

Submission No 128

Submission for Plan Change 372 & 373

Stacey Byers

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m change in height) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. I wish to see the housing density of the site decreased. I wish to see an independent transportation management plan prepared for Mt Eden Road. 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. I wish to see a significant net increase in Public Open Space and better integration with the existing park. I wish the applicant to consult with the community in a meaningful way - similar to the process followed by the Puketapapa Local Board for the creation of the DRAFT Three Kings Plan.

Rezoning of public land

Issue: I object to high value Public Land being swapped for lower value sports fields (at the bottom of an 18m deep hole).

Relief Sought: 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 carried out and that this is a transparent process.

Issue: There is no significant increase in public open space (and in the 372 proposal there is a decrease in public open space). This is a very poor community outcome.

Relief Sought: 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.

Issue: I would like an integrated design scheme that includes the input from all parties including the community.

Relief Sought: 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. This masterplan would take into account the desires of the community as set out in the Draft Three Kings Plan -

<http://www.aucklandcouncil.govt.nz/SiteCollectionDocuments/aboutcouncil/localboards/puketapapalocalboard/projects/draft3kingsplan.pdf>

Density

Issue: I consider that the proposed density is grossly excessive and out of keeping with the neighbourhood and that it will overwhelm the existing infrastructure.

Relief Sought: 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 in order to understand the impact of local development on local transport needs. I also request that Auckland Transport

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prepare a corridor management plan for Mt Eden Road. I request that an analysis of schools and community facilities is undertaken before the application is assessed.

Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: 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.

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

Relief Sought: 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.

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Submission No 129

From: byers.stacey@gmail.com
To: [District Plans Central](#)
Cc: byers.stacey@gmail.com
Subject: District Plan online submission
Date: Sunday, 9 November 2014 10:42:45 p.m.
Attachments: [2PLANCHANGE372and373SUBMISSION-StaceyByers.pdf](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

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Email address: byers.stacey@gmail.com
Postal address: 10 Henshaw Ave, Mt Roskill
Post code: 1042
Date of submission: 9-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Plan modification 373

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Rezoning of public land
Connectivity and Accessibility
Restoration of Te Tātua a Riukiuta / Big King
Density
Grahame Breed Drive
Infrastructure - Wastewater & transportation
Viewshafts

I/We:

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Oppose

The reason for my/our views is:

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m change in height) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. I wish to see the housing density of the site decreased. I wish to see an independent transportation management plan prepared for Mt Eden Road. 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. I wish to see a significant net increase in Public Open Space and better integration with the existing park. I wish the applicant to consult with the community in a meaningful way.

I/We seek the following decision from the council:

If the plan change/modification is not declined, then amend it as outlined below

Proposed amendments:

See attached pdf for specific amendments

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

PLANCHANGE372and373SUBMISSION-StaceyByers.pdf

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

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Submission for Plan Change 372 & 373

Stacey Byers

General

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Relief Sought: 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.

Submission No 130

From: logancairns6@gmail.com
To: [central-areaplan](#)
Cc: logancairns6@gmail.com
Subject: District Plan online submission
Date: Monday, 10 November 2014 3:27:28 p.m.
Attachments: [SUBMISSION TO PRIVATE PLAN CHANGE 372 Logan Cairns.pdf](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

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Postal address: 168 St Andrews Road, Epsom
Post code: 1023
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Auckland

Please select the district plan your submission relates to:
Auckland Central Area

The specific provision of the plan change/modification that my submission relates to:
'Private Plan Change Submission 372' and 'Private Plan Change Submission 373'

I/We:
Generally oppose, but seek amendments as an alternative

The reason for my/our views is:
My views are listed in attached supporting document.

I/We seek the following decision from the council:

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Accept the plan change/modification with amendments as outlined below

Proposed amendments:

Amendments and issues are listed in the attachment below.

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

SUBMISSION TO PRIVATE PLAN CHANGE 372 Logan Cairns.pdf

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

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SUBMISSION TO PRIVATE PLAN CHANGE 372

Submission by Logan Cairns November 10th 2014

1. Background

1.1 I am a private resident directly affected by the Private Plan Change and the Three Kings Plan.

1.2 I support the Precinct Planning process and the approach undertaken by Council, which recently culminated in publication of a document entitled "Three Kings Plan".

1.3 I generally oppose Private Plan Change 372

2. Process

2.1 Issues:

2.1.1 Development and the renewal of the land in Three Kings Precinct require a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. This is best achieved by a Precinct wide approach coupled with a set of performance criteria based on the 'Three Kings Plan'. The development of the Private Plan change prior to the completion of Three Kings Plan demonstrates a strong disregard to the community process and the desired community outcomes contained in this document. Individual proposals should then be based on a set of overarching principles as set by the Three Kings Plan.

2.1.2 The private Plan Change is therefore premature given the absence of such guiding principles, the current fill rate of the excavation, the likely availability and timing of additional fill and the contour of the current fill consent.

2.2 Relief Sort:

2.2.1 A Master Plan is prepared that develops the proposals outlined in the Three Kings Plan and is developed in partnership with stakeholders.

2.2.2 A community based design committee is to be established to aid in the planning process. The committee would be elected by the community and be involved in the planning and resource consent process.

3. Public Open Space

3.1 Issue:

3.1.1 372 – There is a decrease in public open space and a lack of diversity of open spaces and recreational facilities.

3.2 Relief Sought:

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3.2.1 An increase in the quality and diversity of public open space and recreational opportunities should be integrated into the master plan – at least 50% to be zoned Open Space. This would include be not be limited to a strong focus on walking cycle ways to encourage ease of connectivity across the site.

4. Restoration of Te Tātua a Riukiuta/ Big King

4.1 Issues:

4.1.1 Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate, in a small way, some of the value that has been extracted from the natural capital and natural character of the area over the last 80 years.

4.2 Relief Sought:

4.2.1 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.

5. View Shafts

5.1 Issues:

5.1.1 Further viewshaft analysis is necessary. A primary reason stated for developing buildings at the base of the quarry, between 15 and 18m below surrounding land, is to reduce the visual impact of the development and to maintain view shafts to the Manga. In both options, views from the surrounding land are taken into consideration. Plan Change 372, which includes the council owned land includes five view shafts with supporting analysis, Private Plan Change 373 only includes two, without supporting analysis

The view shafts in Private Plan Change 372 take up a small proportion of the developable land. It is very realistic to assume that a small redesign of the proposal could accommodate both the consented fill level and proposed view shafts.

5.2 Relief Sought

5.2.2 View to the Maunga are maintained and created in key public spaces. At a minimum these view shafts should be those indicated in the Three Kings Plan.

6. Access and Connectivity

6.1 Issues

6.1.1 The 17m level differences between the finished ground level and the town centre does not provide an easy and direct pedestrian connection to centre and will likely encourage car usage as the primary means for daily travel. There is no easy

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access proposed to get across the site - only 5-6 storeys of steps and Public Lifts. No easy cycling or walking routes.

6.2 Relief Sought

6.2.1 At a minimum, the network of the paths and access points should match that outlined in the Three Kings Plan- without steep gradient changes. These routes should be formed in consultation with the Greenways Network.

7. High Quality Development

7.1 Issues

7.1.1 Shading from Te Tatua a Riukiuta / Big King and cliff faces mean that the ability to design dwellings for passive solar is severely constrained across large areas of the site.

7.2 Relief Sought

7.2.1 I recommend that incentives be provided to reward high quality development. For example, fast tracked consenting and special priority could be granted to those developments seeking to achieve high quality performance standards such as the 'Living Building Challenge' or the 'Sustainable Sites Initiative'.

8. Urban and Landscape Character

8.1 Issues:

8.1.1 The future character and mix of uses along Mount Eden Road is not defined and needs further investigation and clarification.

8.1.2 The character of Grahame Breed Drive is significantly affected by the proposed access way.

8.2 Relief Sought:

8.2.1 Further analysis and the design into the appropriate character, mix of uses and interface along Mount Eden Road is undertaken and included in any proposal for the quarry site.

8.2.2 No matter what use Grahame Breed Drive takes in the future its existing character as a slow speed leafy green street should be maintained.

Submission No 131

Submission on Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

TO: Auckland Council

FROM: Nigel Cartmell
Address for Service: 45 Milton Road, Mount Eden, Auckland 1024
E: nigel.cartmell@gmail.com
M: 021 1686 270

Name of submitter: NIGEL CARTMELL

1. This is a submission on the Proposed Plan Change 372 (PA372) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of PPC372 that this submission relates to are set out in Appendix 1.
4. My submission is set out in Appendix 1.
5. I am affected by this Private Plan Change because I am a property owner within the Western area [McCullough Avenue] of Three Kings.
6. I consider that unless the relief sought in this submission is granted, then PPC372 and in particular the specific provisions challenged:
 - 6.1 Will not promote the sustainable management of resources;
 - 6.2 Will be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991 ("RMA");
 - 6.3 Will variously be inappropriate, unnecessary and contrary to sound resource management practice;
 - 6.4 Will enable the generation of significant adverse effects on the environment that warrant being addressed through PA372 or by other actions initiated by Auckland Council.
 - 5.5 Will not have sufficient and effective regard or give effect to the Three Kings Plan [a local strategic planning document], the Auckland Plan [Auckland Council's adopted growth management strategy], and provisions set out in the Operative District Plan.

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5.6 Will not have sufficient and effective regard to the need for protection of the volcanic cone as specified in Part 5C.4.1 of the Operative Plan: PA372 should also reference the Reserves and Other Lands Disposal and Public Bodies Empowering Act 1915, in that the proposed changes do not have sufficient and effective regard to the imperative of that Act

7. I seek the decisions from the Auckland Council set out in this submission.
8. I wish to be heard in support of its submission.
9. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Submitter: Nigel Cartmell

DATED 9th of November 2014

Appendix 1

1. Background

- 1.1 I am a property owner within Three Kings (since 1997). I have qualifications in Architectural Drafting, Batchelors Degree in Architecture, and 25 years' project experience [residential, commercial, health and education], both overseas [London, UK] and New Zealand. The scope of my project experience is equivalent in complexity and scale to that being considered in PPC372.
- 1.2 I have participated in the Three Kings Precinct consultation process (instigated by the Puketapapa Local Board).
- 1.3 I have lodged a submission for the Proposed Auckland Unitary Plan concerning the proposed development.

2. General

- 2.1 Social Barrier for the Community: The proposed development set out in Private Plan Change 372 is a poor Urban Design solution and community outcome and is contradictory to sound Resource Management planning. For more than 80 years the site has been an open cast quarry - for the commercial gain of the owner at the expense of the environment and the local community. The quarry is a social barrier for the community, particularly for residents living to the West of the Precinct reliant upon public transport along Mount Eden Road. The quarry constrains pedestrian access to the Shopping Centre, and the parks and open space that surrounds it.
- 2.2 Lost opportunity for value-add: The development of the quarry is a unique opportunity to create a vibrant urban development to transform and enhance Three Kings suburb and its surrounds. The redevelopment of this area should create an attractive urban network with links to all of the surrounding areas and provide key accessible walking and cycling routes through the site. If Auckland is to become the 'World's Most Livable City' – then all developments of this scale need to be planned with world-class urban design principles, and constructed to the highest possible standards.
- 2.3 Privatization of space: The proposed development PA372 effectively creates a 'Gated Community' through the applicant's chosen use of land contours. This is at the expense of meaningful and quality community linkages and access. The 15-18m high cliffs are a physical barrier to access through the site and the proposed roading and pedestrian networks does not integrate well with the surrounding neighbourhood and

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street network. The proposal is not in keeping with the Three Kings Plan and with best practice Urban Design principles.

- 2.4 Consultation process not accepted by Community and Local Board: The proposed development PA372 has been designed in isolation without Consultation or design input from Key Stakeholders and the Community.

3. Matters that I am concerned about and that I consider relevant to Proposed Private Plan Change 372:

- 3.1 Clarity of Information: The information and Concept Plan (Map 01) is confusing and difficult to understand to all but the most experienced professionals. The proposed Residential 8b changes require submitters to study both the proposed and current rules (and Activity Tables) and interpret the full meaning of the submission. This is beyond everyone but an experienced Town Planner. I request that the submission is made so that can be clearly understood by all submitters.
- 3.2 Inaccurate Information: Some of the information provided in the PA372 submission and in the Public Open Day Presentations is inaccurate and misleading. (In particular I refer to the Sun Study analysis and Appendix II of the Masterplan document. There are many examples of misleading information in the supporting documents).
- 3.3 Masterplanning: Development and renewal of the land in the Three Kings Precinct requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. This is best achieved by a Precinct-wide planning approach coupled with the development of a set of principles based on the current contents of the (now finalised) Three Kings Plan. Individual proposals by individual landowners should then be based on Structure Plans based on a set of overarching principles developed by Council and specified in a future Three Kings Precinct Plan.
- 3.4 Fill Rates: Given these considerations, PPC372 is premature in the absence of any such guiding principles. The current depth of the excavation, the current slow fill rate, and the specific contour requirements of the current fill consent introduce further complications.
- 3.5 Contours: PPC372 proposes a preemptive approach without consideration of boundary effects, the need for integrated planning, and the clear need of the community for appropriate and better access to reserve land. The proposal essentially ignores all such effects and fails to follow sound Resource Management Practice as specified in the Resource Management Act 1991.

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- 3.6 Land Exchanges: PPC372 also proposes the exchange of reserve land currently zoned Open Space 3 and 4 to a mix of Business 2, Residential 8b and Open Space 2. The exchange proposed would result in premium north and north-east facing rehabilitated public land being exchanged for an area of both lower value and much reduced contour. This land and the remainder of the applicant's site is envisaged as being developed in an inappropriate manner to a level that is 15 to 18 metres below road level.
- 3.7 Open Space Network: Plan Change PA372 has a nett decrease in use-able public recreational space (excluding road reserves, inaccessible slopes, and stormwater reserves. This is a poor Urban Design and community outcome. I request that the Concept Plan is revised to enable a significant increase in the Open Space Network.
- 3.8 Sports Fields: It is widely acknowledged that there is a substantial requirement and demand for informal open space in the Puketapapa and Eden-Albert Local Board areas, and in the Three Kings Precinct current reserve land is disjointed and difficult to access [not that the gate is locked most times]. Playing fields, in contrast, are already adequately provided for, or would much better be sited elsewhere.
- 3.9 View Shafts: The view shafts proposed in the application are inadequate and do not protect views from Public spaces. In particular the view shafts from the Mt Eden Road site are within the development site and do not protect the public views from the street. The Town Centre View Shafts are also inadequate. Attached is a preliminary assessment of the proposed View Shafts (Attachment 1). I propose that the View Shafts are defined during an overall Masterplanning process (and not by a single property owner). Viewshafts should follow those set out in the Three Kings Plan
- 3.10 Cultural Network: Plan Change PA372 does not respect or restore Te Tatua a Riukiuti (Big King), except for the re-planting of existing non-buildable land. No attempt has been made to restore the slope of the Maunga or to create any meaningful or quality connections to the existing park. The proposed contours, (existing quarried cliff sides and then a level platform), give no opportunity for integration with the remaining cone, or recognition of the historical geology. I request that the concept plan be modified to recognise the historic volcanic landscape. I request that an open dialogue with the Maunga Authority be undertaken – to create quality linkages to Te Tatua a Riukiuti. Not that over-use [erosion] of the Maunga will most likely lead to restrictions of use imposed by governing bodies.
- 3.11 Historic Buildings: The proposal does not recognise the historic Pump House building on the corner of Grahame Breed Drive and Mt Eden Rd. I request that this historic building be protected and integrated sympathetically into the development.

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- 3.12 Boundary Adjustments: If boundary adjustments or land exchanges are to be contemplated for public land, Council should investigate the impacts comprehensively and approach all adjacent land owners (and the public), not just make commitments based on negotiation with one particular applicant. Restoration and redevelopment of the quarry land also will require better integration with the current Town Centre (as specified in the recent final issue of the Three Kings Plan). If boundary adjustments are to be contemplated, the current owner of the future 'Town Centre' (Antipodean Properties) should also be invited to discuss boundary adjustment issues, as should both the community at large, the Local Board and Housing New Zealand.
- 3.13 Urban Design Layout: The proposal PA372 is a poor Urban Design solution and contrary to good practice. The possible design layouts for the site have not been adequately explored – and all of the working examples shown in the supplementary information use the same contours and the same access routes. The proposed road network does not complement the existing street patterns and alignments (and is merely a re-use of the existing quarry access road). I request that a full independent analysis of the road network is carried out as part of an overall Masterplan for the Three Kings Precinct. The proposal PA372 does not form strong pedestrian and cycle links thorough the site. I propose that strong accessible North-South (Duke St shops to Shopping Centre), East-West (Kingsway to Smallfield Avenue), and West-South (Smallfield Ave – Shopping Centre) Accessible walking / cycling trails (that are independent of the roading network) form part of the site Masterplan. I also request that an analysis be undertaken on the Northwest corner of the site (at Kennard's Storage) – to ensure that an Accessible Route can be formed through this area – to enable the creation of a North-South Accessible route. (NB: The current route through the reserve is not an accessible route with gradients of 1 to 4). I request that the proposal comply with the Greenways network adopted by the Local Board and that the applicant consult with Greenways to ensure that these principles are carried through in the Masterplan design.
- 3.14 Road and Pedestrian Network: Is not defined in the PPC and requires clarification.
- 3.15 Grahame Breed Drive: In keeping with the Three Kings Plan – I request that Grahame Breed drive remain as a quiet pedestrian friendly street – and not become a major access road to a private development. I request that the character and traffic levels on this street not change from its present use.
- 3.16 Health: The proposed development PA372 will create unique living environment – due to the proposed steep sided contours on all sides. The pit may overheat in summer, be a cold damp environment in winter, and parts of the site will have limited access to sunlight. The pit may also hold in fumes from vehicles and space heating devices. I request that test be carried out to ensure that this is a safe and sanitary environment for

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dwelling. I also request that minimum sunlight access parameters be set for all dwellings – to ensure that all dwellings receive at least 4-5 hours of sunlight in winter. Public Safety also needs to be addressed with the existing quarry slopes which are prone to loose rocks regularly dislodging.

- 3.17 Sustainability: The proposed development will be built at a time when the PAUP will be operative. I request that the environmental standards in the PAUP (for Land, infrastructure, and buildings) be implemented now as part of this Plan Change PA372. I request that all dwellings be constructed to Greenstar standards as proposed in the PAUP, and that visual privacy provisions are included in this application.
- 3.18 Cumulative Effects: The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people). For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village. An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes and that sufficient land is set aside for these activities. School Zoning should be resolved to spread effects of this development over more than one school.
- 3.19 Environment Court Decision: A decision of the Environment Court NZ Env C 130 and NZ Env C 214 specifies a minimum contour for the quarry site, this contour being first proposed by the consent holder (Fletcher Concrete and Infrastructure, a division of Fletcher Building Ltd viz: the current applicant) at a joint hearing of the Auckland Regional Council and Auckland City Council involving independent commissioners. This contour (Harrison and Grierson Plan 122314 Fig 002) was subsequently also presented at Appeal before the Environment Court and agreed to by all parties. PPC372 radically departs from the decision of the Court and appears now to place the consent holder in breach of two key current fill consent conditions (viz conditions #76 and #77. The changes to contour and restoration processes now proposed are so large that the applicant should be required to apply for a new consent rather than for a variation of the current consent. Any such application should be processed prior to Council considering PPC372, particularly now that it is proposed to re-excavate fill already placed (which will involve mixing cells) and to switch to an engineered fill approach.

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- 3.20 Infrastructure: The underground infrastructure in the catchment (viz: stormwater and sewage) is currently at capacity in the Meola catchment and this is acknowledged in the application. The scale and intensity of the development proposed in PPC372 far exceeds current capacity. PPC372 therefore is clearly premature and requires access to the Central interceptor Project (currently under appeal) and not scheduled for completion until 2030 or later. The existing wastewater proposal is not resilient and relies on a holding tank pumping into the existing (at capacity) Combined Drain between rain events. There is only an 8 hour holding capacity, no generator back-up, and the overflow is in the same location as the stormwater system. I request that the stormwater is independently reviewed and that the final system is resilient and not reliant on mechanical pumps. I request that the proposed stormwater system is independently reviewed and that site testing is carried out – to ensure that the proposed system is resilient.
- 3.21 Res 8b Zoning and Density: The proposal seeks to significantly alter the 8b Zoning. Because there no full explanation of the proposed and existing rules and Activities – it is confusing and difficult for (non-town planning professionals) to understand the implications of changes. I request that the implications of any changes be made clear and that a single Activity table be produced for clarity. I request that the proposed zoning align with the requirements of the PAUP – so that the process in the future is streamlined (when the PAUP becomes Operative), and that PAUP environmental and sustainability considerations are included. I submit that density be assessed over Nett Site Area (excluding all roads, landscaping, and stormwater areas), and not on Gross site area. I submit that the Height controls be independently reviewed and that a three dimensional diagram is prepared – to ensure that the rules are easy to understand. I also submit that the heights are overlaid with the View Shaft requirements to give a clear three dimensional definition of the envelope parameters.
- 3.22 Mt Eden Rd Frontage: The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this streetfront). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 60% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.
- 3.23 Business 2 Zoning: The proposal seeks to re-zone some of the site (near the Shopping Centre as Business 2 zone – but with a 25m height control. I submit opposition to any zone changes in this location until a comprehensive Masterplan is prepared in consultation with all of the stakeholders and the community. I submit opposition to the increase in the residential 2 height controls – which should remain at 12.5m until a

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Masterplan is in place. (The proposal has shading effects on the recently built Housing NZ flats in Henshaw Avenue).

- 3.24 The Auckland Plan: The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan. I submit support for provision of mixed tenure [Private-ownership / Affordable-Ownership / Shared-Ownership / Social-Rented] included in PPC372.
- 3.25 PAUP: Council's own further and recent submission to the PAUP indicates that out of sequence rezoning and infrastructure provision should be specifically avoided (FS 5716-9) indicating the desirability of sequencing rezoning in a logical progression and that *"rezoning or infrastructure provision should be done in a logical sequence and (that) out of sequence rezoning or infrastructure provision should be specifically avoided"* (quotation is from the Councils submission to PAUP Urban Growth B.2.3). PA372 is therefore clearly contrary to current Council policy concerning infrastructure provision.
- 3.26 Density: The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change. The unit density should be calculated on net site area not gross site area.
- 3.27 These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PA372 in its present form.
- 3.28 Council approval would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.
- 3.29 On-site parking provision requires clarification: A shortfall in on-site parking provision will lead to resident's parking their vehicles in the street network [proposed and existing], which in turn will lead to a shortfall in visitor parking [especially for sports events]. Resident's on-site parking should be below grade and in accordance with parking ratios as set out in the Operative District Plan.
- 3.30 Community Facilities: I submit support for provision of a Community Centre and Market, however the scope and size of this item requires further analysis.
- 3.31 I submit opposition to Rule 2.2 ii/ - iv/. This should be struck out.

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4. My submissions regarding Private Plan Change 372 would be met by Council:

Either:

- 4.1 Declining to adopt PA372 and retaining the current zoning of the area involved in the Operative Plan of the former Auckland City Council and that proposed in the PAUP (Attachment 1).
- 4.2 Inviting the applicant to participate in genuine Masterplanning/consultation process with key stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a Three Kings Precinct overlay including the rules and objectives set out below in Attachment 3.

Or, in the alternative, approving proposed Private Plan Change 372 but only if that approval is subject to:

- 4.3 Requiring the applicant to seek a new fill consent that is consistent with the objectives policies and rules of a Three Kings Precinct Plan and based on the minimum contour specified in NZ Env C 214.
- 4.4 Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
- 4.5 Removal from PA372 of the Council land areas currently zoned Open Space 3 and 4 in the Operative Plan.
- 4.6 Adopting the proposed set of objectives and rules specified in Attachment 3 for Framework Plans for developments in the Three Kings precinct.
- 4.7 Adopting the activity status specified below for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.

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Activity	Activity Status
Any land use or development complying with an approved framework plan	P
Any land use or development prior to the approval of a framework plan or not complying with an approved framework plan	NC
A framework plan or replacement framework plan complying with the objectives and policies above	D
A framework plan, amendments to an approved framework plan or a replacement framework plan, not complying with the objectives and policies above	NC
Amendments to an approved framework plan complying with the objectives and policies above	RD
Rehabilitation of former Quarry Land	RD

- 5 In addition to the relief sought above, I seek any similar and consequential relief necessary to give effect to this submission based on other matters addressed at the hearing.

Submitter: Nigel Cartmell

Dated: 9th of November 2014

Total Pages: 11

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Submission on Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

TO: Auckland Council

FROM: Nigel Cartmell
Address for Service: 45 Milton Road, Mount Eden, Auckland 1024
E: nigel.cartmell@gmail.com
M: 021 1686 270

Name of submitter: NIGEL CARTMELL

1. This is a submission on the Proposed Plan Change 373 (PA373) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of PPC373 that this submission relates to are set out in Appendix 1.
4. My submission is set out in Appendix 1.
5. I am affected by this Private Plan Change because I am a property owner within the Western area [McCullough Avenue] of Three Kings.
6. I consider that unless the relief sought in this submission is granted, then PPC373 and in particular the specific provisions challenged:
 - 6.1 Will not promote the sustainable management of resources;
 - 6.2 Will be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991 ("RMA");
 - 6.3 Will variously be inappropriate, unnecessary and contrary to sound resource management practice;
 - 6.4 Will enable the generation of significant adverse effects on the environment that warrant being addressed through PA373 or by other actions initiated by Auckland Council.
 - 5.5 Will not have sufficient and effective regard or give effect to the Three Kings Plan [a local strategic planning document], the Auckland Plan [Auckland Council's adopted growth management strategy], and provisions set out in the Operative District Plan.

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5.6 Will not have sufficient and effective regard to the need for protection of the volcanic cone as specified in Part 5C.4.1 of the Operative Plan: PA373 should also reference the Reserves and Other Lands Disposal and Public Bodies Empowering Act 1915, in that the proposed changes do not have sufficient and effective regard to the imperative of that Act

7. I seek the decisions from the Auckland Council set out in this submission.
8. I wish to be heard in support of its submission.
9. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Submitter: Nigel Cartmell

DATED 9th of November 2014

Appendix 1

1. Background

- 1.1 I am a property owner within Three Kings (since 1997). I have qualifications in Architectural Drafting, Batchelors Degree in Architecture, and 25 years' project experience [residential, commercial, health and education], both overseas [London, UK] and New Zealand. The scope of my project experience is equivalent in complexity and scale to that being considered in PPC373.
- 1.2 I have participated in the Three Kings Precinct consultation process (instigated by the Puketapapa Local Board).
- 1.3 I have lodged a submission for the Proposed Auckland Unitary Plan concerning the proposed development.

2. General

- 2.1 Social Barrier for the Community: The proposed development set out in Private Plan Change 373 is a poor Urban Design solution and community outcome and is contradictory to sound Resource Management planning. For more than 80 years the site has been an open cast quarry - for the commercial gain of the owner at the expense of the environment and the local community. The quarry is a social barrier for the community, particularly for residents living to the West of the Precinct reliant upon public transport along Mount Eden Road. The quarry constrains pedestrian access to the Shopping Centre, and the parks and open space that surrounds it.
- 2.2 Lost opportunity for value-add: The development of the quarry is a unique opportunity to create a vibrant urban development to transform and enhance Three Kings suburb and its surrounds. The redevelopment of this area should create an attractive urban network with links to all of the surrounding areas and provide key accessible walking and cycling routes through the site. If Auckland is to become the 'World's Most Livable City' – then all developments of this scale need to be planned with world-class urban design principles, and constructed to the highest possible standards.
- 2.3 Privatization of space: The proposed development PA373 effectively creates a 'Gated Community' through the applicant's chosen use of land contours. This is at the expense of meaningful and quality community linkages and access. The 15-18m high cliffs are a physical barrier to access through the site and the proposed roading and pedestrian networks does not integrate well with the surrounding neighbourhood and

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street network. The proposal is not in keeping with the Three Kings Plan and with best practice Urban Design principles.

- 2.4 Consultation process not accepted by Community and Local Board: The proposed development PA373 has been designed in isolation without Consultation or design input from Key Stakeholders and the Community.

3. Matters that I am concerned about and that I consider relevant to Proposed Private Plan Change 373:

- 3.1 Clarity of Information: The information and Concept Plan (Map 01) is confusing and difficult to understand to all but the most experienced professionals. The proposed Residential 8b changes require submitters to study both the proposed and current rules (and Activity Tables) and interpret the full meaning of the submission. This is beyond everyone but an experienced Town Planner. I request that the submission is made so that can be clearly understood by all submitters.
- 3.2 Inaccurate Information: Some of the information provided in the PA373 submission and in the Public Open Day Presentations is inaccurate and misleading. (In particular I refer to the Sun Study analysis and Appendix II of the Masterplan document. There are many examples of misleading information in the supporting documents).
- 3.3 Masterplanning: Development and renewal of the land in the Three Kings Precinct requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. This is best achieved by a Precinct-wide planning approach coupled with the development of a set of principles based on the current contents of the (now finalised) Three Kings Plan. Individual proposals by individual landowners should then be based on Structure Plans based on a set of overarching principles developed by Council and specified in a future Three Kings Precinct Plan.
- 3.4 Fill Rates: Given these considerations, PPC373 is premature in the absence of any such guiding principles. The current depth of the excavation, the current slow fill rate, and the specific contour requirements of the current fill consent introduce further complications.
- 3.5 Contours: PPC373 proposes a preemptive approach without consideration of boundary effects, the need for integrated planning, and the clear need of the community for appropriate and better access to reserve land. The proposal essentially ignores all such effects and fails to follow sound Resource Management Practice as specified in the Resource Management Act 1991.

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- 3.6 Land Exchanges: PPC373 also proposes the exchange of reserve land currently zoned Open Space 3 and 4 to a mix of Business 2, Residential 8b and Open Space 2. The exchange proposed would result in premium north and north-east facing rehabilitated public land being exchanged for an area of both lower value and much reduced contour. This land and the remainder of the applicant's site is envisaged as being developed in an inappropriate manner to a level that is 15 to 18-metres below road level.
- 3.7 Open Space Network: Plan Change PA373 has only a small nett increase in useable public recreational space (excluding road reserves, inaccessible slopes, and stormwater reserves. This is a poor Urban Design and community outcome. I request that the Concept Plan is revised to enable a significant increase in the Open Space Network.
- 3.8 Sports Fields: It is widely acknowledged that there is a substantial requirement and demand for informal open space in the Puketapapa and Eden-Albert Local Board areas, and in the Three Kings Precinct current reserve land is disjointed and difficult to access [not that the gate is locked most times]. Playing fields, in contrast, are already adequately provided for, or would much better be sited elsewhere.
- 3.9 View Shafts: The view shafts proposed in the application are inadequate and do not protect views from Public spaces. In particular the view shafts from the Mt Eden Road site are within the development site and do not protect the public views from the street. The Town Centre View Shafts are also inadequate. Attached is a preliminary assessment of the proposed View Shafts (Attachment 1). I propose that the View Shafts are defined during an overall Masterplanning process (and not by a single property owner). Viewshafts should follow those set out in the Three Kings Plan
- 3.10 Cultural Network: Plan Change PA373 does not respect or restore Te Tatua a Riukiuti (Big King), except for the re-planting of existing non-buildable land. No attempt has been made to restore the slope of the Maunga or to create any meaningful or quality connections to the existing park. The proposed contours, (existing quarried cliff sides and then a level platform), give no opportunity for integration with the remaining cone, or recognition of the historical geology. I request that the concept plan be modified to recognise the historic volcanic landscape. I request that an open dialogue with the Maunga Authority be undertaken – to create quality linkages to Te Tatua a Riukiuti. Not that over-use [erosion] of the Maunga will most likely lead to restrictions of use imposed by governing bodies.
- 3.11 Boundary Adjustments: If boundary adjustments or land exchanges are to be contemplated for public land, Council should investigate the impacts comprehensively and approach all adjacent land owners (and the public), not just make commitments

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based on negotiation with one particular applicant. Restoration and redevelopment of the quarry land also will require better integration with the current Town Centre (as specified in the recent final issue of the Three Kings Plan). If boundary adjustments are to be contemplated, the current owner of the future 'Town Centre' (Antipodean Properties) should also be invited to discuss boundary adjustment issues, as should both the community at large, the Local Board and Housing New Zealand.

- 3.12 Urban Design Layout: The proposal PA373 is a poor Urban Design solution and contrary to good practice. The possible design layouts for the site have not been adequately explored – and all of the working examples shown in the supplementary information use the same contours and the same access routes. The proposed road network does not complement the existing street patterns and alignments (and is merely a re-use of the existing quarry access road). I request that a full independent analysis of the road network is carried out as part of an overall Masterplan for the Three Kings Precinct. The proposal PA373 does not form strong pedestrian and cycle links thorough the site. I propose that strong accessible North-South (Duke St shops to Shopping Centre), East-West (Kingsway to Smallfield Avenue), and West-South (Smallfield Ave – Shopping Centre) Accessible walking / cycling trails (that are independent of the roading network) form part of the site Masterplan. I also request that an analysis be undertaken on the Northwest corner of the site (at Kennard's Storage) – to ensure that an Accessible Route can be formed through this area – to enable the creation of a North-South Accessible route. (NB: The current route through the reserve is not an accessible route with gradients of 1 to 4). I submit that the proposal comply with the Greenways network adopted by the Local Board and that the applicant consult with Greenways to ensure that these principles are carried through in the Masterplan design.
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“rezoning or infrastructure provision should be done in a logical sequence and (that) out of sequence rezoning or infrastructure provision should be specifically avoided” (quotation is from the Councils submission to PAUP Urban Growth B.2.3). PA373 is therefore clearly contrary to current Council policy concerning infrastructure provision.

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- 3.28 I submit opposition to Rule 2.2 ii/ - iv/. This should be struck out.

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4. My submissions regarding Private Plan Change 373 would be met by Council:

4.1 Either:

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- 4.1.2 Inviting the applicant to participate in genuine Masterplanning/consultation process with key stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a statutory Three Kings Precinct overlay.

4.2 Or, in the alternative, approving proposed Private Plan Change 373 but only if that approval is subject to:

- 4.1.3 Requiring the applicant to seek a new fill consent that is consistent with the objectives policies and rules of a Three Kings Precinct Plan and based on the minimum contour specified in NZ Env C 214.
- 4.1.4 Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
- 4.1.5 Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
- 4.1.6 Requiring the removal of the proposed buildings to the Southern end of the proposal (adjacent to the Shopping Centre – that currently form a barrier to View Shafts and a meaningful connection to the Shopping Centre).
- 4.1.7 Further development of the Three Kings [Precinct] Plan to create a statutory overlay for Three Kings.
- 4.1.8 Adopting the view shafts – as per the Final Three Kings Plan.

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4.1.9 Adopting the activity status specified below for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.

Activity	Activity Status
Any land use or development complying with an approved framework plan	P
Any land use or development prior to the approval of a framework plan or not complying with an approved framework plan	NC
A framework plan or replacement framework plan complying with the objectives and policies above	D
A framework plan, amendments to an approved framework plan or a replacement framework plan, not complying with the objectives and policies above	NC
Amendments to an approved framework plan complying with the objectives and policies above	RD
Rehabilitation of former Quarry Land	RD

5.0 In addition to the relief sought above, I seek any similar and consequential relief necessary to give effect to this submission based on other matters addressed at the hearing.

Submitter: Nigel Cartmell

Dated: 9th of November 2014

Total Pages: 11

Submission No 133

From: alan.mcmahon@colliers.com
To: [District Plans Central](#)
Cc: alan.mcmahon@colliers.com
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:51:09 p.m.
Attachments: [2Colliers International Private Plan Change 372 Letter.pdf](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Alan McMahon, National Director, Research & Consultancy
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Postal address: PO Box 1631, , Auckland
Post code: 1140
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Plan Change 372 Three Kings

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:

I/We:
Support

The reason for my/our views is:
Please see attached letter

I/We seek the following decision from the council:

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Accept the plan change/modification

I/We wish to be heard at the council planning hearing:

No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

No

Attach a supporting document:

Colliers International Private Plan Change 372 Letter.pdf

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

10 November 2014

Planning Technician
Central and Islands Planning
Regional and Local Planning
Auckland Council
Private Bag 92300
Auckland 1142

Dear Planning Technician

Private Plan Change 372

Colliers International writes expressing its support for Private Plan Change 372 in the hope that it will facilitate the development of up to 1500 residential dwellings at the Three Kings Quarry site.

Colliers International provides a range of property services to public and private sector clients. Colliers also prepares and distributes regular research reports on various local and international real estate sectors and provides feasibility studies.

The economic benefits likely to be experienced as a result of the proposed development can be broken down into two phases:

1. **Construction phase:** This includes the cost of development and the proportion of cost that is retained in the local area. It is estimated that construction activity generated by the development will contribute 750 new jobs for the Auckland region per annum over the 8-10 year construction timeframe.
2. **Increased retail spend and employment generation:** It has calculated that the additional retail spend will create 150 new retail jobs within the area and the ability for the local catchment to accommodate and sustain a further 4,500sqm of retail floor space. Additionally, the development of 1,200 new households will increase the demand for local services resulting in the addition of 320 new commercial jobs from the local catchment

The development will over time lead to an increase in value of surrounding commercial and residential properties in the Three Kings catchment.

The proposed residential development will improve the economic position of both the Three Kings local economy and the Auckland community as a whole.

Kind regards



Alan McMahon
National Director, Research and Consultancy

¹ Report from Property Economics on Three Kings Development July 2014

Submission No 134

Submission on a publicly notified proposal for policy statement or plan change or variation

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5



Correspondence to :

Auckland For office use only Submission No:
Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mrs DIANE LIND
456 MT ALBERT ROAD,
MT ROSKILL, AUCKLAND

Telephone: 021 02 909 818

Email: diane.gillard@clear.net.nz

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

Plan Change/Variation Number

PA372

Plan Change/Variation Name

Private Plan Change: Three Kings Precinct

To the (indicate which plan below)

Relevant District Plan:

☐ Auckland Central

☐ Auckland Gulf Islands

☒ Auckland Isthmus

☐ Franklin

☐ Manukau

☐ North Shore

☐ Papakura

☐ Rodney

☐ Waitakere

Relevant Regional Plan/ Policy Statement:

☐ Coastal

☐ Sediment Control

☐ Proposed Air Land Water

☐ Farm Dairy Discharges

☐ Transitional Regional Plan

☒ Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan Change/Variation

Rule(s)

Or

Property Address

985 Mt Eden Road, Three Kings, Auckland

Or

Map

Submission

Submission No 134

My submission is: *(Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)*

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☒ No ☐

The proposal is a poor Urban Design and community outcome.

The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community.

The proposal is not resilient and is at odds with good Resource Management planning.

I object to high value Public Land being swapped for lower value spots fields (at the bottom of an 18m deep hole).

I object to the abovementioned communal public land being lost to the local community

The proposed connections through the site rely on steep changes in gradient and indirect routes.

I strongly consider that the proposed density is grossly excessive and out of keeping with the neighborhood and that there is a risk it will overwhelm the existing Infrastructure.

There is no significant increase in public open space (and in the 372 proposal there is a decrease in public open space).

The above are very poor community outcomes.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the Plan Change/Variation ☐

Accept the Plan Change/Variation with amendments as outlined below ☐

Decline the Plan Change/Variation ☐

If the Plan Change/Variation is not declined, then amend it as outlined below. ☐

- I wish to see a Master plan prepared for the entire Three Kings Precinct area, including input from all stake holders including the community.
- I wish to see the site contoured differently – to allow for direct and accessible walkways and cycle ways through the site for the community, and better integration with the town centre and surrounding neighborhood.
- I wish to see a significant net increase in Public Open Space and better integration with the existing park.
- I 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 Master plan being undertaken. I would like there to be an independent Valuation carried out and that this is a transparent process.
- 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 Master plan design. This would include a network of separate walkways and cycle ways to enable the public to easily cross the site without significant level changes.
- I would like an integrated design scheme that includes the input from all parties including the community.
- I request that a Master plan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighborhood), in conjunction with all stakeholders including the community.
- 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.
- 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.

Submission No 134

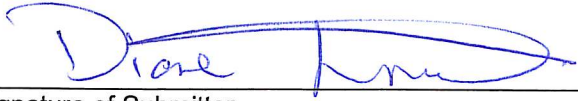
- I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.

I wish to be heard in support of my submission

☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒



Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

10-11-14

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.

I could ☐ could not ☒ gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☒ am not ☐ directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Submission No 135

Submission on a publicly notified proposal for policy statement or plan change or variation

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5



Correspondence to :

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mrs Diane Lind
456 Mt Albert Road
Mt Roskill

Telephone:

021 02 909 818

Email:

diane.gillard@clear.net.nz

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

Plan Change/Variation Number

PA373

Plan Change/Variation Name

Private Plan Change: Three Kings Precinct

To the *(indicate which plan below)*

Relevant District Plan:

☐ Auckland Central

☐ Auckland Gulf Islands

☒ Auckland Isthmus

☐ Franklin

☐ Manukau

☐ North Shore

☐ Papakura

☐ Rodney

☐ Waitakere

Relevant Regional Plan/ Policy Statement:

☐ Coastal

☐ Sediment Control

☐ Proposed Air Land Water

☐ Farm Dairy Discharges

☐ Transitional Regional Plan

☒ Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

Please identify the specific parts of the Proposed Plan Change/Variation

Rule(s)

Or

Property Address

985 Mt Eden Road, Three Kings

Or

Map

Submission

Submission No 135

My submission is: *(Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)*

I **support** the specific provisions identified above ☐

I **oppose** the specific provisions identified above ☐

I wish to have the provisions identified above amended Yes ☒ No ☐

The reasons for my views are: *(Please refer to attached document)*.

The proposal is a poor Urban Design and community outcome.

The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community.

The proposal is not resilient and is at odds with good Resource Management planning.

I object to high value Public Land being swapped for lower value spots fields (at the bottom of an 18m deep hole).

I object to the abovementioned communal public land being lost to the local community

The proposed connections through the site rely on steep changes in gradient and indirect routes.

I strongly consider that the proposed density is grossly excessive and out of keeping with the neighborhood and that there is a risk it will overwhelm the existing Infrastructure.

There is no significant increase in public open space (and in the 372 proposal there is a decrease in public open space).

The above are very poor community outcomes.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the Plan Change/Variation ☐

Accept the Plan Change/Variation with amendments as outlined below ☐

Decline the Plan Change/Variation ☐

If the Plan Change/Variation is not declined, then amend it as outlined below. ☒

- I wish to see a Master plan prepared for the entire Three Kings Precinct area, including input from all stake holders including the community.
- I wish to see the site contoured differently – to allow for direct and accessible walkways and cycle ways through the site for the community, and better integration with the town centre and surrounding neighborhood.
- I wish to see a significant net increase in Public Open Space and better integration with the existing park.
- I 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 Master plan being undertaken. I would like there to be an independent Valuation carried out and that this is a transparent process.
- 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 Master plan design. This would include a network of separate walkways and cycle ways to enable the public to easily cross the site without significant level changes.
- I would like an integrated design scheme that includes the input from all parties including the community.
- I request that a Master plan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighborhood), in conjunction with all stakeholders including the community.
- 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.
- That the zoning be independently assessed against similar areas in the city.

Submission No 135

- 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.

I wish to be heard in support of my submission

☒

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒



Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

10-11-14

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.

I could ☐ could not ☒ gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission please complete the following:

I am ☒ am not ☐ directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Submission No 136

From: grant@jennyskitchen.co.nz
To: [District Plans Central](#)
Cc: grant@jennyskitchen.co.nz
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 12:30:03 p.m.
Attachments: [GH PLAN CHANGE 372 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Grant Hunter
Organisation:
Agent:
Phone (daytime): 09 630 7144
Phone (evening):
Mobile: 0272711174
Email address: grant@jennyskitchen.co.nz
Postal address: P.O. Box 56-158, Dominion Rd, Auckland 1446
Post code:
Date of submission: 12-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Submission details: Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Submission details: Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

I/We:
Oppose

The reason for my/our views is:
Please see attached

Submission No 136

I/We seek the following decision from the council:

Decline the plan change/modification

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

GH PLAN CHANGE 372 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Submission No 136

Grant Hunter

21 Kakariki Ave

Mt Eden

Auckland 1043

Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We 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. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.

Private Profit VS Public Benefit

Issue: I object to high value Public Land being swapped for lower value sports fields (at the bottom of an 18m deep hole).

Relief Sought: 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 carried out and that this is a transparent process.

Issue: There a decrease in public open space. This is a very poor and disappointing community outcome.

Relief Sought: 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 (excluding roads).

Submission No 136

Issue: I would like an integrated design scheme that includes the input from all parties including the community.

Relief Sought: 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.

Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

Density

Issue: I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure.

Relief Sought: 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.

Submission No 136

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

Relief Sought: 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 septic system not be reliant upon mechanical pumps.

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Cumulative Effects

The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people). For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village.

An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes.

Submission No 136

Mt Eden Rd Frontage

The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this street front). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 60% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.

The Auckland Plan

The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan. I request that Affordable Housing is included in the proposal.

Density

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.

It is my strong belief that Council approval of this plan would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

Submission No 137

From: grant@jennyskitchen.co.nz
To: [District Plans Central](#)
Cc: grant@jennyskitchen.co.nz
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 12:34:38 p.m.
Attachments: [GH PLAN CHANGE 373 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Grant Hunter
Organisation:
Agent:
Phone (daytime): 09 630 7144
Phone (evening): 027 2711174
Mobile: 0272711174
Email address: grant@jennyskitchen.co.nz
Postal address: P. O. Box 56-158, Dominion Rd, Auckland
Post code: 1446
Date of submission: 12-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Please see attached

I/We:
Generally support, but seek amendments

The reason for my/our views is:
Please see attached

Submission No 137

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

- Removal of southern buildings
- An increase in public Space
- View shafts improved
- An overall Master plan prepared
- Improved accessibility through the development
- please refer to the attached document

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

GH PLAN CHANGE 373 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

Submission No 137

Grant Hunter

21 Kakariki Ave

Mt Eden

Auckland 1043

Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We 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. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.

Private Open Space

Issue: There is only a minor increase in public open space proposed. This is a very poor and disappointing community outcome.

Relief Sought: 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 (excluding roads).

Issue: I would like an integrated design scheme that includes the input from all parties including the community.

Relief Sought: 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.

Submission No 137

Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

Density

Issue: I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure.

Relief Sought: 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.

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

Relief Sought: 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 septic system not be reliant upon mechanical pumps.

Submission No 137

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Sustainability

The proposed development will be built at a time when the PAUP (Proposed Auckland Unitary Plan) will be operative. I request that the environmental standards in the PAUP (for Land, infrastructure, and buildings) be implemented now as part of this Plan Change PA373. I request that all dwellings be constructed to Greenstar standards as proposed in the PAUP, and that visual privacy provisions are included in this application.

Cumulative Effects

The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people).

For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village.

An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes.

Environment Court Decision

A decision of the Environment Court NZEnv C 130 and NZ Env C 214 specifies a minimum contour for the quarry site, this contour being first proposed by the consent holder (Fletcher Concrete and Infrastructure, a division of Fletcher Building Ltd viz: the current applicant) at a joint hearing of the Auckland Regional Council and Auckland City Council involving independent commissioners. This contour (Harrison and Grierson Plan 122314 Fig 002) was subsequently also presented at Appeal before the Environment Court and agreed to by all parties. PA373 radically departs from the decision of the Court and appears now to place the consent holder in breach of two key current fill consent conditions (viz conditions #76 and #77. The changes to contour and restoration processes now proposed are so large that the applicant should be required to apply for a new consent rather than for a variation of the current consent. Any such application should be processed prior to Council considering PPC372, particularly now that it is proposed to re-excavate fill already placed (which will involve mixing cells) and to switch to an engineered fill approach.

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Infrastructure

The underground infrastructure in the catchment (viz: stormwater and sewage) is currently at capacity in the Meola catchment and this is acknowledged in the application. The scale and intensity of the development proposed in PA373 far exceeds current capacity. PPC373 therefore is clearly premature and requires access to the Central interceptor Project (currently under appeal) and not scheduled for completion until 2030 or later. The existing wastewater proposal is not resilient and relies on a holding tank pumping into the existing (at capacity) Combined Drain between rain events. There is only an 8 hour holding capacity, no generator back-up, and the overflow is in the same location as the stormwater system. I request that the stormwater is independently reviewed and that the final system is resilient and not reliant on mechanical pumps. I request that the proposed stormwater system is independently reviewed and that site testing is carried out – to ensure that the proposed system is resilient.

Mt Eden Rd Frontage

The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this streetfront). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 75% of the road frontage is required to be an 'Active Edge' and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.

The Auckland Plan

The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan. I request that Affordable Housing is included in the proposal.

Density

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.

These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PA373 in its present form.

Council approval would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

Submission No 138

From: chrisdunn101@gmail.com
To: [central-areaplan](#)
Cc: chrisdunn101@gmail.com
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:40:23 p.m.
Attachments: [5Proposed View Shafts 372 copy.pdf](#)
[5Submission to Private Plan Change 372 GDM 2014 11 08\[1\] copy.pdf](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Christopher Dunn
Organisation:
Agent:
Phone (daytime): 021826835
Phone (evening):
Mobile:
Email address: chrisdunn101@gmail.com
Postal address: 48 Fyvie Avenue , Three kings
Post code: 1042
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):

- Support Plan Change 373 – but with major improvements such as removing the Southern Buildings – blocking the connection to the Town Centre, maintaining and improving the View Shafts, asking for a significant increase in Public Open Space, and the creation of direct accessible walkways and cycleways through the site.

Please select the district plan your submission relates to:
Auckland Central Area

The specific provision of the plan change/modification that my submission relates to:

- Support Plan Change 373 – but with major improvements such as removing the Southern Buildings – blocking the connection to the Town Centre, maintaining and improving the View Shafts, asking for a significant increase in Public Open Space, and the creation of direct accessible walkways and cycleways through the site.

Submission No 138

I/We:

Oppose

The reason for my/our views is:

- Support Plan Change 373 – but with major improvements such as removing the Southern Buildings – blocking the connection to the Town Centre, maintaining and improving the View Shafts, asking for a significant increase in Public Open Space, and the creation of direct accessible walkways and cycleways through the site.

I/We seek the following decision from the council:

If the plan change/modification is not declined, then amend it as outlined below

Proposed amendments:

- Support Plan Change 373 – but with major improvements such as removing the Southern Buildings – blocking the connection to the Town Centre, maintaining and improving the View Shafts, asking for a significant increase in Public Open Space, and the creation of direct accessible walkways and cycleways through the site.

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

Proposed View Shafts 372 copy.pdf Submission to Private Plan Change
372_GDM_2014_11_08[1] copy.pdf

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

Submission No 138

SUBMISSION TO PRIVATE PLAN CHANGE 372

Submission by Gary Marshall, 8th November 2014

1. Background

- 1.1. I am a private resident directly affected by Private Plan Change *and* the Three Kings Plan.
- 1.2. I support the support the Precinct Planning process and approach undertaken by Council, which recently culminated in publication of a document entitled "Three Kings Plan". I made two submissions to the precinct plan during the process. My second submission to the Three Kings Plan is included below in Appendix 1 and forms part of this submission.
- 1.3. I generally oppose Private Plan Change 372, but seek the following amendments as an alternative.

2. Process

2.1. Issue:

- 2.1.1. Development and renewal of the land in the Three Kings precinct requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. This is best achieved by a Precinct-wide approach coupled with the development of a set of performance criteria based on the Three Kings Plan. The development of the Private Plan change prior to the completion of Three Kings Plan demonstrates a strong disregard to the community process and the desired community outcomes contained in this document. Individual proposals by individual landowners should then be based on based on a set of overarching principles developed by Council and community as specified in a Three Kings Plan.
- 2.1.2. The Private Plan Change is therefore premature given the absence of such guiding principles, the current fill rate of the excavation, the likely availability and timing of additional fill and the contour requirements of the current fill consent (*See 4. Restoration of Te Tātua a Riukiuta / Big King below*).
- 2.1.3. The Private Plan Changes proposes the exchange of current reserve land zoned Open Space 3 and 4 to a mix of business 2, residential 8b and open space 2. The exchange proposed would result in premium north and northeast facing rehabilitated public land being exchanged for an area of both lower value and much reduced contour (15 - 17 metres below the level of adjacent land). This land swap will disproportionately benefit private interests and should not be considered without a comprehensive Master Plan being undertaken.

2.2. Relief Sort:

- 2.2.1. A Master Plan is prepared that develops further the proposals outlined in the Three Kings Plan and is developed in partnership with all stakeholders including the community.
- 2.2.2. A 'neighbourhood design committee' (the committee) be established to be made part of the planning process. In principle the committee would be elected by the community and be allowed to contribute through planning mechanisms such as the Urban Design Panel review process. It should also be involved in resource consent approvals. This is not to say the committee would have veto power over the process, and would only operate within the bounds of those delegated to the council.
- 2.2.3. An independent valuation of publicly held land is undertaken to assess the full value of any land exchange and this process is undertaken carried out in a transparent manner.

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3. Public Open Space

3.1. Issue:

- 3.1.1. 372 - There is a decrease in public open space and a lack of diversity of open spaces and recreational facilities.
- 3.1.2. There is a lack of provision in the public realm for assets that will help to build community resilience. A master plan with such a provision would allocate a greater proportion of land to ecological integrity, self-reliance and local economic development.

3.2. Relief Sought:

- 3.2.1. A significant increase in the quantity and diversity of public open space and recreational opportunities should be integrated into the master plan - at least 50% to be zoned Open Space. This would include but not be limited to separate walkways and cycle ways to enable the public to easily cross the site without significant level changes, skate park and all age playgrounds.
- 3.2.2. In order to help support and build community resilience, explicit requirements should be made water sensitive urban design and food production should be integrated into the public space network. See Appendix 1 for more detail.

4. Restoration of Te Tātua a Riukiuta / Big King

4.1. Issue:

- 4.1.1. Little to no restoration of Te Tātua a Riukiuta / Big King is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.
- 4.1.2. A decision of the Environment Court NZ Env C 130 and NZ Env C 214 specifies a minimum contour for the site, this being first proposed by the consent holder and current applicant at a joint hearing of the ARC and ACC heard by commissioners. This contour (Harrison and Grierson Plan 122314 Fig 002) was subsequently also presented at Appeal before the Environment Court and agreed to by all parties. The Private Plan Change departs from the decision of the Court and appears to place the consent holder in breach of two key current fill consent conditions (#76 and #77).

4.2. Relief sort:

- 4.2.1. Land affected by quarrying activities, including all publicly and privately held land should be maintained in the current zones until the recommended amendments contained within this submission are addressed.
- 4.2.2. The extent of departure from the consented fill level is large enough to require the applicant to apply for a new consent rather than a variation of the current consent. Any new application should be processed prior to Council considering this Private Plan Change.
- 4.2.3. Landuse zoning and development of the floor and walls of the quarry should be bound by the level of restoration of Te Tātua a Riukiuta / Big King. The greater and more complete the restoration, the greater the development outcome achieved. At a minimum the eastern slope of Big King be restored to form a natural slope / landform – i.e. restoration of Te Tātua a Riukiuta / Big King should include restoration of the contour and landform of the Maunga not simply planting of the landform as it stands today. This is demonstrated more fully in Appendix 1.

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5. View Shafts

5.1. Issue:

- 5.1.1. There are only two view shafts included in Private Plan Change 373 where Private Plan Change 373 has five. Both Private Plan Changes should include the same view shafts.
- 5.1.2. A primary reason stated for developing buildings at the base of the quarry (15 - 18m below surrounding ground level) is to reduce the visual impact of the development and to maintain view shafts to the Maunga. There is no evidence to suggest that alternative urban forms have been explored that would maintain these view shafts with the quarry filled to the existing consent.

5.2. Relief Sought:

- 5.2.1. Views to the Maunga are maintained and created in key public spaces. At a minimum these view shafts should be those indicated in the Three Kings Plan.

6. Access & Connectivity

6.1. Issue:

- 6.1.1. There is poor connectivity into and through the development, particularly east west connectivity. The connections that are proposed rely on steep changes in gradient and indirect routes as well as limited and step access into the floor of quarry.
- 6.1.2. The 15 - 17m level differences between the finished ground level and the town centre does not provide an easy and direct pedestrian connection to town centre. The staircase precedents are not a good contextual fit for the quarry development.
- 6.1.3. The interface between adjacent land uses is poor – particularly along the western and southern edges.

6.2. Relief Sought:

- 6.2.1. At a minimum, the network of paths and access points should match that outlined in the Three Kings Plan - without steep gradient changes. These routes should be formed in consultation with Greenways Network.

7. High Quality Development

7.1. Issue:

- 7.1.1. Planning rulebooks like the Unitary Plan are typically conservative - being formulated around worst-case scenarios, they enforce minimum standards rules that by their nature are intended to restrict and in some cases punish bad behavior.
- 7.1.2. Shading from Te Tātua a Riukiuta / Big King and cliff faces mean that ability to design dwellings for passive solar is severally constrained across large areas of the site.

7.2. Relief Sought:

- 7.2.1. I recommend that incentives be provided to reward high quality development. For example, fast tracked consenting and special priority could be granted to those developments seeking to achieve high quality performance standards such as the [Living Community Challenge](#) or the [Sustainable Sites Initiative](#).

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8. Urban and Landscape Character

8.1. Issue:

- 8.1.1. The future character and mix of uses along Mount Eden Road is not defined and needs further investigation and clarification.
- 8.1.2. The character of Grahame Breed Drive is significantly affected by the proposed access way.

8.2. Relief Sought:

- 8.2.1. Further analysis and design into the appropriate character, mix of uses and interface along Mount Eden Road is undertaken and included in any proposal for the quarry site.
- 8.2.2. No matter what use Grahame Breed Drive takes in the future its existing character as a slow speed, leafy green street should be maintained.

9. Infrastructure

9.1. Issue:

- 9.1.1. The underground storm water and wastewater infrastructure in the catchment is at capacity. The scale of the development is unable to be accommodated by current capacity except to a minor extent. Council's own Further submission to the PAUP indicates that out of sequence rezoning and infrastructure provision should be specifically avoided (FS 5716-9) indicating the desirability of sequencing rezoning in a logical progression that *"rezoning or infrastructure provision should be done in a logical sequence and (that) out of sequence rezoning or infrastructure provision should be specifically avoided (PAUP Urban Growth B.2.3)."*
- 9.1.2. The proposed Wastewater system relies on a mechanical pumping into the existing system, which as noted above is already at capacity. It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).
- 9.1.3. The reliance on mechanical and electrical devices to pump storm water and to move people up and down step level changes in an outdoor lift brings with it risk and vulnerability to disturbances – I.e. it is much less resilient than water management systems and connectivity routes that don't rely on external and ongoing energy supply.

9.2. Relief Sought:

- 9.2.1. The intensity of development is not permitted until there is sufficient capacity in the existing and/or proposed water management systems. I.e. Until the Western Interceptor is build or an onsite wastewater system is designed and developed and that does not rely on mechanical pumps to function. Decentralized on site infrastructure for net zero water, utilizing natural filtration systems such as wetlands should be investigated.
- 9.2.2. Connections between key urban activity attractors such as the town centre and the housing should not need lifts to make this connection accessible (see Access & Connectivity above).

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APPENDIX 1: SUBMISSION TO THE 'THREE KINGS PLAN'

I am a member of the Three Kings Design Group, an informal group of professional and designers in training with a vested interest in our community and the 'The Plan'. While I was preparing this submission we meet a number of times to discuss our concerns, ideas and visions for Three Kings. These meetings and discussions have informed a number of the proposed outcomes and key moves in this submission. I have also attended a number of public meetings where I contributed towards the discussions and feel that I have gained a greater appreciation for the concerns of the community.

My submission to the *Discussion Document - Three Kings Precinct Plan* proposed six principles – A Walkable Community, An Inclusive Community, A Regenerative Community, A Waste Free Community, A Resilient Community and An Aspirational Community. For this submission I would like these principles to be once again considered for inclusion in The Plan as well as my proposals for a community design committee and for a planning process that incentivises 'good behaviour' and reward ambitious projects. A summary of these recommendations has been included in appendix one. For this submission however I have focused primarily on the issue of the quarry redevelopment.

Background

In my previous submission I outlined a number of concerns regarding the assumptions underpinning the Three Kings Discussion Document (noting that these concerns have also been raised in submission to the Auckland Plan). In summary, I believe that The Plan does not characterize with appropriate weight the scale and range of converging challenges Three Kings will need to respond and adapt to over the following decade. These include but are not limited to diminishing supplies of energy and resources, food security, volatility and likely contraction of financial markets, increasing inequality, increased climatic instability, and the continued degradation of environmental quality¹. In practical terms this means that the compound growth that we have experienced in our economy and have grown accustomed to over the last 150 years will be superseded, potentially quite quickly by the 'age of limits'². The question is no longer if but when, and the risk of significant economic disturbance occurring in the time frames concerned in The Plan as such that I believe it needs to be taken into account and factored into the planning process³.

In response to these challenges the following strategies were proposed:

- In order for Auckland to become the most livable city in the world we need to shift our attention from economic growth through efficiency and globalization to resilience through regenerative design and the re-localization of communities and economies.
- As Auckland adapts to diminishing returns of energy and resources, rural areas will diversify and cities will become more compact, the mobility of people and the distribution of goods will be reorganised around walking and cycling and economies will be restructured around surpluses of locally available natural and social capital. Land uses will become more diverse and the 'grain' of our urban environment will become finer⁴.
- The level of change required to support Auckland's vision to become the world's most livable city is well beyond incremental 'tinkering' of existing policy mechanisms such as the Unitary Plan and requires visionary leadership that acknowledges the breadth and scale of challenges ahead and formulates appropriate public policy that emphasizes scalable and practical solutions.

1. For more information on converging global challenges see the [Post Carbon Institute](#), [World Watch Institute](#) and [The Localization Reader](#) by De Young, R. & T. Princen

2. In 1972, the Limits to Growth study was commissioned by Club of Rome and undertaken by a group of scientists based at MIT. The study was the first study to utilize computers to model the converging interrelationship between population growth, resource consumption, food production, industrial output and pollution. Over the last 40 years and despite multiple articles and reports dismissing its findings, the Limits to Growth 'standard run' / business as usual scenario, which suggests industrial output and associated economic growth will peak some time before 2020.

3 David Korowicz's excellent essay – On The Cusp of Collapse - <http://www.davidkorowicz.com/publications>

4 After Robert Thayer. Sustainable City Regions: Re-localising Landscapes in a Globalising World, 2005. In - Landscape Review - Volume 9(2).

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Rather than intensifying our city, I recommend that we seek to optimize our communities. Where intensification strategies seek to continue developing the density of the city and encourage centralization and specialization of our economy in the hope that it will improve its efficiency and competitiveness in the global market place, an optimized community is consciously designed for local diversity and resilience which operate within the carrying capacity of our bioregion – the city, rural hinter lands and natural environment- land and sea.

Response to Three Kings Plan

While there are a number of issues and concerns raised in The Plan, the issue of the Quarry redevelopment and the restoration of the Mana of Te Tātua a Riukiuta / Big King has emerged as the most contentious and arguably the most important issue needing to be addressed by the plan. While The Plan proposes the enhancement Te Tātua a Riukiuta and the public open space network, it fails to make definitive recommendations and I believe that The Plan needs to take a stronger position on the level of restoration that should be achieved and the types of development desirable. Importantly, this also needs to be considered in terms of the age of limits described above.

It is my opinion that Te Tātua a Riukiuta / Big King must be restored to compensate, in a small way, the value that has been extracted from the natural character of the area over the last 40 years. I don't believe however that filling the Quarry is automatically the best option for restoring the mana of Te Tātua a Riukiuta / Big King or the most resilience strategy. In particular, filling the quarry will bring with it significant environmental impact due to embodied energy of truck movements and associated carbon footprint. Also, given the nature of the fill, there is a risk of ground water contamination, even with stringent monitoring procedures.

I also believe that the scale and nature of the fill operation is such that there is a risk that the project is simply never completed⁵. While this may seem dramatic and unfounded it is not without reason or precedent. Many of the solutions that have been employed during the development of our cities over the last 150 years have worked to a large degree because they were conceived and implemented within the context of a constantly growing economy. As we experienced during the Global Financial Crisis in 2008, when growth stalls, so to do the best laid plans for development. Two local examples, and there are many more, is the infamous 'hole in the ground' in Ponsonby and the second runway at Auckland's international airport. While the quarry at Three Kings is different to these examples in many respects⁶ it shares in common with these examples an underlying assumption that the economy will continue to grow to support their development and the scale of the development means that it is equally vulnerable to a slowing economy.

Notwithstanding my concerns about the sustainability of filling the quarry, I don't believe that any form of substantial development, including housing, should occur on the floor of the quarry unless the level of the quarry is raised to align with adjacent land. In particular:

- The 17m level differences between the finished ground level and the town centre does not provide an easy and direct pedestrian connection to centre and will likely encourage car usage as the primary means for daily travel;
- The reliance on mechanical and electrical devices to pump storm water and to move people in a outdoor lift brings with it risk and vulnerability disturbances;
- Shading from Te Tātua a Riukiuta / Big King and cliff faces mean that ability to design dwellings for passive

⁵ My rough calculations suggest that the Quarry will need Approximately 2 million cubic meters of fill to reach the consented fill height. If the resource consent was realized to its maximum potential and 375 six tonne trucks delivered fill every weekday it will take approximately 3.5 years to complete. I'm not sure of the current figures, but I imagine that it is unlikely that the Quarry will fill at 100% efficiency and some delay should be expected. This timing coincides closely to best current estimates for likely economic contraction outlined in references above. The following article is more recent exploration of this issue by renowned author and Senior Fellow-in-Residence of Post Carbon Institute - <http://www.resilience.org/stories/2014-06-16/want-to-change-the-world-read-this-first>

⁶ It is my understanding that the 'hole in the ground' in Ponsonby was a development proposal out of alignment with planning controls, contrary to community desires and over investment in the first stages of development mean that ongoing costs stalled the project before it could get out of the ground. Construction of the second runway at the airport stopped as a direct result of reduced passenger numbers which was itself a direct result of the GFC.

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- solar is severely constrained across large areas of the site;
- Significant volumes of traffic in and out of the site could significant undermine the potential character of the site and traffic management in the local area; and
- As outlined in my previous submission, a community development strategy that emphasis community resilience would allocate a greater proportion of land to ecological integrity, self reliance and local economic development⁷, which is not as dependant on the level being raised due to reduced demand and uses being more closely aligned to the needs of the local community.

In response to the above concerns I propose that the precautionary principle⁸ is applied to the development of the quarry site. In this case the precautionary principle or precautionary approach is applied because there is a real risk of economic contraction prior to the completion of the restoration process that is without consensus and that precaution in policy and action should be taken by those implementing significant change to the Three Kings area.

In practice this could be achieved by linking the landuse zoning and development of the Quarry to the level of restoration of Te Tātua a Riukiuta / Big King. The greater and more complete the restoration, the greater the development outcome achieved. This could involve a staged consenting process that is governed by a series of phases or 'thresholds' that once reached would trigger a rezoning of the underlying land use. This would require that the Quarry be filled in a way that would allow the Quarry to be converted to a desirable land use outcome at the completion of any given phase. If everything goes according to the business as usual plan of ongoing economic growth then the quarry is filled to *at least* consent levels and the highest development potential is reached. If business as usual for some reason does not continue to the completed restoration of Te Tātua a Riukiuta / Big King then the land can be converted into a community asset with minimal additional investment of resources, energy and finances.

By way of example, the following proposal outlines how the precautionary principle could be applied to the Three Kings area through three phases⁹:

⁷ My previous submission proposed the following land use allocation:

- Of and approximate area of 110ha, 40% of the total precinct is maintained as public open space = 44 hectares
- Streets and Civic Spaces - 40% of open space network / 16% of the precinct / 18 hectares
- Parks and Reserves - 60% of open space network / 22% of the precinct / 24 hectares
- Green Infrastructure - 6 hectares integrated into Streets and Civic Spaces and Parks and Reserves
- Food Production - 20% of precinct - 11 hectares integrated into Parks and Reserves and 11 hectares integrated throughout the existing and proposed residential land.
- The Quarry and Town Centre: Retrofit and create a new mixed-use center of 3 - 4 story buildings with a small number of selected sites up to 6 stories

⁸ http://en.wikipedia.org/wiki/Precautionary_principle

⁹ At least one additional phase between phases 2 and 3 should be considered.

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Phase One – Do Minimum

Minimum restoration achieved

- Foothill(s) to the east and south of Te Tātua a Riukiuta / Big King are (re)created. (Finished Ground Level (FGL) of Quarry is only undertaken as part of this process and would be lifted to around 50FGL)
- East west / north south connections are created across the site
- Direct pedestrian and cycle access to site from Kings Way
- The bottom of the quarry and foothills are 'restored' as a wetland and wildlife reserve accessible to public via a network of pedestrian and cycle paths
- Area(s) of land are developed for community food production
- Other opportunities include
 - o Gardens / botanical gardens, for example [Eden Gardens](#)
 - o [Resource Recovery Centre](#)

Development Outcome Achieved

- Retrofit and development of existing industrial land for residential and / or resource recovery centre

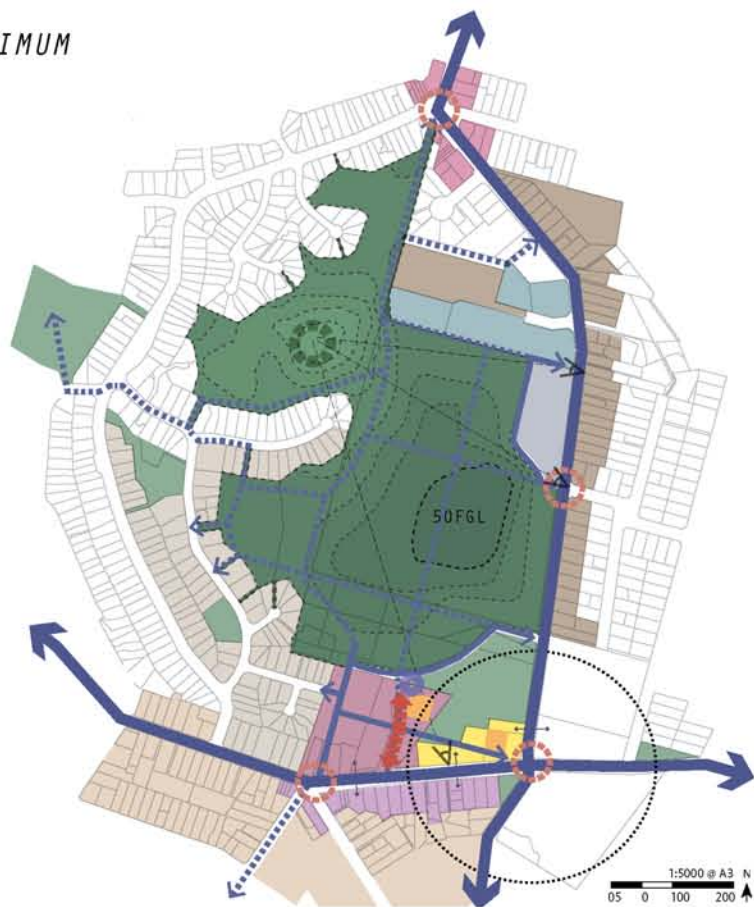
Timing

- A nominal timing of 3 years is suggested as a realistic time frame for completion of this phase.

PHASE ONE - DO MINIMUM

KEY

-  FOOTHILLS + QUARRY FLOOR RESTORED AS WETLAND + WILDLIFE RESERVE
-  PUBLIC TRANSPORT CONNECTION
-  PEDESTRIAN + CYCLE CONNECTION
-  VEHICLE ACCESS
-  COMMUNITY FOCUS - SKATE PARK ETC?
-  TOWN CENTRE
-  DEVELOP / RETROFIT EXISTING INDUSTRIAL LAND
-  PEDESTRIAN MAIN STREET
-  SIGNALLED INTERSECTION
-  EXISTING COMMUNITY-USE BUILDING



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Phase Two – Community Sport Facilities

Minimum Restoration Achieved

- Foothill(s) to the east and south of Te Tātua a Riukiuta / Big King are further restored and the Finished Ground Level is lifted to 60FGL meaning the floor of the quarry sits above the water table
- East west / north south connections across site are made more frequent and accessible with improved gradients and
- Direct vehicle access to site from a signalized crossing at Kings Way
- Active sports facilities are created at the base of the Quarry
- The foothills wildlife reserve accessible to public via a network of pedestrian and cycle paths
- Area(s) of land are developed for community food production

Development Outcome Achieved

- In addition to the above phase development along Mount Eden Road and down to the level of the newly established sports fields

Timing

- A nominal timing of 5 years is suggested as a realistic time frame for completion of this phase.

PHASE TWO COMMUNITY SPORTS FACILITIES

KEY

-  FOOTHILLS + QUARRY FLOOR RESTORED AS WETLAND + WILDLIFE RESERVE
-  PUBLIC TRANSPORT CONNECTION
-  PEDESTRIAN + CYCLE CONNECTION
-  VEHICLE ACCESS
-  COMMUNITY FOCUS - SKATE PARK ETC?
-  TOWN CENTRE
-  DEVELOP / RETROFIT EXISTING INDUSTRIAL LAND
-  PEDESTRIAN MAIN STREET
-  SIGNALLED INTERSECTION
-  EXISTING COMMUNITY-USE BUILDING



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Phase Three

Minimum Restoration Achieved

- Quarry is filled to at least consent conditions
- East west / north south connections are created across the site with direct access to site from Kings Way
- More direct connections are created along the southern edge of the Quarry
- The foothills wildlife reserve accessible to public via a network of pedestrian and cycle paths.
- Active sports facilities are created at the base of the Quarry
- The foothills wildlife reserve accessible to public via a network of pedestrian and cycle paths
- An area(s) are developed for community food production

Development Outcome Achieved

- The carpark along southern edge of quarry off of Graeme Bread Drive is developed as a mixed use zone and extension of the town centre – potentially through land swap arrangement.

Timing

- A nominal timing of 10 years is suggested as a realistic time frame for completion of this phase.

PHASE THREE

KEY

-  FOOTHILLS + QUARRY FLOOR RESTORED AS WETLAND + WILDLIFE RESERVE
-  PUBLIC TRANSPORT CONNECTION
-  PEDESTRIAN + CYCLE CONNECTION
-  VEHICLE ACCESS
-  COMMUNITY FOCUS - SKATE PARK ETC?
-  TOWN CENTRE
-  DEVELOP / RETROFIT EXISTING INDUSTRIAL LAND
-  PEDESTRIAN MAIN STREET
-  SIGNALLED INTERSECTION
-  EXISTING COMMUNITY-USE BUILDING





Legend

Built Environment

- Mixed Use - Predominately Commercial
- Community Orientated Development
- Mixed Use - Predominately Residential
- Residential

Public Open Space

- Parks and Reserves
- Stormwater Infrastructure - constructed wetland
- Nature Reserve
- Community Scale Food Production

Special Features

- a** Revitalised mixed use centre
- b** Land purchase to create better north south connection
- c** Walking and cycling paths
- d** Resource recovery centre
- e** Retrofitted industrial and commercial buildings
- f** Signalised intersection at Kingsway
- g** Community Gardens and food forests
- h** New sports fields
- i** New mixed use development along 'Three Kings Road'
- j** Direct pedestrian connection to new public open spaces

- k** Central civic plaza opening to the north
- l** All age playgrounds - skate park, half courts etc.
- m** New network of shared and pedestrian prioritised streets
- n** New signalised intersection at Mount Albert / Dornwell / Hayyr Roads

Submission No 138

Finally, as with my previous submission, should it be appropriate and /or the opportunity arises, I would like the opportunity to discuss and/or present my submission with the Puketepapa Local Board and other significant stakeholders.

Appendix 1_6 Principles for Three Kings

1. *A Walkable Community - create a network of walkable communities that each provide for the day-to-day needs of their inhabitants. A diverse live, work, play, learn environments where all of the daily needs of the community are met by either walking and/or cycling. Creative Infill, Car park Numbers (set maximum rather than minimum numbers for car parking for all land uses)*
2. *An Inclusive Community - A walkable community requires a wide range of uses within either walking and/or cycling distance from one another - the following list of activities, which is organized loosely under the headings Live, Work, Play and Learn, provides a short guide to an ideal mix of uses within an "ideal neighbourhood"¹⁰.*
3. *A Regenerative Community - a green infrastructure network is integrated throughout parks, open spaces, streets and road reserves to support and maintain our ecosystem services.*
4. *A Waste Free Community - Three Kings Precinct take the lead and target becoming waste free (sending zero waste to landfill) by 2030 and adopt policy to enable industry to support a cyclic flow of materials.¹¹ Neighbourhood Resource Center Establish a neighbourhood resource center(s) that support activities such as recycling of building materials, composting organic wastes and enabling small local businesses based on 'up cycling' of materials and products.*
5. *A Resilient Community - create smaller scale decentralized infrastructure specifically for the three Kings Precinct. Decentralised systems have several advantages over centralised systems:¹² we have the opportunity to re-imagine Three Kings as a single, or a network of interconnected, 'eco districts'¹³, a neighbourhood or collection of buildings that share infrastructure such as heat generation and ventilation, renewable energy generation and harvesting and recycling of rainwater and waste.*
6. *An Aspirational Community - "Visions become responsible through all sort of processes. The best one I know is sharing it with other people who bring in their knowledge, their points of view, and their visions. The more a vision is shared, the more responsible it gets, and also the more ethical" - Donella Meadows¹⁴*

Community Design Committee

People with a long-term investment in the community should have a say on larger developments within their neighbourhood such as the quarry and the supermarket. To achieve this I recommend that a 'neighbourhood design committee' (the committee) is established to be made part of the planning process. In principle the committee would be elected by the community and allowed to contribute to the design and performance of large projects, through, for example the Urban

¹⁰ This list has been adapted and modified from Victor Dover and Jason King, 2008.

¹¹ This is often described as Cradle-to-cradle resource management. The primary concept is centered on organizing materials into the two discrete metabolisms or nutrient flows of a community - biological and technological nutrients. "The first is the biological metabolism, or the biosphere - The cycles of nature. The second is the technical metabolism, or the technosphere - The cycles of industry, including the harvesting of technical materials from natural places. With the right design, all of the products and materials manufactured by industry will safely feed these two metabolisms, providing nourishment for something new" - Michael Braungart and William McDonough. Cradle to Cradle: re-making the way we make things, 2002.

¹² Jason F McLennan, Flushing Outdated Thinking: Transforming Our Relationship With Water and Waste. In - Trim Tab, Fall 2009.

¹³ Johanna Brikman - Ecodistricts: An Opportunity for a More Comprehensive Approach to Sustainable Design. In - Trim Tab, Winter 2009/2010.

¹⁴ For an excellent article on the power of a positive vision see - Envisioning a Sustainable World by Donella Meadows.

Submission No 138

Design Panel review process. It should also be involved in resource consent approvals. This is not to say they would have veto power over the process, and would only operate within the bounds of those delegated to the council. It would ensure that the communities have a voice in the design of significant developments.

Finally, to promote and give incentive to developments that make a net positive impact on the community, developers willing to take up the challenge should be rewarded for their efforts.

Incentivise Good Behaviour and Reward Ambitious Projects

Planning rulebooks like the Unitary Plan are typically conservative - being formulated around worst-case scenarios, they enforce minimum standards rules that by their nature are intended to restrict and in some cases punish bad behavior. I recommend that incentives be created to reward good behaviour and ambitious projects. For example, fast tracked consenting and special priority could be granted to those developments seeking to achieve performance standards such as the Living Building Challenge or the Sustainable Sites Initiative.

PROPOSED ALTERNATIVE

(OPTION 15H-1)

Submission No 139

From: ck@cknewzealandshowcase.com
To: [District Plans Central](#)
Cc: ck@cknewzealandshowcase.com
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 12:13:23 p.m.
Attachments: [CK PLAN CHANGE 372 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Catherine Knight
Organisation:
Agent:
Phone (daytime): 09 630 7144
Phone (evening): 09 630 7144
Mobile: 021 1508877
Email address: ck@cknewzealandshowcase.com
Postal address: P. O. Box 56-158, Dominion Rd, Auckland
Post code: 1024
Date of submission: 12-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
: Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
: Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

I/We:
Oppose

The reason for my/our views is:
Please see attached documents

Submission No 139

I/We seek the following decision from the council:

Decline the plan change/modification

Proposed amendments:

Please refer to the attached

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

CK PLAN CHANGE 372 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Submission No 139

Catherine Knight

21 Kakariki Ave

Mt Eden

Auckland 1043

Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We 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. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.

Private Profit VS Public Benefit

Issue: I object to high value Public Land being swapped for lower value sports fields (at the bottom of an 18m deep hole).

Relief Sought: 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 carried out and that this is a transparent process.

Issue: There a decrease in public open space. This is a very poor and disappointing community outcome.

Relief Sought: 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 (excluding roads).

Submission No 139

Issue: I would like an integrated design scheme that includes the input from all parties including the community.

Relief Sought: 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.

Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

Density

Issue: I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure.

Relief Sought: 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.

Submission No 139

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

Relief Sought: 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 septic system not be reliant upon mechanical pumps.

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Cumulative Effects

The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people). For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village.

An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes.

Submission No 139

Mt Eden Rd Frontage

The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this street front). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 60% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.

The Auckland Plan

The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan. I request that Affordable Housing is included in the proposal.

Density

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.

It is my strong belief that Council approval of this plan would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

Submission No 140

From: ck@cknewzealandshowcase.com
To: [District Plans Central](#)
Cc: ck@cknewzealandshowcase.com
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 12:18:06 p.m.
Attachments: [CK PLAN CHANGE 373 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Catherine Knight
Organisation:
Agent:
Phone (daytime): 09 630 7144
Phone (evening): 09 630 7144
Mobile: 021 1508877
Email address: ck@cknewzealandshowcase.com
Postal address: P. O. Box 56-158, Dominion Rd, Auckland
Post code: 1446
Date of submission: 12-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Please see attached

I/We:
Generally support, but seek amendments

The reason for my/our views is:
Please see attached

Submission No 140

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

Removal of southern buildings

-An increase in public Space

-View shafts improved

-An overall Master plan prepared

-Improved accessibility through the development

-please refer to the attached document

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

CK PLAN CHANGE 373 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

I am directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

Submission No 140

Catherine Knight

21 Kakariki Ave

Mt Eden

Auckland 1043

Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We 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. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.

Private Open Space

Issue: There is only a minor increase in public open space proposed. This is a very poor and disappointing community outcome.

Relief Sought: 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 (excluding roads).

Issue: I would like an integrated design scheme that includes the input from all parties including the community.

Relief Sought: 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.

Submission No 140

Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

Density

Issue: I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure.

Relief Sought: 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.

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

Relief Sought: 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 septic system not be reliant upon mechanical pumps.

Submission No 140

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Sustainability

The proposed development will be built at a time when the PAUP (Proposed Auckland Unitary Plan) will be operative. I request that the environmental standards in the PAUP (for Land, infrastructure, and buildings) be implemented now as part of this Plan Change PA373. I request that all dwellings be constructed to Greenstar standards as proposed in the PAUP, and that visual privacy provisions are included in this application.

Cumulative Effects

The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people).

For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village.

An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes.

Environment Court Decision

A decision of the Environment Court NZEnv C 130 and NZ Env C 214 specifies a minimum contour for the quarry site, this contour being first proposed by the consent holder (Fletcher Concrete and Infrastructure, a division of Fletcher Building Ltd viz: the current applicant) at a joint hearing of the Auckland Regional Council and Auckland City Council involving independent commissioners. This contour (Harrison and Grierson Plan 122314 Fig 002) was subsequently also presented at Appeal before the Environment Court and agreed to by all parties. PA373 radically departs from the decision of the Court and appears now to place the consent holder in breach of two key current fill consent conditions (viz conditions #76 and #77. The changes to contour and restoration processes now proposed are so large that the applicant should be required to apply for a new consent rather than for a variation of the current consent. Any such application should be processed prior to Council considering PPC372, particularly now that it is proposed to re-excavate fill already placed (which will involve mixing cells) and to switch to an engineered fill approach.

Submission No 140

Infrastructure

The underground infrastructure in the catchment (viz: stormwater and sewage) is currently at capacity in the Meola catchment and this is acknowledged in the application. The scale and intensity of the development proposed in PA373 far exceeds current capacity. PPC373 therefore is clearly premature and requires access to the Central interceptor Project (currently under appeal) and not scheduled for completion until 2030 or later. The existing wastewater proposal is not resilient and relies on a holding tank pumping into the existing (at capacity) Combined Drain between rain events. There is only an 8 hour holding capacity, no generator back-up, and the overflow is in the same location as the stormwater system. I request that the stormwater is independently reviewed and that the final system is resilient and not reliant on mechanical pumps. I request that the proposed stormwater system is independently reviewed and that site testing is carried out – to ensure that the proposed system is resilient.

Mt Eden Rd Frontage

The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this streetfront). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 75% of the road frontage is required to be an 'Active Edge' and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.

The Auckland Plan

The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan. I request that Affordable Housing is included in the proposal.

Density

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.

These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PA373 in its present form.

Council approval would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

Submission No 141

From: cmkoller@xtra.co.nz
To: [District Plans Central](#)
Cc: cmkoller@xtra.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:25:24 p.m.
Attachments: [C_KOLLER PLAN CHANGE 372 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Colleen Koller
Organisation:
Agent:
Phone (daytime): 09 6201284
Phone (evening):
Mobile:
Email address: cmkoller@xtra.co.nz
Postal address: 18B Dally Tce, Three Kings, Auckland
Post code: 1042
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Please refer to attached document.

I/We:
Oppose

The reason for my/our views is:
Please refer to attached document.

Submission No 141

I/We seek the following decision from the council:

Decline the plan change/modification

Proposed amendments:

Please refer to attached document.

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

C KOLLER PLAN CHANGE 372 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

Submission No 141

Colleen Koller

18B Dally Tce,

Three Kings,

Auckland 1042

Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

General

Issue: The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is at odds with good Resource Management planning and is not good urban design.

Relief Sought: I want to see better access ie walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood. I want to see an increase in Public Open Space and better integration with the existing park

Private Profit VS Public Benefit

Issue: I object to high value Public Land being swapped for lower value sports fields (at the bottom of an 18m deep hole).

Relief Sought: 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 carried out and that this is a transparent process.

Issue: There a decrease in public open space. This is a very poor and disappointing community outcome.

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Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes.

Submission No 141

These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

Density

Issue: I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure.

Relief Sought: 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.

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

Submission No 141

Relief Sought: 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 septic system not be reliant upon mechanical pumps.

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Cumulative Effects

The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people). For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village.

An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes.

Mt Eden Rd Frontage

The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this streetfront). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 60% of the road frontage is required to be an 'Active Edge' and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.

The Auckland Plan

The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan. I request that Affordable Housing is included in the proposal.

Submission No 141

Density

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.

It is my strong belief that Council approval of this plan would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

Submission No 142

From: cmkoller@xtra.co.nz
To: [District Plans Central](#)
Cc: cmkoller@xtra.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:30:07 p.m.
Attachments: [C_KOLLER PLAN CHANGE 373 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Colleen Koller
Organisation:
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Phone (evening):
Mobile:
Email address: cmkoller@xtra.co.nz
Postal address: 18B Dally Tce, Three Kings, Auckland
Post code: 1042
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Please refer to attached document.

I/We:
Oppose

The reason for my/our views is:
Please refer to attached document.

Submission No 142

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

- Removal of southern buildings
- An increase in public Space
- View shafts improved
- An overall Master plan prepared
- Improved accessibility through the development
- please refer to the attached document

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

C KOLLER PLAN CHANGE 373 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

Accept

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

Submission No 142

Colleen Koller

18B Dally Tce,

Three Kings,

Auckland 1042

Proposed Plan Change 373 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Sustainability

The proposed development will be built at a time when the PAUP (Proposed Auckland Unitary Plan) will be operative. I request that the environmental standards in the PAUP (for Land, infrastructure, and buildings) be implemented now as part of this Plan Change PA373. I request that all dwellings be constructed to Greenstar standards as proposed in the PAUP, and that visual privacy provisions are included in this application.

Restoration of Te Tātua a Riukiuta / Big King

Issue: Little to no restoration of Maunga is proposed. Te Tātua a Riukiuta / Big King must be restored to compensate the community, for at least some of the commercial value that has been extracted from the natural capital and natural character of the area over the last 80 years.

Relief Sought: 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.

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We 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. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.

Private Open Space

Issue: There is only a minor increase in public open space proposed. This is a very poor and disappointing community outcome.

Relief Sought: 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

Submission No 142

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 (excluding roads).

Issue: I would like an integrated design scheme that includes the input from all parties including the community.

Relief Sought: 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.

Connectivity and Accessibility

Issue: The proposed connections through the site rely on steep changes in gradient and indirect routes.

Relief Sought: I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.

Density

Issue: I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure.

Relief Sought: 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.

Grahame Breed Drive

Issue: I ask that Grahame Breed Drive to remain a quiet, leafy, pedestrian friendly road and not a major vehicle access road (including traffic lights) to private development.

Relief Sought: That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

Infrastructure - Wastewater

Issue: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only 8 hours of holding capacity and no on-site back-up generator. The sewerage overflow area is the same as the Stormwater overflow. (I.e. Onto the proposed new low lying Sports Fields).

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Relief Sought: 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 septic system not be reliant upon mechanical pumps.

Viewshafts

Issue: The proposed viewshafts shown in the Plan Change are inadequate and do not provide the public with good views of the Maunga (Big King) from key public spaces. (Eg. The current viewshafts on Mt Eden Rd are within the site and therefore the views from Mt Eden Road are not assured)

Relief Sought: 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.

Cumulative Effects

The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people). For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village.

An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes.

Environment Court Decision

A decision of the Environment Court NZEnv C 130 and NZ Env C 214 specifies a minimum contour for the quarry site, this contour being first proposed by the consent holder (Fletcher Concrete and Infrastructure, a division of Fletcher Building Ltd viz: the current applicant) at a joint hearing of the Auckland Regional Council and Auckland City Council involving independent commissioners. This contour (Harrison and Grierson Plan 122314 Fig 002) was subsequently also presented at Appeal before the Environment Court and agreed to by all parties. PA373 radically departs from the decision of the Court and appears now to place the consent holder in breach of two key current fill consent conditions (viz conditions #76 and #77. The changes to contour and restoration processes now proposed are so large that the applicant should be required to apply for a new consent rather than for a variation of the current consent. Any such application should be processed prior to Council considering PPC372, particularly now that it is proposed to re-excavate fill already placed (which will involve mixing cells) and to switch to an engineered fill approach.

Submission No 142

Infrastructure

The underground infrastructure in the catchment (viz: stormwater and sewage) is currently at capacity in the Meola catchment and this is acknowledged in the application. The scale and intensity of the development proposed in PA373 far exceeds current capacity. PPC373 therefore is clearly premature and requires access to the Central interceptor Project (currently under appeal) and not scheduled for completion until 2030 or later. The existing wastewater proposal is not resilient and relies on a holding tank pumping into the existing (at capacity) Combined Drain between rain events. There is only an 8 hour holding capacity, no generator back-up, and the overflow is in the same location as the stormwater system. I request that the stormwater is independently reviewed and that the final system is resilient and not reliant on mechanical pumps. I request that the proposed stormwater system is independently reviewed and that site testing is carried out – to ensure that the proposed system is resilient.

Mt Eden Rd Frontage

The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this streetfront). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 75% of the road frontage is required to be an 'Active Edge' and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.

The Auckland Plan

The proposal is not in keeping with the objectives of Chapter 11 of The Auckland Plan. I request that Affordable Housing is included in the proposal.

These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PA373 in its present form.

Council approval would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

Submission No 143

From: bridgetk@maxnet.co.nz
To: [District Plans Central](#)
Cc: bridgetk@maxnet.co.nz
Subject: District Plan online submission
Date: Sunday, 9 November 2014 6:47:11 p.m.
Attachments: [BRIDGET KOLLER PLAN CHANGE 372 SUBMISSION.docx](#)

Thank you for your submission.

Once submissions close, a summary of submission will be prepared. At a later date, Auckland Council will hold hearings to consider all submissions.

If you selected to be heard at a hearing then we will be in touch when hearings are scheduled.

If you have any questions, please contact us on 09 301 0101.



Contact details

Full name: Bridget Koller
Organisation:
Agent:
Phone (daytime): 021 2088052
Phone (evening): 620 6010
Mobile: 021 2088052
Email address: bridgetk@maxnet.co.nz
Postal address: 18A Dally Tce, Three Kings, Auckland
Post code: 1042
Date of submission: 9-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

Please select the district plan your submission relates to:
Auckland Isthmus

The specific provision of the plan change/modification that my submission relates to:
Please refer to attached document.

I/We:
Oppose

The reason for my/our views is:
Please refer to attached document.

Submission No 143

I/We seek the following decision from the council:

Decline the plan change/modification

Proposed amendments:

Please refer to attached document.

I/We wish to be heard at the council planning hearing:

Yes

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:

Yes

Attach a supporting document:

BRIDGET KOLLER PLAN CHANGE 372 SUBMISSION.docx

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:

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If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

I could not gain an advantage in trade competition through this submission

Submission No 143

Bridget Koller

18A Dally Tce,

Three Kings,

Auckland 1042

Proposed Plan Change 372 to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999)

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community. The proposal is not resilient and is at odds with good Resource Management planning.

Relief Sought: We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We 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. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.

Private Profit VS Public Benefit

Issue: I object to high value Public Land being swapped for lower value sports fields (at the bottom of an 18m deep hole).

Relief Sought: 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 carried out and that this is a transparent process.

Issue: There a decrease in public open space. This is a very poor and disappointing community outcome.

Relief Sought: 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 (excluding roads).

Submission No 143

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Submission No 143

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Submission No 143

Mt Eden Rd Frontage

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Density

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It is my strong belief that Council approval of this plan would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.