

ANALYSIS OF DRURY EAST DEVELOPERS ALTERNATIVE STATGING

Introduction

To inform this Plan Change a more detailed analysis of the release of land within the wider southern Auckland Future Urban Zone (**FUZ**) has been undertaken against the staging principles in Appendix 1 of the Future Urban Land Supply Strategy 2017 (**FULSS 2017**). The culmination of these principles should inform the staging so that development achieves an efficient, integrated and quality urban form that minimises environmental impacts. While infrastructure funding and delivery is a very important factor, this should not be the starting point.

Drury East Developers Alternative Staging

The more detailed analysis of the staging of the release of the wider Southern Auckland FUZ against the staging principles in Appendix 1 of the FULSS 2017 supports the early release of the Drury East land for development, while simultaneously:

- Deferring development to the west of Jesmond Road to Decade 2;
- Deferring land to the south, west and east of Pukekohe to Decade 2
- Deferring land within the major flood plains in the Slippery Creek catchment to Decade 3+.

The proposed staging proposal for Drury and Pukekohe is shown in **Figure 1 & 2** below:

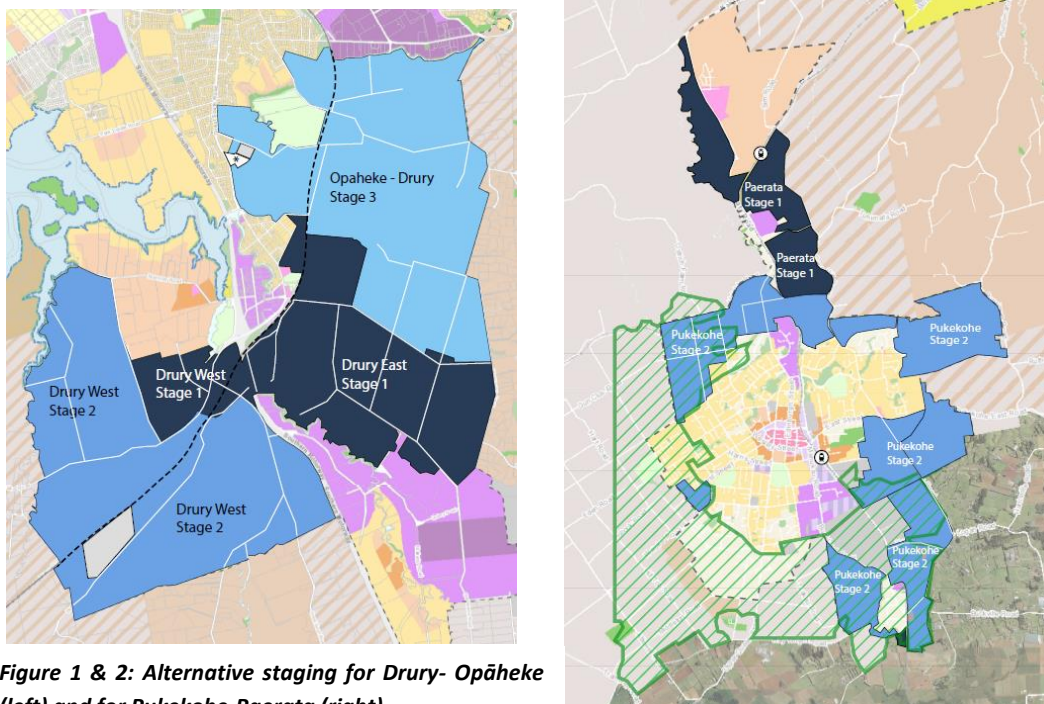


Figure 1 & 2: Alternative staging for Drury- Opāheke (left) and for Pukekohe-Paerata (right).

ANALYSIS OF ALTERNATIVE STAGING

Below is an analysis of the Council’s proposed staging included within the Drury-Opāheke Structure Plan and the alternative staging proposed by the Drury East Developers against the staging principles in Appendix 1 of the FULSS 2017.

Principle 1: Optimise the outcomes from investment

FULSS Criteria	Council’s Proposed Staging	Proposed Alternative Staging
<p>Optimising the outcomes from investment will be achieved by:</p> <ul style="list-style-type: none"> selecting areas that are adjacent to the existing metropolitan urban areas because it is often the most cost effective when extending infrastructure networks 	<p>The Drury West area is contiguous with a newly forming urban area, but the area west of Jesmond Rd is further away from the urban area compared with more central locations in Drury East. Council’s proposed staging will result is a large “urban island” in the west which will remain disconnected from the Drury South employment /residential area.</p>	<p>Drury East is contiguous with both the urban area at Drury Village and Drury South, providing the opportunity for better connections between residential and employment areas. This provides the opportunity to connect both urban areas together in a planned/integrated manner.</p>
<ul style="list-style-type: none"> leveraging existing investment in the Auckland Council spatial priority areas and other key projects such as Special Housing Areas where focused investment is currently occurring 	<p>This staging builds on the SHA identified in Drury West.</p>	<p>This staging also builds on the SHA identified in Drury West and provides the town centre amenities and employment necessary to support it. The staging also builds on investment occurring in Drury South and provides living opportunities close to this large developing employment area.</p>
<ul style="list-style-type: none"> undertaking integrated planning and infrastructure decision making to distribute significant costs of bulk infrastructure projects over time 	<p>No analysis is provided to show how all required infrastructure can be staged, nor how it can be designed to progressively service development.</p> <p>Notwithstanding that, prioritising land at Pukekohe for development is likely to require more significant upgrades to SH22 and the early delivery of the Pukekohe Expressway, neither of which is likely to provide a</p>	<p>Infrastructure solutions are available to service Decade 1 development in Drury East, including wastewater, water supply, stormwater and transport. This analysis has been provided to Council.</p> <p>Focussing development around SH1 and the Drury Interchange would make more efficient use of required upgrades, which could be implemented in a staged manner.</p>

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	good return on investment given the cost of these projects and the low level of development enabled.	
<ul style="list-style-type: none"> encouraging efficient and cost effective infrastructure solutions, investment and delivery. 	As above.	As above.

Principle 2: Supply land on time

FULSS Criteria	Council's Proposed Staging	Proposed Alternative Staging
<p>Providing the supply of land on time will be achieved by:</p> <ul style="list-style-type: none"> maintaining a development pipeline with sufficient supply of land to be re-zoned as urban at the right time, e.g. the areas have bulk infrastructure in place and are ready to be developed 	See above comments on bulk infrastructure.	See above comments on bulk infrastructure. Table 1 below shows that the proposed alternative staging has a similar yield enabled across Decade 1 and 2.
<ul style="list-style-type: none"> selecting areas that are market attractive will assist with take-up of this land 	<p>The area in Drury West around the SHA is likely to be market attractive given that it is being managed by Auranga. The area west of Jesmond Road is generally outside of Auranga management and is likely to be less market attractive given the fragmented land ownership and distance to amenities and services.</p> <p>Areas around Pukekohe are fragmented and are unlikely to be market attractive to developers given their smaller size of multiple landowners that would be expensive to accumulate. Furthermore, the development of much of this land would come at significant cost due to existing land/environmental constraints which is likely</p>	<p>The Decade 1 Drury East land is majority controlled by major land owners and developers and is market attractive for this reason.</p> <p>The land around Pukekohe is likely to be less market attractive given how fragmented the land ownership is.</p> <p>Housing would also be provided close to the Drury South employment area and the proposed Drury East metropolitan centre, providing attractive living opportunities.</p>

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	to impact on the feasibility of development.	
<ul style="list-style-type: none"> starting with areas that have fewer known and costly constraints as they are easier to develop and have more reliable development timeframes. Areas with significant constraints (e.g. flooding and geotechnical issues) may, in time, benefit from technology advances which will improve the yields and development outcomes. 	<p>No known major constraints in Drury West according to Council reporting.</p> <p>Extensive prime and elite soils around Pukekohe are a constraint that should generally be minimised consistent with policy B2.2.2(2)(j) of the Regional Policy Statement.</p>	<p>Analysis provided to Council demonstrates that there are no major constraints in the Drury East area. Stormwater and flooding effects can be managed.</p> <p>Minimises early development of prime and elite soils in Pukekohe.</p>

Principle 3: Support uplifting Māori social, environmental, economic and cultural wellbeing

FULSS Criteria	Council's Proposed Staging	Proposed Alternative Staging
<p>Supporting lifting Maori social, economic, environmental and cultural wellbeing which will be achieved by:</p> <ul style="list-style-type: none"> recognising the principles of the Treaty of Waitangi under section 4 of the Local Government Act 2002 and the obligations of the council under Part 2 of the Resource Management Act 1991 engaging with mana whenua on a case-by-case basis to discuss options for the future use and development of Treaty of Waitangi settlement land encouraging the use of appropriate design, materials and techniques in the provision of infrastructure in areas of known historic settlement and occupation patterns offering support for Māori development aspirations by providing clarity about when land 	<p>This staging would respond to these matters and Mana Whenua have been involved in developing the Council's draft Structure Plan.</p>	<p>The Drury East Developers are engaging with Iwi groups, none of which have raised any fundamental issues to the development of the land. Engagement is ongoing with the opportunity to involve mana whenua in the development of a transit orientated development.</p> <p>None of the groups has raised objections to the proposed staging of the land within Decade 1.</p>

will be bulk-serviced and ready for development.		
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Principle 4: Create good quality places

FULSS Criteria	Council's Proposed Staging	Proposed Alternative Staging
<p>Creating good quality places will be achieved by:</p> <ul style="list-style-type: none"> selecting areas that connect new communities in close proximity to existing social infrastructure and services to provide an opportunity for these areas to leverage off and maximise use of this existing infrastructure 	<p>Residential in Drury West, particularly to the west of Jesmond Road, would be further away from services and social facilities in the Drury Township.</p>	<p>This proposal would provide development closer to the existing social facilities in the Drury Village and would enable the new centre at Drury East to be developed early. Urban connections would also be provided to the Drury South employment and residential areas.</p> <p>Reduces pressure on SH22, which is expected to be at or near capacity by 2028.</p>
<ul style="list-style-type: none"> delivering economies of scale as larger areas can be more readily planned with a full range of land use that a community needs, including a range of dwelling types, jobs and social infrastructure and provide better overall development yield for the required infrastructure investment 	<p>Development in Pukekohe would draw from existing services in the Pukekohe centre, but low-density land uses would not maximise the opportunities this offers.</p> <p>Many of the areas in Pukekohe are distant from rail and bus services. Development of land in Pukekohe would also increase commuter trips with limited employment opportunity within that area.</p>	<p>This proposal would provide good economies of scale by providing for a full range of uses in Drury East, including the early delivery of the primary centre.</p> <p>Prioritising areas for intensive development around the existing and planned public transport in Drury and Pukekohe provides more efficient use of transport and social infrastructure.</p> <p>The proposed staging would provide for further living opportunities close to employment and close to the social and amenity infrastructure within the planned town centre.</p>
<ul style="list-style-type: none"> safeguarding enough business land to support and balance residential supply. The Auckland Plan requires at least 1400 hectares of additional greenfield land for 	<p>No employment land would be provided in Decade 1 in Drury despite a deficit of 13 ha being</p>	<p>This proposal would provide land for services and employment within Decade 1 in Drury East to service the developing residential areas.</p>

<p>business activities. This includes approximately 1,000 hectares of industrial land with specific requirements. A further 400 hectares of land will be required for commercial activities.</p>	<p>identified for the Drury catchment in 2018-2028¹.</p> <p>A limited amount of employment land would be provided in Pukekohe in Decade 1, however, the it is dispersed and not well integrated with existing employment areas, which reduces efficiencies and agglomeration benefits.</p>	
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Principle 5: Work collaboratively in partnership

FULSS Criteria	Council's Proposed Staging	Proposed Alternative Staging
<p>Working collaboratively in partnership by:</p> <ul style="list-style-type: none"> • working on a regular basis with key stakeholders including neighbouring local authorities (Waikato Regional Council, Waikato District Council, Northland Regional Council, Hamilton City Council, Kaipara District Council, Whangarei District Council), central government (e.g. Kiwi Rail), developers and other infrastructure providers • recognising cross boundary infrastructure requirements and funding implications. 	<p>This proposal works with Auranga in Drury West to deliver housing. Landownership in Pukekohe and west of Jesmond Road is fragmented and there is limited opportunity to work with developers to deliver housing and employment on a large scale.</p>	<p>This proposal recognises the opportunity to work with experienced developers in Drury East to deliver housing, jobs and supporting infrastructure.</p> <p>All developers have been working in collaboration with Council, central government and infrastructure providers to leverage this opportunity.</p>

¹ Refer to the MRCagney technical memo dated 21 November 2018.