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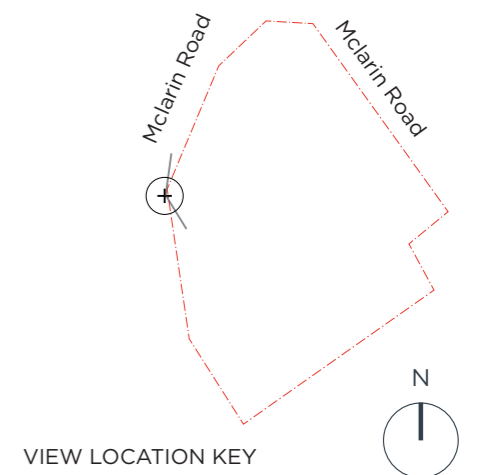
CONTEXT ANALYSIS RFI RESPONSE

80 MCLARIN ROAD
Glenbrook, Auckland

HD PROJECT 2 LIMITED

OCTOBER 2022





SITE PHOTOS



View of Kahawai Point Subdivision located north of the site. Image shows older Glenbrook beach housing on left and Kahawai Point housing on right.



View of McLarin Road east of site. Image shows Kahawai Point Subdivision and ending of footpath adjacent site boundary.



View of Kahawai Point Subdivision opposite the site. Image shows single detached residential dwellings, off-street parking, and planting.



View of McLarin Road from north. Image shows site located on right side of photo and its existing interface with the street. No pedestrian footpaths are located on either side of the street.



View of Glenbrook Beach area from centre of site. Image shows the steepness of the topography and wetlands located in south of site.



View of southern wetlands and existing Glenbrook Beach housing located south of the site.



View of adjacent existing Glenbrook Beach housing south of the site. Location of overland flow path in southern corner of site.



View of existing Glenbrook Beach housing south of the site. Image shows the typical single detached bach style housing.



View from centre of site looking north towards the Kahawai Point Subdivision. Image shows the change in topography and the flattest section of the site.



View of McLarin Road from south of site facing south.



View from corner of McLarin Road and Okoreka Road facing south-west along McLarin Road. Image shows the site on the left side of the street and Kahawai Point on the right.



View from north side of site facing north-west toward Kahawai Point subdivision.



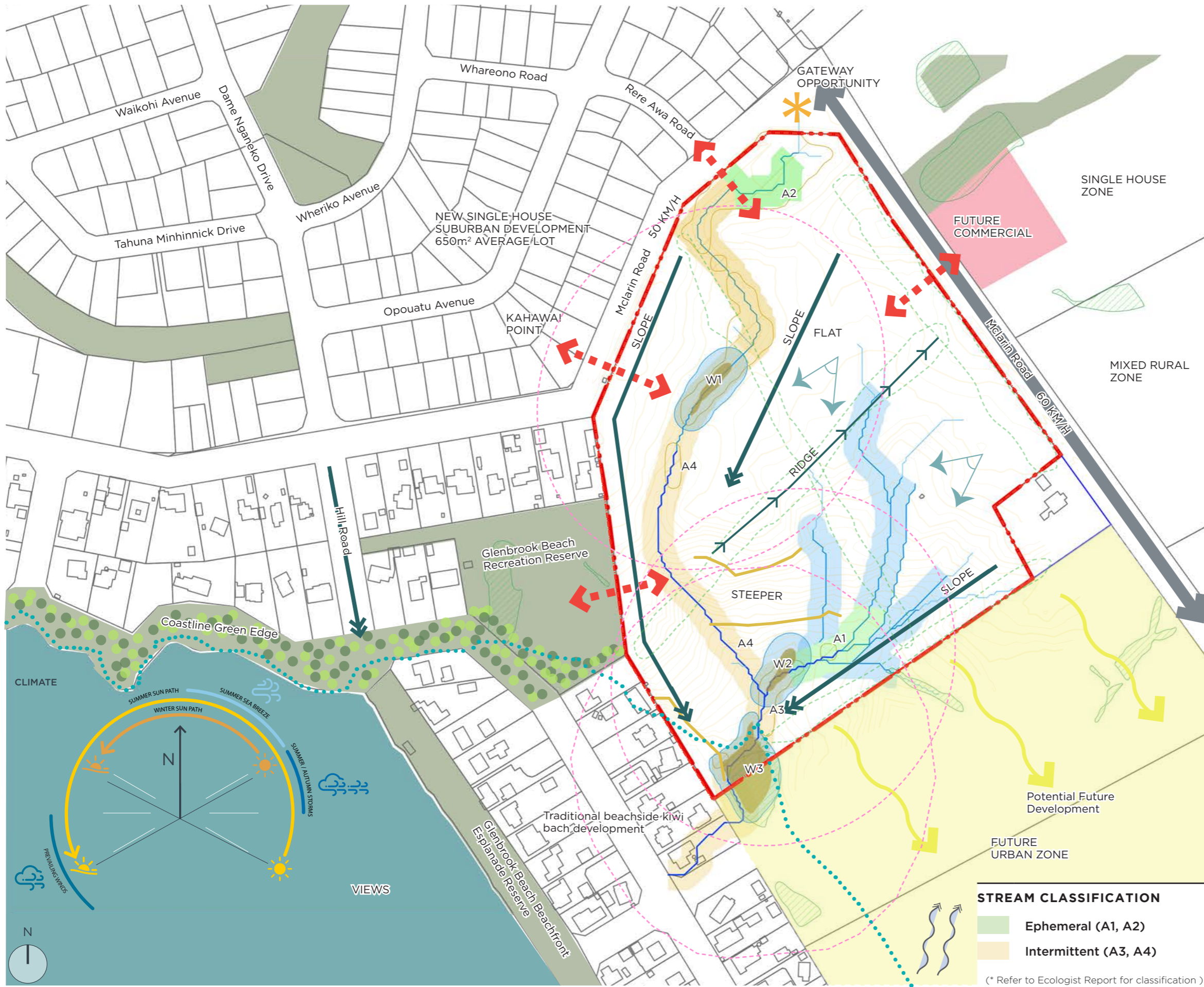
View of existing Glenbrook Beach housing and street looking north towards the site. Image shows typical detached bach style housing.



View of Glenbrook Beach located south of the site.



View from southern corner of site looking south towards adjacent rural property which is zoned future urban zone.



SITE FEATURES

Scale 1:2500 @A3

CONSTRAINTS

- Stream and wetlands, 10m Riparian margin. (Refer Ecologist report).
- Topography and steep slopes.
- No build zones generated by topography and wetlands.
- Management of overland flow paths and potential flooding.
- Vehicle accessibility limited to two sides
- 1b soil classification highlights productive soils in the area.
- Public infrastructure may need upgrading (water, wastewater, transportation).
- No public transport.
- The need to upgrade parts of the local rural road network prior to developing the site.

OPPORTUNITIES

- High quality residential development.
- Strong place/identity derived from the surrounding context and ecology.
- Extend existing urban development area (proximity to newly created residential development).
- Create neighborhood center adjacent the future commercial zone.
- Enable beach side living to relocate from inundation zones.
- Enhanced neighborhood accessibility, connectivity, and walk-ability.
- Promote walking and cycling as local means of transport.
- Create connections to waterfront reserve and residential development.
- Provide connections to open space/reserves.
- Restoration and enhancement of natural environment.
- Utilize ecological corridors as amenity and character defining elements of place.
- Integrate storm-water management as landscape features within roads/open spaces.
- Enhance storm-water management and infrastructure.
- Work with topography to minimize the scale of earthworks and retaining.
- Provide further housing choices for the community.
- High amenity adjacent to Waiuku and Taihiki River.
- Potential for views - exaggerate view shafts (to the Manukau and mountains - Waitakere Ranges).
- Slow McLaren Road to 50km/h increasing road safety.
- Economic, social and community benefits.
- Create diversity in the Glenbrook market.

KEY

- Site Boundary
- Overland Flow Path*
- Wetland*
- 10m Wetland Setback
- 100m Wetland Setback
- Floodplain*
- Potential Wetland within 100m of Site
- Possible 10m Riparian Margin - TBC
- Steep Terrain
- Existing shelterbelts drip line
- Major views
- Prevailing wind
- Connections
- 100y Return 2m Sea Level Rise

STREAM CLASSIFICATION

- Ephemeral (A1, A2)
- Intermittent (A3, A4)

(* Refer to Ecologist Report for classification)

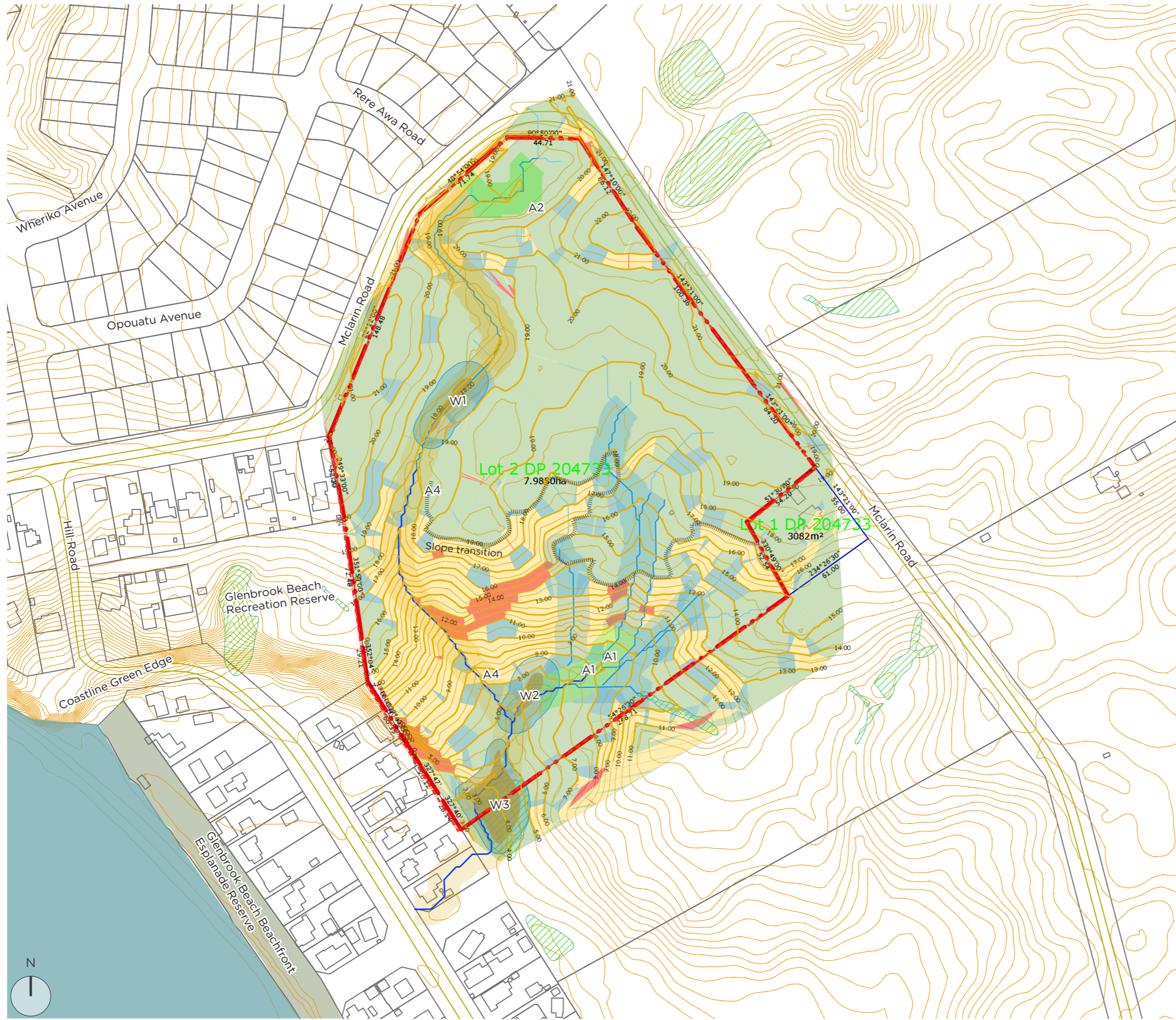




SLOPE ANALYSIS

Scale 1:2500 @A3

- The site slopes gently from Mclarin road to the South and West.
- The majority of the site is less than 1:12 gradient enabling a range of development opportunities.
- Transition to Areas of steepness, areas of between 1:5 and 1:12 occur approximately in the middle of the site
- The highest point is at approximate RL 21.0m and The lowest point is a wetland in the South West corner of the site at approximate RL of 3.0m.



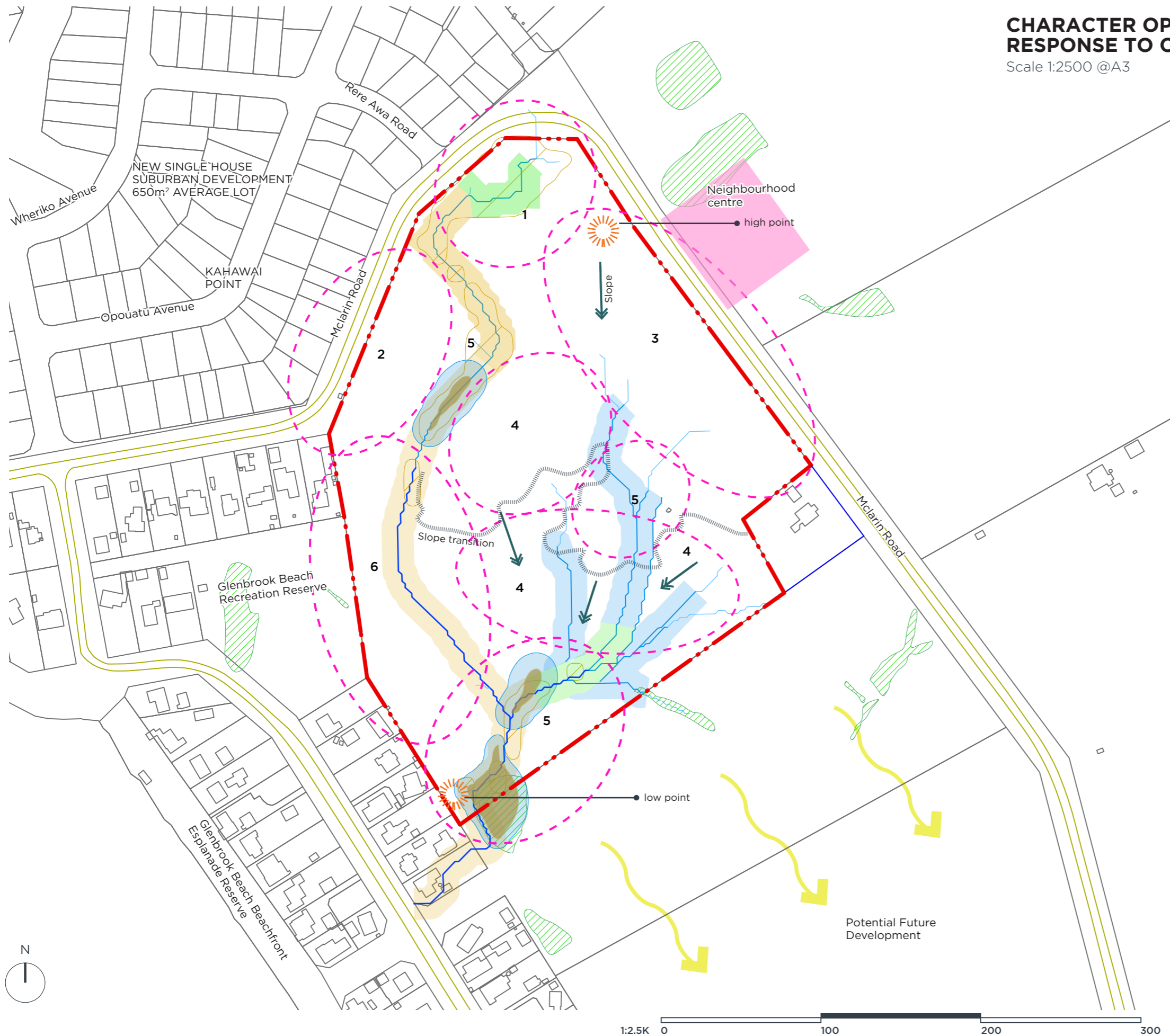
KEY

- Site Boundary
- Water courses
(NOTE: Refer to Ecologist Report)
- Wetland
- 10m Wetland Setback
- Floodplain
- Potential Wetland within 100m of Site
- Possible 10m Riparian Margin - TBC
- Contours
- < 1:12
- 1:10 - 1:12
- 1:5 - 1:12
- > 1:2

1:2.5K 0 100 200 300

CHARACTER OPPORTUNITIES AS RESPONSE TO CONTEXT

Scale 1:2500 @A3



1. **Gateway.**
Opportunity for character to reflect corner location contributing to sense of arrival and place.
2. **Clear relationship with Kahawai point.**
A "conversation" between existing Kahawai point development and new development will give rise to the character of the street
3. **Urban Character adjacent neighborhood center.**
The Neighborhood center will be a hub for the community enabling a more "urban" design response.
4. **Typologies respond to topography.**
Typologies are likely to respond to the site topography in a way that generates a place based character
5. **Development limited by wetland and stream margins**
The proposed development response to the identified stream and wet lands further defines a place specific design opportunity.
6. **Typologies respond to adjacent reserve and access constraints.**
The character of the reserve edge dictates specific responses that contribute to integration of any proposed development into the existing context .

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- Water courses**
(NOTE: Refer to Ecologist Report)
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- 10m Wetland Setback**
- Floodplain**
- Potential Wetland within 100m of Site**
- Possible 10m Riparian Margin - TBC**
- Contours**

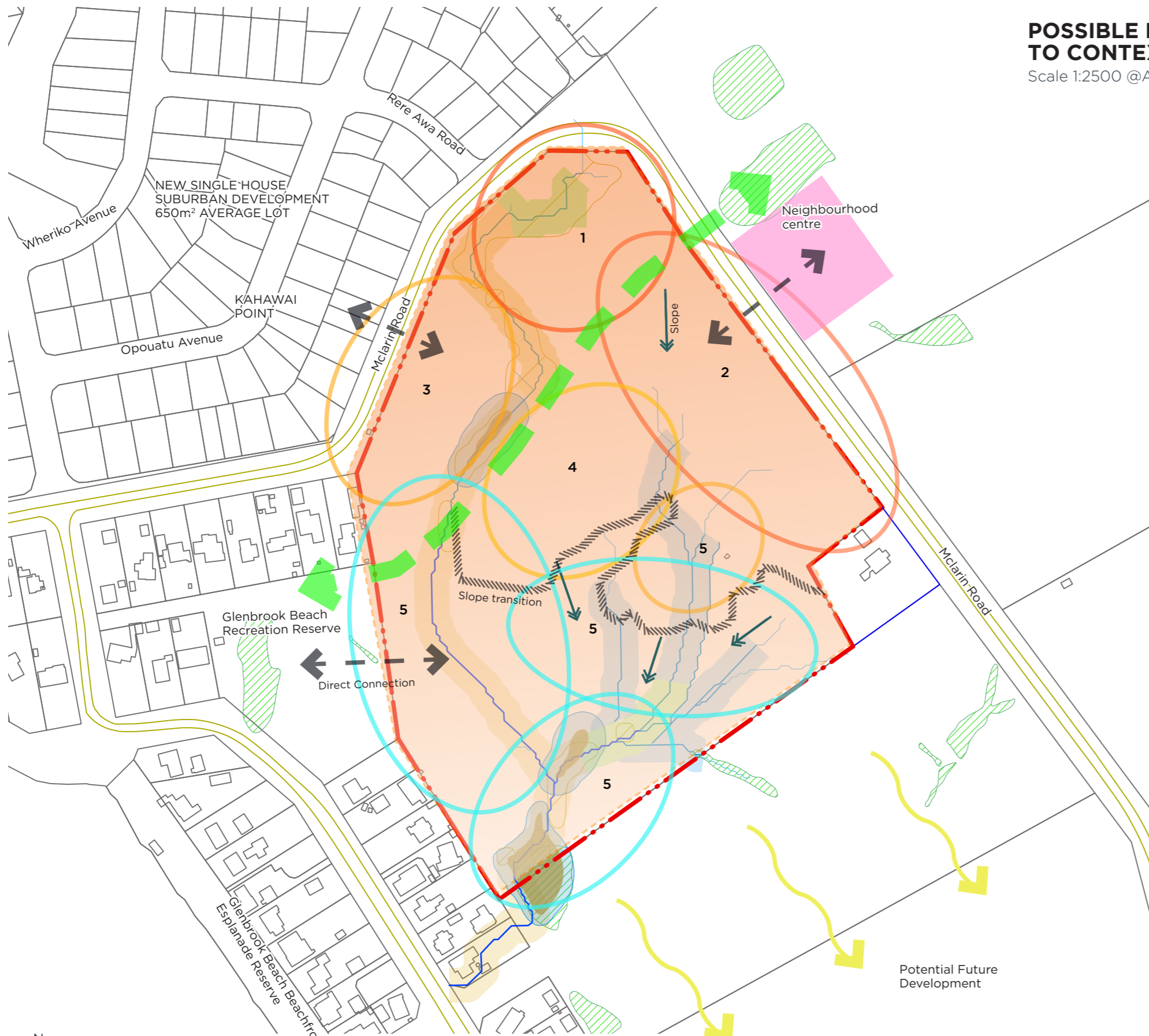


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POSSIBLE DENSITY VARIATIONS AS A RESPONSE TO CONTEXT

Scale 1:2500 @A3



- 1. **Gateway.**
Assumed density at the highest level enabled by the Mixed housing suburban (MHS) zone.
- 2. **Neighborhood Centre Zone.**
Adjacency to the neighborhood center associated amenity enables a more density as does the lower gradients.
- 3. **Kahawai Point.**
Assumed density to be similar to Kahawai Point.
- 4. **Flexible Zone.**
A range of densities are possible in this zone due to low gradients.
- 5. **Development limited by topography**
Assumed density at the lower level of that enabled by MHS zone due to steep gradients.

KEY

- Site Boundary**
- Water courses**
(NOTE: Refer to Ecologist Report)
- Wetland**
- 10m Wetland Setback**
- Floodplain**
- Potential Wetland within 100m of Site**
- Possible 10m Riparian Margin - TBC**
- Contours**
- Highest density**
- Less dense**
- Least dense**
- Connection (possible pathway)**

1:2.5K 0 100 200 300

