

Submission No 144

From: bridgetk@maxnet.co.nz
To: [District Plans Central](#)
Cc: bridgetk@maxnet.co.nz
Subject: District Plan online submission
Date: Sunday, 9 November 2014 6:36:24 p.m.
Attachments: [2BRIDGET 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

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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 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:
Generally support, but seek amendments

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

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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:

BRIDGET 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 144

Bridget Koller

18A Dally Tce,

Three Kings,

Auckland 1042

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.

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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. 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.

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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.

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From: roznol@gmail.com
To: [District Plans Central](#)
Cc: roznol@gmail.com
Subject: District Plan online submission
Date: Sunday, 9 November 2014 5:27:14 p.m.
Attachments: [PPC372 and PPC373 submission.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: Rosalind Alexis Smith
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Phone (evening):
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Email address: roznol@gmail.com
Postal address: 1A Bank St, Mt Eden, Auckland
Post code: 1024
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):
PPC373 Three Kings Quarry

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

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

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

The reason for my/our views is:
refer attached

I/We seek the following decision from the council:

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

Proposed amendments:

refer 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:

PPC372 and PPC373 submission.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 on publicly notified proposal for policy statement or plan, changes or variations PPC372 & PPC373

To Auckland Council

Name of submitter: Rosalind Alexis Smith

This is a submission on the following Private Plan Changes:

**Auckland City Operative District Plan (Isthmus 1999)
Private Plan Change: Three Kings Precinct
Under Part 2 of Schedule 1 of the Resource Management Act
1991
PPPC372 and PPC373
By Fletcher Developments Ltd/ Fletcher Residential Ltd**

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

The specific provisions of the proposal that my submission relates to are: refer appended.

My submission in general

- a) opposes the specific provisions or wishes to have them amended; and
- b) gives reasons for these views.

I seek the following decisions from the local authority: refer appendix 1

I consider that unless the relief sought in this submission is granted, then PPC372 and 373 and in particular the specific provisions challenged:

- a) Will not promote the sustainable management of resources;
- b) Will be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991 ("RMA");
- c) Will variously be inappropriate, unnecessary and contrary to sound resource management practice;
- d) 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.
- e) Will not have sufficient and effective regard or give effect to the structure plan provisions of the operative regional policy statement, which at this time have the most weight.
- f) 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 and PPC373 should also reference the Reserves and Other Lands Disposal and Public Bodies Empowering Act 1915, in that the

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proposed changes do not have sufficient and effective regard to the imperative of that Act

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

Date: 9 November 2014

Address for service of submitter: 1A Bank St

Telephone: 021 133 4458

email: roznol@gmail.com

Background

I am a registered Architect and have been involved in the Three Kings Precinct Plan process and the Proposed Unitary Plan Process for the Three Kings area and Quarry site for the last 18 months

Appendix 1 For both PPC372 & PPC373

A. General

These Private Plan Changes have been submitted during a period of great change at Auckland Council, both in policy, with the Unitary Plan Process, and with the Auckland Council championing the cause to become the World's most Liveable City. Auckland Council has supported and hosted a number of informative and inspiring "Auckland Conversations" based on the vision of what Auckland can become and the direction the Council is moving. It has been great to see some of these strategies implemented around the Auckland CBD and for now time for this to integrate into the suburbs and town centres. It is Auckland Council's biggest challenge to **walk the talk** with the new higher density sub/urban developments in the pipeline.

There has been a plethora of submissions for both the Three Kings (Precinct) Plan and the Proposed Auckland Unitary Plan regarding The Winstones Quarry site at Three Kings, please refer to these documents previously submitted by myself.

Refer also:

- 1) Proposed Unitary Plan and documents submitted by myself.
- 2) Three Kings Plan and documents submitted by myself.
- 3) Environment Court Decision No. [2011]NZEnvC 214 and Court NZ Env C 130 regarding Three Kings Quarry Site (Winstone Aggregates) under the RMA
- 4) Auckland Council and Auckland Conversations website specifically:
 - Liveable Cities and Business Friendly Cities (Greg Clark) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/87>
 - Janette Sadik-Khan (New York) – <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/91>
 - Auckland – The rise of a Design-led City (Ludo-Campbell-Reid et al.) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/98>
 - Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
 - Vancouver Cycle Chic (Chris and Melissa Bruntlett) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/106>

Please refer to the following Issues and Reliefs Sought:

B. Urban Design

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: 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 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. We wish the applicant to consult with the community in a meaningful way.

Refer also:

- Environment Court Decision referred to above.
- Three Kings Plan
- Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
- Janette Sadik-Khan (New York) – <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/91>
- Auckland – The rise of a Design-led City (Ludo-Campbell-Reid et al.) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/98>
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- Liveable Cities and Business Friendly Cities (Greg Clark) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/87>
- Proposed Auckland Unitary Plan

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C. 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 of the Crown/ Council owned land 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.

Reliefs 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.

That any development contributions acquired from the development (if it goes ahead) are put into the community and Three Kings precinct area:

- a) upgrading the existing and building new infrastructure,
- b) acquiring more public open space to mitigate the intensification of the area.

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.**

D. Connectivity and Accessibility

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

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. These routes to create a highly permeable and accessible open space network to facilitate ease of movement through the area for the less able, eg: elderly, disabled, people pushing prams and small children.

Issue: Vertical Mechanical transportation as a primary means of ambulatory access to the pit, which has the potential for bottlenecking in peak times, breaking down and will be unusable in the event of an emergency.

Relief Sought: I would like a walkable community network in the immediate vicinity, refer item above and there be no reliance on mechanical vertical transportation

Refer also:

- Environment Court Decision referred to above.
- Three Kings Plan
- Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
- Janette Sadik-Khan (New York) – <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/91>
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- Proposed Auckland Unitary Plan

E. Transportation

Issue: The proposed roading network in the site covers approximately ¼ of the useable land, which could otherwise be used as public open space

Relief Sought: That Auckland Council prioritizes walking, cycling and public transport over cars and roads, minimizing the amount of roading, and cars in this development to an average of 1 per household.

Refer also:

- Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
- Janette Sadik-Khan (New York) – <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/91>
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- Liveable Cities and Business Friendly Cities (Greg Clark) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/87>
- Proposed Auckland Unitary Plan

F. Grahame Breed Drive

Issue: We 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.

Refer also:

- Three Kings Plan
- Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
- Janette Sadik-Khan (New York) – <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/91>
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- Proposed Auckland Unitary Plan

G. Density

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

Refer also:

- Three Kings Plan
- Proposed Auckland Unitary Plan

H. 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. Refer also Environment Court decision regarding the filling of the Quarry mitigating the actual quarrying effects..

Refer also:

- Environment Court Decision referred to above.
- Three Kings Plan
- Proposed Auckland Unitary Plan

I. 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).

Reliefs 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.

That any development contributions acquired from the development (if it goes ahead) are put into the community and Three Kings precinct area:

- c) upgrading the existing and building new infrastructure,
- d) acquiring more public open space to mitigate the intensification of the area.

J. 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.

Refer also:

- Environment Court Decision referred to above.
- Three Kings Plan
- Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
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- Auckland – The rise of a Design-led City (Ludo-Campbell-Reid et al.) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/98>
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- Liveable Cities and Business Friendly Cities (Greg Clark) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/87>
- Proposed Auckland Unitary Plan

K. Community Consultation

Issue: The Private Plan changes have indicated through several of the documents submitted that there has been in depth community consultation during the previous 18 months. This is incorrect, There has been attendance by the Fletchers Developments Ltd GM (Berniew Chote) at the Three Kings Precinct Plan meetings, but actual engagement. The first community consultation was facilitated by the Three Kings Local Board and occurred on Tuesday, 28th October 2014 at the Fickling Centre, Three Kings. This date occurs after the 2 plan changes were submitted. The Environment Court decision above has clear instructions on the process of consultation for the Quarry and this has not been adhered to.

Relief Sought: I request that feedback be given on the previous consultation evening and further community consultation be undertaken.

I also 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.**

Refer also:

- Environment Court Decision referred to above.
- Three Kings Plan
- Community consultation invite (by Three Kings Local Board) on Three Kings Community Action facebook page - <https://www.facebook.com/611156045634496/photos/a.611399152276852.1073741827.611156045634496/691789854237781/?type=1&theater>

Or <https://www.facebook.com/pages/Three-Kings-Community-Action/611156045634496>

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L. Fill Levels

Issue: The Private Plan changes have indicated that minimal fill levels have been proposed, substantially below those agreed in Environment Court documents.

Relief Sought: I request Auckland Council

- 1) acknowledge the Environment Court Decision No. [2011]NZEnvC 214 and Court NZ Env C 130 regarding the Three Kings Quarry Site (Winstone Aggregates) under the RMA and
- 2) request that Fletcher Residential amend their submissions to comply with these Decisions.

Refer also:

- Environment Court Decision referred to above.
- Liveable Cities/ Vibrant Waterfronts (Brent Toderian) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/100>
- Janette Sadik-Khan (New York) – <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/91>
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- Vancouver Cycle Chic (Chris and Melissa Bruntlett) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/106>
- Liveable Cities and Business Friendly Cities (Greg Clark) - <http://aucklandconversations.e-cast.co.nz/auckland-conversations/details/87>
- Proposed Auckland Unitary Plan

Submission No 146

Fletchers Three Kings Development: Objections to proposed Plan modification 372 and qualified support for Plan 373

Dear Sir/Madam,

I'm writing to lodge my objection to Fletchers Plan Change 372.

There is little public gain in this initiative. Particularly distasteful is the attempted swapping of land the public already owns, for private interests. It will result in less, not more amenities for the community because there will be a decrease in public open space. In addition this development will turn the pleasant tree covered Grahame Breed Drive into a major thoroughfare with access leading to a private development.

Three Kings has had to put up with corporate predations for the better part of a century. In that time three volcanic cones have been quarried away; the remaining King, , which for years was covered in hemlock and contained a public tip, was hardly a taonga. Residents have tolerated quarry noise, dust and blasting as the operators have burrowed deeper. And now because of this development, they may possibly lose sight of the most distinctive cone in our area.

Enough is enough. We deserve better. In my view that means a return to the drawing board and a comprehensive master plan being drawn up for the entire Three Kings precinct, one which directly involves the community. I understand that the development may marginally help Auckland's housing crisis. But any development of this area should also carry local residents' long-held hopes of Three Kings being developed to its full potential.

Issues like population density are crucial and the impacts of population growth are everywhere. At Three Kings School, extra prefabs have been built - how will the school cope with a sudden influx of pupils? Traffic: despite excellent bus transport, peak time mornings on Mt Eden Road can see northbound traffic stuck in a long queue extending back to Mt Albert Road.

Wikipedia quotes research at [Griffith University](https://www.griffith.edu.au/) as saying that Auckland now has the second-highest vehicle ownership rate in the world, with around 578 vehicles per 1000 people'. How will already overcrowded roading cope with the addition of an estimated 3000 people from the 1200-1500 unit development?

Similar congestion is likely underground: The proposed Wastewater system relies on a mechanical pumping into the existing system (which is already at capacity). It is proposed to have only eight 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). None of this fits with Fletchers' portrayal of the development as a 'vibrant new community'.

Submission No 146

Much more can be done and more imaginatively. We believe we are entitled - given the shabby way companies have treated our neighbourhood - to demand at least this.

- We would like a site contoured differently, to allow for direct and accessible walkways and cycleways through the development for the community - we prefer that to divided, or gated communities,
- We want far better integration with the town centre and surrounding neighbourhood. We wish to see a significant increase in public open spaces with better integration into the existing park.
- We want the applicant to talk to those who live here - with Council working as it should, for our long-neglected wishes.
- Finally, we do not want what we own in the form of our local heritage, traded off .

Plan 373: I wish to offer qualified support for this - qualified in the sense that this should be similarly sympathetic to the surrounding environment.

Yours sincerely

Paul Smith

(15A Rowan Avenue, Three Kings, Auckland)

PH: 6259-364

Submission No 147

From: donotreply@aucklandcouncil.govt.nz
To: [central-areaplan](#)
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 11:33:04 a.m.
Attachments: [Submission to Private Plan Change 372 GDM 2014 11 08.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: Siew Lian Lim
Organisation:
Agent:
Phone (daytime): 2826296
Phone (evening):
Mobile:
Email address:
Postal address: 26 Dally Terrace, Mt. Roskill, Auckland.
Post code: 1041
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):
Fletcher Private Plan Change PC 372

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:
Council Three Kings Plan

I/We:
Oppose

The reason for my/our views is:
There is a nett decrease in Public Open Space, it uses Public Land for a substantial Private gain, and it will turn Grahame Breed Drive into a major road access into a private development.

Submission No 147

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:

Please refer file attached

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:

Yes

Attach a supporting document:

Submission to Private Plan Change 372_GDM_2014_11_08.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

I 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 147

SUBMISSION TO PRIVATE PLAN CHANGE 372

Submission by Siew Lian Lim, 10 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*"
- 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, 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 Sought:

- 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.

Submission No 147

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 sought:

- 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.**

5.1. Issue: View Shafts

- 5.1.1. There are only two view shafts included in Private Plan Change 373

Submission No 147

where Private Plan Change 372 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 steep 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. Staircases 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 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 Community Challenge](#) or the [Sustainable Sites Initiative](#).

Submission No 147

8.1. Issue: Urban and Landscape character

- 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.**

Submission No 148

From: siewlianlim@gmail.com
To: [central-areaplan](#)
Cc: siewlianlim@gmail.com
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 11:49:09 a.m.
Attachments: [Submission to Private Plan Change 373_GDM_2014_11_08 \(1\).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: Siew Lian Lim

Organisation:

Agent:

Phone (daytime): 2826296

Phone (evening):

Mobile:

Email address: siewlianlim@gmail.com

Postal address: 26 Dally Terrace, Mt. Roskill, Auckland.

Post code: 1041

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):

Fletcher Private Plan Change PC 373

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:
Council Three Kings Plan

I/We:

Generally oppose, but seek amendments as an alternative

The reason for my/our views is:

With major improvement 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

Submission No 148

walkways and cydeways 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:

Please refer file attached

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:

Yes

Attach a supporting document:

Submission to Private Plan Change 373_GDM_2014_11_08 (1).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

I 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 148

SUBMISSION TO PRIVATE PLAN CHANGE 373

Submission by Siew Lian Lim 10 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*".
- 1.3. I generally oppose Private Plan Change 373, 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*).

2.2. Relief Sought:

- 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.

3. Public Open Space

Submission No 148

3.1. Issue:

- 3.1.1. There is no significant increase 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.

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***

Submission No 148

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.**

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.
- 5.1.3. View shaft 3 should be removed to ensure future development could occur on the publicly held land in the future and as indicated in the *Three Kings Plan*.

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. Staircases 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.
- 6.1.4. Single access point provides creates a very large cul-de-ac.

6.2. Relief Sought:

Submission No 148

- 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.**
- 6.2.2. No develop should occur in the floor of the quarry without at least two vehicle access to the floor of the quarry.

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](#).

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.

8.2. 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.

Submission No 149

From: jon@tenspeed.co.nz
To: [District Plans Central](#)
Cc: jon@tenspeed.co.nz
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 11:28:33 p.m.
Attachments: [PLAN CHANGE 372 SUBMISSION - Jon Bridges.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: Jon Stephen Bridges
Organisation:
Agent:
Phone (daytime): 021 325 425
Phone (evening): 021 325 425
Mobile: 021 325 425
Email address: jon@tenspeed.co.nz
Postal address: 10 Dally Terrace, Three Kings, Auckland
Post code: 1041
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:
Please refer to attached document

I/We:
Oppose

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

Submission No 149

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:

PLAN CHANGE 372 SUBMISSION - Jon Bridges.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 149

JON BRIDGES

10 Dally Tce,
Three Kings,
Auckland 1041

PROPOSED PLAN CHANGE 372 TO THE AUCKLAND COUNCIL DISTRICT PLAN (OPERATIVE AUCKLAND CITY ISTHMUS SECTION 1999)

GENERAL

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.

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. The proposal creates a future for the area plagued with problems.

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 the maunga restored on its eastern slopes. 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 149

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:

There are insufficient proposed connections through the site that can be navigated by walkers, cyclists, and pushchairs. The proposed connections through the site rely on steep changes in gradient and indirect routes. Many have steps instead of gentle ramps. Steep changes make for a major barrier to walkers and cyclists, particularly children. The proposal boasts about its connectivity when in fact the connectivity is extremely poor.

For example: To cross the site from its northwest corner to its northeast corner (from the Maunga to Mt Eden road) will necessitate a detour not only 15 metres down the hole in altitude, then back up 15m to the road but also require the walker or cyclist to travel a long way south into the development.

The site will act as a major barrier to movement for walkers, cyclists and pedestrians - in fact little better than the current quarry hole. The community needs better than this.

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 the 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. Auckland has aspirations of establishing a World Heritage Park with its field of maunga. This plan is not consistent with the respect we need to treat the maunga with if we are serious about protecting and preserving this heritage. We have one chance to restore this maunga and that is right now.

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.

Submission No 149

DENSITY

Issue:

The proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure. While it is true that Auckland is in need of new housing, it must be done in a way consistent with good urban planning. 1500 new dwellings in this hole is not consistent with good urban planning.

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.

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

Issue:

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).

Relief Sought:

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 149

MT EDEN RD FRONTAGE

Issue:

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). The long line of apartment buildings with no active Edge is a major change to the current use of Mt Eden Rd and represents a loss of amenity.

Relief Sought:

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

Issue:

The proposal is not in keeping with the objectives of Chapter 11 of The Auckland Plan.

Relief Sought:

I request that Affordable Housing is included in the proposal.

DENSITY

Issue:

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography.

Relief Sought:

I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.

GENERAL

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 150

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 9:31:13 p.m.

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: peter elliott
Organisation:
Agent:
Phone (daytime): 0272711574
Phone (evening):
Mobile:
Email address:
Postal address: 38 Queensway, threekings
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):
Auckland private plan change 372

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 would still like to be able to see big king from my house. At present Me and All the houses along Queensway get views from our houses. It looks as if all along mount eden road is to be 4 stories in one continuous block. This will Stop everyone's views. It would seem that all along mt eden road the ground floor will be zoned for commercial activity, this will ad more noise to my house.

The idea of moving the existing public land in a land swap will have the effect of alienating the proposed new location of fields from the general residents of the greater three kings area.

I/We:
Oppose

Submission No 150

The reason for my/our views is:

I want to maintain the views to big king from all houses in Queensway.

I want to keep the noise pollution to my home to a minimum level.

The land swap will not create a better outcome for the majority of the surrounding area.

Flecthers should consult in a proper collaborative way as per their fill consent.

The proposed density will create a very poor outcome for the future residents.

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:

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 151

From: dobbs@xtra.co.nz
To: [District Plans Central](#)
Cc: dobbs@xtra.co.nz
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 9:13:01 p.m.

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: Jason Dobbs
Organisation:
Agent:
Phone (daytime): 021 1104453
Phone (evening):
Mobile: 021 1104453
Email address: dobbs@xtra.co.nz
Postal address: 1 Fulljames Avenue, Three Kings, Auckland
Post code: 1041
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):
Private Plan Change PA373

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

The specific provision of the plan change/modification that my submission relates to:
Urban Design & Final Contour Levels
Res 8b Zoning - and lack of commercial activities on Mt Eden Rd.
Accessibility and Connection through the site.
Other outdoor activities not catered for (apart from sports fields).
Lack of other community Facilities or schooling.

I/We:
Generally support, but seek amendments

The reason for my/our views is:

Submission No 151

Residential Activity is a reasonable end use - but the proposal is too intense for the neighbourhood and context.

There is insufficient Park Space proposed - and there needs to be a wider variety of recreational uses (& not just sports fields).

Mt Eden Road needs to have a vibrant 'active' streetfront - and not just Apartments at ground level.

The current contours do not allow for direct and accessible connections through the site.

The residential areas to the North will be very shaded.

There is no allowance in the scheme for additional community facilities or schooling in the proposal - which would be expected from such a large population increase.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

That the Masterplan is revised to allow for more reasonable contours - to allow for easy access through the site - with direct connections.

More outdoor activities catered for. (Eg. Skate Park & Mountain Biking areas). Swap the sports fields to the North - so that residences receive more sun.

Commercial activities on the Ground Floor of Mt Eden Rd - to form an active streetfront.

Additional Community Facilities and schooling considered in the proposal.

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:

Yes

Attach a supporting document:

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 152

From: jon@tenspeed.co.nz
To: [District Plans Central](#)
Cc: jon@tenspeed.co.nz
Subject: District Plan online submission
Date: Wednesday, 12 November 2014 11:36:23 p.m.
Attachments: [PLAN CHANGE 373 SUBMISSION - Jon Bridges.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: Jon Stephen Bridges
Organisation:
Agent:
Phone (daytime): 021 325 425
Phone (evening): 021 325 425
Mobile: 021 325 425
Email address: jon@tenspeed.co.nz
Postal address: 10 Dally Terrace, Three Kings, Auckland
Post code: 1041
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 refer to attached document

I/We:
Generally support, but seek amendments

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

Submission No 152

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 along border of town centre
- An increase in quality public space
- View shafts improved
- Rehabilitation of the maunga
- An overall Master plan prepared
- Improved accessibility through the development esp for walking and cycling
- 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:

PLAN CHANGE 373 SUBMISSION - Jon Bridges.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 152

JON BRIDGES

10 Dally Tce,
Three Kings,
Auckland 1041

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.

CONNECTIVITY AND ACCESSIBILITY

Issue:

The proposed connections through the site rely on steep changes in gradient and indirect routes. Steep changes make for a major barrier to walkers and cyclists, particularly children. The proposal boasts about its connectivity when in fact the connectivity is very poor.

Further, there are very limited connections allowed for across the site that will be cycle/pushchair accessible. To cross the site from its northwest corner to its northeast corner (from the Maunga to Mt Eden road) will necessitate a detour not only 15 metres down the hole in altitude, then back up 15m to the road, but also require the walker or cyclist to travel a long way south into the development.

The site will act as a major barrier to movement for walkers, cyclists and pedestrians - in fact little better than the current quarry hole. The community needs better than this.

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.

Submission No 152

PUBLIC OPEN SPACE

Issue:

There is only a minor increase in public open space proposed. This is a very poor and disappointing community outcome. With this many new people proposed to live in the area, the amount of public open space should increase significantly.

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:

There is no 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.

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 152

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.

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

Issue:

The proposed development will be built at a time when the PAUP (Proposed Auckland Unitary Plan) will be operative.

Relief Sought:

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

Issue:

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).

Relief Sought:

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.

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ENVIRONMENT COURT DECISION

Issue:

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.

Relief Sought:

The applicant should be required to apply for a new consent rather than 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.

INFRASTRUCTURE

Issue:

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.

Relief Sought:

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

Issue:

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).

Relief Sought:

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.

Submission No 152

THE AUCKLAND PLAN

Issue:

The proposal does not in keeping with the objectives of Chapter 11 of The Auckland Plan.

Relief Sought:

I request that Affordable Housing is included in the proposal.

DENSITY

Issue:

The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography.

Relief Sought:

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 153

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 8:14:52 a.m.
Attachments: [Submission to Private Plan Change 372 GDM 2014_11_08.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: Gary Marshall
Organisation:
Agent:
Phone (daytime): 021 591 279
Phone (evening):
Mobile:
Email address:
Postal address: 67 Duke Street, Three Kings
Post code: 1041
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):
Private Plan Change 372

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 find attached

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

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

I/We seek the following decision from the council:
If the plan change/modification is not declined, then amend it as outlined below

Submission No 153

Proposed amendments:

Please find 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:

Submission to Private Plan Change 372_GDM_2014_11_08.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 153

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 373, but seek the amendments set out below as an alternative.
- 1.4. I wish to be heard in support of its submission.
- 1.5. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

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

Submission No 153

value of any land exchange and this process is undertaken carried out in a transparent manner.

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

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fully in Appendix 1.

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 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

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those developments seeking to achieve high quality performance standards such as the [Living Community Challenge](#) or the [Sustainable Sites Initiative](#).

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 steep 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

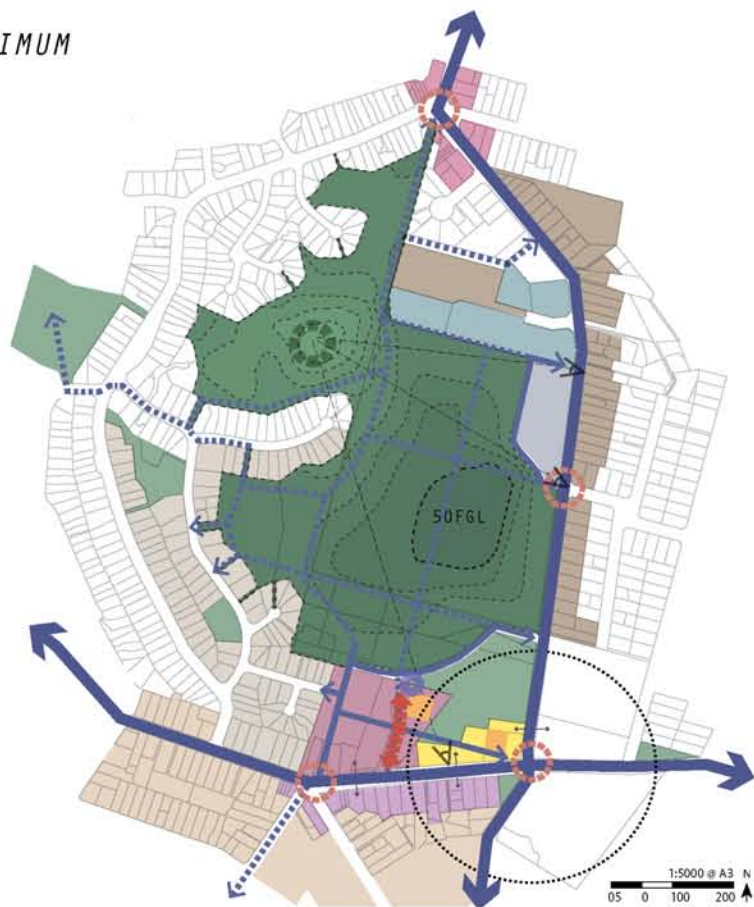
Timing

- 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

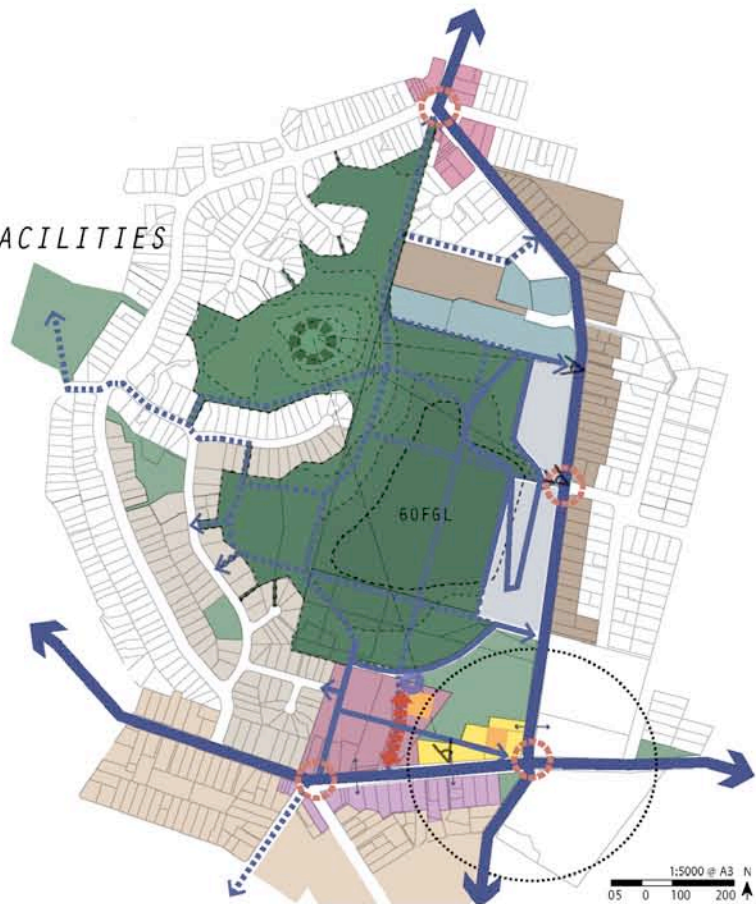
Timing

- 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

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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.

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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.

Form 5

Submission on publicly notified proposal for policy statement or plan

Clause 6 of First Schedule, Resource Management Act 1991

To Attention: Planning Technician, Business Services Central
Regional and Local Planning
Auckland Council
Private Bag 92300
Auckland 1142

Name of submitter: Ministry of Education ('Ministry')

Address for service: Opus International Consultants
Private Bag 5848
AUCKLAND
Attention: Matthew Kerr-Ridge

1. This is a submission on:

Plan Modification 372 and 373 (Three Kings) to the Auckland Council District Plan Operative Auckland City - Isthmus Section 1999.

2. The specific provisions of the proposal that my submission relates to are as follows:

The Ministry seeks to ensure that appropriate consideration of the potential effects of the Proposed Plan Change have been considered in the assessment of the Proposed Plan Change. In particular, the Ministry seek clarification with respect to points raised in the Integrated Transport Assessment and amendments to the Proposed Plan Change with respect to the transport environment.

3. The Ministry's submission is as follows

The Ministry **neither supports nor opposes** the proposed plan change in general. However, the Ministry has identified particular aspects of the Proposed Plan Change for which clarification is sought and amendments to the Proposed Plan Change are requested.

Background

Three Kings School is located at 944 Mt Eden Road, Three Kings. The School is a coeducational primary school catering for years 1-6. The school opened in 1878 and currently has a role of approximately 550 students. Three Kings Primary School's community catchment area includes the suburbs of Three Kings, Mount Roskill, Balmoral and Mount Eden.

As an urban school, a large proportion of the students walk or cycle to and from school each day. Given the proximity of the area affected by the Proposed Plan Change to Three Kings Primary School, any effects on local traffic movement (vehicle, cycle and pedestrian traffic) are also likely to impact traffic movements around the school.

Integrated Transport Assessment

The applicant has provide an Integrated Transport Assessment (ITA) which provides an assessment of the potential effects of the Proposed Plan Change on the surrounding transport environment. The Ministry has identified the following issues with respect to the ITA to which further clarification is required to ensure an adequate assessment is provided:

- The ITA includes a sensitivity analysis of the sites trip generation. However, this does not include a sensitivity analysis of the predicted reduction of traffic as a result of the Waterview Connection. The model is a prediction (and is now approximately 4 years old) therefore these assumption are likely to be out-dated.
- The Aimsun model results are included in the ITA but there is no evidence that the model is fit for purpose.
- The ITA includes a summary of collision data from CAS but it doesn't provide the CAS diagrams etc. This makes it difficult to determine if the applicant has adequately assessed the safety risks. In addition, no assessment of the predicted collision rates/patterns for the proposed intersections has been undertaken.
- Although this should be a relatively standard item within most Construction Traffic Management Plan (CTMP), the CTMP outlined within the ITA does not provide adequate detail as to how pedestrian movements are to be accommodated during construction, particularly given proximity to sensitive land-uses including the school.
- Auckland Transport are currently developing the Corridor Management Plan (CMP) for Mt Eden Road. It is understood that preliminary finding have identified cycling and safety being major deficiencies along the corridor. The ITA states the existing cycle infrastructure is adequate for the development, despite the fact that no cycling infrastructure currently existing along the Mt Eden Road corridor.

Pedestrian Infrastructure

Given the proximity of the area affected by the Proposed Plan Change to Three Kings Primary School, the Ministry has concern with regard to these potential impacts on pedestrian movements within the transport environment surrounding the School. In particular, the Ministry raises the following points of concern with regard to the notified version of the Proposed Plan Change:

- The Proposed Plan Change rezones the majority of the eastern edge of the site from Business 7 to Residential 8b. This may result in a substantial increase in the number of driveways along the western side of Mount Eden Road. North-south pedestrian priority needs to be maintained/prioritised along Mount Eden Road as it provides a significant pedestrian connection for the school and surrounding area. The notified Proposed Plan Change does not adequately recognise the role of Mount Eden Road as a key pedestrian corridor. This should be recognised through the concept design of the Proposed Plan Change and associated Objectives, Policies and Assessment Criteria.
- The Ministry anticipates that the Proposed Plan Change will result in a significant volume of pedestrian and cycle traffic between the site and Three Kings Primary School. It is anticipated that pedestrian and cycle movement to and from the school will increase along Grahame Breed Drive. The notified Proposed Plan Change does not adequately recognise the role of Grahame Breed Drive as a key pedestrian corridor. This should be recognised through the concept design of the Proposed Plan Change and associated Objectives, Policies and Assessment Criteria.

While it is outside of the scope of this Proposed Plan Change, as a result of the increased pedestrian and cycle traffic anticipated as a result of the Proposed Plan Change, the intersection of Grahame Breed Drive and Mount Eden Road should be signalised to provide for pedestrian crossing across both Grahame Breed Drive and Mount Eden Road.

4. The Ministry seeks the following decision from the local authority:

- (a) The Ministry seeks further evidence and/or clarification to demonstrate the potential effects of the Proposed Plan Change on the surrounding transport environment. This should include details of the following matters:
 - a. Provision of a sensitivity analysis of the expected traffic reduction as a result of the Waterview Connection;
 - b. Evidence that the Aimsun model is fit for purpose;
 - c. Provision of the CAS diagrams and an assessment of the predicted collision rates/patterns for the proposed intersections;
 - d. Further detail as to what will be required within the CTMP for the site, particularly with regard to the accommodation of pedestrian movement during construction; and
 - e. Further detail regarding the adequacy of existing cycle infrastructure within the transport environment.
- (b) The Ministry seek amendments to the concept design of the Proposed Plan Change and of associated Objectives, Policies and Assessment Criteria, to recognise the significance Mount Eden Road as a pedestrian corridor.
- (c) The Ministry seek amendments to the concept design of the Proposed Plan Change and of associated Objectives, Policies and Assessment Criteria, to recognise the significance Graham Breed Drive as a pedestrian corridor.
- (d) And or such other relief that may give effect to the submission.

5. The Ministry wish to be heard in support of their submission.

6. If others make a similar submission, the Ministry will consider presenting a joint case with them at a hearing.

.....
Signature of submitter
(Signed on Behalf of the Ministry of Education)

.....
Date

Submission No 155

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)

Mr/Mrs/Miss/Ms(Full Name)

JAMES NORMAN FRASER

Organisation Name (if submission is on behalf of Organisation)

PRIVATE RESIDENT

Address for service of the Submitter

34 A ROWAN RD EPSOM AUCKLAND 1023

Telephone:

09 6253069

Email:

jandefraser@xtra.co.nz

Contact Person: (Name and designation if applicable)

AS ABOVE

Scope of submission

This is a submission to:

Plan Change/Variation Number

372

Plan Change/Variation Name

373

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

Or

Map

Or

Other (specify)

Submission

Submission No 155

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: (a) Proposed depth of fill does not comply with levels already granted by Council - only reason for variation request is cost of extra fill and build to mine storage. (b) When pumps are turned off flooding may occur as Fletcher could not show natural water table level on proposed drawings. (c) The density of proposed housing will cause high levels of air pollution from gas fires and vehicle emissions due to gases accumulating in a 15 metre hole - a natural overflow outlet. THE ABOVE ITEM WILL CREATE AN UNLIVABLE SLOPE IN THIS AREA IN FUTURE.

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. ☒

FILL QUARRY TO MT. EDEN RD LEVEL

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

9-11-2014

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 156

From: allanwinter@danske.co.nz
To: [District Plans Central](#)
Cc: allanwinter@danske.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 12:39:00 p.m.

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: Allan Winter
Organisation: Danske Mobler Ltd
Agent:
Phone (daytime): 6253900
Phone (evening):
Mobile:
Email address: allanwinter@danske.co.nz
Postal address: PO BOX 27-115 , Mt Roskill
Post code: 1440
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:
Plan Change 372 Three Kings

I/We:
Support

The reason for my/our views is:

See Attached Letter

Submission No 156

I/We seek the following decision from the council:

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:

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



www.danskemobler.co.nz

Dear Planning Technician

Private Plan Change 372: Three Kings

Danske Møbler writes expressing its support for Private Plan Change 372 in the hope that it will facilitate the development of 1200-1500 residential dwellings at the Three Kings Quarry on Mt Eden Road.

Danske Møbler is a family owned and operated home furniture company that was established in Auckland in 1962. In 1995, it moved into its current premises at the purpose built furniture manufacturing, warehousing, and retail facility located at 983 Mt Eden Road, Three Kings.

Local businesses in the Three Kings area are likely to be presented with new commercial opportunities during the construction phase and ongoing operation phase. It is estimated that construction activity generated by the development will contribute 750 new jobs to the Auckland region per annum over the 8-10 year construction timeframe¹. It is hoped that a portion of these jobs will be filled by local Three Kings residents.

The development will provide a competitive advantage for businesses in the broader Three Kings area. It has been calculated that the introduction of 1200-1500 new households will see retail spend increase by \$54m per annum.² Local businesses, like Danske Møbler, will benefit from having a higher concentration of people living in the area.

It has been 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. Increased demand is likely to support and encourage the development of a higher retail offer.

Danske Møbler is an important part of the Three Kings business community and believes that the proposed Three Kings development, under Plan 372, will improve the economy of the Three Kings area and will stimulate commercial opportunities for local businesses.

Kind regards

A handwritten signature in blue ink, appearing to read "Allan Winter".

Allan Winter
Managing Director

¹ Report from Property Economics on Three Kings Development July 2014

² Report from Property Economics on Three Kings Development July 2014

AUCKLAND

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Submission No 157

Three Kings:

Submission by Ngati Te Ata supporting Fletcher Plan Change applications

1. Ngati Te Ata has a traditional relationship to Te Riukitua.
2. Ngati Te Ata has been actively involved in 5 hui held on the proposed Plan Change. We have contributed to some of the design thinking that has been incorporated into the proposed documents and we wish to maintain this level of involvement.
3. We reserve our right to be heard during the process of these plan changes.
4. Ngati Te Ata partially supports the proposed plan change. Ngati Te Ata wishes to ensure that we remain part of this process so we can contribute towards a final plan that includes the factors important to our iwi.
5. The report from Rau Hoskins outlined a number of principles that we support. We are very keen to have, and continue to have, an active involvement in the design and implementation of the project.
6. The maunga in question was originally part of a group of 5, the other 4 of which are no longer in existence because of the quarrying that has been carried out. The development in its final form needs to acknowledge both the Pakeha and Māori culture and history that is behind it. We are happy to be involved in these early stages and the development going forwards. Under the concept of ahi ka (title to land through occupation) we think it is important for iwi to have an active presence in the new development. Through this presence, the histories of the area might be remembered and appreciated by visitors to the area and the Maunga. Our role as host is important to us.
7. We understand that what Fletcher propose will be high density and much of the housing will be located above what is currently the quarry floor but not at the top of the quarry rim. We aren't strongly in support of high density living, but we understand why Fletcher has had to go down this path. It is a necessary part of providing housing for the people of Auckland and we believe that the use of public stairway is a positive component of the development to promote health and wellbeing. Other aspects of the development will also achieve this. Under the principles of oranga we think that the creation of activity trails and sports grounds is a good idea as they will encourage young people to exercise and explore and will bring the community together.

Submission No 157

8. Another important consideration for Ngati Te Ata is the aquifer. Ngati te Ata supports the long term aim of returning the water to its natural passage in the Meola catchment, as it has been disrupted by the surrounding quarrying activities over a number of decades. However, we see the value in using the natural aquifer to benefit the development, through the proposed wetland and through proposed irrigation options. This could improve the biodiversity of the development. We support the use of water cress in this proposed wetland system.
9. We are mainly concerned over groundwater contamination and what to do to avoid this contamination. Ngati Te Ata is familiar with this issue, through participation in discussions with Fletcher and other iwi groups around the treatment of storm water including managing roofing systems and materials used through to surface water management in the development through sediment traps, rain gardens and wetlands.
10. Fletcher's proposed treatment train is suitable. However, even with this in mind, Ngati Te Ata would still like to be involved in the design stages and the implementation stages of the final system. Through this we can make sure that our concerns over groundwater are always at the forefront of discussion, and we can reach a result we are happy with.
11. Under the idea of 'te taiao', we fully support the native plant species rather than the use of Plane Trees. It is important to use native planting in new development in Auckland and we think this should be the only approach taken in this development. Plane Trees can also have negative effects on drains because of the amount of leaves they drop.
12. We support Fletcher's Plan Change 15H-1 as we prefer a design that connects all the areas surrounding the Maunga, including the development and the township. We support the proposed land swap that is involved in 15H-1 provided our needs and involvement outlined above are met.
13. We don't think the Plan Change 15H2 is as good as 15H1 for the reasons stated above and also because it does not create sports grounds for the local community. However, regardless of which Plan Change is picked or what happens with the site, we want to see the contaminated parts of the site cleaned up, as we are not happy with the way the Council has managed the Crown's land.

Karl Flavell
Ngati Te Ata Waiohau
Ph: 027 932 8998

Submission No 158

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:11:44 p.m.

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: Madushin Amarasekera
Organisation:
Agent:
Phone (daytime): 9 624 0625
Phone (evening):
Mobile:
Email address:
Postal address: 22 Clinker Street,, Three Kings
Post code:
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):
PA373

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

The specific provision of the plan change/modification that my submission relates to:
Three Kings Quarry - proposed Masterplan relating to above plan change

I/We:
Generally support, but seek amendments

The reason for my/our views is:
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.

Submission No 158

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

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 net 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.

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.

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.

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: We 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. I request that an analysis of Schools and

Submission No 158

Community Facilities is undertaken before the application is assessed.

Grahame Breed Drive

Issue: We 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 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.

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:

Yes

Attach a supporting document:

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 159

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

TO: Auckland Council

FROM: President,
South Epsom Planning Group (Inc)
c/o 6 Landscape Rd
Mt Eden
Auckland 1024
(021) 869148
d.bellamy@auckland.ac.nz

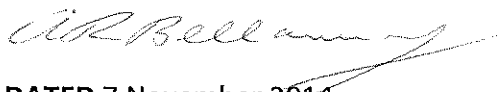
Name of submitter: SOUTH EPSOM PLANNING GROUP (INC)

1. This is a submission on the Proposed Plan Change 372 (PPC372) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. South Epsom Planning Group (SEPG; the Society) could not gain an advantage in trade competition through this submission.
3. The specific provisions of the PPC372 that this submission relates to are set out in Appendix 1.
4. SEPG's submission is set out in Appendix 1 and the accompanying Attachments 1-3.
5. SEPG considers that unless the relief sought in this submission is granted, then PPC372 and in particular the specific provisions challenged:
 - 5.1 Will not promote the sustainable management of resources;
 - 5.2 Will be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991 ("RMA");
 - 5.3 Will variously be inappropriate, unnecessary and contrary to sound resource management practice;

Submission No 159

- 5.4 Will enable the generation of significant adverse effects on the environment that warrant being addressed through PPC372 or by other actions initiated by Auckland Council.
 - 5.5 Will not have sufficient and effective regard or give effect to the structure plan provisions of the operative regional policy statement, which at this time have the most weight.
 - 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: PPC372 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
- 6. SEPG also incorporates into this submission the more specific reasons articulated in Appendix 1.
 - 7. SEPG seeks the decisions from the Auckland Council set out in Appendix 1 or similar and consequential relief.
 - 8. SEPG wishes to be heard in support of its submission.
 - 9. If others make a similar submission, SEPG will consider presenting a joint case with them at a hearing.

A.R.Bellamy, President, South Epsom Planning Group (Inc)



DATED 7 November 2014

Appendix 1

Submission by the South Epsom Planning Group (Inc)

1. Background

- 1.1 The Society has a longstanding interest and involvement in the future of Council administered reserve land and land formerly administered by the Crown that is commonly referred to as the Big King Reserve which is now administered by the joint Iwi/Department of Conservation/Council governing body.
 - 1.2 The Society also has been involved for many years in discussions involving the future use of the quarried land that is known as the Three Kings Quarry; this land is currently owned by Fletcher Building Ltd and is the subject of Private Plan Change applications 372.
 - 1.3 The Society supports the Precinct Planning approach undertaken by Council that recently culminated in publication of a document entitled "Three Kings Plan". The Society was represented on the Reference Group established by the Puketapapa Local Board of Auckland Council to provide feedback on matters involved in the Three Kings precinct planning exercise. The membership of this Group largely reflects the stakeholders whose land falls within the Precinct boundary, with these parties controlling land in the ratio of approximately 1:1:1:1:1 - Council: DOC/Iwi: commercial owners: Housing New Zealand: local residents.
 - 1.4 The Three Kings Precinct has been defined by Council as being that land that falls within the tuff ring of the Three Kings explosion crater. Within that area lie significant areas of land zoned reserve, these being administered either by Council or by the Crown (Attachment 1).
2. The Society lodged a submission concerning the Proposed Auckland Unitary Plan (Submission 2359) and a further submission (FS3262) that addresses issues impacting on the fate of the reserve land and the land currently zoned B7 (quarry purposes) under the Auckland City Operative District Plan. In Submission 2359 the Society **supported** the proposed zoning by Council of the land that is now the subject of this application (viz:PPC372).

3. Matters about which the Society is concerned and which the Society considers relevant to Proposed Private Plan Changes 372

3.1 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 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. (A draft set of objectives and rules to inform the principles is presented in Attachment 3.)

3.2 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 (see 2.5 below) introduce further complications.

3.3 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.

3.4 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.

3.5 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. Playing fields, in contrast, are already adequately provided for, or would much better be sited elsewhere (for example, the very extensive UNITECH site).

Submission No 159

- 3.6 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 recently finalised 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.
- 3.7 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.
- 3.8 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.
- 3.9 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

Submission No 159

PAUP Urban Growth B.2.3). PP372 is therefore clearly contrary to current Council policy concerning infrastructure provision.

3.10 The density of development proposed is out of scale with the size of the site and the proposed topography.

3.11 These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PPC372 in its present form.

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

4. The Society's submissions regarding Private Plan Change 372 would be met by Council:

Either:

4.1 Declining to adopt PPC372 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 discussion with adjacent major landowners 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.

Submission No 159

- 4.5 Removal from PPC372 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.

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, the Society seeks any similar and consequential relief necessary to give effect to this submission based on other matters addressed at the hearing.

Attachments 1&2 : The Three Kings Precinct and Zonings proposed for the land affected by PPC 372 in the Proposed Unitary Plan (as notified).

These proposed zonings essentially mirror the current B7 (quarry purposes) zoning in the operative Auckland City Council Plan.

(Please refer to attached PDF file)

Attachment 3: Proposed set of objectives and rules for a Three Kings Precinct Plan

The future end uses of the land within the large area of undeveloped land located within the Three Kings Precinct will be guided by the preparation by Council of a Plan Change following consultation with local stakeholders. The criteria by which any future development will be assessed shall also apply to any Private Plan Change that any individual party may propose. These criteria are:

- 1. All future proposed developments must be consistent with the objective for the mixed use of the Precinct for residential, commercial and reserve purposes and proposals must be consistent with both sound planning principles and the overall objectives of the Unitary Plan.*
- 2. The ratio of reserve land to commercial and residential land shall not be reduced below than that currently applying and desirably should increase significantly the overall area of reserve land accessible to the public. Within this requirement, where rationalisation of reserve boundaries through land exchanges is considered to be in the public interest, the affected areas shall be identified and be the subject of public notification and the preparation of a new Reserve Management Plan under the provisions of the Reserves Act.*
- 3. Subject to the availability of financial resources, a primary Council objective shall be to increase the combined area of accessible land zoned reserve in the Precinct beyond that identified in both the current Operative Plan and the Proposed Unitary Plan notified on 30 September 2013 (refer Attachment 1) and to ensure the area is more useable and efficient.*
- 4. For all land previously quarried, no Plan Change shall be initiated by Council and no Private Plan Change considered by Council until a finished Contour and Landscaping Plan is submitted, not less than 24 months prior to the cessation of fill operations, or not less*

Submission No 159

than 6 months prior to the consultation with the parties identified in conditions #76 and #77 of the Fill Consent approved by the Environment Court dated May18th, 2011 (refer decision NZEnvC 130). If a final contour substantially different to NZEnvC is proposed (as defined in Harrison and Grierson Plan122314 Fig 002), then the applicant(s) shall be required to apply for a new fill consent rather than for a variation.

5. For both land currently zoned for Quarry purposes and Reserve previously quarried, the Contour and Landscaping Plan must identify the desired sequencing of restoration of land and its subsequent development. In particular, the desirability of developing an integrated final landform and a more useable and efficient open space network surrounding development sites must be addressed to the satisfaction of Council.

6. Development proposals must have regard to Council's objective of promoting the harmonious relation of any development proposed to the surrounding overall topography and land form, in particular Big King Reserve, the former Hunters Quarry, and Council-administered reserve land.

7. Restoration or redevelopment of the private land known as the Three Kings Quarry (refer to the area marked A in Attachment 2) which abuts the Council-administered reserve land previously subjected to quarrying (identified as areas B1, B2 and B3 in Attachment 2), shall not create an overall slope that exceeds 12 degrees where it joins the external boundary of the reserve land, and no local slope of the restored or rezoned land may exceed an average of 12 degrees when measured over a horizontal distance of 5 metres.

8. Restoration or redevelopment of Council-administered reserve land (areas B1, B2 and B3 of Attachment 2), where it abuts either private land or land administered by Government agencies (viz Housing Corporation of New Zealand) (areas D and E of Attachment 2), shall be to an overall and local slope of no more than 12 degrees determined in the manner specified in rule 7 above.

9. Any land which abuts the slopes of the remaining Maunga (Te Tātua-a-Riukiuta - Big King) which currently is administered by the Crown (area C of Attachment 2), shall be restored to an overall and local slope based on the natural angle of repose of the scoria deposited following the eruption which formed the southern and northern slopes of the Big King Reserve (that average slope being approximately 23 degrees), this slope being determined as described in rule 7 above.

10. Proposals for land development must indicate how practicable public access to reserve land will be facilitated within the Precinct and how walking access will be

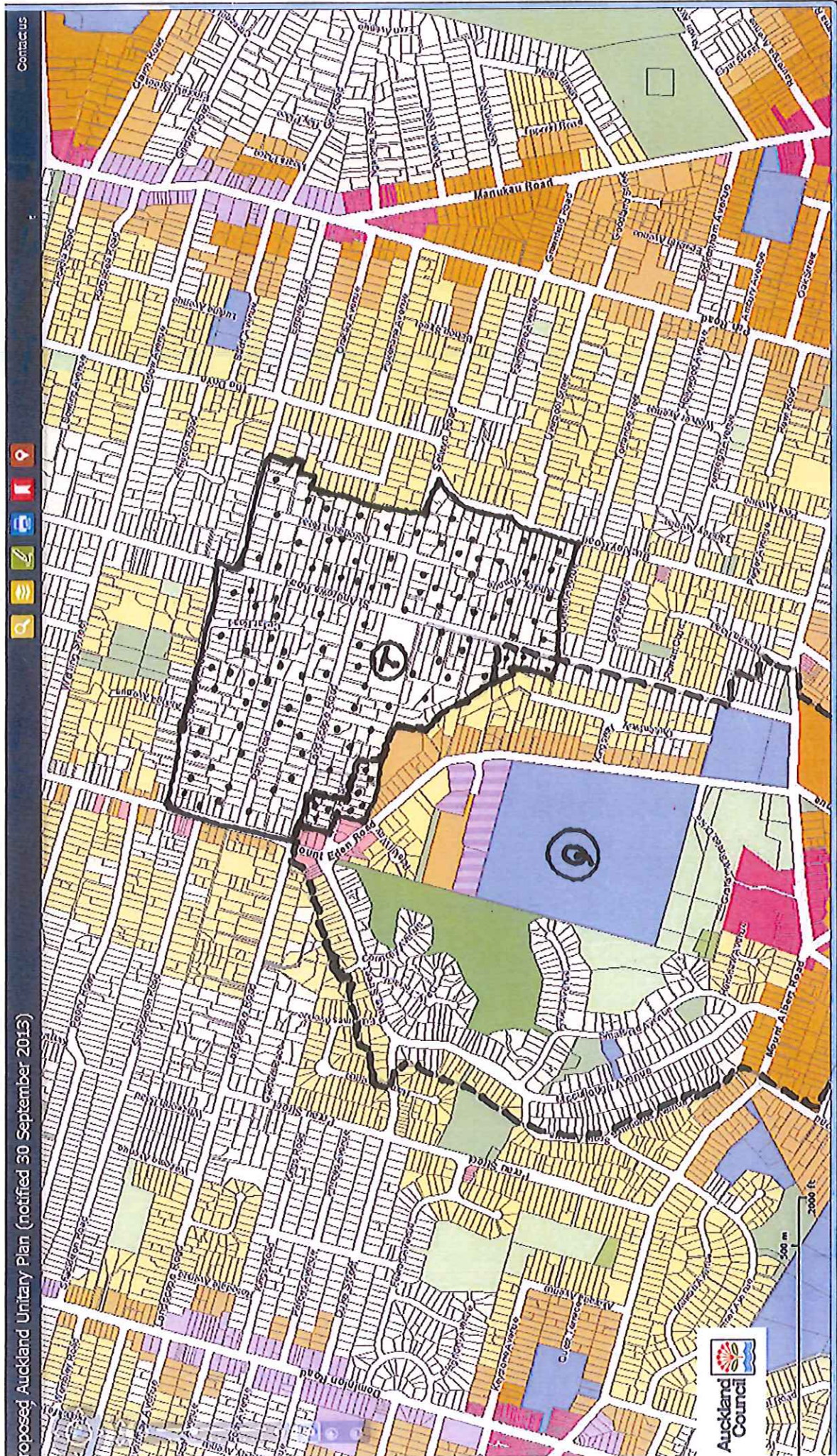
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achieved to both Council reserve land and that land administered by the Crown. Development proposals must also provide for access and movement within and across the overall Precinct and to public roads in a manner that is both feasible and suitable for adults and children as well as for the elderly and infirm.

11. All proposed developments must demonstrate how servicing requirements including traffic, storm water and sewage disposal can be accommodated within the capacity of existing roads, drains and sewers and where this capacity may not currently be available, how additional capacity will be provided contemporaneously with the sequence of rezoning or subdivision that would provide for the new development that may be proposed.

12. Compliance is required for all proposed developments that fall within current volcanic sight lines specified in the relevant overlay of the Unitary Plan (as notified September 30, 2013).

SEPG - Attachment 1



- South Epsom Planning Group (Inc)
- Q Quarry (Three Kings Precinct Extent)
- T Tongan High Commission (Single House Zone supported by SEPG)



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Three Kings Precinct Extent



- A (Three Kings Quarry)
- B (Council Admin. Reserve)
- C (DOC Reserve)



Auckland Council
Te Kaitiaki a Māori i te Kaitiaki

Submission No 160

Submission on Proposed Plan Change 373 to the Operative Plan of the (former) Auckland City Council

TO: Auckland Council

FROM: President,
South Epsom Planning Group (Inc)
c/o 6 Landscape Rd
Mt Eden
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(021) 869148
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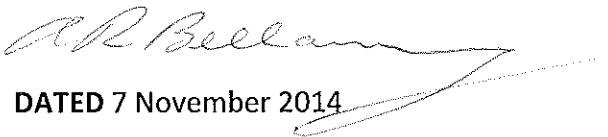
Name of submitter: SOUTH EPSOM PLANNING GROUP (INC)

1. This is a submission on the Proposed Plan Change 373 (PPC373) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. South Epsom Planning Group (SEPG; the Society) could not gain an advantage in trade competition through this submission.
3. The specific provisions of the PPC373 that this submission relates to are set out in Appendix 1.
4. SEPG's submission is set out in Appendix 1 and the accompanying Attachments 1-3.
5. SEPG considers that unless the relief sought in this submission is granted, then PPC373 and in particular the specific provisions challenged:
 - 5.1 Will not promote the sustainable management of resources;
 - 5.2 Will be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991 ("RMA");
 - 5.3 Will variously be inappropriate, unnecessary and contrary to sound resource management practice;
 - 5.4 Will enable the generation of significant adverse effects on the environment that warrant being addressed through PPC373 or by other actions initiated by Auckland Council.

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- 5.5 Will not have sufficient and effective regard or give effect to the structure plan provisions of the operative regional policy statement, which at this time have the most weight.
- 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: PPC373 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
- 6. SEPG also incorporates into this submission the more specific reasons articulated in Appendix 1.
- 7. SEPG seeks the decisions from the Auckland Council set out in Appendix 1 or similar and consequential relief.
- 8. SEPG wishes to be heard in support of its submission.
- 9. If others make a similar submission, SEPG will consider presenting a joint case with them at a hearing.

A.R.Bellamy, President, South Epsom Planning Group (Inc)



DATED 7 November 2014

Appendix 1

Submission by the South Epsom Planning Group (Inc)

1. Background

- 1.1 The Society has a longstanding interest and involvement in the future of Council administered reserve land and land formerly administered by the Crown that is commonly referred to as the Big King Reserve which is now administered by the joint Iwi/Department of Conservation/Council governing body.
 - 1.2 The Society also has been involved for many years in discussions involving the future use of the quarried land that is known as the Three Kings Quarry; this land is currently owned by Fletcher Building Ltd and is the subject of Private Plan Change application 373.
 - 1.3 The Society supports the Precinct Planning approach undertaken by Council that recently culminated in publication of a document entitled "Three Kings Plan". The Society was represented on the Reference Group established by the Puketapapa Local Board of Auckland Council to provide feedback on matters involved in the Three Kings precinct planning exercise. The membership of this Group largely reflects the stakeholders whose land falls within the Precinct boundary, with these parties controlling land in the ratio of approximately 1:1:1:1:1 - Council: DOC/Iwi: commercial owners: Housing New Zealand: local residents.
 - 1.4 The Three Kings Precinct has been defined by Council as being that land that falls within the tuff ring of the Three Kings explosion crater. Within that area lie significant areas of land zoned reserve, these being administered either by Council or by the Crown (Attachment 1).
2. The Society lodged a submission concerning the Proposed Auckland Unitary Plan (Submission 2359) and a further submission (FS3262) that addresses issues impacting on the fate of the reserve land and the land currently zoned B7 (quarry purposes) under the Auckland City Operative District Plan. In Submission 2359 the Society **supported** the proposed zoning by Council of the land that is now the subject of this application (viz: PPC 373).

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3. Matters about which the Society is concerned and which the Society considers relevant to Proposed Private Plan Changes 373

- 3.1 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 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. (A draft set of objectives and rules to inform the principles is presented in Attachment 3.)
- 3.2 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 (see 2.5 below) introduce further complications.
- 3.3 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.
- 3.4 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. 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 PPC373, particularly now that it is proposed to re-excavate fill

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already placed (which will involve mixing cells) and to switch to an engineered fill approach.

- 3.5 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. Playing fields, in contrast, are already adequately provided for, or would much better be sited elsewhere (for example, the very extensive UNITECH site). The priority should be to use reserve contributions to increase connectivity between existing parcels of reserve land and to increase the area of informal recreational space available for informal use.
- 3.6 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 PPC373 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.
- 3.7 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). PP373 is therefore clearly contrary to current Council policy concerning infrastructure provision.
- 3.8 The density of development proposed is out of scale with the size of the site and the proposed topography.
- 3.9 These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PPC373 in its present form.
- 3.10 Council approval would be contrary to sound Resource Management Practice and would not comply with key provisions of the Resource Management Act 1991.

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4. The Society's submissions regarding Private Plan Change 373 would be met by Council:

Either:

- 4.1 Declining to adopt PPC373 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 discussion with adjacent major landowners 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 and in Attachment 3.

Or, in the alternative, approving proposed Private Plan Change 373 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 enhance informal use of reserve land and facilitate appropriate slope restoration at the site edges and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
- 4.5 Adopting the proposed set of objectives and rules specified in Attachment 3 for Framework Plans for developments in the Three Kings Precinct.
- 4.6 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.