

Proposed Private Plan Change (Drury 2 Precinct) to the Auckland Unitary Plan (Operative in Part)

INSERT LIST OF MAP CHANGES TO ZONE, OVERLAYS, CONTROLS

IX Drury 2 Precinct

IX.1. Precinct description

The precinct has an area of 33.65 ha and is bordered by the Drury 1 Precinct to the North, the Ngakoroa Stream to the east, SH22 (Karakara Road) to the south and land fronting Jesmond Road to the west. The site is gently rolling terrain with a number of small tributary streams of the Ngakoroa Stream and Drury Creek.

The precinct provides for a town centre within Drury West. This supports the growing resident and worker population of this area.

The realignment of Burberry Road, along with an intersection of this road, SH22 and McPherson Road provides for an interconnected roading network from the Drury 1 Precinct, through the town centre to SH22. It also provides multi-modal transport links between future public transport opportunities, the Drury South industry park and the Drury 1 Precinct to the north.

Refer to planning maps for the location and extent of the precinct. The following underlying zones apply to the precinct:

- Residential - Mixed Housing Urban
- Residential - Terrace Housing and Apartment Buildings
- Business - Town Centre

The relevant overlays, Auckland-wide and zone provisions apply in this precinct unless otherwise specified in this precinct.

IX.2. Objectives

- (1) Provide a Town Centre within the Precinct, which:
 - (a) Achieves high-quality urban design outcomes;
 - (b) Services the needs of the existing and planned Drury West area; and,
 - (c) Is supported by high-density residential development.
- (2) Develop the Precinct for urban activities in a comprehensive and integrated way, which recognises the importance of the Town Centre as a focal point for Drury West.
- (3) Integrate transport and land use patterns to achieve a sustainable, liveable community, which provides pedestrian linkages through and between the Precinct, adjoining Precincts and to future planned public transport facilities.
- (4) Establish the infrastructure necessary to service development within the Precinct in a coordinated and timely way.
- (5) Include appropriate stormwater management and ecological enhancement measures when developing within the Precinct, to mitigate adverse effects of development on the receiving environments and enhance the existing stream network and lake feature.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

IX.3 Policies

Development

- (1) Enable and design the Town Centre so that it:
 - (a) Incorporates a range of uses, such as retail, commercial, leisure, cultural, community and civic activities;
 - (b) Connects to a range of transport modes including, existing, planned and future public transport, vehicle, pedestrian and cycle networks;

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- (b) Has well-designed, attractive public streets, that provide the focal point for intensive retail, commercial and civic development, as well as pedestrian activity; and
 - (c) Contains buildings with high-quality urban design and which are of variable height.
- (2) Incorporate the following elements of the Precinct Plan in the design of any subdivision and development:
- (a) The pattern, hierarchy and function of roads, including the town centre's main street and links to the State Highway network and future rail station;
 - (b) Public open spaces and pedestrian and cycle linkages;
 - (c) Linkages within the Precinct and to adjacent land including the Drury 1 Precinct;
 - (d) Key intersections;
 - (e) The amenity feature of the lake associated with the Town Centre;
 - (f) Open space areas; and
 - (g) Key retail and commercial frontages.

Built Form

- (3) Control development so its scale and design contributes to the creation of high-quality intensive urban amenity through building heights as shown on the height variation control maps, pedestrian connections and public open space, particularly where associated with the Town Centre.
- (4) Require buildings with frontages to key retail and commercial streets to:
- (a) Avoid blank walls;
 - (b) Provide easily accessible pedestrian entrances;
 - (c) Provide minimum floor heights to maximise building adaptability to a range of uses;
 - (d) Maximise outlook through glazing onto streets and public places;
 - (e) Have frontages of sufficient height to frame the street;
 - (f) Provide weather protection for pedestrians along road frontages;
 - (g) Locate vehicle crossings to provide for safe pedestrian, cycle and vehicular movements; and
 - (h) Be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking.

Infrastructure

- (5) Require subdivision and development to:
- (a) Be sequenced to occur concurrently with (and not precede) required infrastructure provision, including transport upgrades;
 - (b) Implement the transport network connections and elements as shown on the Precinct Plan, including by providing new roads and upgrades of existing roads and intersections;
 - (c) Be managed so that it does not adversely affect the safe and efficient operation of the transport network; and
 - (d) Promote and develop connections to the future planned public transport facilities.

Stormwater Management

- (6) Require subdivision and development to:
- (a) Be consistent with any approved network discharge consent and supporting stormwater management plan including the application of water sensitive design to achieve water quality and hydrology mitigation; and
 - (b) Incorporate enhancement planting of riparian margins of streams (including the Ngakoroa Stream) and the lake feature.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

IX.4. Precinct rules

The activity tables in any relevant overlays, Auckland-wide and zones apply unless the activity is listed in Table IX.4.1 Activity table below.

Table IX.4.1 specifies the activity status of land use and subdivision activities in the Drury 2 Precinct pursuant to sections 9(3) and section 11 of the Resource Management Act 1991.

Note: A blank cell in the activity status means the activity status of the activity in the relevant overlays, Auckland-wide or zones applies for that activity.

Table IX.4.1 Land use and subdivision activities in Drury 2 Precinct

Activity		Activity status
Subdivision		
(A1)	Subdivision listed in Chapter E38 Subdivision – Urban	
(A2)	Subdivision that does not comply with Standard IX.6.2 Transport infrastructure requirements	NC
(A3)	Subdivision that does not comply with any of the standards listed in IX.6.1 and IX.6.3-IX.6.4	D
Use and development		
(A4)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H6.4.1 Activity table in the Residential – Terrace Housing and Apartment Buildings Zone	
(A5)	Activities listed as permitted, restricted discretionary, discretionary or non-complying activities in Table H10.4.1 in the Business – Town Centre Zone	
(A6)	Activities that do not comply with Standard IX.6.2 Transport infrastructure requirements	NC
(A7)	Activities that do not comply with any of the standards listed in IX.6.1 and IX.6.3-IX.6.4	D

IX.5. Notification

- (1) Any application for resource consent for an activity listed in Table IX.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the council will give specific consideration to those persons listed in Rule C1.13(4).

IX.6. Standards

The standards in the overlays, Auckland-wide and zones apply to all activities listed in Table IX.4.1 Activity table in this precinct, in addition to the standards listed in IX.6.1-IX.6.4 below.

IX.6.1 Compliance with the Drury X Precinct Plan

- (1) Activities must comply with the Drury X Precinct Plan.

IX.6.2 Transport Infrastructure Requirements

- (1) All subdivision and development (including construction of any new road) must be undertaken concurrent with the following planned and funded infrastructure OR must not precede the upgrades outlined in Table IX.6.2.1.

Table IX.6.2.1 Transport Infrastructure Requirements

Transport Upgrade	Trigger
<p>The intersection of SH22 and Jesmond Road must be upgraded with a double lane roundabout with approach lanes, or traffic signals (including approach lanes) where the posted speed limit supports their implementation to provide a safety and capacity solution, unless an interim traffic safety solution has been approved by the New Zealand Transport Agency as the requiring authority for State Highway 22.</p> <p>Note 1: If an interim traffic safety solution has been implemented at the SH22/Jesmond Road intersection under this rule, applicants are advised that they are required to consult with the New Zealand Transport Agency and Auckland Transport to determine whether this interim solution needs to be upgraded to a roundabout or traffic signals to address safety and capacity matters, prior to any further subdivision or development proceeding within the Precinct Plan area.</p>	<p>Any new lot; or</p> <p>prior to the occupation of any new dwelling or town centre activity in the Precinct Plan area.</p>

IX.6.3 Riparian Planting

- (1) The riparian margins of any wetland, permanent or intermittent stream and the Ngakoroa Stream must be planted to a minimum width of 10m measured from the top of the stream bank, except where road or pedestrian crossings are required over streams.
- (2) The riparian planting plan (to give effect to compliance with Standard IX.6.3(1)) must:
 - (a) include a plan identifying the location, species, planting bag size and density of the plants;
 - (b) use eco-sourced native vegetation where available;
 - (c) be consistent with local biodiversity;
 - (d) be planted at a density of 10,000 plants per hectare, unless a different density has been approved on the basis of plant requirements.

IX.6.4 Site Access

- (1) Where subdivision adjoins a road with a 3m shared footpath or protected cycle lane on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle access occurs directly from the site's frontage to the 3m shared footpath or the road frontage.

IX.7. Assessment – controlled activities

There are no controlled activities in this precinct.

IX.8. Assessment – restricted discretionary activities

IX.8.1 Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide and zone provisions.

- (1) All activities:
 - (a) Consistency with the objectives and policies of the Drury 2 Precinct

IX.8.2 Assessment Criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide and zone provisions.

- (1) All activities:
 - (a) The extent to which the proposal is consistent with the objectives and policies of the Drury 2 Precinct or achieves the equivalent or better outcome.

IX.9 SPECIAL INFORMATION REQUIREMENTS

- (1) Any works associated with the lake feature (including subdivision which seeks to vest the lake as a public asset) shall provide as a minimum the following information relating to the stability of the lake:
 - (a) Cross sections through the highest point in the fill embankment.
 - (b) Estimate of the volume of water retained (current and/or proposed if this is to change as a result of the works)
 - (c) Geotechnical comment on the integrity of the structure

IX.10. PRECINCT PLAN

[See Attachment]