Date:       Tuesday 6 August 2019
Time:       9.30am
Meeting Room:   Reception Lounge
Venue:   Auckland Town Hall
           301-305 Queen Street
           Auckland

Komiti Whakarite Mahere / Planning Committee

OPEN MINUTE ITEM ATTACHMENTS

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</tr>
<tr>
<td></td>
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<td>3</td>
</tr>
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<td>Developing an Integrated Area Plan for part of the Albert-Eden and Puketapapa local board areas, and reviewing the Mangere-Ōtāhuhu Area Plan for part of Mangere</td>
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<tr>
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<td>A. 6 August 2019, Planning Committee: Item 10 - Developing an Integrated Area Plan for part of the Albert-Eden and Puketāpapa local board areas, and reviewing the Māngere-Ōtāhuhu Area Plan for part of Māngere, Presentation</td>
<td>61</td>
</tr>
<tr>
<td>11</td>
<td>Auckland Unitary Plan (Operative in Part) - Proposed Plan Change: Howick Business Special Character Area character statement</td>
<td></td>
</tr>
<tr>
<td></td>
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<td>65</td>
</tr>
<tr>
<td>12</td>
<td>Auckland Unitary Plan (Operative in Part) - Request to Make Plan Change 13 - Open Space, Operative</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A. 6 August 2019, Planning Committee: Item 12 - Auckland Unitary Plan (Operative in Part) - Request to Make Plan Change 13 - Open Space, Operative, Slide</td>
<td>67</td>
</tr>
</tbody>
</table>

Note: The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.
<table>
<thead>
<tr>
<th></th>
<th>Auckland Unitary Plan (Operative in Part) - Proposed Open Space Plan Change (2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>6 August 2019, Planning Committee: Item 13 - Auckland Unitary Plan (Operative in Part) - Proposed Open Space Plan Change (2019), Slide 69</td>
</tr>
</tbody>
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<td>6 August 2019, Planning Committee: Item 15 - Auckland Unitary Plan (Operative in Part) - Request to make Plan Change 12 Hobsonville Corridor Precinct operative, Map 71</td>
</tr>
</tbody>
</table>

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>16</td>
<td>6 August 2019, Planning Committee: Item 16 - Auckland Unitary Plan (Operative in Part) - Request to make Redhills Precinct Operative, Map 73</td>
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</table>

<table>
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<tr>
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</thead>
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<tr>
<td>18</td>
<td>6 August 2019, Planning Committee: Item 18 - Auckland Unitary Plan (Operative in Part) - Private Plan Change Request from Prime Property Group Limited to rezone land at Foster Crescent, Snells Beach, Map 75</td>
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</tr>
</tbody>
</table>
Pukekohe-Paerata Context

- Approx. 1300 ha Future Urban zone (FUZ) area
- Pukekohe pop approx. 30,000
- Generally surrounded by mixed rural and rural production zoning
- Eastern Rural Urban Boundary (RUB) edge in part defined by Runciman countryside living with the Waikato boundary in the south.
- Western RUB edge defined by stream, flood risk area and high quality soils.
- Live zoned 300ha Paerata Rise (was ‘Wesley’ SHA)
- SH22 runs through Paerata to Pukekohe. East St / Mill Road (to Bombay)
- NIMT railway line passes through Pukekohe, commuter rail services to Papakura and beyond
- FUZ currently generally used for rural activities and CSL/lifestyle blocks
Drury- Opāheke Context

- FUZ area is approx. 1900 ha
- Adjoins Drury Creek - Pahurehure Inlet - Manukau Harbour
- North East - Opāheke
- South East - Drury
- South West – Drury West
- FUZ predominately in rural land use, and countryside living, market gardens plus some business uses – e.g: truck depots etc
- Bisected North-South by:
  - SH1
  - NIMT Railway
  - Transpower’s National Grid
- Drury township - on rail line, small centre, existing industrial area.
- SH22 / Karaka Road – to Pukekohe
Unitary Plan: Appendix 1

**Structure Planning:** An important method for establishing the pattern of land use and the transport and services network within a defined area.

Provides a detailed examination of the opportunities and constraints relating to the land including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards.

Identify, investigate and address the potential effects of urbanisation and development on natural and physical resources in the structure plan area and in neighbouring areas, particularly those that have been scheduled in the Unitary Plan in relation to: natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.

A structure plan is an appropriate foundation for the plan change process required to rezone land.

More detailed work typically takes place between the adoption of the structure plan and the notification of the plan change/delivery of infrastructure.
Attachment A

Pukekohe Area Plan 2014

PUKEKOHE AREA PLAN
MANERE Ā-ROHE O PUKEKOHE
OCTOBER 2014
2016 Transport for Future Urban Growth – AT&NZTA
Southern Structure Planning Overview- Process 2017

- Resolution to prepare structure plans for the Drury-Opāheke and Pukekohe-Paerata future urban areas approved by Planning Committee
  - Background research

- September 2017 Preliminary reports for both areas
  - Pukekohe/Paerata Potential New Land Use Scenario 1 Preliminary Draft map

- Consultation Phase 1

- Structure planning feedback summaries 2017
2017 Reporting

September 2017
Drury structure planning overview

Preliminary report – September 2017
Draft Drury Structure Plan process

Summary report – September 2017
Draft Pukekohe / Paerata Structure Plan process
Southern Structure Planning Overview – Process 2018

- Review of feedback and background research
- Pukekohe-Paerata Draft Land Use Plan 2018
- Druny-Opaheke Draft Land Use Plan 2018

2018

September/October 2018

- Consultation Phase 2

December 2018

- Engagement summary documents produced for both areas
Attachment A

2018 Reporting

Summary and feedback form
Drury-Opāheke Draft Land Use Plan 2018

Summary and feedback form
Pukekohe-Paerata Draft Land Use Plan 2018
Constraints and Opportunities Investigations
Pukekohe-Paerata: Flood risk

Several areas of the structure plan area are affected by flooding.
Attachment A

Puketoke-Paerata: Ecology - Current Ecosystem

Very limited areas of natural ecosystem remain within the study area.
Pukekohe-Paera: Landscape report
Topographical and key landscape features
Pukekohe-Paerata: Business land assessment

Approx 95ha (net developable) of Light Industry land shown on 2019 map
MR Cagney report recommends 80 –100 ha of net developable area
Pukekohe-Paerata: Watercare - Water and wastewater network improvements required

- Water supply - New main and Puke West and Wesley reservoir needed
- Wastewater - New PSs and rising and gravity mains needed
Pukekohe – Paerata community facilities

Based on forecast growth of 33,750 people over the next 30 years there will be a requirement for additional community facilities to serve Pukekohe-Paerata in the future. This is likely to include:

- a new multipurpose space (library, arts and community space) in Paerata subject to growth in the next 10-15 years
- additional indoor courts
- changes for Franklin and Jubilee pools to make services fit for purpose and respond to the needs of the growing population
- identifying opportunities to make best use of existing community facilities for increased utilisation or operational efficiency
### Pukekohe-Paerata Open Space Needs

<table>
<thead>
<tr>
<th>Open space typology</th>
<th>Number of open spaces</th>
<th>Size (ha)</th>
<th>Total (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Park</td>
<td>26</td>
<td>0.3 – 0.5</td>
<td>7.8 – 13</td>
</tr>
<tr>
<td>Suburb Park:</td>
<td></td>
<td>3 – 5</td>
<td>12 – 20</td>
</tr>
<tr>
<td>Small-Medium</td>
<td></td>
<td>5 – 10ha</td>
<td>10 – 20</td>
</tr>
<tr>
<td>Large</td>
<td></td>
<td>0.1 – 0.2</td>
<td>0.1 – 0.2</td>
</tr>
<tr>
<td>Local Centre (Civic)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total ha = 29.9ha – 53.2ha**
Attachment A

Drury-Opāheke Native Vegetation coverage

Very limited areas of native vegetation
Network upgrades required to service growth area

Drury - Water Supply

Legend
- Existing Water Supply Asset
- Proposed Water Supply Asset
- Existing Water Supply Main
- Proposed Water Supply Main

Attachment A

Item 8
Drury- Opāheke: Watercare - Wastewater network improvements required

Network upgrades to required to service growth area
MR Cagney said: Will need..
- About 135 ha net Light Industry zone. The SP map has about 135 ha.
- 47 plus ha of centres zoning. The SP map has about 49ha.
Community Facilities - Drury-Opāheke

- Based on forecast growth, likely to be a need for:
  - Multi-purpose community facility (library, arts and community space) - late 2020s/early 2030s
  - Leisure space with indoor courts - late 2020s/early 2030s
- Located in or close to town centre, near public transport

Further consideration as the area develops.
Drury-Opāheke: Open Space Needs

New open space could leverage off:
- co-locating open spaces to adjoin esplanade reserves, waterways, wetlands, bush areas and stormwater detention system assets
- connecting open spaces to the coastal edge and Wildlink features (a green corridor linking habitats, bird flight paths, roosting locations and biodiversity).
### Drury-Opāheke: Open Space Needs

<table>
<thead>
<tr>
<th>Open space typology</th>
<th>Neighbourhood Park</th>
<th>Suburb Park: Small-Medium</th>
<th>Suburb Park: Large</th>
<th>Total = 76.5 – 87.5 hectares (or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total (hectares)</td>
<td>0.3 – 0.5</td>
<td>3 – 5</td>
<td>10 hectares or more</td>
<td></td>
</tr>
<tr>
<td>Number of open spaces</td>
<td>35</td>
<td>2</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Size (hectares)</td>
<td>10.5 – 17.5</td>
<td>6 – 10</td>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

**Attachment A**

**Item 8**
Attachment A

 Mana Whenua

- Ongoing programme of hui
  (19 hui and workshops to date)
- Regular progress briefings
- Key topic workshopping – e.g.: stormwater, heritage, ecology, transport, open space planning
- Places of significance knowledge transfer
Urban Design Input

Neighbourhood Design Statement

Our NDS develops themes, subthemes and more specific design considerations for planning and development of the structure plan areas.

NDS Themes
- Neighbourhoods that vary in density and mix of uses according to their locational attributes.
- Neighbourhoods with many safe choices of movement with good access to services and amenity.
- Neighbourhoods with many choices of use and activity that reflect the needs of the community and the sub region.
- Neighbourhoods that celebrate their unique identity and are attractive, safe and are easily understood.
- Neighbourhoods that protect and enhance the natural environment while enabling urbanisation.
Urban Design Guidance

Some key concepts from the NDS are illustrated below.
Urban Design Guidance

Figure C.8: Hypothetical example of where density can be located

Figure C.9: Hypothetical example of how to achieve diversity of use
2018 Concept Investigations

Attachment A

Item 8
Southern Structure Planning Overview – Process 2019

2019
- Review of feedback and research

April 2019
- Summary reports - April 2019 Draft Pukekohe-Paerata Structure Plan and Draft Drury-Opāheke Structure Plan
- Consultation Phase 3

June 2019
- Feedback summaries for both areas 2019
- Review of feedback and background research

August 2019
- 2 x Structure Plans to Planning Committee for adoption
### Purpose, Scope and Interactions of Integrated Transport Assessment (ITA)

<table>
<thead>
<tr>
<th>ITA</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Key Drivers</strong></td>
<td>Identifying the transport requirements to support/integrate with identified Structure Plan land use, provide guidance on urban form, assess performance/effects of transport network/land use.</td>
</tr>
<tr>
<td><strong>Spatial scope</strong></td>
<td>Structure Plan areas only (Pukekohe-Paerata).</td>
</tr>
<tr>
<td><strong>Temporal scope</strong></td>
<td>Transport needs associated with partial build-out (interim assessment year 2028), and full build-out (2048+) to demonstrate potential sequencing.</td>
</tr>
<tr>
<td><strong>Networks covered</strong></td>
<td>Per the business case networks, but with the addition of an indicative collector road network, connector public transport services, and secondary active mode networks.</td>
</tr>
</tbody>
</table>
Attachment A

ITAI – Paerata-Pukekohe Roading Network north

SH22 Expressway with connections to SH22, rail crossings
ITA – Paerata-Pukekohe Roading Network south

- Eastern Arterial from expressway north then east of Grace James Dr down through to Golding Rd and south to Buckland
- Western arterial around to Heights Rd then SH22
Attachment A

ITA – Paerata-Pukekohe: Public Transport

Rail - Paerata station, rapid service
Connector / Local Road bus network
ITA – Drury West

- Drury Central and
- Drury West station
- Pukekohe expressway
- Collector Road network
Attachment A
Attachment A

Drury Central and Drury West Stations
Frequent Bus Network Routes - Jesmond Rd., across SH1 via Bremner Rd to Drury centre and via an eastern arterial.

ITA – Drury public transport
ITA–Active Transport Network Extent

Regional – May span rural land use between centres (e.g. SH16 NW cycleway)

Primary – Main cycle connections with higher level of service. May be in or out of road reserve

Local – Links to enable neighbourhood trips for walking and active modes through quiet streets
Structure Planning Engagement

2017 – Constraints and Opportunities
2018 – SGA driven + our conceptual work
2019 – Draft structure plan
Engagement
Engagement

Bill Cashmore

Solid day finishing with two meetings in Pukekohe. Last Pukekohe Structure Plan public consultation. It has been many days of extra hours for our dedicated staff. Many thanks to them and all the Franklin people who have come along. This is important for our future.
Engagement 2019

- Draft structure plan engagement opened 5 April 2019 - closed 30 April 2019
- Four drop-in sessions held:
  - 9 April Drury Hall, (200+ attendees)
  - 11 April Pukekohe Town Hall (100+ attendees)
  - April 30 – Pukekohe Library / Centre (100 attendees)
+ 13 April market stall at Franklin market.
Local Boards – Franklin and Papakura
## Pukekohe-Paerata - dwellings, population, jobs

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Net developable land area (ha)</th>
<th>Potential additional houses/dwellings</th>
<th>Potential additional population</th>
<th>Potential additional jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>434</td>
<td>12,544</td>
<td>33,870</td>
<td>2602</td>
</tr>
<tr>
<td>Local Centre</td>
<td>1</td>
<td>5</td>
<td>13</td>
<td>53</td>
</tr>
<tr>
<td>Light Industry</td>
<td>94</td>
<td>0</td>
<td>0</td>
<td>2338</td>
</tr>
<tr>
<td>Totals</td>
<td>528</td>
<td>12,549</td>
<td>33,883</td>
<td>4993</td>
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</tbody>
</table>
Drury - Opāheke Centres

Large main centre is required. The proposed location for this centre is shown close to and east of SH1 at the existing Drury motorway interchange. Located near the existing Drury Village. This centre would serve the entire Drury – Opāheke structure plan area and also surrounding areas.

Centre is also needed in West Drury, to the west of SH 1. This is shown in the plan west of SH 1 located on SH 22 near Jesmond Road. It will primarily serve the western part of the Drury – Opāheke structure plan area.
Drury-Opāheke Centres

- Additional smaller centres are also shown in the plan and located to service local areas.
- The number, position and scale of these is subject to ongoing refinement in preparation of plan changes to the Auckland Unitary Plan.
- Section 3.13 within the structure plan report specifies outcomes expected for these centres.
Drury-Opaheke Structure Plan 2019: Land Use Map

Proposed land uses: i.e. residential, industrial, centre and open space are shown in colours similar to those used for zones in the unitary plan.

However, the specific extent and boundaries each land use type will be determined in more detail at the plan change stage. Therefore the boundaries between land uses are shown as rounded indicative edges, similar to the rounded land use mapping used in the Warkworth Structure Plan maps.
<table>
<thead>
<tr>
<th>Land</th>
<th>Residential</th>
<th>Centre</th>
<th>Industry/Business</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Houses</td>
<td>21,600</td>
<td>49</td>
<td>150</td>
<td>823</td>
</tr>
<tr>
<td>Estimated Population</td>
<td>59,000</td>
<td>1000</td>
<td>0</td>
<td>60,000</td>
</tr>
<tr>
<td>Estimated Jobs</td>
<td>3,700</td>
<td>4,500</td>
<td>3,800</td>
<td>12,000</td>
</tr>
</tbody>
</table>

Drury-Opāheke land areas

Net land area is the amount left over after allowance for land required for roads, parks, floodplains and streams. This leaves about 45% of the land for building.
Staging and infrastructure funding

Appendix 1 of the AUP requires both a staging plan and a funding plan as part of a structure plan.

- Work on both of these is ongoing and is not complete.
- Initial work indicates many billions of dollars are required for the infrastructure agencies to address this. This will address both staging and funding. It includes the Drury Preferred Transport Network Investment Programme.
- There is a joint work programme between council and central government agencies to address this. This will address both staging and funding. It includes the Drury Preferred Transport Network Investment Programme.

In the interim, the Future Urban Land Supply Strategy 2017 sequencing will apply.

A staging plan and a funding plan can be attached as addendums at a later date.
August 2019 Adoption

Drury-Opāheke
Structure Plan
August 2019

Pukekohe-Paerata
Structure Plan 2019
Developing an Integrated Area Plan for part of Albert-Eden and Puketāpapa local board areas

Reviewing the Māngere-Ōtāhuhu Area Plan for part of Māngere

6 August 2019

Background

- Over the next 10 - 15 years, the Urban Development Group (UDG) proposes for:
  - Mt Roskill to replace approximately 2,500 state houses, with up to 10,000 new homes
  - Māngere to replace approximately 2,800 state houses with up to 10,000 new homes

- The UDG is developing a draft Spatial Delivery Strategy (SDS) (i.e. spatial plan) to support the increase in housing alongside investments in infrastructure and community services

- Auckland Plan 2050 identifies Mt Roskill and Māngere as development areas that are expected to undergo a significant amount of housing and business growth in the next 30 years.
Draft Spatial Delivery Strategy

- Will provide guidance on the staging and delivery of housing and infrastructure in the Albert-Eden, Puketāpapa and Māngere areas.

- The draft SDS is being developed in consultation with:
  - Council staff
  - Mana whenua
  - Infrastructure providers e.g. Auckland Transport, Watercare
  - Crown agencies e.g. Ministry of Education

- Will provide suggested projects, estimated budgets and identify where further studies are required.

Developing an Integrated Area Plan

<table>
<thead>
<tr>
<th>Key steps</th>
<th>Indicative dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review existing relevant information</td>
<td>August 2019 to January 2020</td>
</tr>
<tr>
<td>First community consultation period</td>
<td>February 2020</td>
</tr>
<tr>
<td>Review of feedback and preparation of the draft Integrated Area Plan for</td>
<td>March to May 2020</td>
</tr>
<tr>
<td>part of the Albert-Eden and Puketāpapa local board areas</td>
<td></td>
</tr>
<tr>
<td>Second community consultation period on the approved draft Integrated</td>
<td>June to August 2020</td>
</tr>
<tr>
<td>Area Plan for part of the Albert-Eden and Puketāpapa local board areas</td>
<td></td>
</tr>
<tr>
<td>Review of feedback received and plan amendments</td>
<td>September to October 2020</td>
</tr>
<tr>
<td>Preparation and approval of the final Integrated Area Plan by the</td>
<td>November to December 2020</td>
</tr>
<tr>
<td>Albert-Eden and Puketāpapa Local Boards, and adoption of the plan by the</td>
<td></td>
</tr>
<tr>
<td>relevant committee</td>
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## Review of the Māngere-Ōtāhuhu Area Plan

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</tr>
<tr>
<td>First community consultation period</td>
<td>February 2020</td>
</tr>
<tr>
<td>Review of feedback, and if needed prepare update of the draft Area Plan for part of Māngere</td>
<td>March to May 2020</td>
</tr>
<tr>
<td>Second community consultation period on the approved draft of the Area Plan for part of Māngere</td>
<td>June to August 2020</td>
</tr>
<tr>
<td>Review of feedback received and plan amendments</td>
<td>September to October 2020</td>
</tr>
<tr>
<td>Preparation and approval of the final update of the Area Plan for part of Māngere by the Māngere-Ōtāhuhu Local Board, and adoption of the updated plan by the relevant committee</td>
<td>November to December 2020</td>
</tr>
</tbody>
</table>
Item 11 - Howick Business Special Character Area character statement

Add Our Lady Star of the Sea Roman Catholic Church into extent of SCA Overlay

Add Uxbridge Arts & Culture Centre into extent of SCA Overlay

Add Howick War Memorial Community Centre into extent of SCA Overlay

Add All Saints Anglican Church into extent of SCA Overlay
## Land Zoned Open Space

<table>
<thead>
<tr>
<th>Plan</th>
<th>Change 13</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vested/acquired</td>
<td>+233.6856</td>
<td></td>
</tr>
<tr>
<td>Errors/anomalies</td>
<td>+0.7542</td>
<td></td>
</tr>
<tr>
<td>Panuku land disposal</td>
<td>-0.9591</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>+233.4807</strong></td>
</tr>
</tbody>
</table>

Note: land vested/acquired includes significant additional to regional parks.
## Land Zoned Open Space

<table>
<thead>
<tr>
<th>Proposed Open Space Plan Change</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vested/acquired</td>
<td>+77.5000</td>
</tr>
<tr>
<td>Errors/anomalies</td>
<td>+35.4449</td>
</tr>
<tr>
<td>Panuku land disposal</td>
<td>-0.6784</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>+112.2665</strong></td>
</tr>
</tbody>
</table>

Note: the Environment and Community Committee will be receiving a report on land purchased for open space during the last financial year 2018/2019.
Item 15 - Plan Change 12 Hobsonville Corridor Precinct operative
Item 16 - Request to make Redhills Precinct Operative
Item 18 - Private Plan Change Request from Prime Property Group

Limited to rezone land at Foster Crescent, Snells Beach
Item 19 - Private Plan Change Request from Avondale Jockey Club to rezone land at Avondale Racecourse