

10 October 2018

### **Papakura Local Board feedback on the Drury-Opāheke Draft Land Use Plan 2018 (Drury Structure Plan)**

The Auckland Unitary Plan Operative in part (AUPOP) sets out the requirements for a structure plan in the Regional Policy Statement and Appendix 1. The structure plan for Drury will become the basis for future council plan changes.

Council is seeking feedback on how Drury should be developed in an integrated way.

The council's Future Urban Land Supply Strategy July 2017 (FULSS, 2017) sets out a programme for sequencing development of future urban land over 30 years across Auckland. Dwelling estimates for development around Drury are as follows:

- 8200 dwellings in Opāheke/Drury (i.e: east of State Highway 1)
- 9850 dwellings in Drury West (i.e: west of State Highway 1)

The North-West sector of the Drury Future Urban Zone is scheduled to be development ready in 2018 - 2022.

The remainder of the Drury Future Urban Zone is scheduled to be development ready in 2028 - 2032.

### **Papakura Local Board feedback**

The Papakura Local Board provides the following feedback on the Drury-Opāheke Draft Land Use Plan 2018 (Drury Structure Plan):

<b>Topic</b>	<b>Papakura Local Board feedback</b>
1(a) What do you like about the plan?	The plan appears to have a holistic approach to development for the area. Given the pace of development it makes sense to identify future land use activities and zone accordingly.
1(b) Is there anything you want changed?	<p>The Mill Road corridor designation. The whole corridor is not yet fully designed or protected. The speed of development along the route and the need to provide a level of surety for residents and businesses make it imperative that the route is confirmed without delay.</p> <p>The community has expressed concerns to the board about the route through Papakura and there is an assumption amongst many that the road will have to go through Dominion Road.</p>

Topic	Papakura Local Board feedback
	<p>Dominion Road has now become an established residential neighborhood and using that for a major expressway will cause significant disruption to the surrounding community. The community needs clarity, so they can adapt and get on with their plans.</p>
<p>2(a) Do you agree with the potential locations for centres A to F shown on the plan?</p>	<p>Agree / <del>disagree</del> / <del>other</del>  Support location A on the plan.  Why: They make sense in terms of the development proposed.</p>
<p>2(b) Please indicate which one you think should be the main centre</p>	<p>Support location A.  Why: Location A appears to build on the existing Drury town centre area. The board is concerned about the potential impact on the Papakura town centre in terms of the scale and amenity of the new main centre.</p> <p>Experience has shown that the development of other centres has already impacted on the Papakura Town Centre, in particular developments in Takanini and most recently Takanini village which a number of Papakura Town Centre retailers have relocated to.</p> <p>The board is asking for reassurance that the new centres will not have a similar negative impact on Papakura Town Centre, by way of peer reviewed economic reports, along with reassurance that Auckland council will be putting measures (including investment) in place to ensure that the regeneration of Papakura into a new metropolitan center takes place.</p>
<p>2(c) What scale (high, medium or low-rise) of buildings do you think should be provided for in these centres?</p>	<p><del>High</del> / medium / low-rise / <del>other</del></p> <p>Why: The centre should not compromise the vision of the Papakura Metropolitan Centre, rather it should complement it.</p>
<p>2(d) What do you think makes a successful centre?</p>	<ul style="list-style-type: none"> <li>• Employment opportunities</li> <li>• Being able to live in a centre</li> <li>• Shops</li> <li>• Services</li> <li>• Entertainment</li> <li>• Good parks</li> <li>• Good public transport</li> <li>• Good access to motorways</li> </ul> <p>All the above contribute to a successful community, creating a desire for people to want to eat, work and play in their local area.</p>

Topic	Papakura Local Board feedback
3(a) Do you agree with the potential locations for business areas 1 and 2 shown in the plan?	Agree / <del>disagree</del> / other Why: It makes sense to link and to locate industrial areas adjacent to existing industrial areas and space them adequately across the proposed development area.
3(b) What types of jobs do you think need to be provided for?	A range of jobs should be provided for with a mix of office, trades and industrial roles which will add to the richness of the planned community.
4 Residential neighbourhoods – where do you think apartments, terrace houses and single house residential area should be located?	Apartments and terraced houses should be close to the main centre and transport hubs.
5 Streams and floodplains – Do you have any comments on the protection of streams and how they should be incorporated into development?	<p>The board is concerned how the natural streams will be dealt with. This will also be of interest to mana whenua. These streams are tributaries to the Manukau Harbour.</p> <p>Housing built near floodplains should be built to withstand the worst-case scenario, i.e: ground floor levels should be raised to ensure no inundation from weather events. As global warming increase, intensive weather events become more regular. The impact of global warming should also be considered.</p> <p>Special care should be taken when development occurs to ensure silt run-off does not impact on the streams and the harbour.</p> <p>The streams should be retained in their natural state or enhanced with riparian planting.</p>
6(a) Parks and community facilities – Do you have any comments on what sort of parks should be provided and where they should be located?	The provision of open space and parks is essential where intensive housing developments occur. Amenity of a development is enhanced by the provision of parks and green spaces.
6(b) Do you have any comments on what community facilities should be provided for and where they should be located?	Community facilities are an important part of the community. A holistic approach should be undertaken when considering community facilities. Any provision of community facilities should consider the Community Facility Network Plan guidelines and should complement any existing nearby facilities.
7 Heritage and cultural values – Are there any specific heritage or cultural sites in the structure plan area that you think should be protected?	The natural streams and riparian planting should be retained. Any areas of significance to Māori should be protected.

Topic	Papakura Local Board feedback
<p>8 Do you have any other comments?</p> <p>8.1 Transport</p>	<p>Priority should be given to the protection of the Mill Road route in its entirety.</p> <p>Protecting the route provides surety for developers, businesses and residential home owners so they can adapt and get on with their plans.</p> <p>It is crucial that the planning document protects Mill Road stage two, (the link between Alfriston to Drury) and stage three.</p> <p>The board also believes a third rail line is essential as a dedicated freight route so that it eases the pressure on the passenger link. Adding a fourth line would be desirable.</p>

---

Brent Catchpole  
Chairperson  
Papakura Local Board

---

Felicity Auva'a  
Deputy Chairperson  
Papakura Local Board