

**80 MCLARIN ROAD,
GLENBROOK BEACH -
PROPOSED REZONING**

Civil Engineering Report

HD Project 2 Limited



DOCUMENT CONTROL RECORD



CLIENT	HD Project 2 Limited
PROJECT	80 McLarin Road, Glenbrook Beach – Proposed Rezoning
HG PROJECT NO.	A2010091.01
HG DOCUMENT NO.	R001-A2010091.01-CER-SWK
DOCUMENT	Civil Engineering Report

ISSUE AND REVISION RECORD

DATE OF ISSUE	2 May 2022
STATUS	Final

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CONTENTS

1.0	INTRODUCTION	1
2.0	THE SUBJECT SITE	1
3.0	PLAN CHANGE OVERVIEW	2
4.0	SITE TOPOGRAPHY AND GEOLOGY	3
4.1	Geotechnical Considerations	3
4.2	Contamination Considerations	4
5.0	EARTHWORKS	4
5.1	General Earthworks Principles	4
5.2	Erosion and Sediment Control Principles	5
5.3	Earthworks Summary	5
6.0	SITE HYDROLOGY	6
6.1	Watercourse Classification	6
6.2	Wetland Delineation and Classification	8
7.0	ROAD SERVICING	9
8.0	STORMWATER MANAGEMENT	9
9.0	WASTEWATER	10
9.1	Existing Trunk Wastewater Servicing/Infrastructure	10
9.2	Proposed Trunk Wastewater Servicing/Infrastructure	11
9.3	Local Reticulated Wastewater Network	12
10.0	WATER SUPPLY	13
10.1	Trunk Water Supply Infrastructure	13
10.2	Local Water Supply Network	13
11.0	PUBLIC UTILITY SERVICES	14
11.1	Power	14
11.2	Telecommunications	15
11.3	Gas	15
12.0	CONCLUSIONS	15
13.0	LIMITATIONS	16
13.1	General	16

APPENDICES

Appendix 1	Correspondence with Watercare Services Limited
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1.0 INTRODUCTION

This civil engineering report has been prepared by Harrison Grierson (HG) in support of a private plan change application by HD Project 2 Limited to rezone 8ha of Future Urban zoned land at 80 McLaren Road for urban residential subdivision and development.

This report provides a high-level overview of the engineering opportunities and constraints to future site development, and includes assessment in relation to all of the following:

- Site topography and geotechnical characteristics.
- Earthworks.
- Site hydrology and stormwater management.
- Wastewater.
- Water.
- Public utility services.

2.0 THE SUBJECT SITE

The site location is shown in **Figure 1** below.

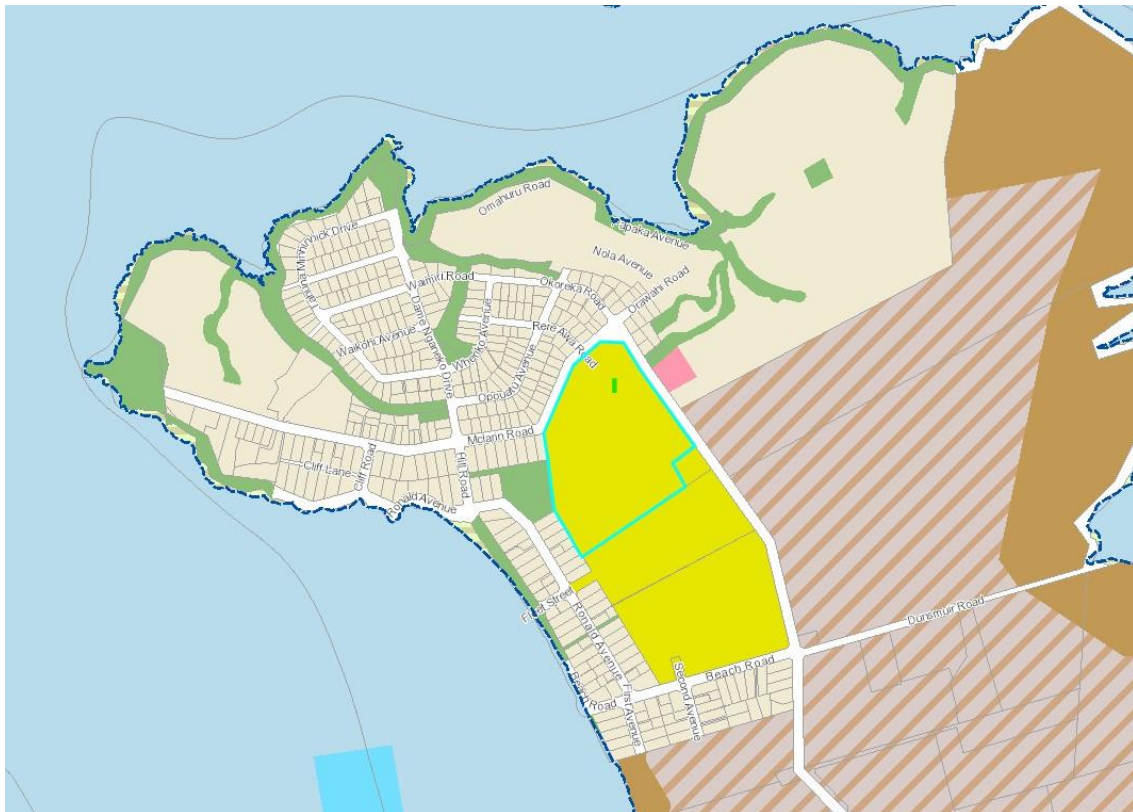


FIGURE 1: SITE LOCALITY PLAN - 80 MCLARIN ROAD, GLENBROOK BEACH (SOURCE: AUCKLAND COUNCIL GIS)

The physical address of the site the subject of this private plan change application is 80 McLarin Road, Glenbrook Beach. The site is legally described as Lot 2 DP 204733, Record of Title NA132C/123, and has an area of 7.987ha.

The subject site is located to the east of the Glenbrook Beach coastal settlement and to the south of the Kahawai Point Special Housing Area, the initial stages of which are under development. McLarin Road wraps around the east and southern site boundaries. The Glenbrook Beach Recreation Reserve adjoins the western boundary of the site. Land to the south is also zoned Future Urban but is not proposed to be rezoned under this private plan change application.

3.0 **PLAN CHANGE OVERVIEW**

It is proposed to rezone land at 80 McLarin Road from Future Urban to Residential – Mixed Housing Suburban zone. It is proposed that the Residential – Mixed Housing Suburban zone be applied across the entire site.

This Civil Engineering Report focuses on the relevant civil engineering aspects of future site subdivision and development for residential activities in accordance with the proposed precinct provisions for the land, with the provisions of the Residential – Mixed Housing Suburban zone, and with all relevant Auckland-wide provisions.

This Civil Engineering Report should be read and considered in conjunction with all of the following:

- Proposed Precinct Provisions, prepared by HG
- Stormwater Management Plan, prepared by HG
- Preliminary Geotechnical Assessment Report, prepared by Lander Geotechnical
- Preliminary Environmental Site Investigation, prepared by ENGEO
- Integrated Transport Assessment Report, prepared by Traffic Planning Consultant Ltd (TPC)
- Detailed Ecological Assessment Report, prepared by Pattle Delamore Partners Ltd (PDP)
- Wetland Hydrology Assessment Report, prepared by PDP
- Technical Memorandum – Additional Wetland Investigations, dated 5 April 2022, prepared by PDP
- Archaeological Assessment report, prepared by CFG Heritage
- Cultural Impact Assessment, prepared by Ngati Te Ata.

4.0 SITE TOPOGRAPHY AND GEOLOGY

Site topography and contour is shown in **Figure 2** below.

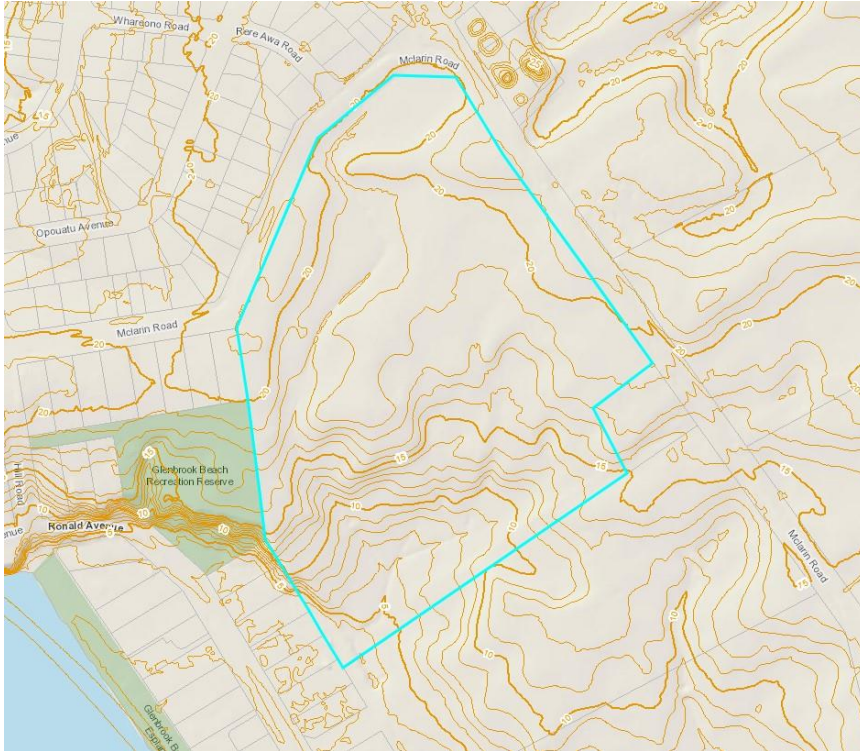


FIGURE 2: SITE CONTOUR (SOURCE: AUCKLAND COUNCIL GIS)

The northern and eastern portions of the site comprise a plateau of gently undulating land at an elevation of between 17m and 20m above mean high water springs. Notwithstanding the presence of a number of freshwater features (refer section 6.0 below), the northern and eastern portions of the site present land with few topographical constraints to urban residential development.

The southern and southwestern portions of the site comprise more steeply sloping land (with gradients of up to 1:4) defined on its northern edge by a distinct ridgeline to the south of which the site falls in elevation from 17m to approximately 3.5m above mean high water springs. Here, landform is likely to present greater challenges from a topographical perspective. For instance, significant retaining and platforming of sites will likely be required to establish appropriate levels for future dwellings and roads; and the presence of freshwater features including an intermittent stream and natural wetlands, and the need to establish stormwater management for site development, will need to be considered in future site/roading layout and design.

4.1 GEOTECHNICAL CONSIDERATIONS

With reference to the Preliminary Geotechnical Assessment Report prepared by Lander Geotechnical, we note the following:

- With appropriate engineering, there should be no insurmountable geotechnical hazards that would prevent future residential intensification.
- Global stability is unlikely to be an issue in terms of minimum required factors of safety for residential development.

- Whilst settlement potential may present a geotechnical constraint to development, this can be dealt with as part of the engineering required to form a future subdivision.
- The effects of liquefaction in an earthquake event will be insignificant.
- Lateral spread should be dismissed as a foreseeable natural hazard at 80 McLaren Road.

Overall, it is considered that 80 McLaren Road is suitable for residential intensification and development.

4.2 CONTAMINATION CONSIDERATIONS

With reference to the Preliminary Environmental Site Investigation Report prepared by ENGEO, we note the following:

- The sites adjacent to the northern end of the property were historically used for horticultural purposes, therefore the site may have been subject to spray drift during pesticide application on this neighbouring property.
- Agrichemicals, in particular superphosphate fertiliser, are likely to have been applied to the site to support use as grazing land. Cadmium is often co-located with the source of superphosphate fertiliser, resulting in a build-up of cadmium in soils where superphosphate fertiliser is regularly applied.
- However, it is unlikely that contaminants from one or both of the above HAIL land uses are present in site topsoil above standard residential Tier 1 human health criteria. As such, the site is not considered to meet the NES definition of a “piece of land” on which an activity or industry described in the HAIL is being undertaken, has been undertaken or is more likely than not to have been undertaken (MfE, 2012). Therefore, the NES does not apply to the proposed land use change, or future subdivision and soil disturbance works associated with redevelopment activities.
- Contaminants may be present in topsoil above regional background levels, meaning that topsoil excavated from site could not be disposed as cleanfill or re-used on another earthworks site without Auckland Council approval. Topsoil sampling at the time of future subdivision and development is recommended to determine disposal and re-use options.

5.0 EARTHWORKS

This report does not address or assess a detailed earthworks design for future site development. Detailed design will be addressed at resource consent and engineering plans approval stages, based on specific subdivision and development design outcomes.

We address here the high-level earthworks principles that will apply to future site development, from the perspective of ‘general earthworks principles’ and ‘erosion and sediment control principles’.

5.1 GENERAL EARTHWORKS PRINCIPLES

The following general earthworks principles will apply to future land modification of the subject site:

- Best-practice earthworks design and methodologies will be adopted at all times.
- Proposed earthworks will work with landform and topography to practicably minimise the cut to fill volumes required to achieve the subdivision and development in accordance with the anticipated outcomes for the precinct.
- Proposed land modification will retain intermittent watercourses and natural wetlands wherever practicable and minimise actual and potential adverse effects on these features, in accordance with the National Policy Statement for Freshwater Management (NPSFM); the National Environmental Standard for Freshwater (NES-F); the Auckland-wide provisions of the Auckland Unitary Plan – Operative in Part (AUP-OP) and any other relevant statutory framework documents, regulations, codes and standards.
- Contaminated material, if found, will be assessment and removed off site to a suitably licensed disposal facility under the supervision of a contamination expert.
- All bulk earthworks and land modification will be supervised by a suitably qualified geotechnical engineer and certification provided to confirm that earthworks have been completed in accordance with the geotechnical recommendations for any project.
- The standard Accidental Discovery Protocols shall apply for the duration of earthworks. Should any features of cultural heritage or archaeological significance be discovered, works shall cease to enable cultural and archaeological investigation and recording of any items or features of interest.

5.2 EROSION AND SEDIMENT CONTROL PRINCIPLES

The following erosion and sediment control principles will apply to future land modification of the subject site:

- All erosion and sediment controls will comply with the "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region" Auckland Regional Council guideline document 2016/005 (GD05) updated June 2016 and any amendments to this document.
- Prior to the commencement of earthworks, a final detailed sediment and erosion control plan will be submitted for Council approval and will cover all specific requirements in relation to the works and program.
- Liaison and coordination with Council monitoring officers will be undertaken at the time of preparing the final erosion and sediment control plan, throughout the construction work and up to completion to achieve the optimal environmental outcome for any future land development project.
- In particular, specific erosion and sediment controls in relation to earthworks in close proximity to watercourses and/or natural wetlands shall be employed to ensure that any actual or potential adverse environmental effects will be avoided or mitigated.

5.3 EARTHWORKS SUMMARY

Best practice earthworks and erosion sediment control practices will be employed for future land modification of the subject site.

The regional and district land modifications provisions of the AUP-OP (Parts E11 and E12) shall apply to the subject site.

Erosion and sediment controls shall comply with Auckland Council's GD05 requirements.

The provisions of Part E30 of the AUP-OP, and the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, will apply if contamination is found on the site.

The provisions of Parts E8 and E9 (stormwater discharge/diversion; and stormwater quality) of the AUP-OP shall apply to future subdivision and development of the site. Subdivision and development will also be in accordance with the recommendations of the Stormwater Management Plan prepared for the subject site.

The provisions of the NPSFM and NES-F, and any amendments made to the AUP-OP to give effect to these statutes, shall apply to future subdivision and development of the site to ensure that the actual or potential adverse effects on freshwater biodiversity and ecological values are avoided, mitigated and/or remediated.

Having regard to the above, it is not considered that any precinct or site-specific additional provisions are required. The tried and tested provisions of the AUP-OP shall apply to the subject site.

6.0 SITE HYDROLOGY

The hydrology of the subject site is shown in **Figure 3** below.

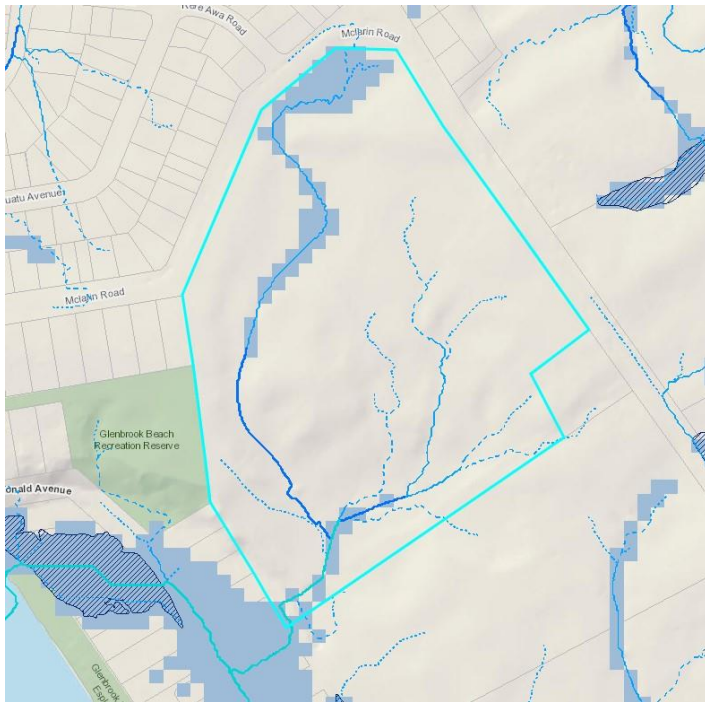


FIGURE 3: SITE HYDROLOGY (SOURCE: AUCKLAND COUNCIL GIS)

6.1 WATERCOURSE CLASSIFICATION

There is a network of watercourses and overland flow paths affecting the subject site. This network is largely confined to the subject site which comprises a confined sub-catchment within the wider catchment.

A watercourse flows from a flood plain area in the northeast corner of the subject site towards the southwest corner, which is the low point of the subject site and is the point at which stormwater currently discharges from the site. This stream has been classified by PDP as an intermittent stream (refer to A3 and A4 in **Figure 4** below); it is anticipated therefore that this stream will be retained in any future land modification works and incorporated into ultimate subdivision layout and site development. It is also anticipated that this watercourse will be riparian planted along its length.

A second network of watercourses and overland flow paths rises in the southeast corner of the subject site (refer to A1 in **Figure 4** below). PDP assessment of these watercourses confirms that, for the most part, these watercourses are overland flow paths (ephemeral in nature), except for the lowest reach of the primary watercourse which is classified as intermittent. It is again anticipated that this intermittent reach of stream will be retained, and riparian planted.

The network of overland flow paths is not protected and land in this part of the site may be modified (filled) to facilitate efficient site subdivision and development. It is anticipated that the overland flows will be accommodated within future roads, either within the road carriageways or within swales that will be incorporated within the road and drainage reserve network. The detailed design of future overland flows will be undertaken at resource consent stage.



FIGURE 4: WATERCOURSE CLASSIFICATION (SOURCE: PDP, 2021)

6.2 WETLAND DELINEATION AND CLASSIFICATION

Figure 5 below conforms the location of three (3) natural wetlands that have been identified within the subject site by PDP.



FIGURE 5: WETLAND DELINEATION AND CLASSIFICATION (SOURCE: PDP, 2021)

The biodiversity and ecological values of the identified wetlands are currently low. However, there is scope to enhance these values as part of future subdivision and development of the site for urban residential purposes.

In accordance with the NPSFM and NES-F, it is anticipated that the identified wetlands will be retained as part of future site development, with opportunities to enhance the hydrological function of the wetlands and streams investigated and, ultimately, implemented. Riparian planting around within the wetland and their margins is expected.

The engineering design for future site development must ensure that adequate flows are maintained to and through the wetlands to maximise hydrological, biodiversity and ecological values and function. The wetlands will remain offline from any wider stormwater management system implemented on site, including any attenuation, detention or treatment devices. Whilst wetland 'W3' is located at the low-point of the site and this area currently performs a treatment and detention/attenuation function,

its 'natural wetland' status will likely require a separate stormwater detention/attenuation device to be constructed for stormwater management purposes and to ensure that post-development stormwater discharge from the site remains (as a worst-case scenario) at pre-development levels. This is especially important as land to the west and downstream of the subject site is within the flood plain and subject to coastal inundation.

Figure 5 above confirms the 10m and 100m setbacks from the wetlands on the site. In accordance with the NPSFM and NEW-F, it is anticipated that no earthworks or land modification may occur within the 10m setback area; however, earthworks and land modification may be undertaken within the 100m setback beyond the 10m setback provided that the proposed works will not result in the complete or partial drainage of all or part of a natural wet land, and will not have any other status under any of regulations 38 to 51 of the NES-F.

7.0 ROAD SERVICING

An Integrated Transport Assessment (ITA) has been prepared by Traffic Planning Consultants LTD confirming that urban residential development of the site will have less than minor impact on the road network, including McLarin Road. As part of the development, upgrade of McLarin Road to urban standard will be required and a future roundabout intersection will need to be formed in the future adjacent to the planned local centre. Internal roads within the development will be subject to Auckland Transport Traffic Design Manual. No issues are anticipated when adhering to these standards.

8.0 STORMWATER MANAGEMENT

Due to the nature of the underlying site no existing stormwater connections present. An Auckland Council Detention Pond (with a 450mm diameter outlet) straddles the boundary with the adjacent lot at the southern boundary to capture and treat sheet flows before entering the network. For stormwater management requirements we refer Council to the separate Stormwater Management Plan prepared for the subject site and submitted in support of the private plan change application. The key components influencing stormwater servicing are defined below:

- Stormwater Management Area Flows – Stormwater detention and attenuation in accordance with SMAF 1 Zoning
- Water Quality Treatment – Stormwater treatment in accordance with AUP water quality provisions
- Peak flow attenuation – Net pre to post attenuation flows in accordance with AUP provisions
- Preservation of ecological value and hydrological function of existing natural features within the site, including wetlands and stream reaches.

Based on contour data and recommended allowances within the Stormwater Management Plan we anticipate no stormwater servicing issues for the site. Site drainage will be subject to Topographic survey, Wetland Definition and Stormwater Management Plan approval.

9.0 WASTEWATER

The proposed private plan change will rezone the subject site from Future Urban to Residential-Mixed Housing Suburban to enable urban residential subdivision and development of the land. It is expected therefore the connections to as public reticulated wastewater network shall be available prior to, or concurrent with, proposed subdivision and/or development.

Assessment of existing and proposed wastewater servicing of the subject site and surrounding area have been informed by consultation with Ilze Gotelli at Watercare Services Limited (WSL). We attach relevant consultation correspondence with WSL at **Appendix 1**.

9.1 EXISTING TRUNK WASTEWATER SERVICING/INFRASTRUCTURE

The existing coastal settlement at Glenbrook Beach, including the initial stages of subdivision and development of the Kahawai Point Special Housing Area, are fully serviced for wastewater.

The existing servicing arrangement comprises of properties fitted with a boundary kit connected to a local reticulated network that is pumped across the Waiuku Estuary of the Manukau Harbour connecting with the reticulated network for Waiau Beach and Clarkes Beach to the north. Wastewater is treated at the Clarkes Beach Wastewater Treatment Plant (WwTP); treated wastewater is then discharged to the Manukau Harbour just after high tide via an existing outfall structure to ensure that wastewater is flushed out of the harbour on the tide. The existing reticulated network for area is shown in **Figure 6** below.

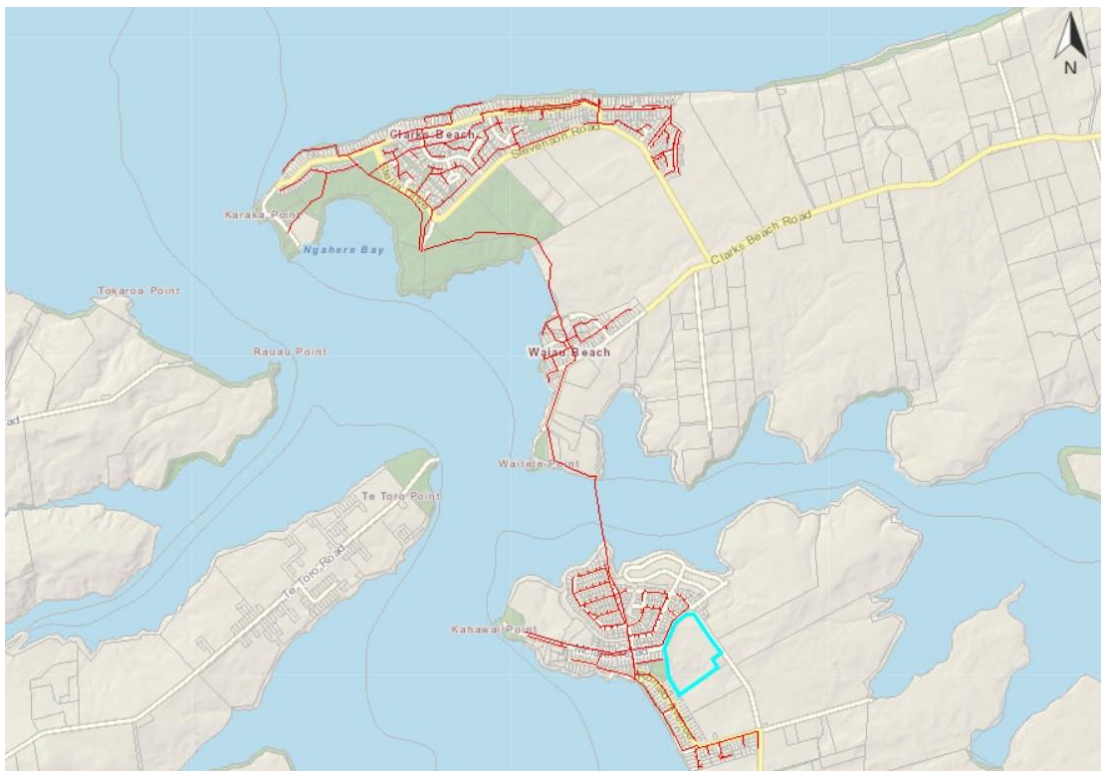


FIGURE 6: RETICULATED WASTEWATER NETWORK - WIDER AREA CONTEXT (SOURCE: AUCKLAND COUNCIL GIS)

9.2 PROPOSED TRUNK WASTEWATER SERVICING/INFRASTRUCTURE

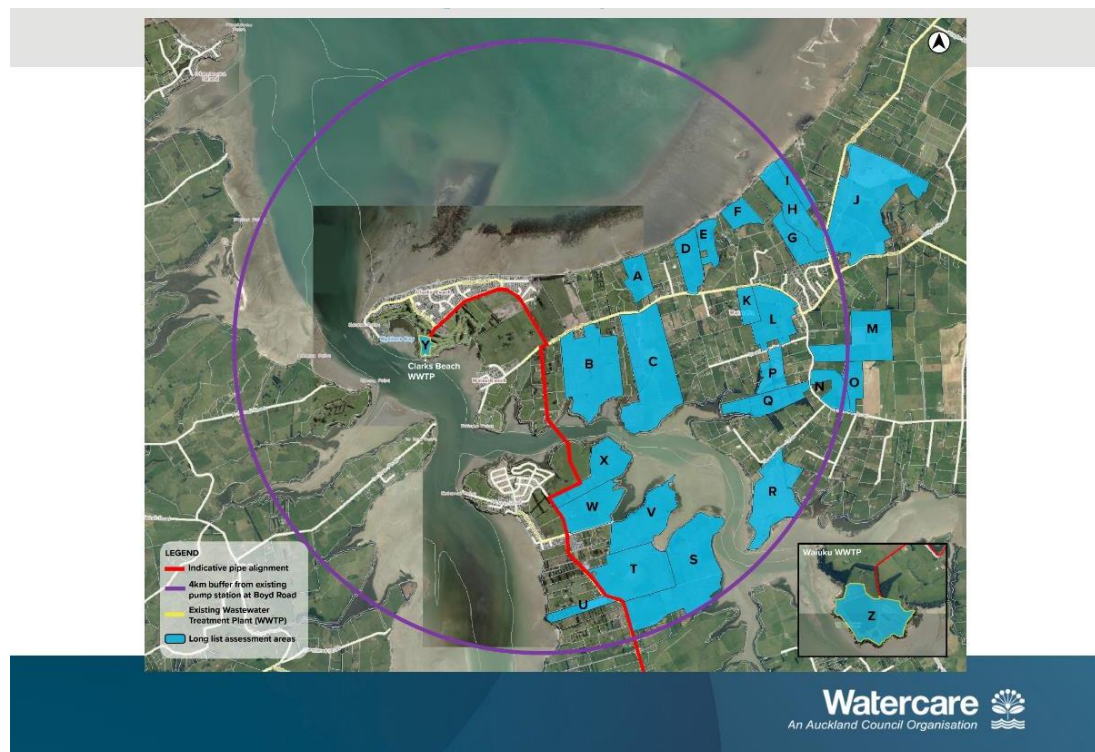
Whilst the existing Glenbrook Beach settlement is serviced for wastewater, there is no available capacity in the network for future connections over and above allocations already committed to the Kahawai Point Special Housing Area. The subject site cannot be serviced utilising the existing trunk wastewater infrastructure network.

Furthermore, the Clarks Beach WwTP is one of a number of WwTPs in the region that service existing development. The Waiuku WwTP currently services the Waiuku community and a WwTP at Kingseat services a small portion of the Kingseat community. All WwTP systems and networks are aged and need to be upgraded or replaced; in light of this, WSL has embarked on developing a programme to improve environmental outcomes for the region, support community growth and enhance service levels for Waiuku, Glenbrook Beach, Clarks Beach and Kingseat.

The Southwest Wastewater Servicing project has been initiated by WSL and is well underway. The project aims to reduce the existing four (4) discharge points down to one (1); provide a very high level of treatment; service growth in the long term; provide the opportunity to implement beneficial reuse in the future; and provide sustainable solutions for the communities.

Resource Consents have been obtained by WSL to construct a new outfall structure and to discharge a greater volume of highly treated wastewater into the Waiuku Estuary. WSL has advised that the consent is to be operational by June 2026.

At the same time, work is underway to design and consent a new WwTP to service the southwest area. A number of sites are being investigated for the new WwTP which will be adopt Membrane Bioreactor (MBR) technology to provide a very high level of treatment. With reference to **Figure 7** below, these sites are predominantly located in and around the Clarks Beach and Glenbrook Beach areas and will enable a centrally located treatment facility with untreated wastewater being conveyed from Kingseat, Waiuku, Glenbrook Beach and Clarks Beach for treatment prior to discharge to the Waiuku Estuary.



**FIGURE 7: SOUTHWEST WASTEWATER SERVICING PROJECT - WWTP SITE OPTIONS
(SOURCE: WATERCARE SERVICES LIMITED)**

WSL advise that the new WwTP will be operational by June 2026 to service existing and proposed growth and development in the Southwest region now and into the future. This WwTP will be required to prior to development but the expected commission date (mid 2026) but is not seen to influence development timelines due to processing timeframes of the proposed site rezoning.

The draft precinct provisions strongly encourage new development to only proceed when the site is serviced by a reticulated wastewater service.

9.3 LOCAL RETICULATED WASTEWATER NETWORK

Figure 8 below shows the existing local wastewater reticulated network. Whilst there is no existing wastewater connection to the subject site, there is an existing 150mm PVC wastewater line in the adjacent property western site boundary (Glenbrook Beach Recreation Reserve) as well as a pressurised 90diameter line along McLarin Road to the north of the site. Both lines provide an opportunity to connect to the local reticulated network once the Southwestern Wastewater Servicing project has been completed and is operational. The detailed wastewater design for the subject site will be undertaken at resource consent stage with lot connections requiring boundary kits similar to neighbouring properties where service levels become an issue local pumping stations may be required to connect to the existing network.



FIGURE 8: RETICULATED WASTEWATER NETWORK - LOCAL AREA CONTEXT (SOURCE: AUCKLAND COUNCIL GIS)

10.0 WATER SUPPLY

10.1 TRUNK WATER SUPPLY INFRASTRUCTURE

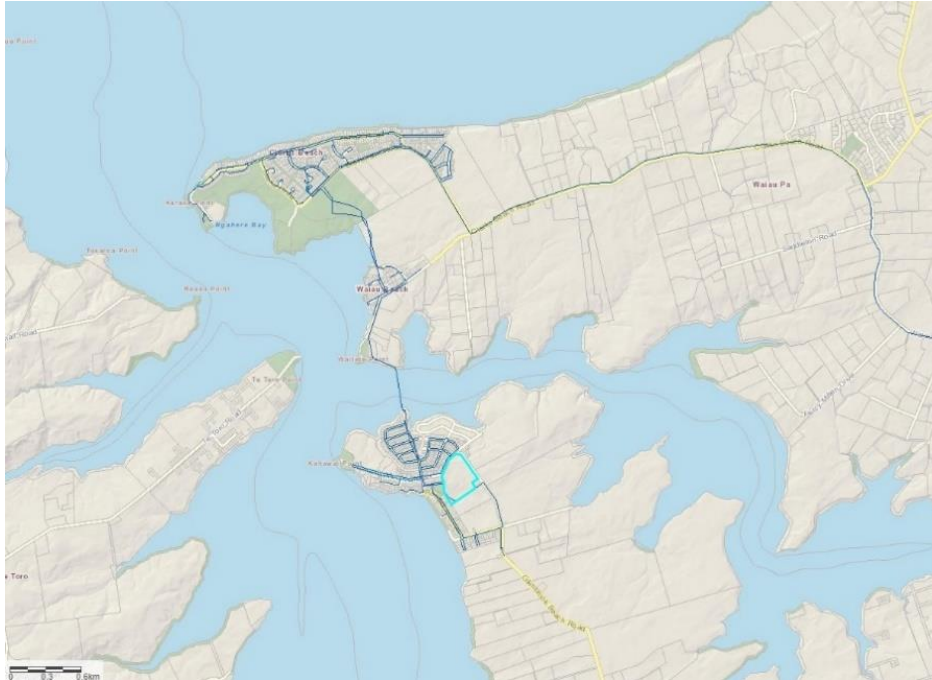


FIGURE 9: TRUNK RETICULATED WASTEWATER NETWORK - WIDER AREA CONTEXT (SOURCE: AUCKLAND COUNCIL GIS)

WSL enabled water supply servicing of the Glenbrook Beach, Clarks Beach and Kingseat communities by extending the Patumahoe watermain approximately 6-7 years ago as part of a project to improve water services to the northern coastal communities of the former Franklin District area. The Patumahoe watermain provides a western extension of the Waikato Pipeline to Clarks Beach and is shown in **Figure 9** above.

The Patumahoe watermain has capacity to service existing development in the area, as well as full development of planned future development including development of Future Urban zoned land. There are no constraints to subdivision and development of the subject site from a trunk water supply perspective.

10.2 LOCAL WATER SUPPLY NETWORK

Figure 10 below shows the existing local water supply network in the area.

There is an existing watermain along McLarin Road to the north of the subject site and a second watermain along Ronald Avenue to the west. There is also a watermain that passes through the southwest corner of the subject site and along the southern site boundary – this watermain appears to complete a watermain ‘loop’ around the Glenbrook Beach settlement to establish security of water supply for the community.

There are no trunk water capacity constraints to water supply for future subdivision and development of the subject site. This includes capacity for potable and firefighting purposes. It is noted however that upgrade of local water storage infrastructure may be required to service site development.

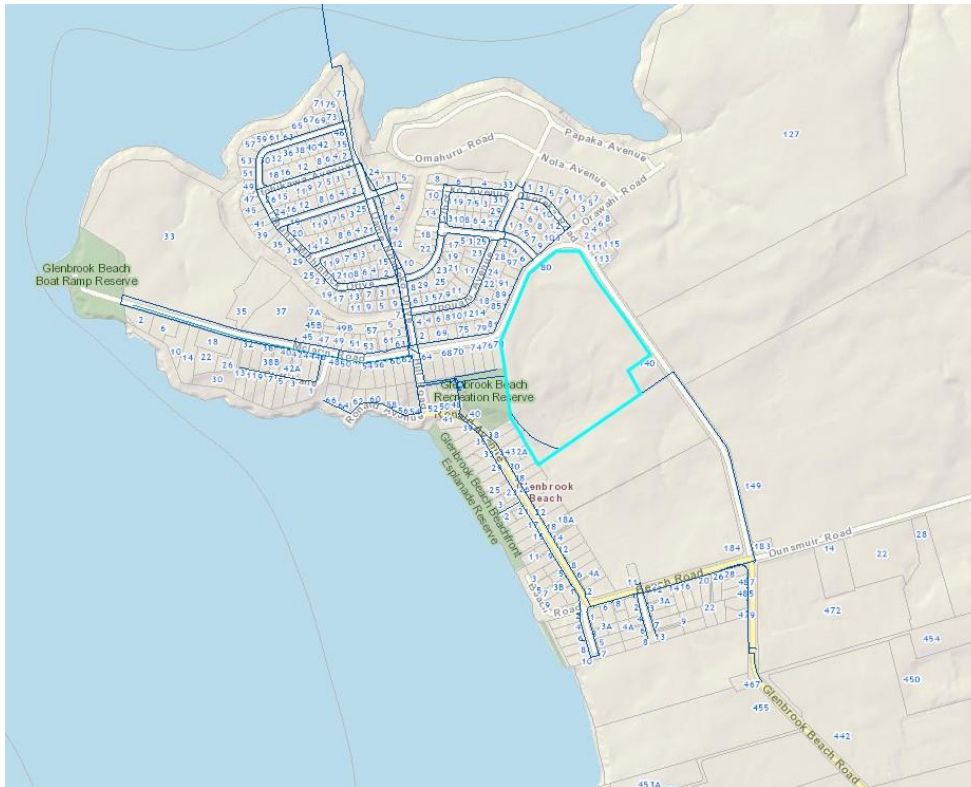


FIGURE 10: RETICULATED WATER SUPPLY NETWORK - LOCAL AREA CONTEXT (SOURCE: AUCKLAND COUNCIL GIS)

There are multiple potential connection points available to connect the subject site to the existing reticulate water supply network, The detailed design of the water network to service the subject site will be undertaken at resource consent stage.

11.0 PUBLIC UTILITY SERVICES

11.1 POWER

McLarin Road is currently serviced by overhead power lines on the adjacent side of the road reserve. HG has requested services plans from Counties Energy (the service provider to the region) and Before-U-Dig. At the time of writing this report there has been no information made available.

Based on the age of surrounding developments it can be presumed Counties Energy will confirm network connection will be made available along McLarin Road. Substantial scale works are anticipated underground sections of these lines to enable servicing of the development and future developments (along McLarin Road). The extents of these upgrades (including confirmation of any infrastructure yield limitations) are subject to technical assessment performed by Counties Energy at point of development.

In addition, Counties Energy advise that connection of future lots to the electricity supply network will be subject to compliance with the terms and conditions of the Electricity Network Provisions and may be subject to payment of capital contributions to allow installation of capital infrastructure to maintain service supply to existing and future customers.

11.2 TELECOMMUNICATIONS

Chorus has been contacted and it is understood that the telecommunications trunk feed runs along McLarin Road. Preliminary discussions have been made with chorus confirming the existing network sufficient capacity and is ready to be connected into. No significant issues are anticipated to service the development

11.3 GAS

There is no reticulated gas supply in the Glenbrook Beach area.

12.0 CONCLUSIONS

It is proposed to rezone approximately 10ha of land at 80 McLarin Road, Glenbrook Beach, for urban residential subdivision and development. It is proposed to apply the Residential - Mixed Housing Suburban zone to the land and to apply additional site-specific provisions through a precinct plan and related provisions.

HG has assessed the proposal in terms of the civil engineering aspects of future subdivision and development of the site in accordance with the proposed precinct provisions, and the provisions of the AUP-OP that will also apply. The following conclusions can be made:

- The standard district and regional land disturbance provisions of the AUP-OP should apply to the subject site; no additional site-specific provisions are proposed or warranted.
- The provisions of the NPSFM and NES-F should apply to the subject site in relation to the protection and enhancement of the freshwater features (intermittent streams and natural wetlands) within the subject site, and the biodiversity and ecological values of those features. Riparian planting of intermittent stream corridors, wetlands and wetland margins are anticipated.
- The standard cultural heritage provisions of the AUP-OP should apply to the subject site; no additional site-specific provisions are proposed or warranted.
- The standard stormwater (quality and volume) provisions of the AUP-OP should apply to the subject site; no additional site-specific provisions are proposed or warranted. However, future subdivision and development of the subject site should be carried out in accordance with the Stormwater Management Plan for the site.
- The site the subject of this private plan change application can be serviced for potable and firefighting water supply. Connections to the existing water supply network are available; upgrades to local water supply infrastructure (storage and pumps) may be required to service full site development and will be further investigated at resource consent stage.
- The subject site can be serviced for public utility services including power and telecommunications.
- Whilst the subject site cannot currently be serviced for wastewater, WSL is well advanced in implementing its Southwest Wastewater Servicing Project and the trunk wastewater infrastructure required to service the subject site (and planned urban growth throughout the wider region) will be operational by mid-2026.

Having regard to the above, there are no civil engineering reasons why the subject site should not or cannot be rezoned from Future Urban to Residential – Mixed Housing Suburban zone. The timing of the proposed rezoning is ideal from a trunk infrastructure delivery perspective.

13.0 **LIMITATIONS**

13.1 GENERAL

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

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



APPENDICES



APPENDIX 1
CORRESPONDENCE WITH WATERCARE
SERVICES LIMITED

5 November 2020

Watercare Services Limited
Private Bag 92 521
Wellesley Street
AUCKLAND 1141

Attention: Ilze Gotelli
Email: ilze.gotelli@water.co.nz



Dear Ilze

80 MCLARIN ROAD, GLENBROOK - STATEMENT OF INTENT TO REZONE AND DEVELOP THE LAND
HG REF: A2010091

I am writing on behalf of Mr Gao of HD Project 2 Limited, who has secured an option to purchase land at 80 McLaren Road, Glenbrook.

The land in question is outlined in blue in **Figure 1** below and has an area of just under 9ha. The land is zoned Future Urban zone (FUZ) under the Auckland Unitary Plan – Operative in Part (AUP(OP)) and has been identified as being ‘Development Ready’ around 2023 in Auckland Council’s Future Urban Land Supply Strategy.



Figure 1: 80 McLaren Road, Glenbrook (Source: Auckland Council GeoMaps)

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The land forms part of a larger block of FUZ land that has an area of some 20 hectares and forms a contiguous future growth area to the south and east of Glenbrook. As you will no doubt be aware, the FUZ is a holding zone and there is limited subdivision and development potential as of now. However, once rezoned, Council anticipates that this block of land will accommodate upwards of 200 lots/dwellings based on a Single House zone being applied to the land and an average lot size of 600m².

HG considers that there could be an opportunity to accommodate higher density forms of residential development on the site close to amenity, i.e. close to the proposed local centre to the east side of McLarin Road (pink zoned land on **Figure 1** above) and fronting reserve areas. This has the potential to increase overall yield on the land accordingly.

Because the land is currently FUZ, there will need to be a rezoning process to rezone the land urban. Ideally, all of the FUZ land would be rezoned at the same time to create efficiencies around what can be a costly process. My client is keen to work with other landowners to achieve this; equally, he may investigate options to acquire more land.

At this time, my client is undertaking due diligence and site feasibility investigations to inform his commercial decision making and risk management. I have advised my client that the single most important constraint to site development is wastewater. You have advised that there is no capacity remaining at Clarks Beach to service the FUZ land at Glenbrook, and that wastewater servicing is dependent on the design, consenting, construction and commissioning of a new WwTP at Waiuku as part of Watercare's 'South-west Wastewater' project. You have also advised that the design for that project is currently on hold due to significant capital budget constraints and that is obviously of concern to me.

My client is committed to the timely rezoning and development of the FUZ land at Glenbrook. He wants to work with Watercare and other stakeholders to make this happen. If Watercare can provide assurances around completion of its 'South-west Wastewater' project to enable the land to be serviced for wastewater, the rezoning process will get underway immediately with lodgement of a private plan change likely around the middle of next year. Allowing for 12-months for Council to process the plan change to a decision, the land could be rezoned as early as mid-2022 to enable bulk earthworks to begin on site as of 1 October 2022 with civil construction to follow on. House construction could realistically commence during the second half of 2023 on this basis - but only if the development can be serviced for wastewater.

Understanding Watercare's programme for the 'South-west Wastewater' project is therefore going to be critical to our client's commercial decision making, and to inform development strategy and programme. I understand that there is no capacity in the wastewater network at this time, but I do want to ask the following questions for Watercare response:

- Has wastewater capacity been allocated to other FUZ land, or urban zoned land that has not yet been developed? If so, is there an opportunity for this capacity to be reallocated to land that will be developed in the short term, such as 80 McLarin Road?
- Is there any interim upgrade work that could be undertaken to the existing WwTP at Clarks Beach to unlock the development potential of the FUZ land at Glenbrook and, if so, what does this involve and what would the works likely cost?



Notwithstanding all of the above, you will aware that HG has been working with landowners at Kingseat for the last 15 years to rezone 270ha of land to establish a town up around 5,000 people (2,000 lots). Land at Kingseat was rezoned urban in September 2010 but urban subdivision and development is dependent on the same 'South-west Wastewater' project being completed.

There is also significant land at Clarks Beach that is already urban zoned (Mixed Housing Suburban zone), as well as a large area of FUZ land to the south and west of Clarks Beach Road (refer **Figure 2** below). The urban zoned land alone is capable of accommodating upwards of 700 lots/dwellings with a further 1,000 plus dwellings likely to be constructed on the FUZ land when wastewater capacity is provided to service this land.

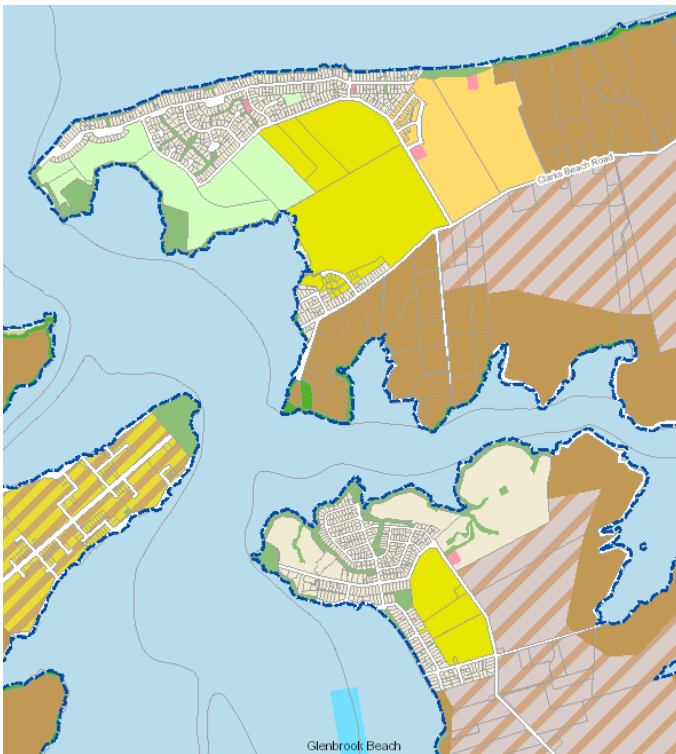


Figure 2: FUZ and Urban Zoned Land at Clarks Beach (Source: Auckland Council GeoMaps)

In summary, the development potential of over 110ha of land at Clarks Beach, 270ha of land at Kingseat and 20ha of land at Glenbrook, **410ha** of land altogether capable of accommodating up to **4,000 lots/dwellings**, is dependent on Watercare delivering its 'South-west Wastewater' project, due to be completed by 2023. Some of this land has been zoned for urban growth for more than 10 years.

On behalf of Mr Gao and HD Project 2 Limited, I cannot emphasise strongly enough how important it is for this project to now move forwards in a timely manner, without further delay, and to unlock urban development of 20ha of land that Auckland Council has earmarked as being 'Development Ready' by 2023.

I welcome you presenting this letter to all relevant personnel at Watercare. I understand that there is a meeting this Friday, 6 November 2020, to discuss delivery of the 'South-west Wastewater' project and I would very much appreciate an update from you after that meeting.

In the meantime, should you have any queries, or require additional information, please do not hesitate to contact me.



Yours sincerely

Harrison Grierson

A handwritten signature in black ink that reads "Philip Comer". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Philip Comer
Urban Development Manager

From: Philip Comer
Sent: Monday, 19 October 2020 3:43 pm
To: lGotelli (Ilze)
Subject: 80 McLarin Road, Glenbrook
Attachments: 80 McLarin Road Glenbrook_AUP Maps.pdf

Importance: High

Good afternoon Ilze. Long-time no speak - I trust that you are keeping well.

HG has been instructed to request a meeting with Watercare to discuss wastewater and water servicing of land at 80 McLarin Road, Glenbrook (refer attached AUP(OP) planning maps).

The land has an area of just under 9ha, is zoned Future Urban under the AUP(OP), and has been identified as being 'Development Ready' around 2023 Auckland Council's Future Urban Land Supply Strategy. However, I believe this timeframe will be contingent on the design, consenting, construction and commissioning of the new WwTP at Waiuku as part of Watercare's 'South-west Wastewater' project. Understanding Watercare's programme for this project is therefore going to be critical to our client's commercial decision making, and to inform development strategy and programme which will need to include a private plan change prior to design and consenting of development - a probable 2-year timeframe of work.

Can you please advise on possible dates and times that we may meet with Watercare to discuss the above? Our client is keen to meet at the earliest opportunity.

Many thanks and kind regards

Phil



PHILIP COMER

Urban Development Manager

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From: Philip Comer
Sent: Thursday, 5 November 2020 5:44 pm
To: lGotelli (Ilze)
Subject: RE: 80 McLarin Road, Glenbrook
Attachments: L001-WSL-80McLarinRd-pdc.pdf

Importance: High

Good afternoon Ilze

I attach a letter prepared on behalf of Mr Gao of HD Project 2 Limited as requested.

I would be grateful if you could table this letter at the Watercare meeting on Friday and I welcome your further update following the meeting.

Kind regards

Phil



PHILIP COMER

Urban Development Manager

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From: lGotelli (Ilze) <ilze.gotelli@water.co.nz>
Sent: Tuesday, 3 November 2020 12:10 pm
To: Philip Comer <P.Comer@harrisingrierson.com>
Subject: RE: 80 McLarin Road, Glenbrook

Hi Philip

We have a follow up meeting on Friday so any info you can provide before then would be quite key.

Thanks
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited

DDI: +64 9 539 7806

Mobile: +64 21 831 470

Customer service line: +64 9 442 2222

Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>

Sent: Tuesday, 3 November 2020 11:00 am

To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>

Subject: RE: 80 McLarin Road, Glenbrook

CAUTION: External Email!

Hi Ilze

Thanks for confirming and I suspected as much. My client has asked me to prepare a letter to Watercare to outline development intent and programme - you should have this in the next week or so.

Regards

Phil



PHILIP COMER

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From: IGotelli (Ilze) <ilze.gotelli@water.co.nz>

Sent: Tuesday, 3 November 2020 10:56 am

To: Philip Comer <P.Comer@harrisingrierson.com>

Subject: RE: 80 McLarin Road, Glenbrook

Hi Phil

It would be helpful if you can set out in an email:

1. The clients
2. The address
3. The DUEs
4. The development timeline.

We are very aware of the potential but everybody has gone very quiet so really hard for us to know what people's plans are.

No, there is no spare capacity at Clarks Beach and no capacity in the underwater pipe.

Regards
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited
DDI: +64 9 539 7806
Mobile: +64 21 831 470
Customer service line: +64 9 442 2222
Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>
Sent: Tuesday, 3 November 2020 10:54 am
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: 80 McLarin Road, Glenbrook

CAUTION: External Email!

Thanks Ilze

As you know, HG has a number of landowner clients that need the South West upgrade project to unlock development of their land, not least the Reynolds (and others) at Kingseat. With landowner interest to develop the remaining FUZ land at Glenbrook and Daniel Nakhle also keen to develop his land at Clarks Beach, there must be sufficient momentum to proceed. Very keen to meet with the Watercare team in due course to discuss further.

One last question for now – is there any spare capacity at Clarks Beach as of now to enable an first stage of subdivision and development to occur at Glenbrook?

Regards

Phil



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From: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Sent: Wednesday, 28 October 2020 8:37 pm
To: Philip Comer <P.Comer@harrisingrierson.com>
Subject: RE: 80 McLarin Road, Glenbrook

Hi Phil

We had a full discussion of the wider issues, and have requests for further information from the executive. At this stage, a decision is still pending.

Regards
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited
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Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>
Sent: Wednesday, 28 October 2020 5:03 pm
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: 80 McLarin Road, Glenbrook

CAUTION: External Email!

Hi again Ilze. Are you able to provide an update please on any news coming out of the meeting last Friday?

Kind regards

Phil



PHILIP COMER

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From: Philip Comer

Sent: Tuesday, 27 October 2020 8:03 am

To: lGotelli (Ilze) <ilze.gotelli@water.co.nz>

Subject: RE: 80 McLarin Road, Glenbrook

Good morning Ilze. I hope you had a great long weekend.

Are you able to provide an update from the internal meeting at Watercare on Friday? Is there any sign of the south west wastewater project progressing?

Notwithstanding, my client is still keen to meet with Watercare to discuss what he proposes for the land at McLarin Road and to discuss what options exist for him to facilitate advancement of wastewater upgrade to service the land. What date and time would suit the Watercare team?

Regards

Phil



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From: Philip Comer
Sent: Monday, 19 October 2020 6:26 PM
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: 80 McLarin Road, Glenbrook

Hi Ilze

Thank you for your prompt response. Disappointing to hear that the design is currently on hold. I am course happy to touch base again after your meeting at the end of this week. We can hen arrange a meeting with the developer client is there is still merit in doing so.

Regards

Phil



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From: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Sent: Monday, 19 October 2020 4:01 PM
To: Philip Comer <P.Comer@harrisingrierson.com>
Subject: RE: 80 McLarin Road, Glenbrook

Hi Philip

Good to hear from you. Has been busy here that's for sure!

As you note, this area is dependent on the SW scheme. At the moment the design for that project is on hold due to the significant capital budget constraints. I have a meeting on this topic at the end of the week so may have more to report after that.

Can I ask that you get back in touch with me next week?

Regards
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited

DDI: +64 9 539 7806

Mobile: +64 21 831 470

Customer service line: +64 9 442 2222

Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand

Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand

Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>

Sent: Monday, 19 October 2020 3:43 pm

To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>

Subject: 80 McLarin Road, Glenbrook

Importance: High

CAUTION:External Email!

Good afternoon Ilze. Long-time no speak - I trust that you are keeping well.

HG has been instructed to request a meeting with Watercare to discuss wastewater and water servicing of land at 80 McLarin Road, Glenbrook (refer attached AUP(OP) planning maps).

The land has an area of just under 9ha, is zoned Future Urban under the AUP(OP), and has been identified as being 'Development Ready' around 2023 Auckland Council's Future Urban Land Supply Strategy. However, I believe this timeframe will be contingent on the design, consenting, construction and commissioning of the new WwTP at Waiuku as part of Watercare's 'South-west Wastewater' project. Understanding Watercare's programme for this project is therefore going to be critical to our client's commercial decision making, and to inform development strategy and programme which will need to include a private plan change prior to design and consenting of development - a probable 2-year timeframe of work.

Can you please advise on possible dates and times that we may meet with Watercare to discuss the above? Our client is keen to meet at the earliest opportunity.

Many thanks and kind regards

Phil



PHILIP COMER

Urban Development Manager

Level 4, Quad 5

From: Philip Comer
Sent: Tuesday, 19 October 2021 4:39 pm
To: lGotelli (Ilze)
Cc: Bryce Powell
Subject: RE: RE: 80 McLarin Road, Glenbrook

Thank you for taking the time to reply Ilze. And a positive update too. That is good news.

Regards

Phil



PHILIP COMER

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From: lGotelli (Ilze) <ilze.gotelli@water.co.nz>
Sent: Tuesday, 19 October 2021 3:43 pm
To: Philip Comer <P.Comer@harrisingrierson.com>
Cc: Bryce Powell <B.Powell@harrisingrierson.com>
Subject: RE: RE: 80 McLarin Road, Glenbrook

Hi Phil

Thanks – hanging in there but certainly no rest for the weary!

The SW scheme is progressing.

Stage 1a – is in design – will completion targeted in 2024 (but to be confirmed)

Stage 2 – site selection process for the new WWTP is underway.

A public meeting was held a couple of weeks ago (online). I attach the presentation and the Q&A from the presentation.

Regards

Ilze

Ilze Gotelli | Head of Major Developments

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Customer service line: +64 9 442 2222

Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand

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Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>

Sent: Tuesday, 19 October 2021 3:28 pm

To: lgotelli (Ilze) <ilze.gotelli@water.co.nz>

Cc: Bryce Powell <B.Powell@harrisingrierson.com>

Subject: RE: RE: 80 McLarin Road, Glenbrook

CAUTION: External Email!

Good afternoon Ilze. I trust that you are keeping well. After 10 weeks of lockdown in Auckland the only positive I have found is not joining the morning and evening commute! Hope you bearing up.

The HG team is now well underway with the technical investigations and reporting to support a private plan change request to rezone 80 McLarin Road, Glenbrook. You will recall our email communications earlier in the year in this regard (see below) and, at that time, the southwest wastewater project was on hold due to funding constraints.

Are you able please to provide an update on the situation? I would very much like to hear that good progress is now being made but I suspect that may not be the case. Watercare update will not affect my clients decision to rezone the land but it could of course delay urban development for him once the land is zoned (he would still ideally like to be building the first houses in late 2024).

I look forward to receiving an update from you and a reminder if you needed it that there are a number of significant developments relying on delivery of the same wastewater project - at Kingseat, Clarks Beach and Glenbrook..

Regards

Phil



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From: Philip Comer
Sent: Friday, 12 March 2021 11:02 am
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: RE: 80 McLarin Road, Glenbrook

Thanks Ilze. That's fine. I appreciate the update that you have provided and let's see where things go from here.

Regards

Phil



PHILIP COMER

Urban Development Manager

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From: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Sent: Friday, 12 March 2021 10:51 am
To: Philip Comer <P.Comer@harrisingrierson.com>
Subject: RE: RE: 80 McLarin Road, Glenbrook

Hi Phil

We are in discussion with Council about this, but there are wider discussions about the use of the IFFA legislation in Auckland. At this point, I don't have a timeframe for further updates.

Regards
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited

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Mobile: +64 21 831 470

Customer service line: +64 9 442 2222

Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand

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Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>

Sent: Friday, 12 March 2021 9:33 am

To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>

Subject: RE: RE: 80 McLarin Road, Glenbrook

CAUTION:External Email!

Good morning Ilze

I hope that you are well.

I just wanted to touch base with you to find out if there was an update on CIP option for the southwestern ww project - seeing as a month has passed.

Update welcomed and much appreciated.

Regards

Phil



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From: Philip Comer

Sent: Monday, 15 February 2021 3:01 pm

To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>

Subject: RE: RE: 80 McLarin Road, Glenbrook

Thanks Ilze. Not much to go on for my client unfortunately but I welcome decision to approach CIP to see if this is a viable option. Are we talking weeks, months of years to hear from CIP?

Regards

Phil



PHILIP COMER

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From: IGotelli (Ilze) <ilze.gotelli@water.co.nz>

Sent: Monday, 15 February 2021 2:27 pm

To: Philip Comer <P.Comer@harrisingrierson.com>

Subject: RE: RE: 80 McLarin Road, Glenbrook

Hi Philip

I can only give a small update.

As I mentioned the SW project is currently 'on hold' due to funding constraints. One option we are exploring is to work with Crown Infrastructure Partners. There was exec level meeting with CIP, Council and Watercare. This was a positive meeting. The next step is to work through options with CIP to see if this is a viable option. That work is underway but we will not have an answer any time soon.

We know that the SW scheme is need to service the area and it will need to be progressed. It is a question of timing and this would need to be factored into a private plan change. Given that this is FUZ land, at least in line with the future Land Supply Strategy.

Regards

Ilze

Ilze Gotelli | Head of Major Developments

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Customer service line: +64 9 442 2222
Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>
Sent: Monday, 15 February 2021 2:10 pm
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: RE: 80 McLarin Road, Glenbrook

CAUTION: External Email!

Hi again Ilze

Just a quick follow up and sorry for pestering you. An update would be much appreciated.

Regards

Phil



PHILIP COMER

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From: Philip Comer
Sent: Thursday, 4 February 2021 3:53 pm
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: 80 McLarin Road, Glenbrook

Absolutely Ilze. Just to advise that we have not yet engaged with Council around the rezoning of 80 McLarin Road but it is our intent to do so soon, perhaps early March.

I look forward to hearing from you following the meeting tomorrow.

Regards

Phil



PHILIP COMER

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Good morning Phil

Thank you for your follow up. Yes the holidays are already a distant memory. There is a meeting on Friday on this with Council. Could I come back to you early next week when hopefully I have a further update?

Thanks
Ilze

Ilze Gotelli | Head of Major Developments

Watercare Services Limited
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Customer service line: +64 9 442 2222
Postal address: Private Bag 92 521, Wellesley Street, Auckland 1141, New Zealand
Physical address: 73 Remuera Road, Remuera, Auckland 1050, New Zealand
Website: www.watercare.co.nz



From: Philip Comer <P.Comer@harrisingrierson.com>
Sent: Wednesday, 3 February 2021 4:41 pm
To: IGotelli (Ilze) <ilze.gotelli@water.co.nz>
Subject: RE: 80 McLarin Road, Glenbrook
Importance: High

Good afternoon Ilze

I trust that you had a relaxing and enjoyable Christmas holiday period. If you are anything like me this will all now be a distant memory!

I just wanted to pick up our discussions from last year in relation to 80 McLarin Road, Glenbrook. I acknowledge Watercare confirmation that the project is currently on hold but my client is keen to proceed with a plan change to rezone the land whilst minimising commercial risk and uncertainty from an infrastructure servicing perspective.

My client is targeting earthworks and civil works in the 2023/24 construction season with the first houses likely to be constructed in late 2024 and continue through 2025. That is **if** development can be serviced for wastewater within those timeframes (which my client has reviewed and pushed back by a year based on the advice that you have provided to date).