Date: Thursday 1 October 2020  
Time: 10:00am  
Meeting Room: Reception Lounge  
Venue: Auckland Town Hall  
301-305 Queen Street  
Auckland

Kōmiti Whakarite Mahere / Planning Committee
OPEN MINUTE ITEM ATTACHMENTS

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The four private Drury plan changes

- The following private plan changes were notified for submissions on 27 August 2020:
  - PC 48: Drury Centre Precinct (Kiw Property Ltd)
  - PC 49: Drury East Precinct (Fulton Hogan Ltd)
  - PC 50: Waiwhakoe Precinct (Oyster Capital Ltd)
  - PC 51: Drury 2 Precinct (Karaka and Drury Ltd)
- Collectively, the four private plan changes propose urban zoning of about 365 hectares of the Drury future urban area.
- They are clustered around the existing SH1, SH 22, Great South Rd Drury interchange.
**PC 48: Drury Centre**

- 35 ha Metropolitan Centre close to SH 1/Great South Road (purple).
- 51.5 ha Mixed Use area surrounding the Metropolitan Centre (business and residential)(mauve).
- 8.5ha Open Space zone adjoining Hingaia Stream.

**PC 49: Drury East**

- 22 ha Terrace Housing and Apartment Building zoning close to Drury Centre.
- 65 ha Mixed Housing Urban zoning within mid-portion of the site.
- 95 ha Mixed Housing Suburban zoning at the southern end of the site.
- 2ha Business: Mixed Use zoning.
PC 50: Waihoehoe

- 49 ha Terrace Housing and Apartment Building zoning.
PC 51: Drury 2

- 4.6ha Mixed housing urban.
- 13.8ha Terrace housing and apartments.
- 15.3ha Town centre.

The councils Drury-Opāheke Structure Plan 2019
The need for council submissions

- There is a broad high-level similarity between the land uses proposed in the four plan changes and those in the council’s structure plan.
- Nevertheless, staff analysis indicates that there are significant issues that the council should make submissions on.

The matters to be addressed in submissions

- Infrastructure funding, timing and location (this is a critical issue).
- Land use and transport integration including zoning, density and walkability near public transport.
- Stormwater, water quality, riparian protection and biodiversity.
- Open space provision.
- Issues of significance to Mana Whenua.
- Provision for notable trees.
- Other matters relating to a safe quality built environment.
**Recommendations**

- That the council make submissions on the plan changes addressing the matters listed above.
- That a sub-group be appointed to approve the council’s submissions on these plan changes.
- The closing date for submissions is the 22 October 2020.
Patumahoe South Plan Change
Planning Committee 1 October 2020
Item 9

Attachment A

Existing AUP zoning

Proposed AUP zoning

1/10/2020