

ANALYSIS OF PROPOSED ALTERNATIVE STAGING AGAINST THE CRITERIA WITHIN THE FUTURE URBAN LAND SUPPLY STRATEGY 2017

Introduction

The Plan Change area is located within the southern Auckland Future Urban Zone (FUZ). The Future Urban Land Supply Strategy 2017 (FULSS 2017) identifies the Plan Change area as being development ready in 2028-2032. The FULSS 2017 is a non-statutory document and the publicly available analysis that informed the staging as part of the 2017 Refresh was high level, and reflects the broad-brush nature of the staging proposed.

To inform this Plan Change a more detailed analysis of bringing forward the release of the Plan Change area to enable urban development now has been undertaken against the staging principles in Appendix 1 of the FULSS 2017. These criteria are broadly consistent with the relevant provisions of the Regional Policy Statement (RPS) and the Structure Plan Guidelines at Appendix 1 of the RPS. The more detailed analysis against the staging principles in Appendix 1 of the FULSS 2017 supports the early release of the Plan Change area for urban development.

ANALYSIS OF ALTERNATIVE STAGING

Below is an analysis of the early release of the Plan Change area against the staging principles in Appendix 1 of the FULSS 2017.

Principle 1: Optimise the outcomes from investment

FULSS Criteria	Proposed Alternative Staging (Release Land for Urban Development 2020)
Optimising the outcomes from investment will be achieved by: <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 Plan Change area is contiguous with the urban area along Gatland Road and Great South Road. It also shares a boundary with an established cemetery. The rezoning will enable development that integrates well with the existing urban area.</p> <p>The Plan Change area can connect efficiently to existing infrastructure networks and development does not rely on more comprehensive upgrades to the network.</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>Since the FULSS applied the current staging to the site the Government has committed to funding key infrastructure in Drury to support the early delivery of planned development in Drury East. In particular in January 2020 the Government committed funding to wider public transport and</p>

	<p>roading infrastructure projects within Drury. These projects will overcome many of the transport constraints that lead to the current staging of development within the FULSS. The early release of the Plan Change area will leverage off this investment.</p> <p>The site is also very close to the significant Special Housing Areas at Hingaia and Bellfield, where investment is currently occurring.</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>The Plan Change area can connect efficiently to existing infrastructure networks and development does not rely on more comprehensive upgrades to the network. This analysis has been provided to Council.</p> <p>The Government has now announced funding of comprehensive transport upgrades within the wider Drury area including bringing forward the Drury Central train station and electrifying the railway lines from Papakura to Pukekohe. These upgrades will improve the access of the Plan Change area to frequent public transport services, although this is not essential to service the development as there are already bus services and pedestrian routes established on Great South Road.</p>
<ul style="list-style-type: none"> • encouraging efficient and cost effective infrastructure solutions, investment and delivery. 	As above.

Principle 2: Supply land on time

FULSS Criteria	Proposed Alternative Staging (Release Land for Urban Development 2020)
<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 	<p>See above comments on bulk infrastructure.</p> <p>A similar yield would be enabled across Decade 1 and 2 under the proposed alternative staging.</p>
<ul style="list-style-type: none"> • selecting areas that are market attractive will assist with take-up of this land 	<p>The Plan Change area is market attractive for housing as it is accessible to both Pakakura Metropolitan Centre and Drury. The Plan Change area is located within 2km of motorway interchanges at Papakura and Drury, and within 2.5km of the existing Papakura Train Station. It will also be accessible to the future Drury Central Train</p>

	Station due to be operational by 2024. This accessibility makes for attractive living opportunities.
<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. 	Analysis provided to Council demonstrates that there are no major constraints in the Plan Change area. Stormwater and flooding effects can be managed.

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

FULSS Criteria	Proposed Alternative Staging (Release Land for Urban Development 2020)
<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 will be bulk-serviced and ready for development. 	<p>The Applicant has sought feedback on the Plan Change from iwi groups and a hui has been held on site with interested iwi on 8 July 2019. No issues were raised with the proposal at that time. Engagement with iwi groups will be on-going throughout the Plan Change process.</p>

Principle 4: Create good quality places

FULSS Criteria	Proposed Alternative Staging (Release Land for Urban Development 2020)
<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 	<p>This proposal would provide development in close proximity to established centres, public transport and parks. In particular the Plan Change area is within approximately 1.5km of the existing Drury Centre and 3km of the Papakura Metropolitan Centre. Both are accessible by bus services on Great South</p>

leverage off and maximise use of this existing infrastructure	Road. Opaheke Reserve is a 41 ha suburban park that has been recently developed with sportsfields. The facility is within 600m of the Plan Change area. The neighbourhood park on Drumkeen Place is within 100m of the Plan Change area and is approximately 4000m ² .
<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>The proposed staging would provide for further living opportunities close to employment and close to existing centres, social and amenity infrastructure.</p> <p>The Mixed Housing Suburban development will provide for a range of dwelling types in an area characterised by low density residential dwellings.</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 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. 	The Plan Change area is relatively small and adjoins established residential development. Therefore it is not suitable for business use. The proposed residential zoning is consistent with the Drury-Opaheke Structure Plan.

Principle 5: Work collaboratively in partnership

FULSS Criteria	Proposed Alternative Staging (Release Land for Urban Development 2020)
<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. 	The Applicant has been working with infrastructure providers, including Auckland Transport and Veolia to ensure that the Plan Change area can be serviced.