

Summary and feedback form

Drury-Opāheke Draft Land Use Plan 2018



**Have
your say**

Drury-Opāheke Draft Land Use Plan

We'd like your feedback on the proposed draft for future land use for Drury-Opāheke. Here is a summary and feedback form.

Introduction

The Auckland Plan 2050 is our long-term spatial plan to ensure Auckland grows in a way that will meet the opportunities and challenges of the future. This includes future urban zoned areas. Drury-Opāheke is one of these areas.

What is happening?

Auckland Council is preparing a structure plan to guide the future urban development of Drury. Structure planning informs future plan changes to provide zoning for housing, centres, industry and open space in the area. A draft plan has been prepared, taking into consideration public feedback received last year.

What is proposed for Drury-Opāheke?

The vision for Drury-Opāheke is to be a sustainable, liveable, compact and accessible place. Drury-Opāheke will feature successful town and local centres, with residential options close to a variety of employment opportunities, while the area's cultural and heritage values are respected. Drury-Opāheke will be connected to the wider Auckland region through improved transport networks.

The plan responds to this vision, showing indicative land uses for Drury-Opāheke. The area could provide for about 23,000 houses, and a population of about 65,000 over 30 years.

Environment and heritage

The plan shows the main known environmental features and hazards. This helps to determine the location of land uses.

Drury-Opāheke has an extensive stream and floodplain network that connects headwaters to the Te-Manuka-O-Hoturoa (Manukau Harbour). It is an important natural feature of Drury-Opāheke and is of particular importance to mana whenua.

Floodplains are a significant natural hazard and we

should not locate flood sensitive urban land uses within them. In particular, urban land uses are unlikely to be suitable for much of the large 260ha Otuwairoa (Slippery Creek) floodplain. The council is undertaking research on future management of this floodplain.

The values of riparian margins can be protected by either esplanade reserves or by other methods as indicated in the image below.

Heritage and cultural sites will be protected through the Auckland Unitary Plan.



Centres

New centres will be important to the future society and economy of Drury-Opāheke. They will be the commercial, cultural and social focal points for the area. The draft plan shows potential town and local centres for Drury-Opāheke. Neighbourhood centres (local shops) will also be needed but are not shown at this scale. Centres are shown located close to road and potential future rapid public transport networks. The image below shows an artist's impression of a potential town centre located near a railway station.



It features: civic parks, shops, offices and apartments; all clustered near the railway station linked to a rapid bus network. Terraced houses and single houses are shown with increasing distance from the centre of the town. The design of actual towns may differ from this indicative concept.

Achieving vibrant walkable centres is important. Your feedback will help refine the location, scale and form of centres.

Employment

In 2017 you told us that employment was important. The Drury-Opāheke structure plan area will need to provide for a diversity of business and employment opportunities. Business and jobs will be located in centres, other business areas, and also in residential areas. At least 34 ha of centre land and 140 ha of industrial land will be needed. Overall, at least 11,000 jobs could be provided for.

Industrial and other business areas provide a location for businesses that are less likely to fit within a town centre environment. These businesses may have larger buildings and outdoor service areas. They vary a lot in terms of the type of activities, building size and appearance. Two areas are proposed for consideration on the plan where there is potential access to an expanded road network. These areas could be zoned for industrial use or other business activities such as commercial offices. Please give us feedback on what business activities need to be provided for.

Housing

Housing choice will need to be provided for in the area. Increasing the density of neighbourhoods can improve housing affordability. Transport costs can be reduced where denser housing is located near rapid public transport and centres.

High to medium densities should be provided for near town and local centres and rapid public transport as shown on the front cover. A potential medium density residential area located next to an urban park is shown over the page. Lower densities should be provided for nearer to the edges of the structure plan area and along river edges and could look like the image below. The draft plan indicates the range in housing density that could be provided for over the wider Drury-Opāheke land use plan area.

Transport

You have also told us that good transport is important. Integrating land uses and transport networks provides for better accessibility between work and home. It also provides for increased choices in the way people travel.



There are big challenges in providing adequate transport infrastructure for the south. Transport options for Drury-Opāheke are addressed in more detail at supportinggrowth.govt.nz/growth-areas/south

Parks and community facilities

New sports parks, suburb parks, neighbourhood parks and other parks will be provided for. New schools, medical facilities libraries, and other community facilities will also be needed in the area.

Staging and infrastructure

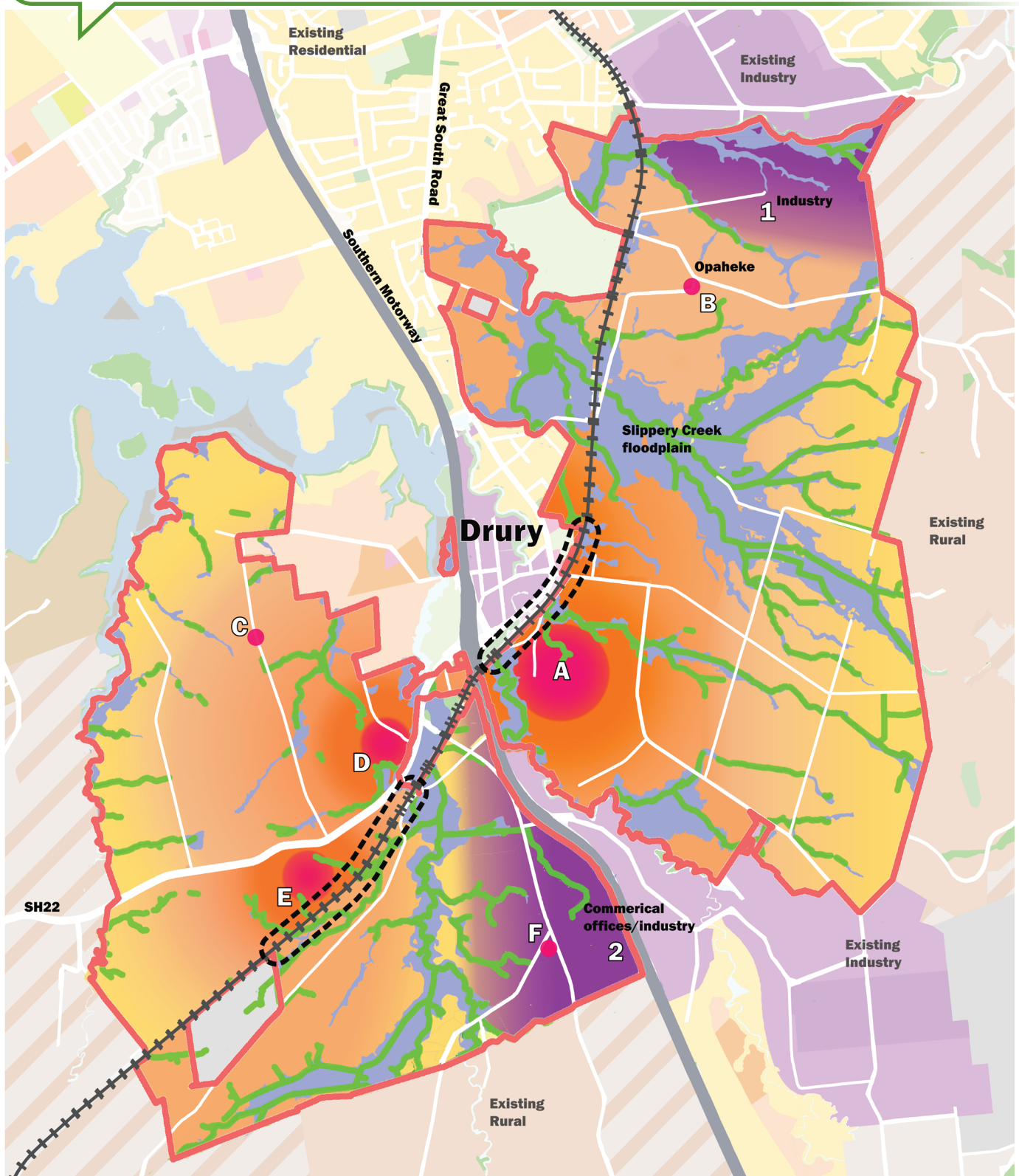
The council's Future Urban Land Supply Strategy 2017 integrates the release of urban land with the supply of infrastructure over 30 years. The proposed staging for Drury-Opāheke is based on that strategy, however investigations are underway to establish whether it may be possible to bring additional areas forward in time. A major consideration is funding and the ability to deliver the necessary infrastructure to support this.

Next steps

The next steps include:

- consideration of your feedback
- possible further engagement on key issues
- draft structure plan will be approved in early 2019.

Drury-Opāheke Draft Land Use Plan Map



Legend

 Low-medium density residential	 Drury Structure Plan Area
 Medium density residential	 Potential areas for train station locations
 High density residential	 Existing Railway
 Centres	 Flood Plain
 Business area	 Streams and riparian margins



Have your say on the Drury-Opāheke Draft Land Use Plan 2018

**Have
your say**

Feedback opens Monday 10 September and closes Wednesday 10 October 2018

Tell us what you think about the Drury-Opāheke Draft Land Use Plan.

More information is available:

- online at aucklandcouncil.govt.nz/haveyoursay
- at the Pukekohe and Papakura service centres and libraries
- by phoning 09 301 0101 or emailing southernstructureplanning@aucklandcouncil.govt.nz

You can submit your feedback:

- online at aucklandcouncil.govt.nz/haveyoursay
- by emailing your completed form to southernstructureplanning@aucklandcouncil.govt.nz
- by dropping your completed form off at Pukekohe or Papakura service centres and libraries
- by placing your completed form in an envelope and sending to the following freepost address:

Attn: Plans and Places (Planning Central-South)

Drury-Opāheke Draft Land Use Plan, Freepost Authority 191615,

Auckland Council, Private Bag 92300, Auckland 1142

Your contact details

Your feedback (including your name) will be publicly available in Auckland Council reports and online, but your contact details will be kept private.

First name:

Last name:

Email address:

Postal address:

Is your feedback on behalf of an organisation or business?

☐ Yes – I am the official spokesperson for the organisation

☐ No – these are my own personal views

If yes, what is the name of your organisation?



We have a few optional questions which will help us understand a bit more about you.

Please note: the following questions help us understand what groups of the community are engaging with council and all personal information will remain private.

Are you?

☐ Female ☐ Male ☐ Gender diverse

What age group do you belong to?

☐ Under 15 ☐ 15-24 ☐ 25-34 ☐ 35-44
☐ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75+

What ethnicity(s) do you identify with?

☐ Pākehā/NZ European ☐ Māori ☐ Samoan
☐ Cook Islands Māori ☐ Tongan ☐ Chinese
☐ South East Asian ☐ Korean ☐ Indian
☐ Other (please specify):

Do you live in Drury-Opāheke?

☐ Yes ☐ No

Do you work in Drury-Opāheke?

☐ Yes ☐ No

Questions:

Note: The plan map shows potential residential areas, centres and other business areas. It also shows the main environmental features and and potential new parks.

1. General

What do you like about the plan?

Is there anything you want changed?

2. Centres

Do you agree with the potential locations for centres A to F shown on the plan?

Agree/Disagree/Other

Please tell us why you think that

Please indicate which one you think you should be the main centre

☐ A
☐ B
☐ C
☐ D
☐ E
☐ F

Please tell us why you think that

What scale (high, medium or low-rise) of buildings do you think should be provided for in these centres?

High/Medium/Low-rise/Other

Please tell us why you think that

What do you think make a successful centre? (Tick as many you feel apply)

☐ employment opportunities
☐ being able to live in a centre
☐ shops
☐ services
☐ entertainment
☐ good parks
☐ good public transport
☐ good access to motorways
☐ other - please comment

3 Other business areas

Do you agree with the potential locations for business areas 1 and 2 shown in the plan?

Agree/Disagree /Other

Please tell us why you think that



What types of jobs do you think need to be provided for?

4. Residential neighbourhoods

Where do you think apartments, terrace houses and single house residential areas should be located?

5. Streams and floodplains

Do you have any comments on the protection of streams and how they should be incorporated into development?

6. Parks and community facilities

Do you have any comments on what sort of parks should be provided and where they should be located?

Do you have any comments on what community facilities should be provided for and where they should be located?

7. Heritage and cultural values

Are there any specific heritage or cultural sites in the structure plan area that you think should be protected?

8. Other comments

Do you have any other comments?

Need more room?

You can attach extra pages, but please include your name and contact information.

Please go to supportinggrowth.govt.nz/growth-areas/south to provide feedback on transport matters rather than using this form.

All personal information that you provide in this submission will be held and protected by Auckland Council in accordance with our privacy policy (available at aucklandcouncil.govt.nz/privacy and at our libraries and service centres) and with the Privacy Act 1993. Our privacy policy explains how we may use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. We recommend you familiarise yourself with this policy.



