

# **Drury East Proposed Private Plan Changes**

A summary document of the three Private Plan Change Requests



# What is Proposed at Drury East?

Once urban zonings are in place the Drury East development will enable:



approximately **7,000** new dwellings



accommodating **19,000** new residents



approximately **58,000m<sup>2</sup>** GFA of new office space



approximately **119,000m<sup>2</sup>** GFA of new retail space



supporting **5,000-6,000** additional jobs



**1 Rail Station.** Stations in Drury Central and Drury West have been allocated \$247 million in funding.



**1 Bus Interchange** integrated with Drury Central Rail Station and frequent routes along Great South Road.



Provision for a Regional **Hospital** Precinct.



Provision for **3 Schools** consisting of two primary and one Secondary.



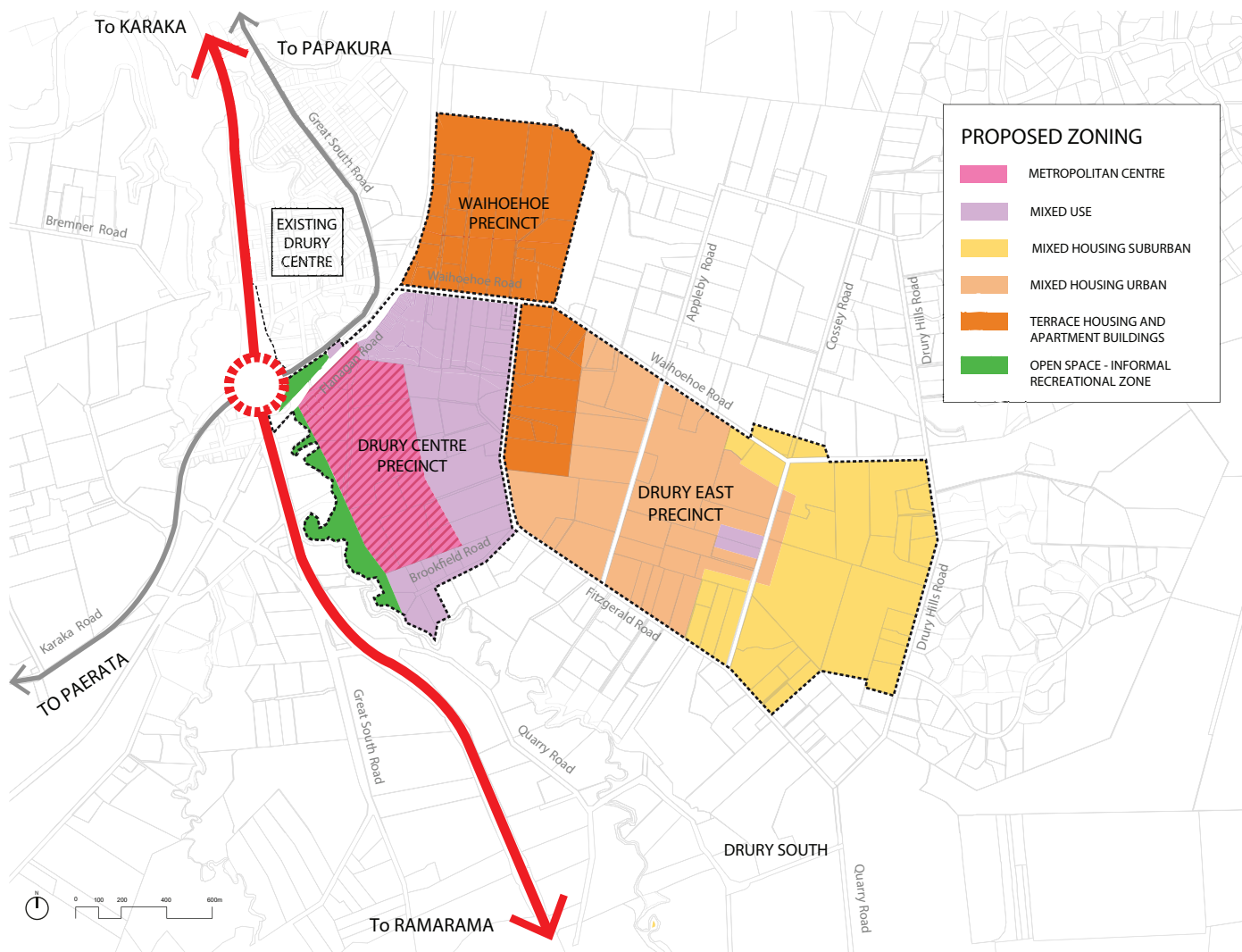
approximately **10ha+** of new public open spaces, along with a new library, civic spaces and schools.



segregated **cycleways** along all arterial and connector roads and shared paths within new open spaces

# Summary of Plan Changes

This guide is designed to help navigate through the materials and attachments associated with the Drury East Private Plan Change requests. The three separate Private Plan Changes have been lodged simultaneously to ensure there is a cohesive outcome for the Drury East area. The documents associated with the **three separate plan change requests** are detailed below. We encourage you to read the Section 32 evaluation report **before** making a submission.



## 1. Drury Centre Precinct

**Applicant:** Kiwi Property No. 2 Ltd  
**Land Area:** 95 hectares  
**Outcome:** Metropolitan Centre integrated with a train station, housing and employment.

## 2. Waihoehoe Precinct

**Applicant:** Oyster Capital  
**Land Area:** 49 hectares  
**Outcome:** High quality, high density housing

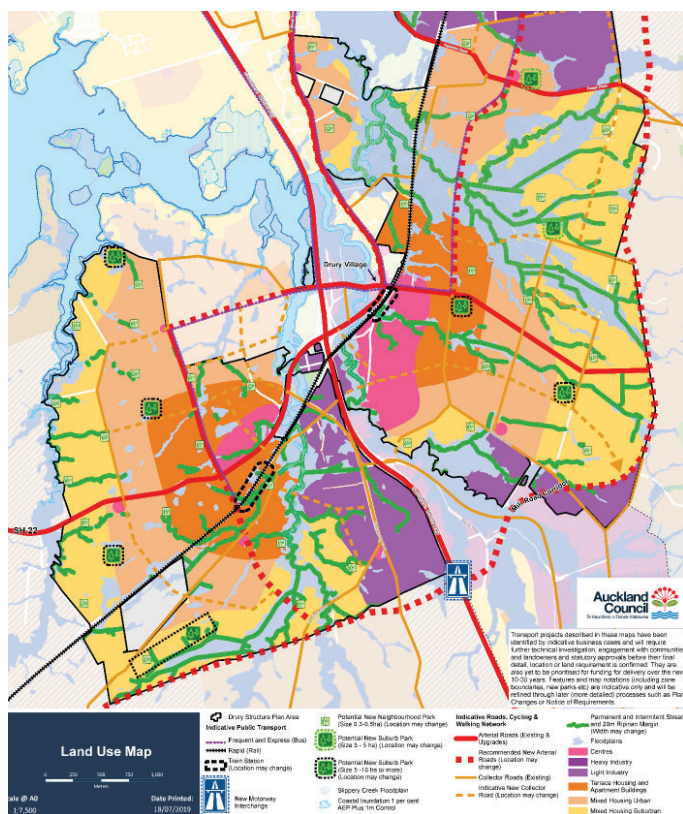
## 3. Drury East Precinct

**Applicant:** Fulton Hogan - Land Development Ltd  
**Land Area:** 184 hectares  
**Outcome:** High quality, high density housing and a small Mixed Use Centre

## Location

Drury is considered to be one of the last key development locations in Auckland as it is where the railway intersects with State Highway 1. It is proposed to rezone 328 hectares of land to the east of the Drury SH1 interchange. The Auranga Development is approximately 1km to the west of the three plan change areas, and the Drury South industrial area is immediately to the south. The three plan change areas are also immediately to the southeast of the existing Drury Village.

Regionally, Drury is located at the top of the 'Golden Triangle' between Auckland, Hamilton and Tauranga. The new Hamilton to Auckland commuter train will also pass through Drury, and eventually become a key employment hub.

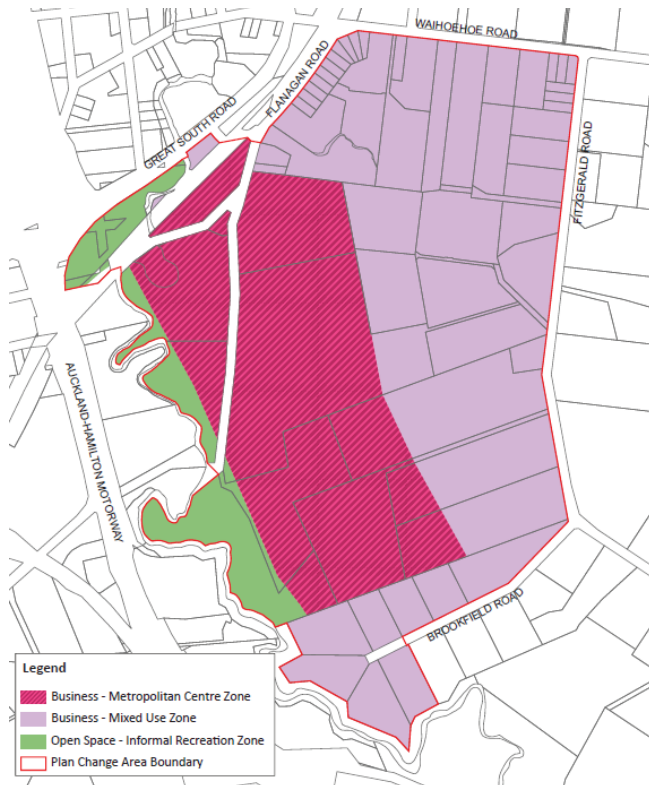


# Structure Plan

In August 2019, Auckland Council finalised the Drury structure plan after three rounds of public consultation (picture left). The structure plan is generally consistent with what has been proposed by the applicants in the three private plan changes.

In February 2020, the Government announced the NZ Upgrade Programme which included funding for several major projects in Drury. These projects include Mill Road (\$1.354B), Papakura to Drury SH1 upgrades (\$423M), Papakura to Pukekohe Rail Electrification (\$371M), and two new train stations for Drury (247M). These upgrades will support the development at Drury East.

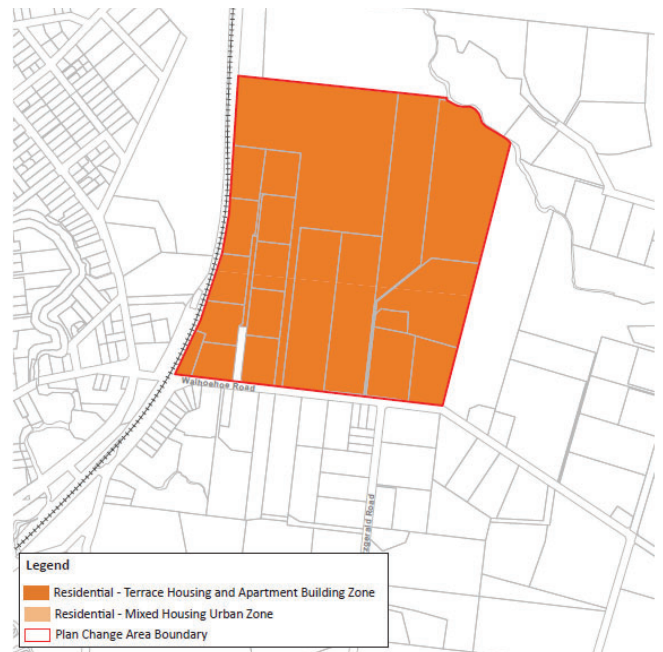
# 1. Drury Central Plan Change



- It is proposed to apply approximately 35ha of Metropolitan Centre zoning to the eastern side of the Southern motorway, south of the Drury interchange. A mainstreet is identified, along with a number of future public open spaces and a direct connection to the Drury Central Train Station.
- It is proposed to apply approx 51.5ha of Mixed Use zone surrounding the Metropolitan Centre that provides for a mix of residential and complementary employment activities.
- It is proposed to apply approx. 8.5ha of Open Space Informal Recreation zone adjoining the Hingaia Stream, in addition to local parks and facilities. The existing regional transmission lines will run overhead across the Open Space.
- The Plan Change also includes tailored rules and assessment criteria to manage the future layout of roads, open space, buildings height to achieve a high quality urban design outcome.

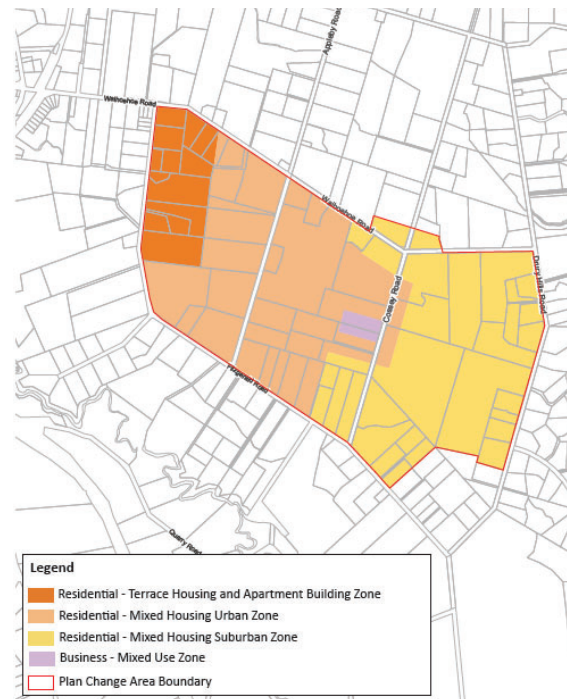
# 2. Waihoehoe Plan Change

- It is proposed to apply 49ha of Terraced Housing and Apartment Buildings zoning to the land north of Waihoehoe Road. The plan change also includes tailored rules and assessment criteria to manage the future road network, stormwater network and integration with surrounding natural features.



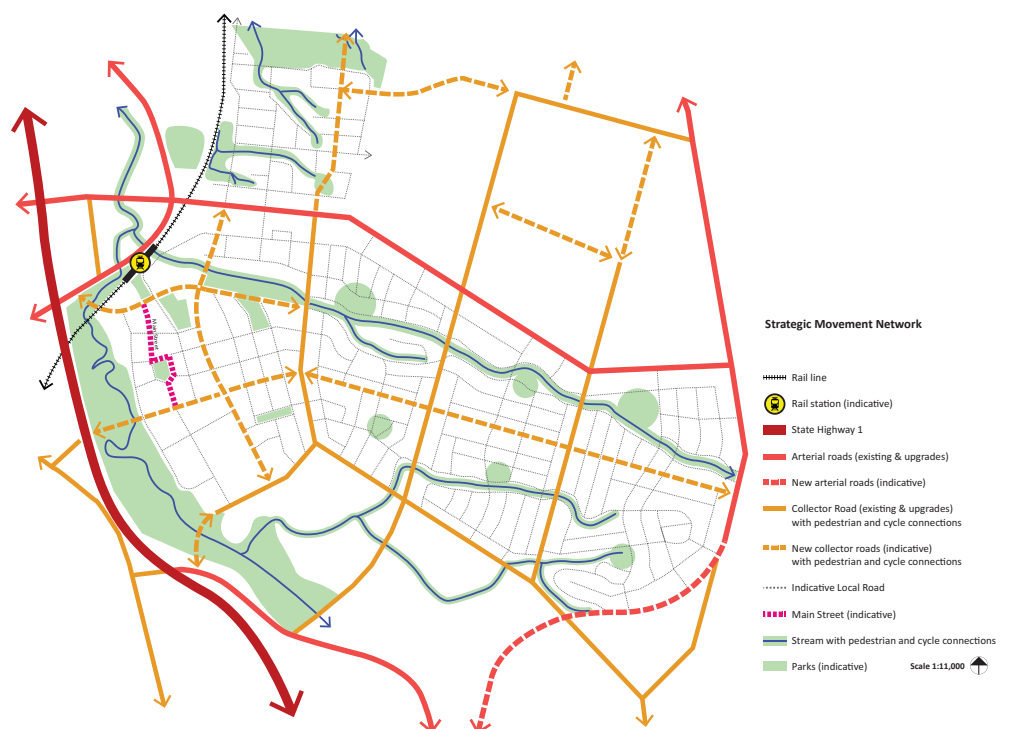
### 3. Drury East Plan Change

- It is proposed to apply 22ha of Terrace Housing and Apartment Building (THAB) zoning adjoining Waihoehoe Road closest to the Drury Centre and future public transport.
- It is proposed to apply 65ha of Mixed Housing Urban zoning within the mid-portion of the plan change area.
- It is proposed to apply 95ha of Mixed Housing Suburban zoning to the eastern portion of the plan change area, to provide a transition to rural activities and to respond to the greater distance from the Drury Centre and future public transport.
- It is proposed to apply the approx. 2ha Mixed Use zoning (to facilitate a local centre) in the middle of the plan change area.
- The plan change also includes tailored rules and assessment criteria to manage the future road network, stormwater network and integration with surrounding natural features.



## Transport

As part of the three applicants working together, an integrated transport network has been prepared to ensure the Plan Changes are complimentary and confirm that the roads, pedestrian and cycle networks work well together.



## How to make a Submission

Crucially, if you wish to make a submission covering all of the plan changes, you will need to make three separate submissions. Should you wish to read the technical analysis which supports the plan changes, then these reports can be found on the **Auckland Council website**.