 4 Precinct, which collectively seek to create attractive and safe streets. There is a focus on providing front yard landscaping and minimising the number of vehicle crossings. This will mitigate the visual effect that a more intensive/ finer grained development could have upon the existing character of a street that could have a lower intensity/ wider grain on the opposite side.
- The assessment criteria that apply to developments of four or more housing includes consideration of the effects on neighbourhood character from “*building intensity, scale, location, form and appearance*” (H4.8.1(2)(a)). This will ensure that Council considers whether the intensity and scale of a residential development in the MHS zone is compatible with the character and amenity of the neighbourhood.
- There is no minimum site size for vacant lots being proposed in this PPC that would override those listed in E38 (Urban Subdivision) of the AUP(OP).

Therefore, the vacant lot minimum sizes in E38.8.2.3 and E38.8.3.1 apply. These standards apply a minimum lot size that is less than the Glenbrook 3 minimum of 550m<sup>2</sup>; however, the Glenbrook 3 precinct provided for sites with an area of 300m<sup>2</sup> for development that meets the affordability and communal housing criteria. Therefore, the minimum net size area of 320m<sup>2</sup> for subdivision involving parent sites of 1 ha or more and 400m<sup>2</sup> for subdivision involving parent site of less than 1 ha, is consistent with the size of lots that could be created in the Kahawai Point/ Glenbrook 3 precinct. (In this regard, it is noted that under E38.8.3, the subdivision of parent sites of more than 1ha requires an average net site area of 400m<sup>2</sup>).

- Land affected by the PPC is located in between the 'original' Glenbrook Beach settlement (Ronald Road area) and the Kahawai Point development. This creates an opportunity for urban development enabled by the PPC to provide links that connect these areas. It also provides an opportunity for development within the PPC area to fill a 'gap' in the landscape and thus become part of a contiguous settlement in a broader landscape sense. (The effects on landscape and visual character would potentially be more significant if development took place on a site that was more removed from the settlement).
- There are no significant ecological areas, trees or stands of vegetation identified on site that would form elements of the local landscape. The PPC will protect and enhance freshwater corridors and natural wetlands.
- The interface with the existing open space zoning to the west will be important. A precinct provision has been proposed to ensure that the boundary treatment is appropriate and provides passive surveillance of the Glenbrook Beach Recreation Reserve.
- Site topography will mitigate visual effects on the amenity of the owners and occupants of land forming the western boundary of the site (Ronald Avenue). On this boundary there is a steep escarpment, native vegetation and a floodplain on lower elevations that will provide a buffer between private residential property and new development within the PPC area.

For the reasons outlined above, it is considered that the PPC will have no significant adverse effects in relation to landscape character and visual amenity. The proposed precinct provisions will ensure existing important landscape features are secured on site and an appropriate buffer is provided to adjacent rural properties.

## 8.6 GEOTECHNICAL EFFECTS

Lander Geotechnical Ltd has prepared a Geotechnical Investigation Report (**Appendix 12**) that assesses the geotechnical feasibility of developing urban- residential under the MHS zone provisions at 80 McLarin Road.

The geotechnical investigation report concludes that, with appropriate engineering design measures, the identified geotechnical conditions that form the base of the geotechnical assessment should not constrain future development (density or type of land use).

Potential geotechnical issues can be identified during detailed/ more specific investigation at the time of subdivision and development. This will ensure that any potential geotechnical issues can be avoided, remedied or mitigated to a no more than minor level through the Resource Consent and Building Consent processes.

## 8.7 CONTAMINATION EFFECTS

Based on the Preliminary Environmental Site Investigation (PSI) of the site undertaken by ENGE0 Ltd at 80 McLarin Road including a desktop study and site walkover, there is no evidence that the PPC land area contains elevated levels of contaminants that would prevent or hinder the use, subdivision and development of the land for residential purposes.

These reports have taken into account the historic horticultural use which may have used spraying to remove pest plants. A detailed investigation will be completed at the integrated land use and subdivision consent stage.

There are no triggers for National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESC'S'), Chapter E30 of the AUP, as the site is not identified as a HAIL site in the council system. As stated above, if detailed site investigation identifies it as a HAIL site, appropriate consents will be sought at resource consent stage with appropriate contamination remediation to be undertaken (if required) during the earthworks phase of any future land development projects.

## 8.8 EFFECTS ON INFRASTRUCTURE

The capacity of infrastructure is an important consideration in any rezoning request. An Infrastructure Report has been prepared by HG in this respect (refer **Appendix 11**). This report has assessed the availability of publicly available reticulated services for stormwater, water, wastewater, and public utilities. A summary of the findings are as follows:

### 8.8.1 WATER SUPPLY

There are multiple potential connection points available to connect the subject site to the existing reticulated water supply network. There are no identified network capacity constraints for the number of dwellings that are likely to result from an MHS zoning. The detailed design of the water network to service the subject site will be undertaken at resource consent stage in consultation with Watercare Services Limited and Council.

### 8.8.2 WASTEWATER

Whilst the existing Glenbrook Beach settlement, including the initial development stages at Kahawai Point, is serviced for wastewater, there is no available capacity in the network for future connections over and above allocations already committed. The principal constraints to servicing relate to a lack of capacity for both treatment and discharge of wastewater at a sub-regional level affecting Waiuku, Glenbrook Beach, Clarks Beach and Kingseat.

Resource Consents have been obtained by Watercare Services Limited (WSL) to construct a new outfall structure and to discharge a greater volume of highly treated wastewater into the Waiuku Estuary at Clarke Beach. WSL is not in the process of obtaining all necessary consents for a new wastewater treatment plant that will service the sub-region. WSL has advised that a new wastewater treatment plan should be fully commissioned and operational by June 2026.

The PPC aims to be aligned with the proposed infrastructure upgrade by WSL and the proposed precinct provisions require built form to be fully serviceable prior to development and only to proceed when the site is serviced by a reticulated wastewater service. Therefore, the PPC will have less than minor adverse effects on the capacity and performance of the publicly available reticulated wastewater network.

### 8.8.3 PUBLIC UTILITIES

Public utility service providers have been consulted as part of the structure planning process. It has been confirmed that connections for reticulated power (electricity) and telecommunications services can be provided to serve the envisaged growth at 80 McLarin Road.

### 8.9 STORMWATER RUNOFF AND WATER QUALITY

A Stormwater Management Plan ('SMP') has been prepared by HG and is included within **Appendix 5**. The SMP has followed the Auckland Council Regional Stormwater Network Discharge Consent ('NDC'), which guides the approach to stormwater discharge across the region.

The PPC land is identified as a Greenfield development site, so stormwater needs to be managed in accordance with Schedule 4 of the NDC. Schedule 4 specifically requires the following matters to be addressed:

- Water Quality;
- Stream Hydrology;
- Flooding 10% AEP; and
- Flooding 1% AEP.

The SMP identifies that stormwater will be managed and guided on site by the following principles:

- Treating the site as Stormwater Management Area - Flow 1 (SMAF1) overlay.
- Development exceeding 50m<sup>2</sup> is required to provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
- Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the predevelopment and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.

These principles have been discussed with Auckland Council's Healthy Waters team and the SMP has been reviewed by local Iwi prior to lodgement. The above principles enable a low threshold of development without stormwater treatment and resource consent being required for any development exceeding 50m<sup>2</sup> impervious area.

A careful consideration of stormwater management has been undertaken across the PPC land and a strong framework for management is proposed that aligns with the recommendations from the Iwi and guidance from Council. The ability to address this development under the NDC using the SMAF 1 overlay will enable water sensitive development that will not compromise the surrounding natural environment and its ecological functions.

It is considered that a mixture of detention and retention measures will adequately 'throttle' the rate of run-off from new impervious surfaces to the southern corner of the site, which is low lying and prone to flooding during high-intensity rainfall events. This corner of the site is identified on Council's Geomaps as being within both a 1% AEP floodplain and within a Coastal Inundation 1% AEP overlay (both 1m and 2m sea level rise).

The site currently drains through culvert prior to discharging to the Manukau Harbour. The SMP concludes that stormwater runoff from development that is typical of the MHS zone, can be mitigated on site without worsening the flood hazard for the low-lying residential properties on Ronald Road or requiring the culvert to be upgraded.

On this basis it is considered that stormwater from the impervious surfaces associated with urban development can be controlled and managed and no significant adverse effects are likely to result from development enabled by the MHS zone. Furthermore, the Council can review the appropriateness of stormwater measures during the resource consent process.

## 8.10 TRANSPORTATION ASSESSMENT

Traffic and transportation effects from the proposed residential rezoning have been considered in the Integrated Transport Assessment ('ITA') prepared by Traffic Planning Consultants Ltd (TPC), attached at **Appendix 13**. The report has been based on traffic patterns generated from a theoretical yield of 100 dwellings. The ITA has carefully assessed the proposed density would have on the existing road network and the findings are summarised below.

### 8.10.1 POTENTIAL TRAFFIC EFFECTS AND MITIGATION MEASURES

#### WIDER ROAD NETWORK



**FIGURE 54 SHOWS THE WIDER TRAFFIC NETWORK WITH KEY INTERSECTIONS**

Upgrades to the wider road network (i.e. beyond Glenbrook Beach) will be needed to

address long-term safety and performance issues. However, as stated in the ITA, the estimated 1,000 daily trips from dwellings within the PPC area can be accommodated by McLarin Road and Glenbrook Road with less than minor effects.

### **LOCAL ROADING NETWORK**

The traffic generation potential of the rezoned land is anticipated to be in the order of 1,000 traffic movements per day with commuter peak hour traffic generation of about 100 traffic movements per hour. All traffic will access the existing local road network via new intersections, including a new roundabout intersection in the vicinity of the future local centre, with McLarin Road and from there be distributed to the south towards the intersections with Glenbrook-Waiuku Road or Glenbrook Road. Indicative road cross-sections have been adopted from the Glenbrook 3 precinct provisions and included in the proposed Glenbrook 4 precinct to facilitate a legible, permeable and consistent street layout and design. Roading design will facilitate efficient movement within, and through, Glenbrook Beach for all modes of transport. It is considered that implementation of these cross-sections through the Plan Change will create a road environment that is safe for vehicles, cyclists and pedestrians and that provides high connectivity.

Compliance with the E27 transport provisions is appropriate for depth of carparking spaces, manoeuvring space and minimum width of the garage doors. The AUP(OP) provides guidance for on-site parking provision for activities which would be applicable to any future development. The precinct provisions and the MHS provisions will encourage passive surveillance of the street. It is considered that these controls will be suitable to ensure that any potential parking effects, enable passive surveillance over the streets and any adverse effects are appropriately mitigated, managed, or avoided at the time of development.

### **PUBLIC TRANSPORT OPPORTUNITIES**

Currently there are no public transport services at Glenbrook Beach, with the nearest existing bus stops to the subject site being located over 8km away on Glenbrook Road, which is served by the route 395 between Papakura and Waiuku.

It is anticipated that, in the short-term, the primary means of transport will be the car. As the population within the area grows, public transport services are expected to be provided, including a bus service along Glenbrook Beach Road to connect to Waiuku. Thus, the area in the general vicinity of the site is expected to have improved accessibility to public transport services in the future.

### **WALKING AND CYCLING**

The proposed blue and green corridors provide opportunities to establish connections within the site and with the surrounding coastal environment. The adaptation the Glenbrook 3 road design enables a low-speed environment to be created within the PPC area and this enables cyclists to travel on the road without the need for a designated cycle lane. Pedestrians and cyclists in these areas will be principally using the footpath and road for recreation purposes as per the ITA assessment.

Based on the ITA and above assessment, it is considered that this PPC would not give rise to any significant adverse transportation effects. Rather, it would improve walking and cycling connections for the local community, in particular with Glenbrook Beach Recreation Reserve, the esplanade reserve, beach and boat ramp and the future local centre, and the population growth enabled by the PPC will support local amenities in the future that will also support walking and cycling trips.

## 8.11 ECOLOGICAL EFFECTS

Effects on ecology are considered and discussed in the PDP report 'Private Plan Change, 80 McLarin Road: Ecological Values Assessment' (the 'Ecology report') and the related Wetland Assessment, which are both found in **Appendix 6**.

The PDP ecology reports assess terrestrial and freshwater ecological values within the PPC site and in the immediate receiving environment and includes an assessment of whether any natural wetland features are present which may trigger any consenting requirements under the National Environmental Standards for Freshwater (NESFM). The PDP reports evaluate the potential ecological effects of urbanising the site and identify opportunities to enhance ecological values where these are degraded.

The PPC land comprises of floodplains with no significant trees, some watercourses, and some vegetation cover. There are several natural and induced wetlands present on the land, that meet the definition in terms of the NPSFM. The watercourses and wetlands identified on the subject site currently have a low ecological value and have been highly degraded by historical agricultural land use as stated within the PDP report. The NESF legislation prevents the further loss of extent and values of natural inland wetlands and rivers and requires enhancement and maintenance of degraded waterbodies.

This development aims to improve the ecological environment as part this development process and will use LIUDD principles and ensure restoration of the intermittent watercourses through adequate setback, proposed riparian planting during integrated land use and subdivision stage of site development which will in turn significantly improve the ecological values of the streams. Enhancement will be achieved by means of riparian corridor setbacks from the intermittent stream and natural wetlands, and by planting that will provide shading of water bodies to assist with water retention during drier periods of the year, improving in-stream habitat and improving the water quality of surface water runoff.

It is considered that the proposed PPC will recognise and protect the ecological values that are present on the site and provide assurance that the identified opportunities for enhancement will be considered during subdivision and land use resource consent processes.

## 8.12 CULTURAL AND HERITAGE EFFECTS

### 8.12.1 CULTURAL EFFECTS

The Glenbrook Beach area has a rich and strong cultural history due to its close proximity to the coast, Manukau Harbour and the Glenbrook 3 precinct was formed by the iwi, meaning it was a strategic site for iwi and this importance is demonstrated by its continued occupation. The applicant has engaged with Mana Whenua to discuss the merits of the proposal and to get early advice on cultural matters. Ngāti Te Ata Waiohūa and visited the site in 2021. Following these visits, a Cultural Values Assessment ('CVA') was prepared by Ngāti Te Ata Waiohūa, and that document has been considered in the preparation of the PPC request.

Ngāti Te Ata Waiohūa has identified that the Glenbrook catchment is of high cultural and traditional importance. The history and importance of the site is clear, and Ngāti Te Ata Waiohūa have identified that they would like to have a meaningful relationship with the applicants, Rangatira to Rangatira, as the site rezoning and development occurs. This is something the applicants welcome, and further consultation and workshops as the PPC moves forward to development are anticipated.

The CVA lists recommendations that iwi have stated should be considered for development of the site. These are set out in the CVA.



Notably, Ngāti Te Ata Waiohua state in the CVA that:

*“The ultimate goal for Ngati Te Ata is the protection, preservation and appropriate management of our natural and cultural resources in a manner that recognises and provides for our interests and values, and enables positive environmental, social and economic outcomes. We support engagement and involvement that respects and provides for our cultural and traditional relationships to Glenbrook, its unique cultural identity, and input into shaping the physical, cultural, social and economic regeneration of these areas.”*

That is indeed what this PPC seeks to achieve, together with enabling the sustainable growth of the town. The applicant intends to work closely with Ngāti Te Ata Waiohua to realise this goal as development progresses on site.

The stormwater approach and requirement for riparian planting is secured under the Auckland wide rules as a SMAF-1 overlay and the precinct provisions. These PPC outcomes are consistent with the CVA recommendations. The applicant intends to continue engagement with mana whenua as the land is developed, as encouraged by the AUP(OP) provisions and Part 2 of the RMA.

### 8.12.2 HERITAGE EFFECTS

Further to the CVA, an assessment of any archaeology by Danielle Trilford of CFG Heritage has been undertaken as part of this PPC process. The CFG Heritage Archaeological Assessment (**Attachment X**) conclusions and recommendations were as follows:

- No archaeological and heritage constraints on the proposed plan change have been identified. As a precautionary measure, any earthworks and ground disturbance undertaken should be under a HNZPT archaeological authority, and further research into the locations of John Kent and Te Wherowhero’s children’s graves should be undertaken as part of the HNZPT application.
- Any other values associated with special interest groups, including tāngata whenua, can only be determined by them.
- Further research into the locations of the graves of John Kent and Te Wherowhero’s children should be undertaken as part of an assessment of effects for an application to HNZPT for an archaeological authority.
- Since archaeological survey cannot always detect sites of traditional significance to Māori, or wahi tapu, the appropriate tangata whenua authorities should be consulted regarding the possible existence of such sites, and the recommendations in this report.

The site walkover found no visible signs of archaeological material or remains that would need to be investigated further and potentially protected.

The subject site is clear of built form. The archaeologist found no constraints on the rezoning of the PPC land, and while there is a possibility of “middens” being encountered during the earthworks stage it can be dealt with during the integrated consent stage through conditions of consent for earthworks.

A number of recommendations were made, including in respect of consultation with Mana Whenua, The AUP(OP) and Heritage New Zealand Pouhere Taonga Act 2014 already provide a framework for these matters and Mana Whenua have been consulted in terms of the rezoning and will continue to be engaged with.

For the reasons outlined above, it is considered that there would be no significant adverse effects in terms of cultural and heritage matters resulting from the rezoning that could not be addressed by the planning provisions and consenting process. Local

iwi Ngāti Te Ata Waiohua have provided clear and detailed guidance on the history and values applied to the PPC land and local area. This includes a number of suggestions and recommendations around the redevelopment of the land, which will be taken forward in the planning provisions and by the applicants in respect of any future development.

### 8.13 SOCIAL AND COMMUNITY EFFECTS

The PPC will enable additional housing to be provided for the Glenbrook Beach community, with social, wellbeing and economic benefit for that community. In particular, the MHS provisions will provide additional development capacity and will encourage a wider range of housing options that is likely to result in more affordable housing.

The Market Economics report indicates that the Glenbrook Beach settlement attracts some buyers due to its coastal setting. The PPC will therefore promote lifestyle choice and could attract residents from a range of demographics given that the area has good access to local employment areas (Glenbrook Steel Mill locally, but also Waiuku and Pukekohe). Flexible working and working from home arrangements may also increase the areas attractiveness.

The Market Economics report also notes that the development enabled by this PPC and the related population growth, will increase the viability/ potential for commercial enterprises to establish on land zoned Business – Local Centre on the opposite side of McLaren Road.

Development enabled by the MHS zone on this site could potentially yield around 100 dwellings, which would not significantly increase school rolls. The timing of development is generally consistent with Council's 2017 development strategy.

The PPC will also link the Kahawai Point development with the Glenbrook Beach Esplanade Reserve with safe pedestrian paths, and this is of benefit to the community. Future residential development of the PPC land will be in close (walking) proximity to the future local centre on McLarin Road and increase the market demand for local goods and services to better support the local centre.

Through the proposed Glenbrook 4 precinct provisions, residential development will be designed in a manner that overlooks the Glenbrook Beach Recreation Reserve and increase public safety. Presently, the adjacent residential properties do not overlook the reserve.

### 8.14 MITIGATION MEASURES

Schedule 4 of the RMA requires that an assessment of effects shall include a description of the mitigation measures to be undertaken to help prevent or reduce any actual or potential effects. Many such measures have been described in the preceding sections and comprehensively addressed in the Glenbrook Structure Plan Document, technical reports and supporting information set out in the Plan Change request. In summary, mitigation measures incorporated include:

- Stormwater Management Plan.
- Adopting a new precinct for the PPC land, with precinct plan.
- Objectives and policies for the precinct, and site (precinct) specific rules, development standards and assessment criteria.
- Adopting the Glenbrook 3 road cross section design for consistency.
- Requiring subdivision and development to have (or be capable of having) connections to public reticulated water and wastewater networks.

## 8.15 AFFECTED PERSONS AND CONSULTATION

Consultation with affected stakeholders and members of the local community of Glenbrook Beach has been an integral part of the PPC process. Affected stakeholders were identified early, with meetings arranged with appropriate representatives to discuss the proposed plan change and consequential developments on the 80 McLarin Road site.

Due to Covid-19 constraints, direct public consultation was carried out via a leaflet drop to properties within the Glenbrook Beach area, with a link to further information about the proposal and the contact details of an HG staff member who could provide them with a feedback form. Respondents who chose to engage provided their written responses to a series of questions that addressed what was presented within the consultation document.

## 9.0 CONCLUSION

The applicant seeks to rezone land at 80 McLarin Road, Glenbrook Beach, from Future Urban to Residential - Mixed Housing Suburban zone.

This private plan change request also seeks to apply the Stormwater Management Area – Flow 1 overlay and a proposed Glenbrook 4 precinct overlay to 80 McLarin Road.

An assessment of this proposal has been prepared using Schedule 4 of the Act and covers the matters that Council must consider when making a decision on an application under section 104 of the Act. The assessment has:

- Demonstrated that the proposal is consistent with the purpose and principles of the Act.
- Found that the potential adverse effects on the environment of the proposal will be **minor**.
- Identified the positive effects that approval of this plan change will generate; and
- Concluded that the proposal is not contrary to the relevant objectives, policies and assessment criteria of the applicable statutory documents.

Taking all of the above into account, the Council has sufficient information to make a decision on this private plan change request and it is appropriate for Council to process the request accordingly.

## 10.0 LIMITATIONS

### 10.1 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

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# APPENDICES



# APPENDIX 1 STRUCTURE PLAN

## APPENDIX 2

### SECTION 32 ANALYSIS

## **APPENDIX 3**

### **CERTIFICATE OF TITLE**



## **APPENDIX 4**

### **PROPOSED CHANGES TO AUP(OP)**

## **APPENDIX 5**

# **STORMWATER MANAGEMENT PLAN**

## **APPENDIX 6**

# **ECOLOGY AND WETLAND ASSESSMENTS**

## APPENDIX 7

# URBAN DESIGN REPORT

## **APPENDIX 8**

# **ECONOMICS REPORT**

## **APPENDIX 9**

# **CULTURAL VALUES ASSESSMENT**

## **APPENDIX 10**

# **ARCHAEOLOGICAL ASSESSMENT**

## **APPENDIX 11**

# **INFRASTRUCTURE REPORT**



## APPENDIX 12

# GEO TECHNICAL ASSESSMENT

## **APPENDIX 13**

# **INTEGRATED TRAFFIC ASSESSMENT**

## APPENDIX 14

# PRELIMINARY SITE INVESTIGATION