

Private Plan Change – Drury 1 Precinct Extension

Note: Amendments to the Drury 1 Precinct in underline and ~~striketrough~~.

Planning Maps

[Amend the Future Urban Zone on the planning maps to insert Mixed Housing Suburban, Mixed Housing Urban and to extend the boundary of the Drury 1 Precinct as attached.]

Amend the Drury 1 Precinct provisions as follows:

Drury 1 Precinct

Precinct Objectives and Policies

F6.X Drury 1

Precinct description

The Precinct has an area of ~~167.67~~ ~~84.62~~ ha and is bordered by Drury Creek in the north, southern motorway to the east SH22 (Karaka Road) to the south and Jesmond Road to the west. The site is gently rolling terrain, with coastal frontage to the upper estuary reach of Drury Creek. Two permanent watercourses run through the land, both originating within the site and flowing north towards the coastal edge. The Precinct Plan 1 area applies to the original 84.62 ha of the Precinct. The Precinct Plan 2 area applies to an extension of 83.05 ha.

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Objectives

Precinct Plan 2

8. Subdivision and development is coordinated with the delivery of infrastructure required to service the Precinct and its effects on the wider network, including transport, wastewater and water services.
9. Infrastructure serving the Precinct is funded and implemented in an equitable, integrated, and coordinated manner.

Policies

14. Where offset mitigation is required to address adverse effects on ecology values, the preference is for this to be directed to the Drury Creek Islands Recreation Reserve.

Precinct Plan 2

15. Ensure subdivision and development achieves the coordination of infrastructure design, funding and implementation.

16. Where subdivision relies on infrastructure capacity that has not been funded by network utility operators, delay subdivision until the capacity has been equitably funded.
17. Enable subdividers who fund or provide third party infrastructure to limit the ability of other subdividers to connect to that infrastructure until such time as they contribute equitably to the funding of the infrastructure.

Other Methods

- Infrastructure Funding Agreements and/or Development Agreements for infrastructure.

Precinct Rules

K6.X Drury 1

6 SUBDIVISION CONTROLS

6.3 Movement Network

1. All subdivision must comply with the following controls:

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- c. Collector Roads must be provided in accordance with the alignments in Precinct Plan 1 and 2.
- d. Roads must be constructed to the standards illustrated in Figures 3 to 9 below (with reference to Precinct Plan 1 and 2) or where not contained in the figures below, the relevant Auckland Wide rules shall apply. Except that where a road is located beneath the National Grid Subdivision Corridor, the road will be constructed with a design specific to the accommodation of the Corridor. The design will be determined as part of the resource consent required within the National Grid Subdivision Corridor.

6.4 Park Edge Roads

1. Where subdivision adjoins a Public Open Space Zone or Future Esplanade Reserve on Precinct Plan 1 and 2, or a recreation reserve to vest then park edge roads must be provided.

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6.5 Site Access

1. Where subdivision adjoins a Future Collector Road (New), Collector Road (Existing) or a Collector Road – Protected Cycleway identified on the Precinct Plan 1 and 2 or a road with a 3m shared footpath on the site's frontage (which includes the Collector Road (New)), rear lanes (access lot) or access from side roads must be provided so that no vehicle access occurs directly from the sites frontage to the 3m shared footpath.

8. ASSESSMENT - SUBDIVISION

8.1 Matters of Discretion

1. Subdivision

- a. The council will restrict its discretion to those matters listed for subdivision under the Auckland wide rules, and the following matters:

- i. Consistency with Precinct Plan 1 and 2

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8.2 Assessment Criteria

1. For development that is a restricted discretionary activity, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Zone and Auckland Wide Rules:

- a. The structural elements of Precinct Plan 1 and 2 are incorporated into the subdivision design.

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- a. The implementation of relevant upgrades to the roading network

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Prior to the occupation of any new dwelling in the Precinct Plan 2 area, the intersection of SH22 and Jesmond Road should be upgraded with traffic signals or a roundabout to NZTA requirements.

10 PRECINCT PLAN 2

[Insert Precinct Plan for extension area as attached.]