

Summary of Decisions Requested: Plan modifications 372 and 373. Three Kings

| <u>Submission no.</u> | <u>Name of submitter</u> | <u>Organisation</u> | <u>Decision Requested</u> |
|-----------------------|--------------------------|---------------------|--|
| 12/1 | Sally Miller | | <p>Regarding the plan modification to further clarify relating to the noise from the Merino Company at Hunters Park which backs on to the apartments in where I live at 955 Mt Eden Road. There are 27 units where I live and I would say at least 8 of them would be most affected. Furthermore when I have complained to the actual business before he did let out that the neighbouring apartments (in the same road, as factory) have also constantly complained.</p> <p>955 Mt Eden Road use to be a garden centre, it has not for many years yet still remains under a business district. it is disappointing that the factory does not care that people live so close and continue to operation till 11pm at night and start at 6:15am in the morning, often also in weekends. There is no reprieve. My neighbour at number 13 has a 5 year old daughter who is petrified of the noise. My nearly 3 year old daughter also does not like the noise. It goes off every few seconds and is so obtrusive. In summer windows have to be shut every night as it is so excessive.</p> |
| 17/1 | Clinton M Ulyatt | | Accept the plan change/modification with amendments Review points 1 and 2 above and seek public consultation and alternative options from developers, community, business, sports, arts and recreation organisations |
| 18/1 | Christine Anderson | | <p>Accept the plan change/modification with amendments</p> <p>Integrated with the community</p> <p>Development appropriate to the site</p> <p>Lower density development than currently planned</p> <p>Develop to highest environmental standards</p> |
| 18/2 | Christine Anderson | | <p>Accept the plan change/modification</p> <p>Require pedestrian and cycle ways</p> <p>Integrated with the community</p> |
| 19/1 | Cyrus Facciano | | <p>Decline the plan change/modification</p> <p>The community would benefit significantly more if it was consulted during the development process. The plan should provide an attractive and usable space by the entire community. The plan should add value to the surrounding community and neighbourhood.</p> |
| 27/1 | Ann Weaver | | That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out |

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| 27/2 | Ann Weaver | | That the Eastern slope of Big King be restored to form a natural slope. I would like to see the land restored in a more meaningful way that respects the Maunga and the wishes of the community to move easily through the area. |
| 27/3 | Ann Weaver | | I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space. I would like dedicated walking and cycling trails to form strong and direct routes North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. |
| 27/4 | Ann Weaver | | I request that a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community. |
| 27/5 | Ann Weaver | | That Grahame Breed Drive is not used as a main vehicle road into the proposed development. |
| 27/6 | Ann Weaver | | That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct. |
| 27/7 | Ann Weaver | | The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps. |
| 27/8 | Ann Weaver | | That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed. |
| 27/9 | Ann Weaver | | Decline the plan change/modification |
| 28/1 | John and Mary-Ann White | | We therefore oppose the Private Plan Changes 372 and 373 and ask Council to decline the proposal |

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| 28/2 | John and Mary-Ann White | | <p>Should the Proposal for the private plan change been approved then we still believe revision of filling the quarry to the level of Mt Eden Road (15 metres above the Plan Change Proposal) and restoration of the contours of the Maunga to allow walking and possibly cycling access to its slopes from all directions especially the western side of the quarry site is needed.</p> <p>What is needed and fully supported by the local community is Open Space and green linking walkways connecting the Town Centre and local housing with the Maunga.</p> <p>Need to have more east/west and north/south walkable/cyclable access from the development to the surrounding areas. Foot access needs to consider all ages and abilities, potentially laden with shopping and for many with pushchairs and young children.</p> |
| 28/3 | John and Mary-Ann White | | The allowing of 4 stories of housing along Mt Eden road should be limited to 3 stories to be more in keeping with houses within the area, and not create a tunnel effect and destroy views of the Maunga of the residences further to the East. |
| 28/4 | John and Mary-Ann White | | Up to 1500 dwellings at 4 x the density of Stonefields Development is an unacceptable number considering the congestion in the surrounding roads already, and traffic flows will be an issue. |
| 28/5 | John and Mary-Ann White | | The community requires landscaped passive recreational areas that provide good linkages |
| 28/6 | John and Mary-Ann White | | The plan amendment to Part 7 to allow 10 stories cascading down the old quarry face should not be allowed for many of the above reason (density, sheer numbers of dwellings, steep access etc.). |
| 28/7 | John and Mary-Ann White | | With any land swop that the council is considering there should be no net loss of land area that can be utilised for open space, and no net increase in the number of dwellings |
| 29/1 | Fiona Wilhelm | | Decline the plan change/modification |
| 36/1 | Tina Angelova and Rossen | | Decline the plan change[s]/modifcations[s] |

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| | Angelov | | |
| 37/1 | Tina Angelova and Rossen Angelov | | Decline the plan change[s]/modification[s] |
| 41/1 | Adam, Alexander and Sue Berry | | If the plan change/modification is not declined, then amend it as outlined below We would like to see an Environmental Friendly Green Urban Plan, which makes an environmentally friendly impact on the area in regards to housing, green park areas and green urban housing planning and traffic arrangements with minimal impact on local schools and traffic. Three Kings needs to be restored in an environmentally friendly and careful way, which does not destroy the 'Three Kings' further, but adds to, and uplifts the area. This area needs to be restored where there is a clear balance of green space, native planting, restoration and housing carefully spaced out . Most importantly, we would like to see the restoration of the Mana of Te Tatua a Riukiuta/Big King. We would also like to see Pedestrian and cycle pathways with native planting and green space, with public access as imperative in the Quarry area. The environmental restoration and planting of native trees and reintroduction of wildlife is also integral to restoring the Quarry area. |
| 44/1 | David N Blaker | | Decline the plan changes |
| 44/2 | David N Blaker | | 1. Limit number of dwellings to 750 or less (for 372, or 500 for 373; do further detailed traffic studies 2. Council to determine and control minimum dwelling site/plot areas. 3. Lowest parts of site not to be built on, and retain a wetland buffer zone as at Stonefields. Also consider filling to 5 m or more above current lowest quarry level. 2. Council to determine and control minimum dwelling site/plot areas. 3. Lowest parts of site not to be built on, and retain a wetland buffer zone as at Stonefields. Also consider filling to 5 m or more above current lowest quarry level. 4. Provide for at least 40% of public area to be on land less than 10 degree slopes, within the areas covered by proposed plan changes. |
| 44/3 | David N Blaker | | Apply the precautionary principle. No dwelling to be allowed on or against slopes deemed to be potentially risky by an impartial panel of experienced civil engineers |
| 44/4 | David N Blaker | | Redesign site plan to improve E-W pedestrian traffic, and also improved pedestrian access to town centre |
| 49/1 | Rae Cooke | | I oppose any idea of a land swap which involves trading public land for private interests. |

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| 49/2 | Rae Cooke | | If we are to have more housing it must be handled by the Council in a way which gives our interests the same standing as the developer. |
| 49/3 | Rae Cooke | | I want to see Grahame Breed Drive retained as the peaceful avenue we enjoy in all seasons. It is one of the local features, along with the Big King, which makes Three Kings special. |
| 51/1 | Naomi Cook | | Accept the plan change/modification with amendments as outlined below Proposed amendments: 1) fletchers must provide more analysis of the impact of the density and plans to handle it. they should possibly reduce the density. 2) fletchers should contour the land up to the mountain - it is too steep and does not integrate the mountain to the development (or the other side of three kings) 3) fletchers should model the 'hole in the ground' better so it is possible to visualise it - and probably reduce the depth. Fletchers may just have to take the hit and make this less dense and less deep for an overall better development. |
| 57/1 | Julie I Dick | | If the plan change/modification is not declined, then amend it as outlined below Proposed amendments: No housing |
| 58/1 | Jimmy Chan | | Decline the plan change/modification |
| 65/1 | Phillipa Gilroy | | Decline the plan change/modification Proposed amendments: Reduce the amount of housing |
| 69/1 | Philip R Howan | | If the plan change/modification is not declined, then amend it as outlined. Proposed amendments: Use the Quarry for clean fill for as long as it takes to bring the level up to within 3 metres of grade or higher and then look at residential development Limit Density to same as Stonefields ie 400 dwellings Include for community feedback how the council / developers intend to minimise impact on traffic jams and services overloading without expecting existing residents to subsidise via increasing our services costs Include proposals for green spaces included in the space to be developed Advise how the development will meet the highest environmental standards |

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| 77/1 | Kevin C and Suzanne Mahon | | Decline the plan change/modification |
| 78/1 | Nadia Manko | | Decline the plan change/modification |
| 79/1 | Eugene Manko | | Decline the plan change/modification |
| 81/1 | Sunitha Matthews | | Decline the plan change/modification |
| 82/1 | Geetha Matthews | | Decline the plan change/modification |
| 83/1 | Richard Mccleay | | Decline the plan change/modification |
| 84/1 | Graeme Middleton | | Decline the plan change/modification |
| 86/1 | Jenny Miller | | Accept the plan change/modification with amendments as outlined below Proposed amendments: Limit the number of dwellings to a total of 800 - 1000. Specify the amenities which will help deal with the inevitable traffic problems created by the development. |
| 87/1 | David Moore | | Decline the plan change/modification |
| 88/1 | Attn: Petronella M Pot | Mt Roskill Grammar School | Accept the plan change/modification with amendments Mt Roskill Grammar School would prefer to see the Crown owned land incorporated into the redevelopment plan as we believe this provides better connections with the surrounding Town Centre, Library, residential areas, schools, and Big King. It would also give us much needed quality sports fields, and improve the health and safety of the children by providing them with safe routes to walk or bike to their respective schools. |

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| 89/1 | Meredith Owen | | <p>Accept the plan change/modification with amendments as outlined below</p> <p>Proposed amendments:</p> <ol style="list-style-type: none"> 1. Stipulate a process that includes input from the community that will be affected by the development, during construction and the end result 2. Include quality measures that ensures the development is appropriate to the site and context, and to the highest environmental standards. |
| 100/1 | Rosalind A Smith | | <p>I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community.</p> <p>I request that a masterplan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighbourhood), in conjunction with all stakeholders including the community</p> |
| 100/2 | Rosalind A Smith | | <p>I wish to see the site contoured differently- to allow for direct and accessible walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood.</p> <p>I would like dedicated walking and cycling trails to form strong and direct routes North-South and East West connections through the quarry site -without steep gradient changes. These routes should be formed in consultation with Greenways Network. These routes to create a highly permeable and accessible open space network to facilitate ease of movement through the area for the less able, eg: elderly, disabled, people pushing prams and small children</p> <p>I would like a walkable community network in the immediate vicinity, refer item above and there be no reliance on mechanical vertical transportation</p> |

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| 100/3 | Rosalind A Smith | | <p>I wish to see a significant net increase in Public Open Space and better integration with the existing park.</p> <p>I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) and that a variety of outdoor recreational activities are included in the Masterplan design. This would include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space.</p> <p>That any development contributions acquired from the development (if it goes ahead) are put into the community and Three Kings precinct area: upgrading the existing and building new infrastructure, acquiring more public open space to mitigate the intensification of the area.</p> |
| 100/4 | Rosalind A Smith | | <p>We wish the applicant to consult with the community in a meaningful way. That private land is not swapped to benefit private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation of the Crown/ Council owned land carried out and that this is a transparent process.</p> <p>The Private Plan changes have indicated that minimal fill levels have been proposed, substantially below those agreed I Environment Court documents.</p> |
| 100/5 | Rosalind A Smith | | <p>That Auckland Council prioritizes walking, cycling and public transport over cars and roads, minimizing the amount of roading, and cars in this development to an average of 1 per household.</p> <p>That Grahame Breed Drive is not used as a main vehicle road into the proposed development.</p> |
| 100/6 | Rosalind A Smith | | <p>That the zoning be independently assessed against similar areas in the city. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.</p> <p>The level of density is not permitted until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.</p> <p>That any development contributions acquired from the development (if it goes ahead) are put into the community and Three Kings precinct area:</p> |

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| | | | upgrading the existing and building new infrastructure, acquiring more public open space to mitigate the intensification of the area. |
| 100/7 | Rosalind A Smith | | That the Eastern slope of Big King be restored to form a natural slope. I would like to see the land restored in a more meaningful way that respects the Maunga, the natural ecosystem, and the wishes of the community to move easily through the area. Refer also Environment Court decision regarding the filling of the Quarry mitigating the actual quarrying effects .. |
| 100/8 | Rosalind A Smith | | That views to the Maunga are maintained and created in key public spaces- including along Mt Eden Road and from outside of the Fickling Centre. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct. That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis. |
| 101/1 | Srinivas Sriperambu -dhuri | | Accept the plan change/ modification. |
| 102/1 | Elizabeth J Stallworthy | | Decline the plan change/modification |
| 103/1 | Lorraine Stephens | | Accept the plan change/modification. For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change. |
| 106/1 | Preetha Sundaram | | Decline the plan change/modification |
| 110/1 | Cathy Wang | | Decline the plan change/modification |
| 146/1 | Paul Smith | | We would like a site contoured differently, to allow for direct and accessible walkways and cycleways through the development for the community - we prefer that to divided, or gated communities, |
| 146/2 | Paul Smith | | We want far better integration with the town centre and surrounding neighbourhood. We wish to see a significant increase in public open spaces with better integration into the existing park. |
| 146/3 | Paul Smith | | 373 I wish to offer qualified support for this - qualified in the sense that this should be similarly sympathetic to the surrounding environment |

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| 154/2 | Attn: Matthew Kerr-Ridge | Ministry of Education | <p>The Ministry seeks further evidence and/or clarification to demonstrate the potential effects of the Proposed Plan Change on the surrounding transport environment.</p> <p>This should include details of the following matters:</p> <ul style="list-style-type: none"> Provision of a sensitivity analysis of the expected traffic reduction as a result of the Waterview Connection; Evidence that the Aimsun model is fit for purpose; Provision of the CAS diagrams and an assessment of the predicted collision rates/patterns for the proposed intersections; Further detail as to what will be required within the CTMP for the site, particularly with regard to the accommodation of pedestrian movement during construction; and Further detail regarding the adequacy of existing cycle infrastructure within the transport environment. <p>The Ministry seek amendments to the concept design of the Proposed Plan Change and of associated Objectives, Polices and Assessment Criteria, to recognise the significance Mount Eden Road as a pedestrian corridor.</p> <p>The Ministry seek amendments to the concept design of the Proposed Plan Change and of associated Objectives, Polices and Assessment Criteria, to recognise the significance Graham Breed Drive as a pedestrian corridor.</p> <p>And or such other relief that may give effect to the submission.</p> |
| 155/1 | James N Fraser | | Fill quarry to Mt Eden Road level |
| 157/3 | Attn: Karl Flavell | Ngati Te Ata Waiohua | Fletcher's proposed treatment train is suitable. However, even with this in mind, Ngati Te Ata would still like to be involved in the design stages and the implementation stages of the final system. Through this we can make sure that our concerns over groundwater are always at the forefront of discussion, and we can reach a result we are happy with. |
| 163/1 | Attn: Edward Ashby | Te Kawerau Iwi Tribal Authority | Fletcher's proposed treatment train is suitable. However, even with this in mind, Ngati Te Ata would still like to be involved in the design stages and the implementation stages of the final system. Through this we can make sure that our concerns over groundwater are always at the forefront of discussion, and we can reach a result we are happy with. |
| 166/1 | Attn: Greg Smith | Auckland Volcanic | Decline the plan change/modification We would recommend Council purchase of the site at its business 7 value and let matters rest until the land settles literally and figuratively. |

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| | | Cones Society Inc | |
| 167/1 | Attn: Fiona L R Lilley | Watercare Services Limited | <p>The wastewater pump station design needs to be considered at the detailed design stage to optimise the balance of 'pass forward peak flows and storage' to remain within the capacity of the receiving network as discussed in 5.3 of the Harrison and Grierson Infrastructure Report (dated 1st September 2014).</p> <p>Given the proposed Plan Changes would bring forward current Watercare timelines , it is expected there will be implications for the applicant. Therefore Watercare would require definitive staging of the Three Kings proposal to properly qualify a cost-share agreement in line with their development yield.</p> <p>Watercare would like to clarify that it will be the developer's responsibility to install appropriate and approved water and wastewater reticulation within the area affected by the two private plan changes .</p> |
| 187/1 | Ms C J Gubb | | Decline the plan change/modification. |
| 189/1 | Christopher Mules | | Decline the plan change/modification |
| 189/10 | Christopher Mules | | The level of density should not be permitted until there is sufficient capacity in the system (ie, until the Western Interceptor is built). The proposed system should be independently reviewed and a resilient system designed. |
| 189/2 | Christopher Mules | | <p>I request that a masterplan be prepared for the entire Three Kings Precinct area (including Big King, other reserves, the shopping centre, and the surrounding neighbourhood), in conjunction with all stakeholders including the community. This should build on the work to date on the Three Kings Plan.</p> <p>I wish to see the site contoured not as proposed in these Plan Changes, but in line with the prevailing Environment Court ruling – which was agreed to by all parties at the time. This ruling sets a minimum contour for the quarry site, and is based on complete filling of the quarry. The complete filling and contouring should allow for direct and accessible walkways and cycleways through the site for the wider community, and better integration with the town centre and surrounding neighbourhood. The applicant’s proposed Plan Changes represent such a radical departure from the Environment Court ruling that they should be required to apply for a new consent rather than simply a variation of the current consent. The new consenting process should proceed prior to Council consideration of the proposed Plan Changes 372 and 373.</p> |
| 189/3 | Christopher | | I request that private land is not swapped to benefit private interests without a comprehensive masterplan |

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| | Mules | | first being developed (as above). As part of masterplanning there should be an independent valuation carried out of any proposed land swaps, and that the findings are made public within the masterplanning process so that participants can understand the value that would accrue to the various parties. |
| 189/4 | Christopher Mules | | I would like a significant increase in the amount of public open recreational space (and not just sports fields and roads), and that a variety of outdoor recreational activities are included in the masterplan design. This would include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes. |
| 189/5 | Christopher Mules | | I would like dedicated walking and cycling trails to form strong and direct routes North-South and East-West connections through the quarry site without steep gradient changes that would be a barrier to ease of the trails' use. These routes should be formed in consultation with Greenways Network. |
| 189/6 | Christopher Mules | | I request that the prevailing Environment Court decisions to be actioned, including complete filling and contouring of the land. The Eastern slope of Big King should be restored to form a natural slope across the current quarry site to Mt Eden Rd. I would like to see the land restored in a more meaningful way that respects the Maunga, the natural ecosystem, and the wishes of the community to move easily through the area. In addition, the applicant should make additional contributions of reserve land that would support this slope restoration, and pedestrian and cycle access from adjacent Council, reserve, residential and commercial areas. |
| 189/7 | Christopher Mules | | I would like the proposed zoning to be independently assessed against similar areas in Auckland City. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed, including analysis of impacts on Mt Eden Rd and St Andrews Rd, and the small neighbouring streets. I request that an analysis of the capacity of schools and other community facilities is also undertaken before the application is assessed. |
| 189/8 | Christopher Mules | | I request that Grahame Breed Drive is not used as a main vehicle road into the proposed development. I consider that separate entrances further north on Mt Eden Rd and also an entrance to the west would provide safer alternatives. An entrance from the west would also relieve pressure on Mt Eden Rd which is already has a bottleneck at Mt Eden Village. The full Auckland Transport Network Model analysis to be undertaken before the application is assessed should address these and other transport issues (such as the expanded bus interchange envisaged for the Mt Albert Rd/Mt Eden Rd intersection). |
| 189/9 | Christopher Mules | | I request that views to the Maunga are maintained and created in key public spaces – including along Mt Eden Rd and from outside the Fickling Centre. The viewshafts should be independently assessed and consultation with all stakeholders be undertaken before finalising these locations. The viewshafts should become a part of |

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| | | | an overall masterplan for the Precinct (as described above). In addition, the viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) should be included in the viewshaft analysis. |
| 190/1 | Philippa A Penny | | Decline the plan change/modification. |
| 235/1 | Frank A Checketts | | No decision requested. |