

DRURY EAST

Please explain how the boundaries between the different residential zones has been determined. The Precinct Plan has adopted the concentric ring pattern of zoning shown in the Council's Structure Plan. Please advise whether a more fine-grained approach has been considered and would be more appropriate, such as providing for greater density along the central green spine and around larger open spaces.

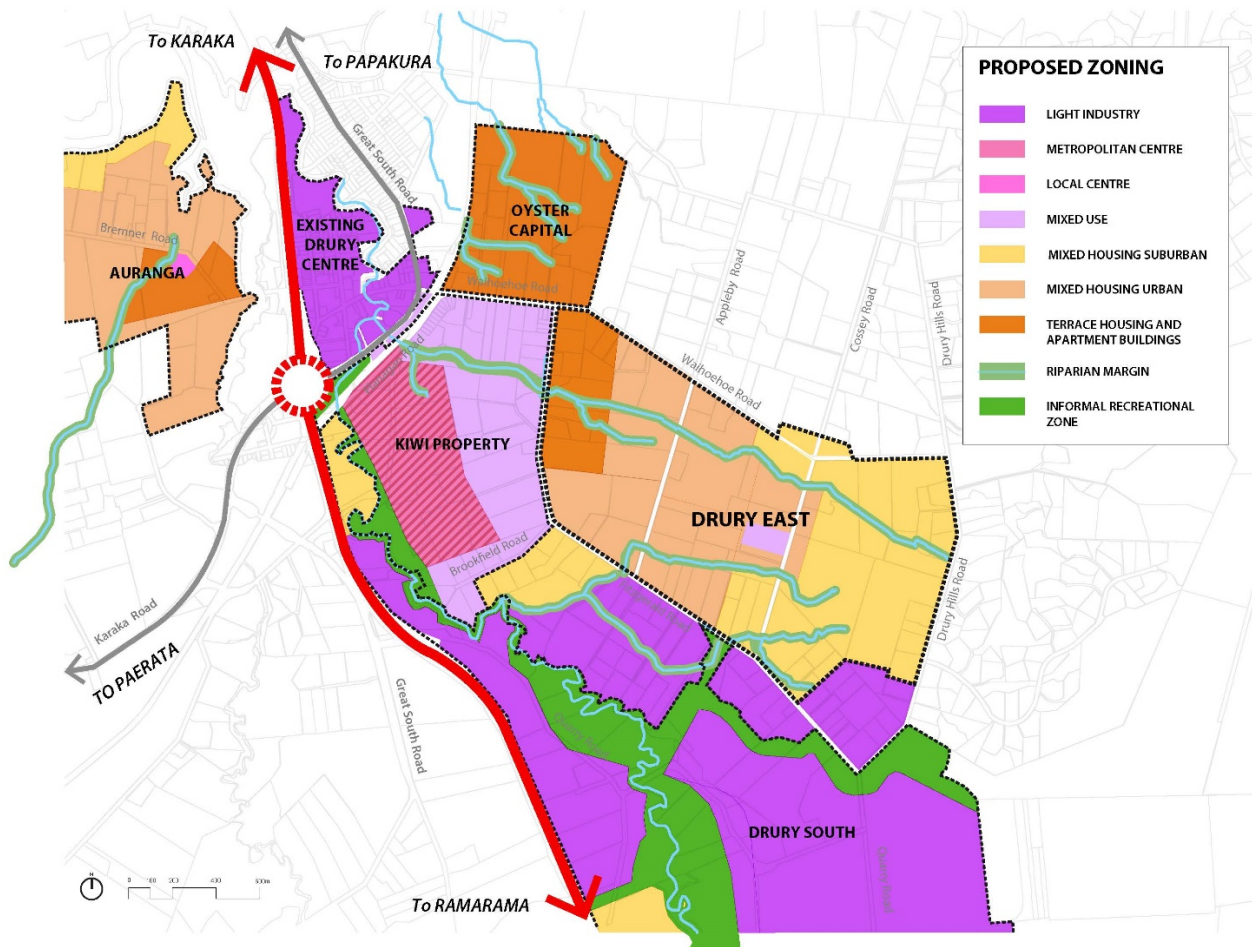


Fig 1: Proposed Drury East Structure Plan

As noted in the Urban Design Report a broadly concentric/ gradated pattern of Residential zones, as proposed in the Council Draft Structure Plan, has been adopted by FHDL.

This proposes an area of THAB zone to the east of Fitzgerald Road, across from the extensive Mixed-Use and Metropolitan Centre zone. East of this is a large Mixed Housing Urban Zone, to approximately half the area of FHDL's proposed Plan Change area, where a small Mixed-Use zone in the centre of the Plan Change area will provide potential retail, commercial and apartments above as a focus.

Further east is the Mixed Housing Suburban Zone which abuts Drury Hills Rd, which is the eastern edge of the Rural-Urban boundary. East of Drury Hills Rd is the existing Countryside Living/ Mixed Rural Zone.

Fine-grained Zoning: The question posed assumes that a fine-grained zoning approach will lead to a fine-grained built outcome, by upzoning along the 'central green spine and larger open spaces'. We don't think that is necessarily the case and may actually cause issues of zone boundaries occurring over developable areas that are not defined by physical boundaries.

The image below shows an apartment building adjacent to an existing development at MHS height and density. The interface can cause loss of amenity to development on the lesser-zoned land.



A good example of relatively simplistic zoning is Hobsonville Point. As a recently rezoned area this zoning pattern reflected the joint wishes of local & central Government at the time.



Fig 2: Hobsonville Point zoning

The Zoning Plan itself (Fig 2) has an overall zoning of Mixed Housing Urban, with pockets of THAB along Hobsonville Rd, beside Open Space zone and adjacent to the coast. However, the suite of Precinct Plan Rules Provisions,

Comprehensive Development Plan (CDP) and a Design Review panel have delivered a suburb of great diversity of housing types, heights and density.

What is the range of housing typologies and densities that can occur in each zone: MHS, MHU & THAB?

The Hobsonville built outcomes have been guided strongly by development of large 'superlots', instead of subdivision of smaller vacant lots. This has encouraged integrated design of detached housing, duplexes, terrace housing and apartment developments.

It is important to note that some areas of MHU zone have had housing built to MHS density and height, following an Urban Form Plan that was contained in the CDP, Example 15 in the attached examples, at 35 dwellings per nett hectare. Conversely, there are THAB sites with apartment developments at the five to six storey height, which is also the case in Stonefields (Example 6 at 172 dwellings per hectare in attached examples). At this stage of the development, the success and roll-out over a decade has created a market demand for higher density housing adjacent to provided amenity. We believe this approach will occur at Drury, where the green fingers and yet-to-be-determined neighbourhood and suburb parks

The attached Typology/ Density examples show that the following density ranges (dwelling per nett hectare, excluding roads and open spaces), can be achieved in the respective zones;

Terrace Housing and Apartment Zone: 130 to 370 dwellings per hectare (dph).

Mixed Housing Urban: 45 dph to 122 dph (3 storey walk-up apartments as per DKO at Stonefields)

Mixed Housing Suburban: 20 to 41 dph.

Therefore, these three zones offer a wide range of housing typologies, within the height allowances and other development controls. The greatest range of density occurs in the MHU zone.

We are seeing MHU level of density being built in THAB zones, as the controlling factor is the desire to avoid expensive basement parking that is required when developments go up to four stories, and each apartment requires at least one carpark and sometimes more. In these cases providing upzoning has not been taken up, due to development economics based on location, land use optimisation and other variables.

In summary, we feel the zoning proposed, along with the suite of other development controls and further resource consent processes for individual developments, will provide fine-grained and diverse development outcomes.



Paul Edmond