

I453 Glenbrook 3

I453.1 Precinct Description

The underlying zoning of land within this precinct is Single House, Neighbourhood Centre and Open Space: Informal Recreation. Refer to the planning maps for the location and extent of the precinct.

Glenbrook 3 is located at Glenbrook Beach at the meeting of the Taihiki and Waiuku Rivers of the Manukau Harbour. This precinct will provide approximately 800 additional homes to this Glenbrook Beach coastal settlement. It is intended the precinct will be completed in general accordance with the precinct plan.

The precinct provisions take account of this special coastal location. New development will be sympathetic to the coastal location and wetlands and enable an extensive coastal walkway system giving public access to the water's edge and around the wetlands/streams. In the case of the walkways around the wetlands/streams, these will be formed on one side of the wetland/stream and be grassed on the other side.

The core housing area provides density concessions for homes meeting affordable housing criteria.

Sub precinct A provides for a broader range of housing typologies with a particular focus on papakainga housing, housing for the elderly, and other forms of intensive group housing.

The precinct contains a small centrally located service centre.

There are green fingers which follow the natural drainage patterns within the site, including the streams and their margins, and areas subject to coastal inundation.

Along the coastal edge of the precinct there is an unformed road which will be stopped and vested as esplanade reserve. Within the precinct it is referred to as esplanade reserve.

Residential development near the eastern boundary will be designed to allow production farming activities to continue on the adjacent Mixed Rural and Rural Coastal zoned land.

The objectives and policies of the Auckland-wide sections and the underlying Single House, Neighbourhood Centre and Open Space – Informal Recreation zones apply in the following precinct except as specified below. Refer to the planning maps for the location and extent of the precinct.

I453.2 Objectives

1. Subdivision and development is undertaken in general accordance with the precinct plan.
2. Subdivision and development achieves a well-connected, adaptable, safe, attractive, healthy and pleasant environment for living with an emphasis on the importance of access to the public realm including parks, roads and the natural environment.
3. Subdivision and development establishes a safe, efficient and integrated transport system that provides strategic roading connections, a choice of travel modes, encourages walking and cycling and provides strong, legible connections to and through the precinct, whilst minimising crossings through natural features.
4. The Glenbrook 3 precinct is a comprehensive and integrated community that responds to its natural and coastal context.
5. Subdivision and development achieves a range of housing types.
6. Subdivision and development enhances and protects the coastal character within the precinct including streams, wetlands and walkways.
7. Significant Ecological Areas, freshwater and coastal habitats are protected, enhanced and

restored to improve local biodiversity; marine water quality is maintained and enhanced.

8. Subdivision and development occurs in a manner which reflects the coordination and delivery of infrastructure including roading, wastewater, water supply and stormwater services
9. Development of Glenbrook 3 embraces the Te Aranga principles of mana, whakapapa, taiao, mauri tu, mahi toi, tohu, and ahi ka.
10. Freshwater and marine water quality is protected, with the adverse effects of stormwater runoff on the marine estuarine receiving environment and freshwater systems avoided to the extent practical or otherwise mitigated using water sensitive design principles.
11. Public access is provided along riparian margins and the marine esplanade reserve area.
12. Rural production activities can continue on the adjacent Mixed Rural and Rural Coastal zoned land.

Affordable Housing

13. Increased housing supply, variety and choice is promoted by creating well- designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
14. Affordable housing provision is ensured in any residential development and is distributed throughout the location in which resource consent is sought.
15. Availability of affordable housing is promoted including to first home buyers and/or Community Housing Providers and iwi groups.

I453.3 Policies

1. Embody Te Aranga principles throughout the Glenbrook 3 development, taking into account the views of mana whenua. These principles may include Mana (status of iwi and hapu as mana whenua is recognised and respected); Whakapapa (Maori names are celebrated), Taiao (the natural environment is protected, restored and/or enhanced); Mauri tu (environmental health is protected, maintained and/or enhanced); Mahi toi (iwi and hapu narratives are captured and expressed creatively and appropriately); Tohu (mana whenua significant sites and cultural landmarks are acknowledged); and Ahi ka (iwi and hapu have a living and enduring presence and are secure and valued within their rohe).
2. Provide for the planned managed expansion of the Glenbrook Beach community with a range of dwelling types and a small retail area to serve residential daily needs in accordance with the precinct plan.
3. Provide a generally low intensity of development appropriate to a coastal settlement, but with the opportunity for higher density smaller sites for affordable housing.
4. Require a reticulated wastewater and water supply to be available to service any subdivision or development.
5. Require subdivision to be staged and designed to align with the provision and upgrading of infrastructure, including transport, water, wastewater and stormwater.
6. Avoid subdivision, use and development prior to availability of bulk water, wastewater and road infrastructure to service development in the Glenbrook 3 precinct.
7. Create opportunities for innovative housing typologies including intergenerational housing, retirement village, group housing and affordable houses.
8. Provide a yard, planting, fencing and no-complaints covenant buffer to manage reverse

sensitivity between residential and production farming activities.

9. Require that the design of any subdivision and development within the precinct incorporates the following elements of the precinct plan:
 - a. the pattern, hierarchy and function of the transport network, including links to the existing Glenbrook settlement and amenities;
 - b. pedestrian and cycle linkages;
 - c. futureproof for public transport links on key roads;
 - d. linkages to adjacent land;
 - e. key intersections;
 - f. riparian margins;
 - g. open space areas; and
 - h. coastal edge links
10. Protect and enhance natural streams, wetlands and coastal marine environment by stormwater management, planting of riparian margins, yards, and stream and marine esplanade restoration.
11. Require subdivision and development to achieve SMAF1 mitigation through the use of a single device or combination of devices.
12. Require stormwater devices in public areas to be designed to integrate with the surrounding area and to contribute to multi-use benefits. Where appropriate they should be natural in appearance.
13. Maintain the existing catchment hydrology for rainfall events up to the 95th percentile through management of stormwater at-source and employing water-sensitive design principles prior to the discharge of stormwater to existing watercourses.

Affordable Housing

14. Require new residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, to provide either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing or iwi based providers or Housing New Zealand and owned for long term retention; or
 - c. a combination of a. and b. provided that the allocation of homes between a. and b. is proportionate to the approved development.
15. Require new residential developments containing 15 or more dwellings/sites to provide affordable housing that is distributed throughout the development.
16. Require new retirement village developments containing 15 or more dwellings to provide affordable housing.
17. Provide an area of more intensive housing opportunity for a range of mixed accommodation including papakainga housing, housing for the elderly, and group housing.

I453.4 Activity Table

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

Table I453.4.1 Activity table specifies the activity status of land use and development activities in the Glenbrook 3 precinct pursuant to section 9(3) of the Resource Management Act 1991.

I453.4.1 Activity table

Activity Table 1 – Single House zone – Glenbrook 3 precinct	
Activity	Zone and Activity status
Rural	
Grazing of livestock and horticulture on sites greater than 2,000m ² net site area	P

Activity Table 1 – Single House zone – Glenbrook 3 precinct	
Activity	Activity status
Commerce	
Restaurant/cafe and information facilities located on area X shown on the precinct plan provided that landscaping and access to the Restaurant/café and information facilities may be provided on the adjoining residential lot to the south.	P
Building development for restaurant/café and information facilities located on area 'X' shown on the precinct plan	RD
Residential	
Retirement villages in sub-precinct A	RD
Group housing in sub-precinct A	RD
Papakainga housing in sub-precinct A	RD
Intergenerational housing	RD
Development that does not comply with Development Controls 5.10.1 or 5.11.5	NC
Any new dwelling or residential subdivision that does not comply with 5.1 Infrastructure and Staging	NC

Note: For the purposes of this precinct intergenerational housing is multi- generational housing typologies contained within one site and which provide accommodation either with shared living arrangements or communal/support living arrangements.

I453.5 Standards

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

Sub-precinct A, multi-unit group housing and papakainga housing must comply with any Standards in the Mixed Housing Suburban zone.

I453.5.1 Infrastructure and Staging

1. Subdivision, building and development in Glenbrook 3 precinct is to be staged in accordance with the availability of bulk water, wastewater and road infrastructure to service development in the precinct.
2. No residential or business sites shall be occupied until bulk water, wastewater and road infrastructure are available to service the sites in Glenbrook 3 precinct.

I453.5.2 Maximum Density

The maximum number of dwellings on a site must not exceed:

1. Single House zone:
 - a. one dwelling per 550m², or
 - b. one dwelling per 550m² average net site area, with no sites smaller than 500m² net site area; or
 - c. one dwelling per 300m² for affordable housing, provided that the number of sites shall not

exceed 20 percent of sites created within any stage of the precinct.

2. Sub-precinct A:
 - a. as per the Single House zone in clause 5.2.1 above; or
 - b. one group housing or papakainga dwelling per 200m² for a parent site that has a minimum net site area of 1200m² and is at least 20m wide at the site frontage and for at least 80 percent of the length of its side boundaries.
3. Development that does not comply with clauses 5.2.1 or 5.2.2 above is a discretionary activity.

I453.5.3 Affordable Housing

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one contiguous group.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single building level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.
7. On sites identified for affordable housing, the side yard and height in relation to boundary controls shall not apply to the common wall of any duplex or zero lot lined (built up to the boundary) development provided that for any zero lot lined development the land immediately adjacent is protected by way of a 1m easement to allow access and maintenance.
8. Affordable housing that does not comply with clause 5.3 is a discretionary activity.

I453.5.4 Relative Affordable

Number of Relative Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months prior to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

- b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.
- c. dwellings must be sold to people who meet the criteria and who intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

1453.5.4.1 Eligibility for Relative Affordable Housing

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide to Council a statutory declaration that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.
 - b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with Standard 8.1(a) above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the mechanism e.g. a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 5.4.1 above or is a building associated with such a dwelling.
3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;
 - b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 percent median price in accordance with Standard 5.4.1(a) above;
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase; and
 - d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of

the transfer to the eligible purchaser.

5. Relative affordable housing that does not comply with clauses 5.4 and 5.4.1 above is a discretionary activity.

I453.5.5 Retained Affordable

Eligibility for Retained Affordable Housing

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or an iwi authority providing not for profit housing to members of the iwi as lease or pathway to ownership housing, or Housing New Zealand Corporation. This Standard does not apply to Retirement villages which are dealt with under Standard 5.6 below.

I453.5.5.1 Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.
 - a. The price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
 - i. the dwelling is purchased with a 10 percent deposit; and
 - ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.
2. As part of the resource consent application evidence must be provided to demonstrate a community housing or iwi provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.
3. Retained Affordable housing that does not comply with clauses 5.5 and 5.5.1 above is a discretionary activity.

I453.5.6 Affordable Housing in Retirement Villages

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:
 - a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold within this timeframe it must continue to meet the required price point set out below in clause 1(a)(i) below until such time that it does not apply.
 - i. The units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

- ii. The price point as required by 1(a)(i) above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates, and insurance.
- iii. A disclosure statement as required by the Retirement Villages Act 2003 must be provided to council to ensure that the estimated financial return that a resident, former resident, or the estate of a former resident, could expect to receive on the sale or other disposal of a vacant residential unit is consistent with any other unit being sold at market rate within the retirement village complex.

I453.5.6.1 Eligibility for Relative Affordable in a Retirement Village

1. The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.
2. Affordable Housing in Retirement Villages that does not comply with clauses 5.6 and 5.6.1 above is a discretionary activity.

I453.5.7 Restaurant/cafe and/or Information facilities located on area X shown on the precinct plan

1. The gross floor area of the building containing the Restaurant/cafe and/or Information facilities should be no greater than 200m².
2. This facility must be located on the site identified on the precinct plan for this purpose provided that landscaping and access may utilise adjoining lots.
3. Any dwellings on the site identified on precinct plan as a restaurant/café or information facility is a Non-Complying Activity.
4. Restaurant, cafe and Information facilities that do not comply with clause 1. above is a discretionary activity.

I453.5.8 Intergenerational Housing

1. Intergenerational Housing must not be located on sites smaller than 800m² and must be for extended family only.
2. Intergenerational Housing which does not comply with clause 1. above is a discretionary activity.

I453.5.9 Water and Wastewater Capacity

1. The first 231 residential lots within Glenbrook 3 Precinct shall connect to the existing wastewater and potable water network.
2. Development in excess of 231 residential lots shall demonstrate that the lots can be connected to an approved reticulated waste water and water system.

I453.5.10 Yards

Except as provided for in 5.3.7 above, the yard standards in the Single House zone, Neighbourhood Centre zone and Open Space: Informal Recreation zone apply with the addition of the following specific yards:

1. A 6m rear yard free of habitable buildings, of which 3m is densely planted to a height no greater than 1.5m when mature, shall be provided on all sites which adjoin Lot 2 DP 21692 for as long as a farming operation is being undertaken on Lot 2 DP 21692.

Note: Non-habitable buildings may be located within the 6m yard outside of the 3m planted area.

2. Where a site abuts the esplanade reserve, or a stream or wetland zoned Open Space: Informal Recreation the following additional yards shall apply:

Table 1: Yards

Yard	Minimum Depth	Maximum impervious area within the yard
Any site which adjoins esplanade reserve on the coastal edge of the Taihiki River or the Waiuku River. This control applies to the unformed legal road adjacent to the Tahiki and Waiuku rivers until such time as the road is stopped and declared an esplanade reserve.	6m from the esplanade reserve boundary	10 percent
Any site which adjoins a stream or wetland zoned Open Space: Informal Recreation	3m from the zone boundary	10 percent

- a. any retaining wall within the yards identified in Table 1 above must not exceed 1m in height and must be screened by the planting of native species.
- b. the yards identified in Table 1 above must be landscaped with the planting of native species.

I453.5.11 Fences

1. For sites that front the esplanade reserve on the Taihiki River or Waiuku River, or land zoned Open Space: Informal Recreation, fences on those boundaries or located above a retaining wall must not exceed a height of 1.0m. Those fences shall be at least 60 percent visually permeable.
2. Should additional retained height be required, this shall be stepped back into the property in 1.2m increments so as to comply with a 45° recession plane.
3. Fences on the front boundary must not exceed 1.2m in height and must be at least 50 percent visually permeable.
4. Fences fronting a neighbourhood park open space shown on the precinct plan must not exceed 1.2m in height and must be at least 60 percent visually permeable.
5. A solid fence with a minimum height of 1.5m shall be constructed on the common boundary of all sites adjoining Lot 2 DP 21692 for as long as the farming operation is being undertaken on Lot 2 DP 21692.
6. All other fences must not exceed a height of 1.8m.

I453.5.12 Sites adjoining land zoned Open Space

1. Where a site or dwelling adjoins land zoned Open Space: Informal Recreation, or fronts a public

walkway, the following applies:

- a. the facade of a dwelling or dwellings facing the open space must contain glazing that is cumulatively at least 30 percent of the area of the facade (excluding the garage door).

I453.5.13 Building Height

1. The building height standards in the Single House zone shall apply.
2. In the Neighbourhood Centre zone the maximum building height shall be 8m.

I453.5.14 On-site stormwater management new impervious areas

1. Development of new impervious areas greater than 50m² that discharge to a stream environment upstream of RL1.7m (RL in terms of NZVD2016) is a permitted activity provided that:
 - a. stormwater from the total site impervious area must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 20.8mm of runoff with a draw down period of 24 hours.

Advice note: compliance with clause 1.a may be deemed to satisfy the permitted and controlled activity controls in [E10.6](#)

- b. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table 2 where:
 - i. the retention volume must be achieved; and
 - ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.
 - c. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area.
 - d. 'as built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works.
 - e. any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.
 2. Development of new impervious areas greater than 50m² that discharges to directly to the coast is a permitted activity provided that:
 - a. first flush devices are fitted for roof water on all residential lots to divert the first flush of stormwater runoff to ground or an alternative device which are sized to manage runoff from the first 5mm of runoff.
 - b. stormwater runoff from other impervious areas is directed to a bio- retention device that is an Approved Stormwater Quality Device in accordance with the permitted activity controls in section [E9.6.1](#) of the Auckland-wide provisions.
 3. Where a vacant lot is being developed new impervious surfaces associated with driveways shall be directed to a bio-retention device that is an Approved Stormwater Quality Device in accordance with the permitted activity controls in section [E9.6.1](#) of the Auckland-Wide provisions. For clarity this requirement will not apply where pervious paving is utilised.

Table 2 Retention and detention volume requirements			
m²	Retention (m²)	Detention (m³)	Combined total to be provided (m³)
1	0.005	0.0208	0.0258
Example of device sizing			
Impervious Area (m²)	Retention	Detention	Total
Roof (150m²)	0.75	3.12	3.87
Paved (50m²)	0.25	1.04	1.29
Total (200m²)	1.00	4.16	5.16

I453.6 Subdivision

The controls in [E38 Subdivision](#) shall apply in the Glenbrook 3 Precinct unless specified in the following provisions:

I453.6.1 Activity Table

The Activity Table – [E38.4.1](#) and [E38.4.2](#) apply in Glenbrook 3 Precinct, except as specified in Activity Table 2 below.

Activity Table 2 - Glenbrook 3 Precinct	
Subdivision and Associated Development Activity	Activity Status
Subdivision in accordance with the Precinct Plan	RD
Subdivision not in accordance with the Precinct Plan	NC
Subdivision that does not comply with Development Control 6.1.9	NC
Subdivision and associated development which does not comply with standard 6.1.6, but proposes alternative measures to achieve required transport access, capacity and safety	RD

Subdivision and associated development which does not comply with standard 6.1.6 and does not provide an alternative measure to achieve required road upgrades	NC
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I453.6.1 General Standards

The General Standards in [E38.6](#) Subdivision apply in this precinct except as specified below.

I453.6.1.1 Site size

Site sizes for proposed sites must comply with the following minimum net site areas:

1. Single house zone:
 - a. 550m², or
 - b. one dwelling per 550m² average net site area, with no sites smaller than 500m² net site area, or
 - c. 300m² for affordable housing, provided that the number of sites shall not exceed 20 percent of sites created within any stage of the precinct.
2. Sub-precinct A:
 - a. 1,200m² for vacant proposed sites
 - b. Where subdivision relates to a developed site, the minimum site area shall meet the density requirements for Sub-Precinct A – land use controls.

Subdivision that does not comply with this control is a discretionary activity.

I453.6.1.2 Riparian Margins

1. Riparian margins identified in the precinct plan must:
 - a. be established either side of the banks of a permanent/intermittent stream or wetland shown on the Precinct Plan to a minimum width of 10m measured from the top of the bank of the stream or wetland. For the avoidance of doubt the 10m shall be measured from the edge of wetlands (as defined in the RMA) not the edge of any existing riparian vegetation. The purpose of this is to define where the riparian margin shall be measured from in the absence of a defined stream bank.
 - b. be planted with native vegetation either side along the full 10m width in accordance with a landscape plan approved by council at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity. Planting within the 10m riparian margin cannot be used as part of any offset/environmental compensation requirement associated with works or structures in a stream.
 - c. pedestrian/cycle paths shall be located adjacent to, and not within the 10m planted strip.
2. The riparian margins created in clause 1 above must either be offered to council for vesting at no cost to council, or be protected by a consent notice on the title.
3. Subdivision that does not comply with this control is a non-complying activity.

I453.6.1.3 Parks and Open Space: Informal Recreation

1. Land shown on the precinct plan as Pohutukawa Park or Possible Future Park must be offered to council for vesting as recreation reserve in general accordance with the precinct plan. Stream-side land shown as Open Space: Informal Recreation must be offered to council for vesting at no cost to council in general accordance with the precinct plan.

1453.6.1.4 Walkways and Boardwalks

1. Land shown as walkways and boardwalks (over streams) must be formed and constructed and offered to council for vesting at no cost to council in general accordance with the precinct plan.

1453.6.1.5 Rooding Standards

1. All roads within the precinct must be located in general accordance with the precinct plan.
2. All roads provided within the precinct must be constructed to the standards contained within the cross-section diagrams in Figures 1, 2, 3 below or, where not contained in those figures, the relevant Auckland-wide rules shall apply.

Note – raised tables along the shared cycleway / footpath to be adopted across intersections.

Figure 1: Type A Principal Road

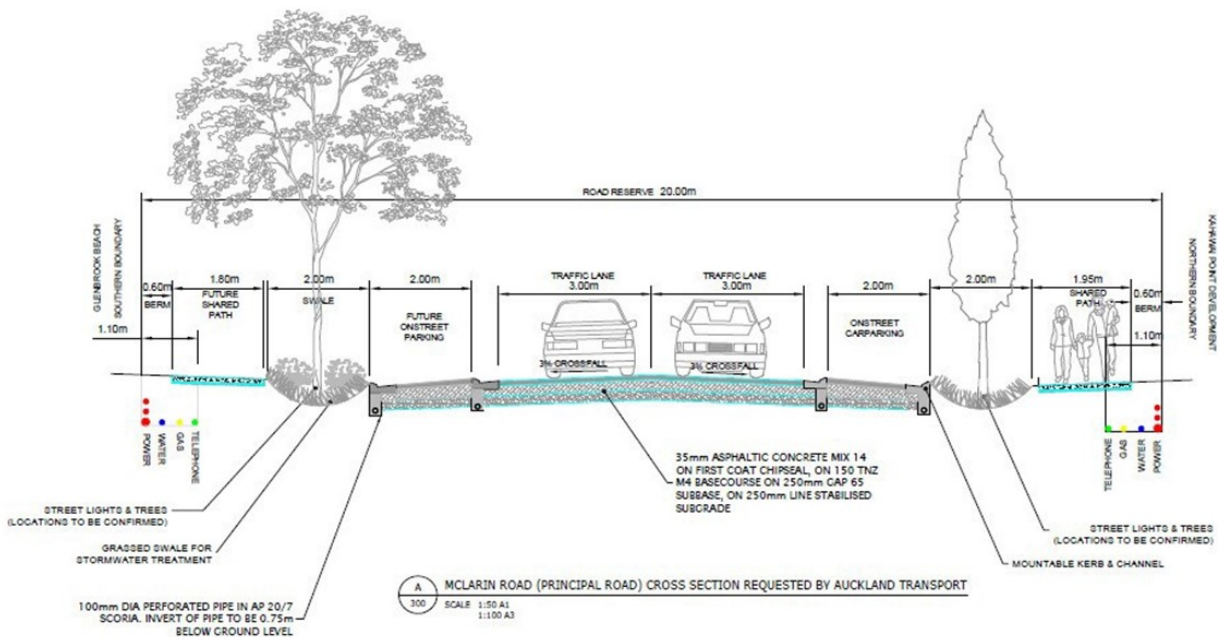


Figure 2: Type B Critical Local Road

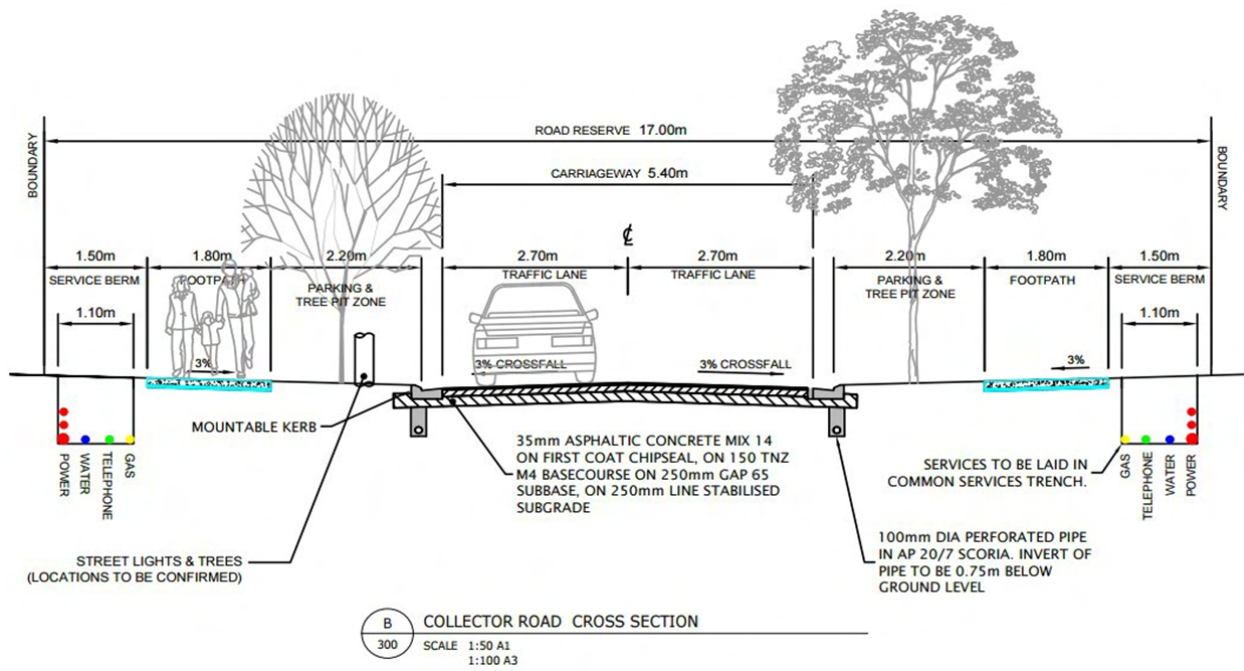
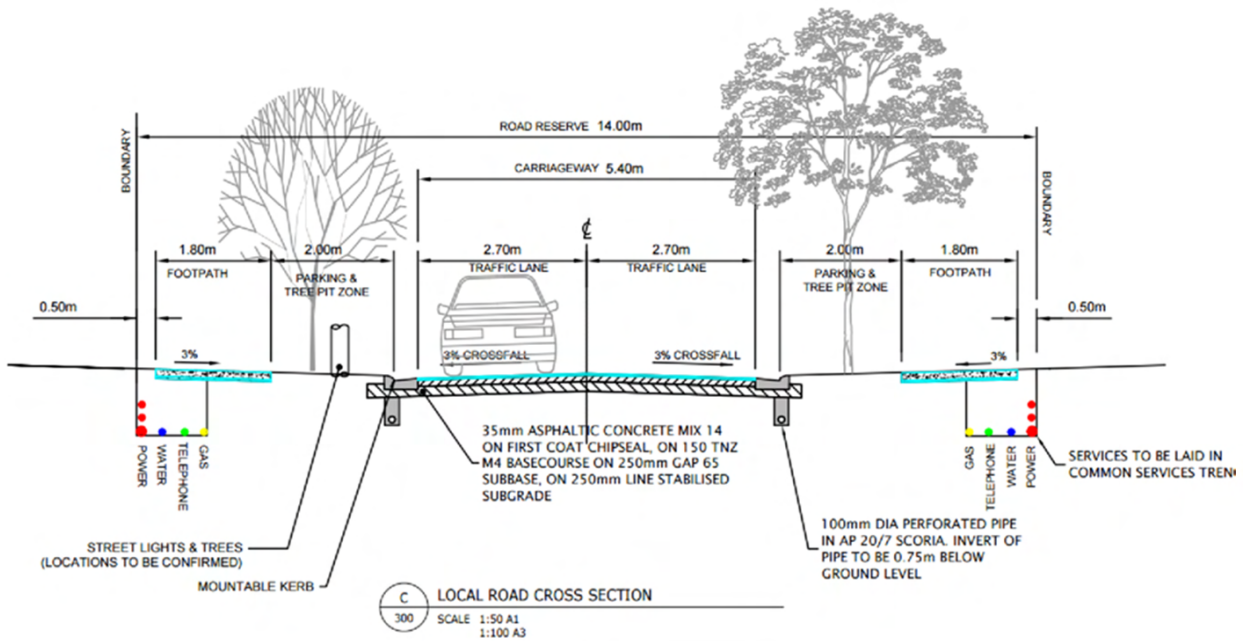
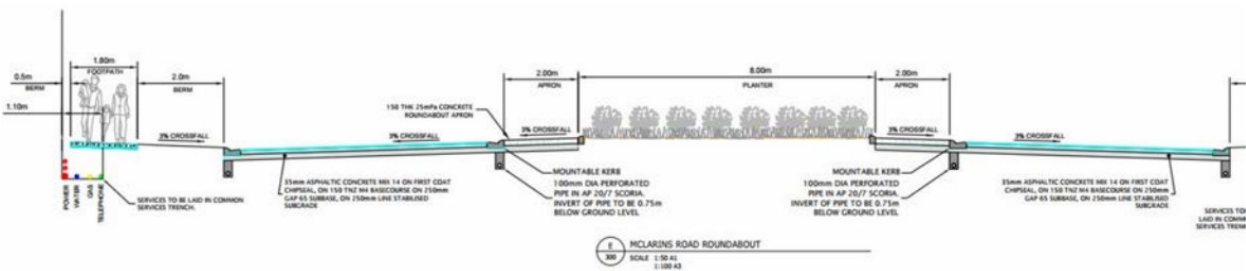
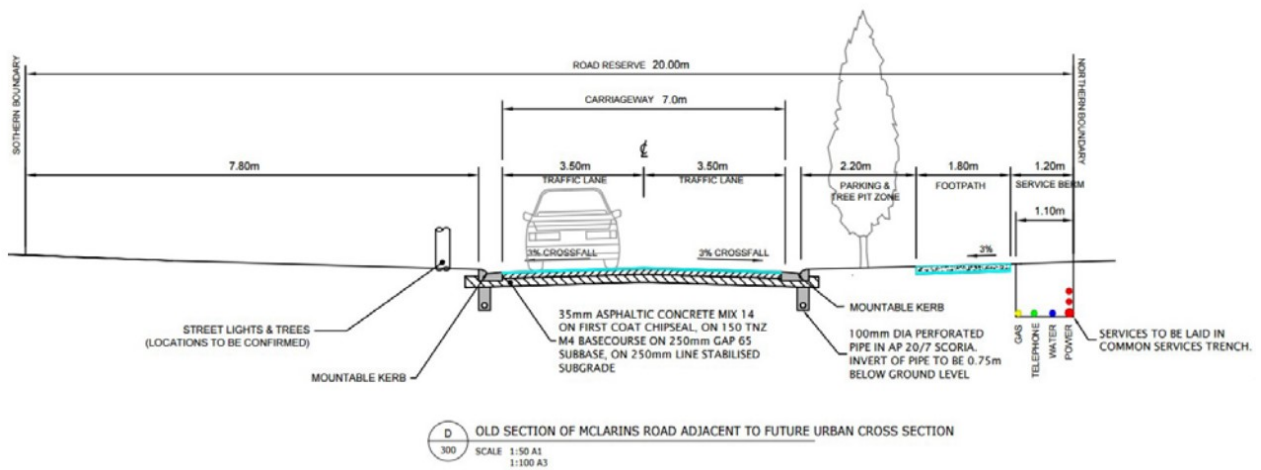


Figure 3: Type C Minor Local Road





1453.6.1.6 Infrastructure Upgrades and Timing of Development – Transport

1. In addition to Development Contributions required from residential development and subdivision, the following funding arrangements are required for roading upgrades from the development of the Glenbrook 3 precinct.
2. The number of dwellings within the precinct may not exceed the dwelling thresholds or timeframes in Table 3 or Table 4 until such time that the identified infrastructure upgrades have been constructed or committed to. This standard will also support funding applications to be made to cost share infrastructure costs. For the purposes of this standard “committed to” means the letting and commencement of a contract of works for the totality of upgrades required by the particular dwelling thresholds.
3. The transport infrastructure upgrade costs elements in Table 3 are to be 100 percent funded by the developer of QD1 and QD2.
4. Unless otherwise identified the transport infrastructure upgrade costs in Table 4 are to be funded in proportionate shares as follows:
 - a. 75 percent = Owner of all land within the Glenbrook 3 precinct; and
 - b. 25 percent = Council.

Table 3 – Dwelling threshold	Infrastructure Work Required to Exceed the Dwelling Threshold
64 dwellings or 6 months after the release of the Section 224(c) RMA certificate for the subdivision of QD1	Works
	1. Upgrade of McLarin road from the harbor reserve entrance to the boundary of Lot 2 DP 204733 – to an urban standard
	2. Upgrade of McLarin road from the western end of Lot 2 DP 204733 to the new roundabout at the eastern end of QD2. The carriageway and the

	northern side of the road shall be developed to an urban standard
	3. Upgrade of McLarin road from the new roundabout at the eastern end of QD2 to the intersection of Glenbrook beach and Dunsmuir roads to a rural road standard (8m wide carriageway)
	4. Construction of the roundabout at Hill road, McLarin road and the roundabout at the eastern end of QD2.

Table 4 – Dwelling threshold	Infrastructure Work Required to Exceed the Dwelling Threshold		
	Works	Objective	Funding
232 Dwellings or 6 months after the release of the Section 224(c) RMA certificate for the subdivision of QD2	Speed Limits		
	5. Lower speed limits: Speed Environment – Rural (Steelmill to Dunsmuir)	Reduce Speed limits to below 80kph	Cost share
	6. Lower design speed: Speed Environment – Residential (McLarin road)	Shift the residential environment boundary 50kph to south of Beach Road	Cost share
	7. Existing Intersections and accesses: Safety improvements		
	a. Brookside Road and Mission Bush road intersection upgrade	Upgrade the intersection	Cost share
	b. Brookside road and Glenbrook Beach road	Upgrade the intersection	Cost share
	c. Brookside/Glenbrook/Glenbrook Waiuku intersection	Upgrade the intersection	Cost share
	d. Mission Bush/Glenbrook Waiuku intersection	Upgrade the intersection	Cost share
	General road safety improvements		
	8. Glenbrook Beach road safety improvements – Improve signage and sealing of driveways within the berm to improve safety at the right angle bend approximately 1km north of the steel mill	Realignment	Cost share
	9. Dunsmuir sealing adjacent to intersection and pole relocation	Upgrade	Owner of all land within the Glenbrook 3 precinct
	10. Glenbrook Beach Road Edge	Upgrade	Cost share

	delineation (5.6km)		
	11. Glenbrook Beach road Curve Delineation	Upgrade curves including speed warning signs	Cost share
	12. Glenbrook Beach road – No overtaking markings and central median	Add yellow no overtaking lines on crest curves	Cost share
	13. Glenbrook Beach road – Road Side Hazards		Cost share
	a. Power Poles	Provide safety barriers	Cost share
	b. Side drains and culverts	Upgrade areas of step drains and provide traversable headwalls to the ends of exposed culverts	Cost share
	c. Trees and shelter belts	Remove large trees in the road reserve or provide safety barriers	Cost share
	d. Edge breaks and upgrade to 8m rural road carriage way	Repair edge breaks – widen the pavement where necessary	Cost share

I453.6.1.7 Rear sites

1. The number of rear sites must not exceed 5 percent of the lots created in any subdivision.

I453.6.1.8 Esplanade Pine Trees

1. The staged removal of Pine trees within the esplanade reserve shall be replaced with a full width of native revegetation planting, measured from the bottom of the cliff to the adjoining private property within the first available planting season following removal, at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity; provided that the calculation of the requirement for planting shall not apply to the area occupied by walkways / boardwalks, archaeological sites, sites specifically identified (currently or as part of any consent) as being of cultural significance to mana whenua, and cliff faces with a gradient steeper than 1:1.
2. Where the esplanade reserve is less than 20m wide, then at the time of subdivision, land shall be vested with the Council to achieve the full 20m.

I453.6.1.9 Reverse Sensitivity

1. At the time they are created as separate lots, sites adjoining Lot 2 DP 21692 shall be subject to a 'no complaints' covenant in favour of the adjoining farming operation for as long as that farming operation continues. The no-complaints covenant shall apply to activity which complies with the relevant Auckland wide and rural zone provisions applicable to Lot 2 DP 21692.

I453.7 Assessment – restricted discretionary activities

I453.7.1 Matters of discretion

For development that is a restricted discretionary activity in the Glenbrook 3 precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the underlying zones.

1. Subdivision in accordance within the Glenbrook 3 precinct the council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules, and the following matters:
 - a. Glenbrook 3 precinct plan;
 - b. design and location of the subdivision;
 - c. integration of Te Aranga principles;
 - d. transport;
 - e. building platforms;
 - f. wastewater / water;
 - g. stormwater management;
 - h. walkways, boardwalks and pedestrian bridges;
 - i. any relevant matters for discretion outlined in [E38.12.1](#); and
 - j. reverse sensitivity.
2. Retirement Village, group housing, papakainga housing in sub-precinct A and Intergenerational Housing
 - a. neighbourhood character;
 - b. relationship to the street and open spaces;
 - c. building location, form and appearance;
 - d. land form;
 - e. on site amenity and outdoor living space;
 - f. design of parking and access;
 - g. infrastructure and services;
 - h. the integration of matauranga mana whenua; and
 - i. for papakainga housing also refer to the matters of discretion in [H27.8.1](#).
3. Restaurant / café and information centre development at the location shown on the precinct plan:
 - a. building interface with the road, esplanade reserved and the park;
 - b. building location, scale, materiality, form and external appearance;
 - c. on-site amenity and landscaping;
 - d. safety; and

- e. services.

I453.7.2 Assessment criteria

For development that is a restricted discretionary activity in the Glenbrook 3 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying zones.

1. Subdivision in accordance with the Glenbrook 3 precinct
 - a. the Glenbrook 3 precinct plan:
 - i. the subdivision is consistent with and gives effect to the key elements in the Glenbrook 3 precinct plan including:
 - Roads, their locations, purpose and cross-sections;
 - Coastal areas and riparian areas;
 - Open space areas;
 - Subdivision facilitates view of, and access to, the coast;
 - A series of walkways linking public roads to the wetlands and coast;
 - Subdivision facilitates protection of the coastal environment;
 - Protection of the Open Space: Informal Recreation zone through the creation of separate title;
 - Subdivision minimises the need for retaining structures and, where retaining structures are required, minimises the length, height and visual prominence of retaining structures;
 - Subdivision will provide for an appropriate interface between lots and open spaces, including the esplanade reserve; and
 - Opportunities to retain existing trees and vegetation where practicable, and to integrate them into subdivision design and layout.
 - b. The integration of Te Aranga principles:
 - i. the subdivision embraces Te Aranga principles and in particular:
 - The recognition and protection of sites of cultural significance;
 - the enhancement of stormwater quality and the successful treatment of stormwater within the subdivision;
 - the protection of wetlands;
 - street layout and design maximises solar orientation;
 - setback from the coastal fringe;
 - facilitate a broad network of walkways;
 - provision of sediment and erosion controls and other measures to ensure water quality; and

- opening up public access to the water's edge.
- c. the assessment criteria outlined in [E38.12.2](#).
- d. transport:
- i. provision of an interconnected roading network which follows the land form of Glenbrook 3 and reflects the road layout in precinct plan.
 - ii. where public roading infrastructure is required to be upgraded, preparation of an Infrastructure Funding Agreement or other such means must be agreed with the service provider (AT) to ensure infrastructure to service the subdivision can be funded and provided in a timely manner.
 - iii. road design promotes a low speed network suitable for pedestrians, cyclists and cars.
 - iv. the cross-sections of the roads are consistent with the cross- section for different road types set out in the Precinct Plan Diagram.
 - v. the design of a network which interconnects with the Glenbrook community, particularly at McLarin road and Hill road.
 - vi. management of the key intersection as shown on the precinct plan Diagrams to provide safe access to Glenbrook 3 precinct and the Glenbrook Beach community.
 - vii. road stormwater management is carried out in accordance with best practice.
 - viii. any new roads proposed in the vicinity of the coastal edge must be supported by an approved Coastal Hazard Assessment Report and any mitigation required incorporated into the road design or the road relocated out of the hazard area.
- e. building platforms
- i. the creation of sites is consistent with the precinct plan.
 - ii. the subdivision creates a range of lot sizes within the parameters of the subdivision standards, and by resource consent, to encourage different housing forms and to cater for a diverse coastal settlement community.
 - iii. the number of rear sites is limited and does not exceed 5 percent of lots.
- f. wastewater / Water
- i. stages the release of land consistent with adequate wastewater and water servicing in the broader Glenbrook Beach and Franklin West area.
 - ii. ensures all sites can be adequately serviced by wastewater and water;
 - iii. provides an appropriate wastewater system which connects to the Glenbrook Beach pump station.
- g. stormwater
- i. provides a stormwater management system appropriate to the scale of development and consistent with any stormwater discharge consent for Glenbrook 3 precinct or any effective global stormwater consent for network operations and discharges.
 - ii. provides sufficient space to achieve the hydrology mitigation requirements in Standard [E10.6](#) with treatment of stormwater early in the catchment through the use of swales

and rain gardens within roads and by channelling stormwater through the existing wetlands.

iii. for communal stormwater devices:

- The extent to which the device can be accommodated adjacent to the stream corridors to allow efficient operation and maintenance, and appropriate amenity; and
- Whether the use of communal devices achieves the best practicable alternative to on-site management

h. Integration of Te Aranga Principles including mātauranga mana whenua:

i. development should integrate appropriate mātauranga mana whenua into the design of the built environment open space and public works. In determining this, consideration will be given to the expression of Māori values and the type of development proposed, including where appropriate, for example:

- The design, landscaping and management of open spaces;
- The creation of the information centre and the ability to tell the story of Kahawai Point and early Maori occupation of this area and the environmental attributes of the Tahiki and Waiuku river environments;
- The commitment to native re-vegetation and the removal of exotics;
- Importance of the river margins and access to the coastline;
- Retention and enhancement of the wetlands;
- Communal facilities and spaces;
- Relationship between buildings and public access ways e.g. marae atea, whareniui, wharekai and waharoa if present;
- Landscaping which reflect the natural features of the surrounding environment; and
- Awareness of local history and whakapapa through design.

2. Retirement Village, Group Housing and Intergenerational Housing:

a. neighbourhood character:

i. development should contribute to a coastal settlement of Glenbrook Beach including:

- Setting taller buildings back from the coast and from adjoining private land to the south;
- Retaining or adapting features of the site such as site contours and/or mature native trees where these features contribute significantly to local neighbourhood character; and
- Providing for new large scale native trees where large scale trees are a defining feature of local neighbourhood character.

b. relationship to the street and open spaces:

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

- Maximising frontage orientation, including doors, windows and balconies to the street and open space clearly defining the boundary between the site and the street or open space by planting or fencing;
 - Using quality materials on the facades of buildings fronting the street and open spaces;
 - Ensuring dwellings closest to the street each have direct and clearly defined pedestrian access from the street in preference to a single shared building entrance, where this is compatible with building and activity type;
 - Avoiding breezeways to upper level dwellings that front the street or in locations that are visually prominent from the street; and
 - Providing soft landscaping within the front yard that balances outlook and privacy for dwellings at ground floor level and provides visual interest along the street.
- ii. ground level balconies or patios to a street or open space should be designed to provide privacy for residents while enabling sightlines to the street or open space.
- c. building location, form and appearance:
- i. development should introduce visual interest and reduce the perceived bulk of development, particularly when the building is of a greater height, bulk or length than surrounding buildings. Primary methods to achieve this include:
- Breaking up the mass of a building into visually distinct elements, including expression of individual dwellings or groups of dwellings within a multi-unit development;
 - Variations in building height and form; and
 - Building separation, setbacks and recesses. Secondary methods to achieve this include:
 - horizontal and vertical rhythms;
 - Façade modulation and articulation; and
 - Variation of building materials.
- d. landform:
- i. where retaining or changes to ground levels are necessary they should be incorporated as a positive landscape or site feature by:
- Integrating retaining as part of the building design by including the level difference within the building where practicable; and
 - Retaining walls or changes in ground level over 1m in height should be attractively designed and landscaped, and stepped where practicable, to avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the application area.
- e. on site amenity:
- i. dwellings, and units within a retirement village, should be located, and orientated within a site to provide high quality on- site amenity by:
- Clearly defining communal, semi-private and private areas, including outdoor

living spaces;

- Optimising sunlight access to habitable rooms, particularly to the principal living room or main living / dining room;
- Providing for natural cross ventilation by window openings facing different directions within a dwelling, where practicable; and
- Maintaining a reasonable level of outlook and separation between buildings and outdoor living spaces.

f. design of parking and access:

Connections to the neighbourhood

- i. where practicable and appropriate, developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links, or, a public street through the site.

Location and design of parking

ii. individual or communal car parking areas should be located and designed to:

- Be close and convenient to dwellings;
- Be secure, well lit, or visible from dwellings;
- Minimise the effects of noise and fumes by providing separation from bedroom windows; and
- Provide visual interest and an attractive appearance.

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

iv. parking, should be in locations that are either not visible or screened from the street, except visitor parking.

v. a monotonous repetition of garage doors within areas visible from the street or common areas providing outlook for dwellings within a site should be avoided. Methods to achieve this include:

- Breaking large numbers of garages into smaller groups;
- Varying their alignment, widths and orientation and providing recesses of either the dwelling or garage; and
- Interspersing garages at ground level with landscape features, habitable rooms and dwelling entrances.

Location and design of vehicle and pedestrian access

vi. vehicle access ways should be designed to reduce vehicle speed and moderate the visual effects of long driveways and large areas of hard paving with landscaping. Methods to achieve this include offsetting or articulating the driveway, using paving patterns or a combination of materials to give visual interest and, in particular, the use of landscaping along the driveway.

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

ensure a safe pedestrian environment.

- viii. any vehicle crossing proposed to go through a stormwater treatment device (e.g. roadside swale) shall be designed to the approval of Council prior to works commencing.
- ix. accessways and routes within the site should be clear and logical, enhance way-finding and safety and contribute to the quality of open spaces through the development.

Accessibility of common areas

- x. internal common areas within the site and where practicable, external common areas should be designed to have universal access, with reference to NZS 4121:2001 'Design for access and mobility; buildings and associated facilities'.
- g. infrastructure and servicing:
- i. there should be adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development. All service connections and on site infrastructure must be located within the boundary of the proposed site it serves or have access to the public network by an appropriate legal mechanism.
 - ii. required infrastructure should integrate into the design of the site. This includes low impact stormwater design devices, overland flow paths/floodplains, wastewater systems, and water supply.
 - iii. rubbish storage areas should:
 - comply with the standards for multi-unit development in the council's Solid Waste Bylaw;
 - be easily accessible from the dwellings / units; and
 - be incorporated into the design of the building or screened to be visually unobtrusive and not dominate the main entrance to any dwelling or neighbouring dwellings.
 - iv. plant, exhaust, intake units and other mechanical and electrical equipment located on either the facades or roof of a building should be integrated into the overall design and be screened from public view.
 - v. site landscaping should be located and designed to enhance on-site amenity within purpose built private and communal open spaces.

3. Papakainga Housing in Sub-Precinct A

- a. refer to the assessment criteria in clause 2. above.
- b. refer to the assessment criteria in [H.27.8.2.](#)

4. Restaurant / café and information facility development at the location shown on the precinct plan:

- a. development should contribute to the visual amenity and safety of the open space by:
 - i. maximising frontage orientation, including the proportion of glazing (doors and windows), to open space;

- ii. clearly defining the boundary between the site and the open space, to ensure the café activities can be contained within the site; and
- iii. maximising coastal and river views from the park past and through the building.

I453.8 Assessment – Development Control Infringements

I453.8.1 Matters of discretion

The council will restrict its discretion to those matters listed in [H3.8](#), and [C1.9](#) for development within the Glenbrook 3 precinct unless otherwise specified below.

1. Coastal Protection Yards and Riparian Yards:
 - a. effects on the function of the yard;
 - b. effects on natural hazards;
 - c. amenity and character;
 - d. public access;
 - e. the matters of discretion in [E10.7](#) and [E10.8](#) Stormwater Management – Flow; and
 - f. making retaining walls a positive landscape or site feature.
2. Fences:
 - a. effects on the open space, coastal or riparian area; and
 - b. effects on streetscape amenity.
3. On-site Stormwater management - new impervious areas:

Impervious areas unable to comply with Standard I453.5.14. The council will restrict its discretion to:

- a. items listed in [E10.8.1](#) Stormwater Management – Flow in the Auckland-wide rules and whether the non-compliance occurs on sites intended for affordable housing; and
- b. stormwater quality management requirements for minimising adverse effects.

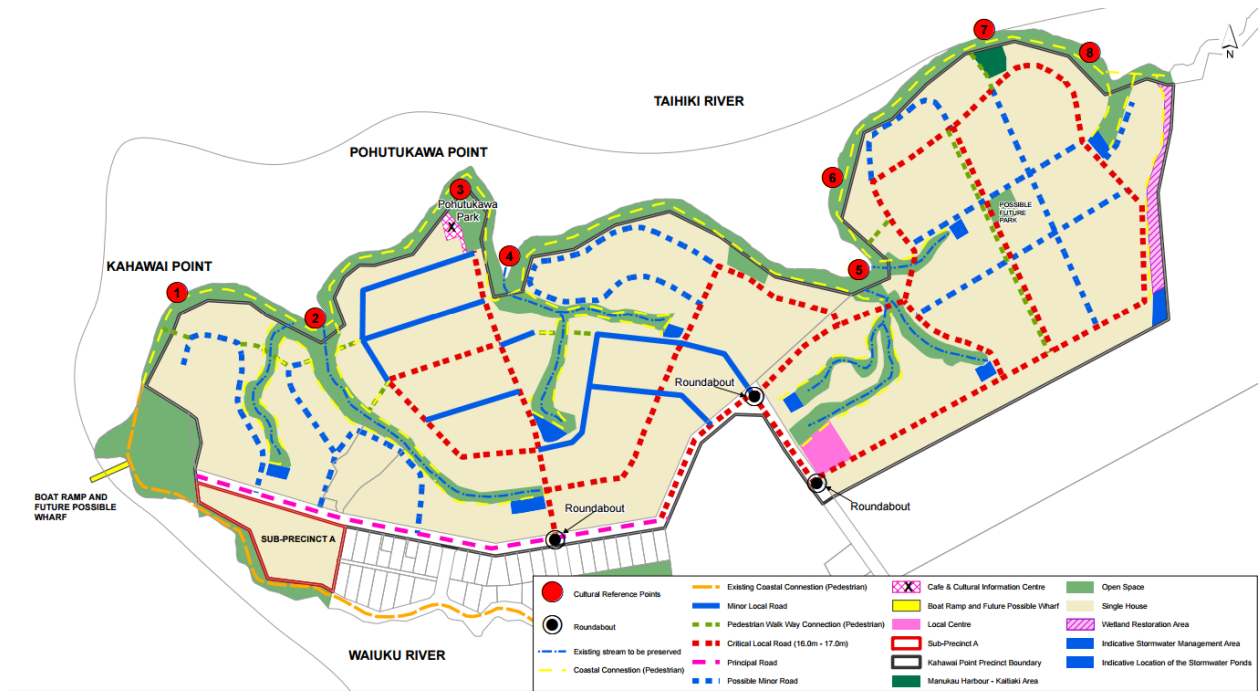
I453.8.2 Assessment Criteria

For development that is a restricted discretionary activity in the Glenbrook 3 Precinct, the following assessment criteria apply in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Single House zone, the Neighbourhood Centre zone and the Open Space: Informal Recreation zone and Auckland-wide rules:

1. Coastal Protection Yards and Riparian Yards
 - a. function of the yard:
 - i. the infringement should minimise adverse effects on the function of the yard particularly in regard to flooding, erosion, stream health or water quality, taking into account any mitigation measures, including planting with native plants and/or providing a wider setback elsewhere that will enhance the function of the yard.
 - ii. the continuity of any vegetation corridor should be maintained.
 - iii. site works and associated vehicle movements should be minimised within the yard.

- iv. whether there is no practicable alternative to development or impervious area within the yard, and that the development or impervious area is located as far from the CMA or stream as practicable.
 - v. Whether development or impervious area within the yard is required for the reasonable use and development of the site, including for the provision of public access or infrastructure such as recreational trails, bridges/culverts, underground utilities, wastewater or stormwater infrastructure.
- b. effects on natural hazards:
- i. development within the yard should not exacerbate the risk or potential of natural hazards on the site or surrounding area.
- c. amenity and character:
- i. development within the yard should not detract from the amenity and character values of the site, the coastal environment or the stream corridor.
- d. public access:
- i. infringing the yard should not unduly preclude future opportunities for developing public access, particularly through esplanade reserves.
- e. the assessment criteria in [E10.8.2](#) Stormwater Management – Flow.
- f. where retaining or changes to ground levels are necessary they should be incorporated as a positive landscape or site feature by:
- i. integrating retaining as part of the building design by including the level difference within the building where practicable; and
 - ii. retaining walls or changes in ground level over 1m in height, should be attractively designed and landscaped, and stepped where practicable, to avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the application area.
2. Fences:
- a. the amenity values and character of the open space, coastal or riparian area;
 - b. the interface between sites and the open space, coastal or riparian area;
 - c. effects on streetscape amenity; and
 - d. impacts on sightlines and opportunities for passive surveillance of pedestrian walkways or public spaces.
3. On-site Stormwater management - new impervious areas:
- a. the council will consider assessment criteria [E10.7](#) and [E10.8](#) listed under Stormwater Management – Flow in the Auckland-wide rules; and
 - b. assessment criteria [E9.7](#) and [E9.8](#) listed under Stormwater Management – Quality in the Auckland-wide rules.
 - c. whether consent notices are required on the titles of new lots to ensure compliance with any on-site stormwater management requirements.

1453.9 Precinct Plan



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 Height datum: Auckland 1946.

GLENBROOK 3 PRECINCT PLAN

0 50 100 150
 Meters
 Scale @ A3
 = 1:5,000
 Date Printed:
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