

# Submission No 172

independently reviewed and that site testing is carried out – to ensure that the proposed system is resilient.

- 3.20 Res 8b Zoning: The proposal seeks to significantly alter the 8b Zoning. Because there no full explanation of the proposed and existing rules and Activities – it is confusing and difficult for (non town planning professionals) to understand the implications of changes. I request that the implications of any changes be made clear and that a single Activity table be produced for clarity. I request that the proposed zoning align with the requirements of the PAUP – so that the process in the future is streamlined (when the PAUP becomes Operative), and that PAUP environmental and sustainability considerations are included. I request that density be assessed over Nett Site Area (excluding all roads, landscaping, and stormwater areas), and not on Gross site area. I request that the Height controls be independently reviewed and that a three dimensional diagram is prepared – to ensure that the rules are easy to understand. I also request that the heights are overlaid with the View Shaft requirements (see Attachment 1) to give a clear three dimensional definition of the envelope parameters.
- 3.21 Mt Eden Rd Frontage: The proposed zoning does not allow for an Active Edge along Mt Eden Rd (for the types of business activities that are currently occupy this streetfront). I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 60% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.
- 3.22 Bus 2 Zoning. The proposal seeks to re-zone some of the site (near the Shopping Centre as Business 2 zone – but with a 25m height control. I object to any zone changes in this location until a comprehensive Masterplan is prepared in consultation with all of the stakeholders and the community. I object the increase in the residential 2 height controls – which should remain at 12.5m until a Masterplan is in place. (The proposal has shading effects on the recently built Housing NZ flats in Henshaw Avenue).
- 3.23 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.
- 3.24 PAUP: Council’s own further and recent submission to the PAUP indicates that out of sequence rezoning and infrastructure provision should be specifically avoided (FS 5716-9) indicating the desirability of sequencing rezoning in a logical progression and that *“rezoning or infrastructure provision should be done in a logical sequence and (that) out of sequence rezoning or infrastructure provision should be specifically avoided”*

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(quotation is from the Councils submission to PAUP Urban Growth B.2.3). PA372 is therefore clearly contrary to current Council policy concerning infrastructure provision.

3.25 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.

3.26 These and many other uncertainties that will be addressed at the hearing indicate that Council should not approve PA372 in its present form.

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

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

### **Either:**

4.1 Declining to adopt PA372 and retaining the current zoning of the area involved in the Operative Plan of the former Auckland City Council and that proposed in the PAUP (Attachment 1).

4.2 Inviting the applicant to participate in genuine Masterplanning Process 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.

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4.4 Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.

4.5 Removal from PA372 of the Council land areas currently zoned Open Space 3 and 4 in the Operative Plan.

4.6 Adopting the proposed set of objectives and rules specified in Attachment 3 for Framework Plans for developments in the Three Kings precinct.

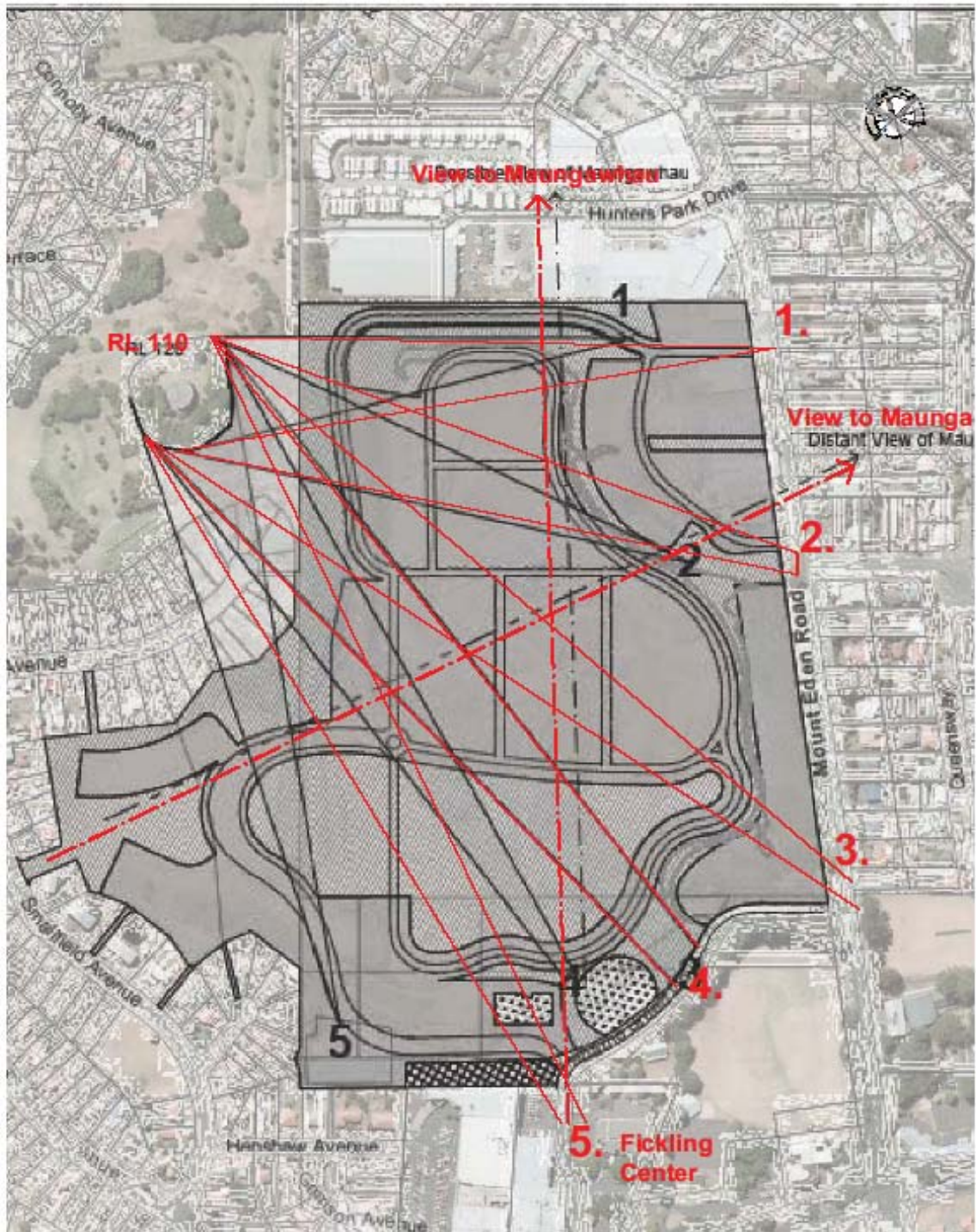
4.7 Adopting the activity status specified below for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.

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

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

## Attachment 1 : Proposed Amended View Shafts

The following View Shaft amendments are proposed (shown in Red):



**VIEW SHAFTS**      **PROPOSED ALTERNATIVE**  
**PRIVATE PLAN CHANGE 372**      **(OPTION 15H-1)**

## **Attachment 2: 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 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 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.*

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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 which abuts the Council-administered reserve land previously subjected to quarrying 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 not exceed an agreed slope – following a preparations of a comprehensive Three Kings Precinct Masterplan*
8. *Restoration or redevelopment of Council-administered reserve land, where it abuts either private land or land administered by Government agencies (viz Housing Corporation of New Zealand), shall be to an overall and an agreed slope 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 shall not exceed an agreed slope – following a preparations of a comprehensive Three Kings Precinct Masterplan).*
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 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 comply with volcanic sight lines*  
Attachment 1

Attachment 3: Historic Cones Diagram



*fig.9: Historic survey showing the original five cinder cones prior to quarry activity*

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**From:** [graeme@brownday.co.nz](mailto:graeme@brownday.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [graeme@brownday.co.nz](mailto:graeme@brownday.co.nz)  
**Subject:** District Plan online submission  
**Date:** Sunday, 9 November 2014 3:14:15 p.m.  
**Attachments:** [PA373 Submission - Graeme Wrack.pdf](#)

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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.



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## Contact details

Full name: Graeme Wrack  
Organisation:  
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Postal address: PO Box 8577, Symonds Street Auckland  
Post code: 1150  
Date of submission: 9-Nov-2014

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## 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:  
Please refer to attached submission.

I/We:  
Generally support, but seek amendments

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

I/We seek the following decision from the council:

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Accept the plan change/modification with amendments as outlined below

Proposed amendments:

Please refer to attached submission.

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:

PA373 Submission - Graeme Wrack.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 173

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

**TO:** Auckland Council

**FROM:** Graeme Wrack  
18a Dally Terrace,  
Three Kings  
Auckland 1041

**Name of submitter: GRAME WRACK**

1. This is a submission on the Proposed Plan Change 373 (PA373) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of the PA373 that this submission relates to are set out in Appendix 1.
4. My submission is set out in Appendix 1 and the accompanying Attachments.
5. I consider 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 PA373 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.

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

6. I also incorporate into this submission the more specific reasons articulated in Appendix 1.
7. I seek the decisions from the Auckland Council set out in Appendix 1 or similar and consequential relief.
8. I wish to be heard in support of its submission.
9. If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Graeme Wrack

**DATED** 9 November 2014

## Appendix 1

### 1. Background

- 1.1 I am a Resident of Three Kings (for 15 years). My children attend Three Kings Primary School. I am a Registered Architect with more than 25 years experience in residential projects, (and in projects similar to what is being considered here).
- 1.2 I have participated in the Three Kings Precinct process (instigated by the Puketapapa Local Board).
- 1.3 I have lodged a submission for the Proposed Auckland Unitary Plan concerning the proposed development.

### 2. General

- 2.1 The proposed development set out in Private Plan Change PA373 is a poor Urban Design solution and community outcome and is contradictory to sound Resource Management planning. For more than 80 years the site has been an open cast quarry - for the commercial gain of the owner at the expense of the environment and the local community. The quarry is a barrier that divides the community, the Shopping Centre, and the parks that surround it.
- 2.2 The development of the quarry is a unique opportunity to create a vibrant urban development that transforms and enhances the Three Kings area. The redevelopment of this area should create an attractive urban network that links all of the surrounding areas and provide key accessible walking and cycling routes through the site. If Auckland is to become the 'World's Most Livable City' – then all developments of this scale need to be designed and constructed to the highest possible standards.
- 2.3 The proposed development PA373 effectively creates a 'Gated Community' through the Developers chosen use of land contours. This is at the expense of meaningful community linkages and access. The 15-18m high cliffs are a physical barrier to access through the site and the proposed roading and pedestrian networks do not integrate well with the surrounding neighbourhood and street network. The proposal is not in keeping with the Three Kings Plan and with best practise Urban Design principles.
- 2.4 The proposed development PA373 has been designed in isolation without Consultation or design input from Key Stakeholders and the Community.

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

- 3.1 Inaccurate Information: Some of the information provided in the PA373 submission and in the Public Open Day Presentations is inaccurate and misleading. (In particular I refer to the Sun Study analysis and Appendix II of the Masterplan document. There are many examples of misleading information in the supporting documents).
- 3.2 Masterplanning: Development and renewal of the land in the Three Kings Precinct requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. This is best achieved by a Precinct-wide planning approach coupled with the development of a set of principles based on the current contents of the (now finalised) Three Kings Plan. Individual proposals by individual landowners should then be based on Structure Plans based on a set of overarching principles developed by Council and specified in a future Three Kings Precinct Plan.
- 3.3 Fill Rates: Given these considerations, PA373 is premature in the absence of any such guiding principles. The current depth of the excavation, the current slow fill rate, and the specific contour requirements of the current fill consent introduce further complications.
- 3.4 Contours: PPC373 proposes a pre-emptive 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.
- 3.5 Open Space Network: Plan Change PA373 has only a small nett increase in useable public recreational space (excluding road reserves, inaccessible slopes, and stormwater reserves. This is a poor Urban Design and community outcome. I request that the Concept Plan is revised to enable a significant increase in the Open Space Network.
- 3.6 View Shafts: The view shafts proposed in the application are inadequate and do not protect views from Public spaces. Several view shafts identified in Plan Change PA372 are not included in Plan Change PA373. The view shafts from the Mt Eden Road site are within the development site and do not protect the public views from the street. The Shopping Centre View Shafts are also inadequate (& missing from the application). Attached is a preliminary assessment of the proposed View Shafts (Attachment 1). I

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propose that the View Shafts are defined during an overall Masterplanning process (and not by a single property owner).

3.7 Cultural Network: Plan Change PA373 does not respect or restore Te Tatua a Riukiuti (Big King), except for the re-planting of existing (non-buildable) land. No attempt has been made to restore the slope of the Maunga or to create any meaningful or quality connections to the existing park. There is also no meaningful attempt to recognise the original 4 cones which have now been quarried away. (Refer to attachment 3). The proposed contours, (existing quarried cliff sides and then a level platform), give no opportunity for integration with the remaining cone, or recognition of the historical geology. I request that the concept plan be modified to recognise the historic volcanic landscape. I request that an open dialogue with the Maunga Authority be undertaken – to create quality linkages to Te Tatua a Riukiuti.

3.8 Historic Buildings: The proposal does not recognise the historic Pump House building on the corner of Grahame Breed Drive and Mt Eden Rd. I request that this historic building be protected and integrated sympathetically into the development.

3.9 Urban Design Layout: The proposal PA373 is a poor Urban Design solution and contrary to good practice. The possible design layouts for the site have not been adequately explored – and all of the working examples shown in the supplementary information use the same contours and the same access routes. The proposed road network does not complement the existing street patterns and alignments (and is merely a re-use of the existing quarry access road). I request that a full independent analysis of the road network is carried out as part of an overall Masterplan for the Three Kings Precinct. The proposal PA372 does not form strong pedestrian and cycle links thorough the site. I propose that dedicated North-South (Duke St shops to Shopping Centre), East-West (Kingsway to Smallfield Avenue), West-South (Smallfield Ave – Shopping Centre) walking / cycling trails (that are independent of the roading network), form part of the site Masterplan. I also request that an analysis be undertaken on the Northwest corner of the site (at Kennard's Storage) – to ensure that an Accessible Route can be formed through this area – to enable the creation of a North-South Accessible route. (NB: The current route through the reserve is not an accessible route with gradients of 1 to 4). I request that the proposal comply with the Greenways network adopted by the Local Board and that the applicant consult with Greenways to ensure that these principles are carried through in the Masterplan design.

3.10 Grahame Breed Drive: In keeping with the Three Kings Plan – I request that Grahame Breed drive remain as a quiet pedestrian friendly street – and not become a major access road to a private development. I request that the character and traffic levels on this street not change from its present use.

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- 3.11 Health: The proposed development PA373 will create a unique living environment – due to the proposed steep sided contours on all sides. The pit may overheat in summer, be a cold damp environment in winter, and parts of the site will have limited access to sunlight. The pit may also hold in fumes from vehicles and space heating devices. I request that tests be carried out to ensure that this is a safe and sanitary environment for dwellings. I also request that minimum sunlight access parameters be set for all dwellings – to ensure that all dwellings receive at least 4-5 hours of sunlight in winter. Public Safety also needs to be addressed with the existing quarry slopes which are prone to loose rocks regularly dislodging.
- 3.12 Sustainability: The proposed development will be built at a time when the PAUP will be operative. I request that the environmental standards in the PAUP (for Land, infrastructure, and buildings) be implemented now as part of this Plan Change 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.
- 3.13 Cumulative Effects: The proposal does not take into account the cumulative effects of this development (approximately 4000 people proposed) and growth as a result of the Unitary Plan (approximately 3000 people). For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village. An analysis of schooling in the area also needs to be undertaken – as the population increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes and that sufficient land is set aside for these activities.
- 3.14 Environment Court Decision: A decision of the Environment Court NZ Env C 130 and NZ Env C 214 specifies a minimum contour for the quarry site, this contour being first proposed by the consent holder (Fletcher Concrete and Infrastructure, a division of Fletcher Building Ltd viz: the current applicant) at a joint hearing of the Auckland Regional Council and Auckland City Council involving independent commissioners. This contour (Harrison and Grierson Plan 122314 Fig 002) was subsequently also presented at Appeal before the Environment Court and agreed to by all parties. 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

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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.

- 3.15 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.
- 3.16 Res 8b Zoning: The proposal seeks to significantly alter the 8b Zoning. Because there no full explanation of the proposed and existing rules and Activities – it is confusing and difficult for (non town planning professionals) to understand the implications of changes. I request that the implications of any changes be made clear and that a single Activity table be produced for clarity. I request that the proposed zoning align with the requirements of the PAUP – so that the process in the future is streamlined (when the PAUP becomes Operative), and that PAUP environmental and sustainability considerations are included. I request that density be assessed over Nett Site Area (excluding all roads, landscaping, and stormwater areas), and not on Gross site area. I request that the Height controls be independently reviewed and that a three dimensional diagram is prepared – to ensure that the rules are easy to understand. I also request that the heights are overlaid with the View Shaft requirements (see Attachment 1) to give a clear three dimensional definition of the envelope parameters.
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- 4.3 Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
- 4.4 Requiring the removal of the proposed buildings to the Southern end of the proposal (adjacent to the Shopping Centre – that currently form a barrier to View Shafts and a meaningful connection to the Shopping Centre).
- 4.5 Adopting the proposed set of objectives and rules specified in Attachment 2 for Framework Plans for developments in the Three Kings precinct.
- 4.6 Adopting the view shafts – as per Attachment 1.

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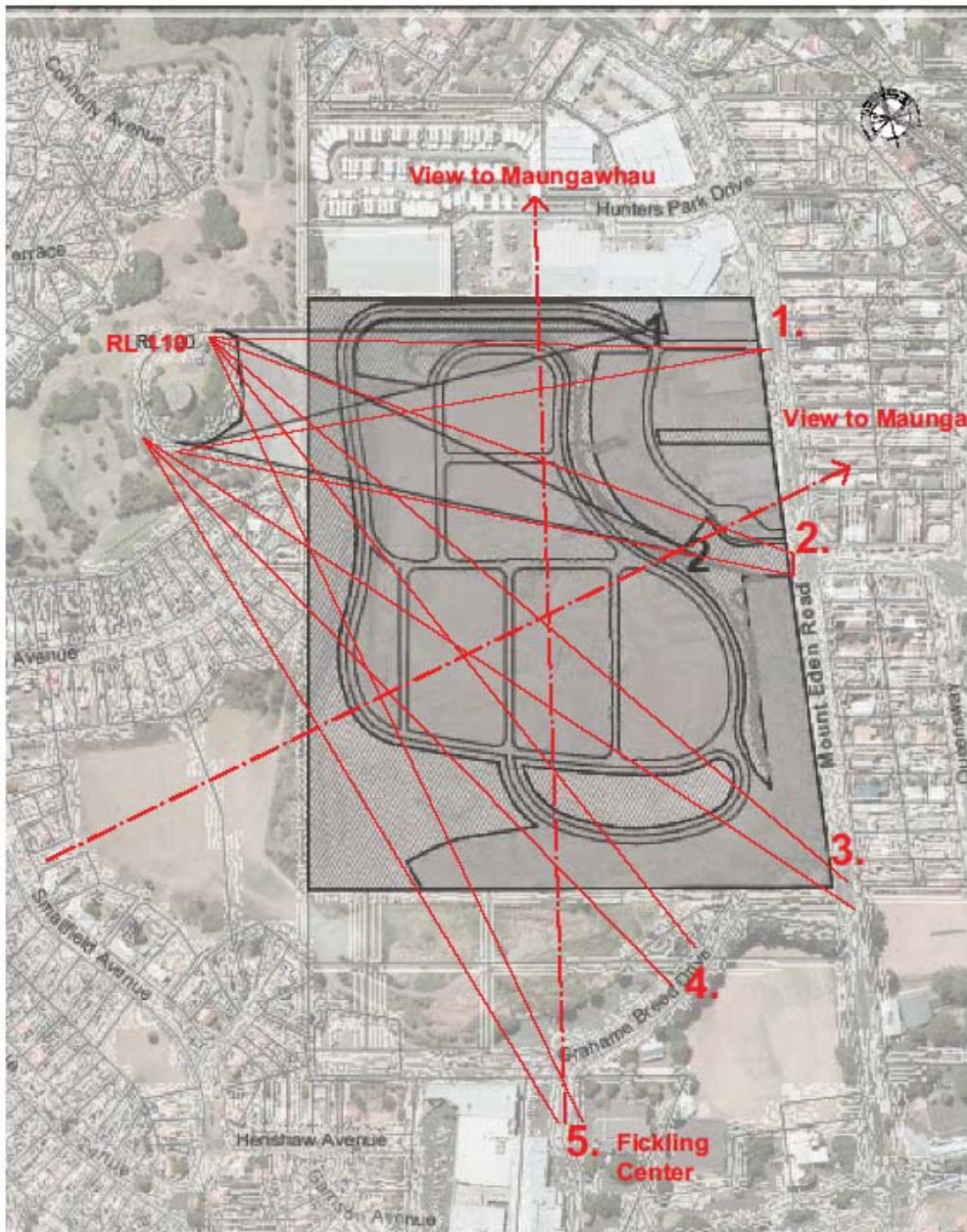
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## Attachment 1 : Proposed Amended View Shafts

The following View Shaft amendments are proposed (shown in Red):



**VIEW SHAFTS**      **PROPOSED ALTERNATIVE**  
**PRIVATE PLAN CHANGE 373**    **(OPTION 15H-2)**

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## Attachment 2: Proposed set of objectives and rules for a Three Kings Precinct Plan

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- 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 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 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.*
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- 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*

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*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 which abuts the Council-administered reserve land previously subjected to quarrying 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 not exceed an agreed slope – following a preparations of a comprehensive Three Kings Precinct Masterplan*

*8. Restoration or redevelopment of Council-administered reserve land, where it abuts either private land or land administered by Government agencies (viz Housing Corporation of New Zealand), shall be to an overall and an agreed slope determined in the manner specified in rule 7 above.*

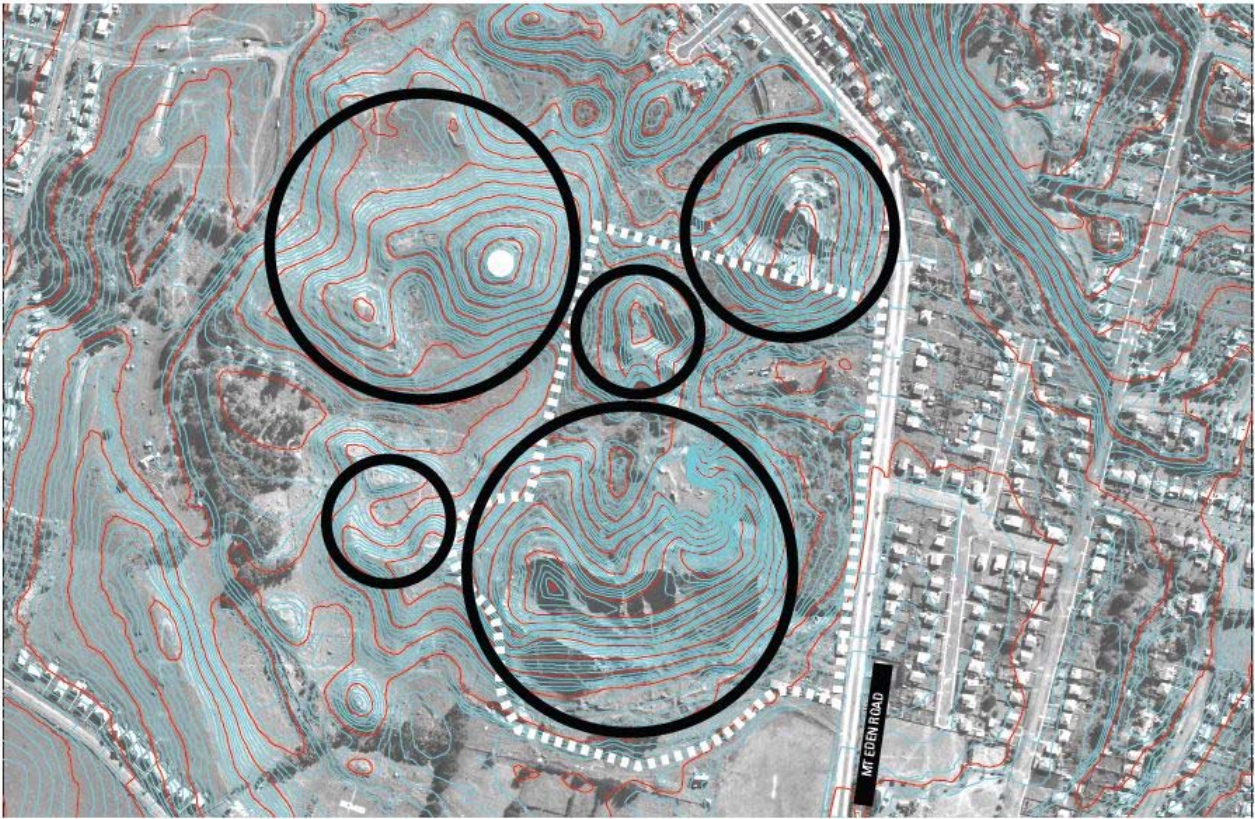
*9. Any land which abuts the slopes of the remaining Maunga (Te Tātua-a-Riukiuta - Big King) which currently is administered by the Crown (area C of Attachment 2), shall be restored to an overall and local slope based on the natural angle of repose of the scoria deposited following the eruption which formed the southern and northern slopes of the Big King Reserve (that average slope shall not exceed an agreed slope – following a preparations of a comprehensive Three Kings Precinct Masterplan).*

*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 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 comply with volcanic sight lines Attachment 1*

Attachment 3: Historic Cones Diagram



*fig.9: Historic survey showing the original five cinder cones prior to quarry activity*

# Submission No 174

**From:** [rob@alignworks.co.nz](mailto:rob@alignworks.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [rob@alignworks.co.nz](mailto:rob@alignworks.co.nz)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 5:00:36 p.m.  
**Attachments:** [Submission on Proposed Plan Change 372 to the Auckland Council District Plan.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: Rob Aerts  
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Mobile:  
Email address: [rob@alignworks.co.nz](mailto:rob@alignworks.co.nz)  
Postal address: 40 Buckley Road, Epsom , Auckland  
Post code: 1023  
Date of submission: 14-Nov-2014

---

## Submission details

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

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

The reason for my/our views is:  
As noted in the attachement

I/We seek the following decision from the council:

# Submission No 174

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

Proposed amendments:

As noted in the attachment

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 on Proposed Plan Change 372 to the Auckland Council District Plan.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 174

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

**TO:** Auckland Council

**FROM:** Rob Aerts  
40 Buckley Road,  
Epsom  
Auckland 1023

**Name of submitter: ROB AERTS**

1. This is a submission on the Proposed Plan Change 372 (PA372) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of the PA372 that this submission relates to are set out in Appendix 1.
4. My submission is set out in Appendix 1 and the accompanying Attachments.
5. I consider 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;
  - 5.4 Will enable the generation of significant adverse effects on the environment that warrant being addressed through PA372 or by other actions initiated by Auckland Council;
  - 5.5 Will not have sufficient and effective regard or give effect to the 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: PA372 should also reference the Reserves and Other Lands Disposal and Public Bodies Empowering

# Submission No 174

Act 1915, in that the proposed changes do not have sufficient and effective regard to the imperative of that Act.

6. I also incorporate into this submission the more specific reasons articulated in Appendix 1.
7. I seek the decisions from the Auckland Council set out in Appendix 1 or similar and consequential relief.
8. I wish to be heard in support of its submission.
9. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Rob Aerts

**DATED** 10 November 2014

# Submission No 174

## Appendix 1

### 1. Background

- 1.1 I am a Resident of South Epsom/Three Kings (for 12 years). My children attend Three Kings Primary School. I am a Registered Architect with more than 15 years experience in residential projects and urban projects.
- 1.2 I have participated in the Three Kings Precinct process (instigated by the Puketapapa Local Board).
- 1.3 I have lodged a submission for the Proposed Auckland Unitary Plan concerning the proposed development.

### 2. General

- 2.1 I support the vision of the development of the Three Kings precinct into a local town centre (as proposed in The Auckland Plan and the Three Kings Precinct Plan) and recognise that the development of the former Winstone Aggregates Quarry into a site for integrated medium density residential is an integral part of this vision.
- 2.2 I believe the Three Kings Precinct Plan (August 2014), by the Puketapa Local Board is an important document that recognises the concerns of the community regarding the development of the area
- 2.3 The site is a large site and is strategically important to the future of the Three Kings urban area (and planned town centre) and therefore directly affects the community at large.
- 2.4 The site has unique landform qualities due to its location next to Big King and due to the quarrying that has occurred on site, and therefore is not suited to a blanket rezoning without adequate controls.
- 2.5 I have concerns regarding the controls in the proposed plan change, and that they are not adequately specific to ensure than an urban design outcome of sufficient standard will be inevitable, and seek relief amendments to PA 373 as described in the sections below.
- 2.6 I have concerns regarding the proposed concept plan, and that it creates a framework which will prohibit the ability to meet many of the objectives and policies that are stated in the plan change text and seek relief amendments to PA 373 as described in the sections below.

# Submission No 174

- 2.7 I have concerns regarding the proposed land swaps, and that it is inappropriate to form a concept plan on this basis.
- 2.7 The format of my submission is to directly address excerpts from the Notified Version of the plan change document to illustrate my specific concerns.

## 3. PA 372 – A. Introduction

### 3.1

*2. The purpose of the Concept Plan is to enable integrated redevelopment in a way that will assist high quality outcomes that support a compact city. It will promote legacy developments that help support the viability of the emerging Three Kings centre and integrate the new development with adjacent residential and open space areas.*

The concept plan for the rezoning of the land needs to be adequately detailed to eliminate the possibility of a negative urban design outcome. The Concept plan in its current form is inappropriate to deal with the complexity of the site and the criteria required to avoid a negative outcome.

### 3.2

*3. The proposed urban village is the result of an extensive Master Planning process undertaken by Fletcher Residential. This Concept Plan has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the Master Planning process.*

The description of an “urban village” is inappropriate and reflects a flawed master planning approach. PA 372 does not propose an urban village. PA 372 proposes high density housing that is segregated by high physical barriers.

### 3.3

*4. The overall development will offer residents a unique lifestyle choice; residential living close to an existing town centre, connected to high quality recreational facilities on a major public transport route. The expected outcomes of the Concept Plan are set out below:*

It is insufficient for PA 372 to describe “expected” outcomes. Any Plan change must require that there a process in place that ensures the best urban design outcomes. I would suggest this process should involve: a more detailed concept plan which addresses site specific conditions; a detailed list of best practice urban design actions at all 4 boundaries which will illustrate how the development has been designed to integrate into the community (i.e. an active edge along Mt Eden Road is far more appropriate than a 3m yard); a design review and approval process with council urban designers and a local group of designers that would review each resource consent.

Furthermore, additional rules must be incorporated to transition the “expected” outcomes as described below, into parameters which will achieve these outcomes. This type of boundary analysis might also highlight issues of the public pedestrian network, such as is the footpath along Mt Eden road wide enough to accommodate the increased

# Submission No 174

pedestrian flow, as well as new bus stops and any new street trees that may be required to break up the scale shift between the proposed 4 storey apartments and the single dwellings currently occupying to other side of the street.

## 3.4

*4 (i) High amenity residential areas that will provide 1,200 to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments and terrace housing.*

A proposed 1,200-1,500 additional homes equates to 78 – 98 dwellings per hectare (gross). The Auckland Plan has suggested town centres to have expected housing density of 20 – 60+ gross dwellings per hectare. The Auckland Plan also recognises a balance between residential and employment is required.

A cap of 1000 dwellings, at a density of 65.8 dwellings per hectares, would be at the high end of the density scale as described in the Auckland Plan and would lead to a more appropriate scale of development to ensure high amenity for the community as described in the Three Kings Precinct Plan.

## 3.5

*4 (ii) An open space network, and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the broader community.*

This expected outcome is critical to a successful urban design solution. The concept plan must mandate this network, in particular: minimum sizes of access, maximum slope of accessways, frequency of access paths (to Mt Eden Road and the town centre in particular); and relationships of access to public spaces within the development site. Currently the concept plan shows no walkway or cycleway connections along the southern half of the eastern boundary, which I believe is too long a stretch without permeability to the site.

Any proposed density above 60+ dwellings per hectare should also require a “public space” network. This is especially so in this instance given the proposed cascade apartment style proposed. There should be a large degree of permeability from Mt Eden road into the site. Such a public space network should occur at a equal level to the footpath on Mt Eden Rd.

## 3.6

*4 (iii) Sightlines protect and enable views to Te Tatua a Riukiuta (Big King).*

The proposed sightlines in the concept plan are completely inadequate. There must be sightlines from the town centre and from a minimum of 4 points spread along Mt Eden Road. The current views from the intersection of Kingsway and Mt Eden Road must be protected. The current view from Mt Eden Road at the current quarry entry must also be

# Submission No 174

protected. This is the point where the mountain is closest to Mt Eden Road and has the most impact.

3.7

*4 (iv) On-site management of all stormwater through the use of a series of wetlands and soakage*

Given the unique site conditions, the plan change must have best practice safety factors against any potential flooding over the next 100 years, including taking into account the potential effects of Climate Change.

3.8

*4 (v) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road*

Connections to public transport are paramount to the success of this type of urban brownfield redevelopment. The Plan Change must mandate the maximum walking distance to public transport nodes, taking into account any vertical ascent, and must document the nature of this access in terms of Accessibility. There is currently no proposal in the plan change for public transport to enter the site. The provision of additional bus stops along Mt Eden road need to be explored in a traffic report and strategies devised which will not compromise the pedestrian footpath amenity.

3.9

*4 (vi) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.*

The overall development site is in a unique and special environment within Auckland at the wider scale, and the Three Kings Community at the local scale. PA 372 in its current form has no mechanism to ensure a high quality of urban design, either for the proposed new residents, or for the existing community and the proposed local centre framework. For this reason the proposed 8b zoning in the current Concept Plan cannot be approved.

## **4. PA 373 – C Concept Plan Objectives and Policies**

4.1 In general I support the proposed Concept Plan Objectives.

4.2 However, certain policies described are not adequately detailed in the Particular Rules to the specific site conditions, or are in conflict with the current concept plan as proposed. I will outline these below.

4.3

*To enable higher density residential development....*

*Policy 3 - By ensuring that the finished contours of the land supports intensive residential redevelopment and achieves integration between the redeveloped Concept Plan area and surrounding land uses.*

# Submission No 174

The plan change does not specify any proposed final ground heights. The rules do not stipulate, define or qualify “integration”. A definition of integration needs to be proposed which qualifies the type, size, frequency and character of connections and accessways specific at each boundary that creates “integration”. Due to the site conditions, the plan change should also define the new proposed ground levels on the site. The base point of any discussions with the community on final ground levels should start with the levels mandated by the environment court Decision No. [2011] NZEnvC 214 25/7/2011 and in particular the levels shown on the Plans prepared by Harrison Grierson entitled 'Three Kings Quarry', being Dwg No. 122314-GIG-001, 002, 003, 004 & 005, all drawn on 29th August 2008 and plotted on 10th October 2008; which form part of that decision.

4.4

*Policy 4. By locating apartments and other higher density residential along the Mt Eden Road frontage and in the southern portion of the Concept Plan.*

High density housing is appropriate along Mt Eden Road, but in isolation it does not create an “active edge” consistent with best practice urban design principles.

4.5

*Policy 6. By ensuring that the built form of development interacts positively with and improves the quality and safety of streets, public areas and Open Spaces.*

This policy related to the building form is commendable, however it is misleading as it presupposed that the building forms can overcome the deficiencies of the Concept Plan. The Concept Plan proposes only two vehicle entries to the site, in effect creating a large island within a recess in the land formed by the high quarry walls. I do not believe there is any “positive interaction” in this urban design scenario, as access is indirect and limited. I believe the development will become an isolated community, which the general public will not access due to the limited connectivity. Moreover, the indicative road network shows generous radii at corners, which will allow for and encourage high vehicle speeds, which are not conducive to a pedestrian and cycle friendly neighbourhood.

The plan change must incorporate an additional policy which stipulates that the roading and transport network of the development interacts & connects positively with the wider community, and improves the quality and safety of the streets, public areas and open spaces.

4.6

*Policy 7. By enabling the provision of quality open spaces which:*

- a. Include provision for passive recreation*
- b. Create quality linkages and connections between, Te Tātua a Riukiuta and the surrounding area.*
- c. Are designed to reinforce ecological values and linkages.*
- d. Contribute towards a coherent network.*

The provision of quality open space is directly tied to the contours and ground levels of the proposed open spaces, as are the provision of the additional linkages. The Plan Change must incorporate qualitative characteristics of these amenities. The open space on the south western corner of the site should be changed to Open Space 3 to tie in with the existing

# Submission No 174

sports field in the council land adjacent, and additional Open Space 2 land can be found with the reduction of the overall development density.

4.7

*Policy 8. By providing for the works and activities necessary to facilitate the walkways, cycleways and connections and to ensure a high level of amenity and public enjoyment in the open space areas.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to.

4.8

*Policy 9. By enabling high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to.

4.9

*Objective: To ensure that redevelopment within the concept plan respects the volcanic landscape ....*

*Policy 1. By protecting locally significant views through the location of roads and open space.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to.

4.10

*Policy 2. By ensuring the landmark of Te Tātua a Riukiuta and opportunities for its restoration are central to the design of redevelopment.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to. The community's view of restoration is to bring back land contours as described in the Environment Court decision.

4.11

*Policy 4. By ensuring that the design and form of the redevelopment integrates reference to and celebrates the following:*

- *The cultural heritage of the area*
- *The history of the quarry site*
- *The character of the wider area*
- *The original volcanic form of the land*

It is important for the site that this policy is in place, but it would be worthwhile to note that the history of the quarry of the site should not be used for justification not to fill the quarry to the levels required to get the best urban design outcome.

# Submission No 174

## 5. PA 373 – Activities

- 5.1 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

- 5.2 This should be amended to read: The construction of residential dwellings and planned unit developments must not exceed 1000 dwellings within the Concept Plan area.  
There should be no scenario where a relocated dwelling would comply with the intent of the urban design solution.

- 5.3 The development controls are the typical tools which are used to mitigate against overly negative small scale developments. They are of reduced relevance in this type of large masterplan development where many site specific conditions occur. They cannot be relied upon as the tools to achieve a great urban design outcome for the masterplan. It is for this reason that it is critical for the applicant to propose qualitative and quantitative details and standards relative to the objectives and policies of the plan change, as well as a more detailed concept plan. There are a few controls which highlight the inappropriateness in this plan change, which I shall describe below.

- 5.4 Height – Specific height controls are proposed as a number of stories for specific areas of the site relative to a nominal RL ground level. This presupposes a ground level which has

# Submission No 174

not otherwise been proposed as part of the plan change, and as indicated would be at complete odds with the plan change policies as described previously.

- 5.5 Impervious area – there is no justification for increasing the maximum impervious area. This should not be altered.
- 5.6 Height in Relation to Boundary Rule: the plan change proposes to remove all rules related to height in relation to boundary within the site without proposing appropriate replacement criteria to create a higher density housing typology. The applicant should propose replacement criteria for sites within the concept plan area.
- 5.7 Yards : a blanket 3m yard is an inappropriate control given the scale and location of the development. Specific yards as part of an approved master plan solution should be proposed by the applicant.
- 5.8 Road frontage taken up by accessways. It is unclear if this rule applies to sites within the concept plan area or to the site boundaries. This rule is inappropriate for accessways onto Mount Eden Road given the potential higher density accommodation. This needs to be specifically reviewed.
- 5.9 Daylight – There should be no alteration to the best practice standards for apartment design. Defining principal habitable room in this way contradicts Appendix 10 : The residential design guide for developments in residential zones in specified growth areas. Requiring this amendment which reduces the quality of residential units would tend to indicate that too high a density is proposed.

## 6. PA 373 – H Assessment Criteria: Residential 8b Zoned Land

- 6.1 In general the assessment criteria proposed are adequate, except where:
  - References are made to the Concept Plan, or layouts associated with the Concept Plan
  - Roofing materials are referenced – further studies are required as to the impact of the roofing on the overall view of the Maunga. A preferable solution would be the employment of a percentage of Green Roof technologies.
  - Criteria for cascading apartments as further case studies are required for this new typology to adequately evaluate the proposed criteria
  - Criteria for stormwater, as evidence of factors for climate change are integrated
- 6.2 *Policy 8 (ii) The road layout provides for local traffic and traffic using the site, but discourages use of the network as a bypass from Mt Albert Road to Mount Eden Road.*

With reference to my comments on the poor interactivity of the Concept Plan at section

# Submission No 174

4.5 above, there are superior methods for limiting 'rat running' than by providing limited connections from the site to the existing city roading network – which will only hinder the purported connectivity the Concept Plan sets out to achieve. Traffic calming methods and prioritising pedestrian and cycle friendly roading design while still allowing vehicles to transit the site will provide for the best connectivity. Much of the isthmus street network is based upon a grid with multiple connections, and this typology should be continued as part of the Concept Plan.

# Submission No 175

**From:** [donotreply@aucklandcouncil.govt.nz](mailto:donotreply@aucklandcouncil.govt.nz)  
**To:** [District Plans Central](#)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 4:57:03 p.m.  
**Attachments:** [2Submission on Proposed Plan Change 373 to the Auckland Council District Plan.pdf](#)

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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: Rob Aerts  
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Agent:  
Phone (daytime): 021515544  
Phone (evening):  
Mobile:  
Email address:  
Postal address: 40 Buckley Road, Epsom, Auckland  
Post code: 1023  
Date of submission: 14-Nov-2014

---

## Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:  
As noted in attachment

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

The reason for my/our views is:  
As noted in attachment

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 175

Proposed amendments:  
As noted in attachment

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 on Proposed Plan Change 373 to the Auckland Council District Plan.pdf

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

# Submission No 175

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

**TO:** Auckland Council

**FROM:** Rob Aerts  
40 Buckley Road,  
Epsom  
Auckland 1023

**Name of submitter: ROB AERTS**

1. This is a submission on the Proposed Plan Change 373 (PA373) to the Operative Plan of the Auckland City Council (now Auckland Council).
2. I could not gain an advantage in trade competition through this submission.
3. The specific provisions of the PA373 that this submission relates to are set out in Appendix 1.
4. My submission is set out in Appendix 1 and the accompanying Attachments.
5. I consider that unless the relief sought in this submission is granted, then PPC373 and in particular the specific provisions challenged:
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# Submission No 175

Act 1915, in that the proposed changes do not have sufficient and effective regard to the imperative of that Act

6. I also incorporate into this submission the more specific reasons articulated in Appendix 1.
7. I seek the decisions from the Auckland Council set out in Appendix 1 or similar and consequential relief.
8. I wish to be heard in support of its submission.
9. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Rob Aerts

**DATED** 10 November 2014

# Submission No 175

## Appendix 1

### 1. Background

- 1.1 I am a Resident of South Epsom/Three Kings (for 12 years). My children attend Three Kings Primary School. I am a Registered Architect with more than 15 years experience in residential projects and urban projects.
- 1.2 I have participated in the Three Kings Precinct process (instigated by the Puketapapa Local Board).
- 1.3 I have lodged a submission for the Proposed Auckland Unitary Plan concerning the proposed development.

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- 2.1 I support the vision of the development of the Three Kings precinct into a local town centre (as proposed in The Auckland Plan and the Three Kings Precinct Plan) and recognise that the development of the former Winstone Aggregates Quarry into a site for integrated medium density residential is an integral part of this vision.
- 2.2 I believe the Three Kings Precinct Plan (August 2014), by the Puketapa Local Board is an important document that recognises the concerns of the community regarding the development of the area
- 2.3 The site is a large site and is strategically important to the future of the Three Kings urban area (and planned town centre) and therefore directly affects the community at large.
- 2.4 The site has unique landform qualities due to its location next to Big King and due to the quarrying that has occurred on site, and therefore is not suited to a blanket rezoning without adequate controls.
- 2.5 I have concerns regarding the controls in the proposed plan change, and that they are not adequately specific to ensure that an urban design outcome of sufficient standard will be inevitable, and seek relief amendments to PA 373 as described in the sections below.
- 2.6 I have concerns regarding the proposed concept plan, and that it creates a framework which will prohibit the ability to meet many of the objectives and policies that are stated in the plan change text and seek relief amendments to PA 373 as described in the sections below.
- 2.7 The format of my submission is to directly address excerpts from the Notified Version of the plan change document to illustrate my specific concerns.

## 3. PA 373 – Introduction

### 3.1

*2. The purpose of the Concept Plan is to enable integrated redevelopment in a way that will assist high quality outcomes that support a compact city. It will promote legacy developments that help support the viability of the emerging Three Kings centre and integrate the new development with adjacent residential and open space areas.*

The concept plan proposed is too vague, and in its current form is inappropriate to deal with the complexity of the site and the criteria required avoiding against a negative urban design outcome.

### 3.2

*3. The proposed urban village is the result of an extensive Master Planning process undertaken by Fletcher Residential. This Concept Plan has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the Master Planning process.*

The description of an “urban village” is inappropriate and reflects a flawed master planning approach. PA 373 does not propose an urban village. PA 373 proposes high density houses that are segregated by high physical barriers, further reinforced by the concept plan showing the majority of the southern boundary adjacent to the town centre zoned 8b. PA 373 needs to be focused on integration with the wider community in support of the Three Kings Town Centre with an appropriate density, access and orientation.

### 3.3

*4. The overall development will offer residents a unique lifestyle choice; residential living close to an existing town centre, connected to high quality recreational facilities on a major public transport route. The expected outcomes of the Concept Plan are set out below:*

The site, due to its scale and location, is important to the Three Kings Local Center and the wider community. I believe the site is of enough importance to mandate that “expected outcomes” for the site become firm criteria backed up with an appropriate process in place that ensures the best urban design outcome. I would suggest this process would involve: a more detailed concept plan which addresses site specific conditions; a detailed list best practice urban design actions at all 4 boundaries which will illustrate how the development has been designed to integrate into the community (i.e. an active edge along Mt Eden Road is far more appropriate than a 3m yard); a design review and approval process with council urban designers and a local group of designers that would review each resource consent. Furthermore, additional rules must be incorporated to transition the “expected” outcomes as described below, into parameters which will achieve these outcomes. The requirement of a boundary analysis might highlight issues in the public pedestrian network, such as is the footpath along Mt Eden road not being wide enough to accommodate the increased pedestrian flow, as well as new bus stops and any new street trees that may be required to break up the scale shift between the proposed 4 storey apartments and the single dwellings currently occupying to other side of the street. The

# Submission No 175

concept plan should address issues such as if the first 1-2 m of the site along Landscape Road should become footpath/cycleway.

3.4

*4 (i) High amenity residential areas that will provide 1,200 to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments and terrace housing.*

A proposed 1,200-1,500 additional homes equates to 78 – 98 dwellings per hectare (gross). The Auckland Plan has suggested town centres to have expected housing density of 20 – 60+ gross dwellings per hectare. The Auckland Plan also recognises a balance between residential and employment is required.

I believe a cap of 1000 dwellings, at a density of 65.8 dwellings per hectares, would be at the high end of the density scale as described in the Auckland Plan and would lead to a more appropriate scale of development to ensure high amenity for the community as described in the Three Kings Precinct Plan.

3.5

*4 (ii) An open space network, and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the broader community*

This expected outcome is critical to a successful urban design solution. The concept plan must mandate this network, in particular: specified minimum sizes of access, maximum slope of accessways, frequency of access paths (to Mt Eden Road and the town centre in particular); relationships of access to public spaces within the development site. Currently the concept plan shows no walkway or cycleway connections along the western, southern or half of the eastern boundaries which all border public land or streets.

Any proposed density above 60+ dwellings per hectare should also require a “public space” network. This is especially so in this instance given the Cascade apartment style proposed. There should be a large degree of permeability from Mt Eden road into the site. Such a public space network should occur at an equal level to the footpath on Mt Eden Rd.

3.6

*4 (iii) Sightlines protect and enable views to Te Tatua a Riukiuta (Big King).*

The proposed sightlines in the concept plan are completely inadequate. There must be sightlines from the town centre and from a minimum of 4 points spread along Mt Eden Road and Graham Breed Drive. The current views from the intersection of Kingsway and Mt Eden Road must be protected. The current view from Mt Eden road at the current quarry entry must also be protected. This is the point where the mountain is closest to Mt Eden road and has the most impact.

3.7

*4 (iv) On-site management of all stormwater through the use of a series of wetlands and soakage*

# Submission No 175

Given the unique site conditions, the plan change must have best practice safety factors against any potential flooding over the next 100 years, including taking into account the potential effects of Climate Change.

3.8

*4 (v) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road*

Connections to public transport are paramount to the success of this type of urban brownfield redevelopment. The Plan Change must mandate the maximum walking distance to public transport nodes, taking into account any vertical ascent, and must document the nature of this access in terms of Accessibility. There is currently no proposal in the plan change for public transport to enter the site. The provision of additional bus stops along Mt Eden road need to be explored in a traffic report and strategies devised which will not compromise the pedestrian footpath amenity.

3.9

*4 (vi) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.*

The overall development site is in a unique and special environment within Auckland at the wider scale, and the Three Kings Community at the local scale. PA 373 in its current form has no mechanism to ensure a high quality of urban design, either for the proposed new residents, or for the existing community and the proposed local centre framework. For this reason the proposed 8b zoning in the current Concept plan cannot be approved.

## **4. PA 373 – C Concept Plan Objectives and Policies**

4.1 In general I support the proposed Concept Plan Objectives.

4.2 However, the proposed concept plan fails to provide a framework where any future design may comply with the proposed policies within these objectives. I highlight the conflicts below and propose that the concept plan be amended by the applicant to enable compliance.

4.3

*Objective: To enable higher density residential development.... Policy 3 - By ensuring that the finished contours of the land supports intensive residential redevelopment and achieves integration between the redeveloped Concept Plan area and surrounding land uses.*

The plan change does not specify any proposed final ground heights. The rules do not stipulate, define or qualify “integration”. A definition of integration needs to be proposed which qualifies the type, size, frequency and character of connections and accessways specific at each boundary that creates “integration”. Due to the site conditions, the plan change should also define the new proposed ground levels on the site. The base point of

# Submission No 175

any discussions with the community on final ground levels should start with the levels mandated by the Environment Court Decision No. [2011] NZEnvC 214 25/7/2011 and in particular the levels shown on the Plans prepared by Harrison Grierson entitled 'Three Kings Quarry', being Dwg No. 122314-GIG-001, 002, 003, 004 & 005, all drawn on 29th August 2008 and plotted on 10th October 2008; which form part of that decision.

## 4.4

*Policy 4. By locating apartments and other higher density residential along the Mt Eden Road frontage and in the southern portion of the Concept Plan.*

High density housing is appropriate along Mt Eden Road, but in isolation it does not create an “active edge” consistent with best practice urban design principles. High density residential along the southern boundary has the potential to create a barrier to the Three Kings Town Centre and the connection needs to be carefully designed.

## 4.5

*Policy 6. By ensuring that the built form of development interacts positively with and improves the quality and safety of streets, public areas and Open Spaces.*

This policy related to the building form is commendable, however it is misleading as it presupposed that the building forms can overcome the deficiencies of the concept plan. The concept Plan proposed a single road entry to the site, in effect creating a large cul-de-sac within a recess in the land formed by high quarry walls. I do not believe there is any “positive interaction” in this urban design scenario. I believe the development will become an isolated community, which the general public will not access due to the limited connectivity. The plan change must incorporate an additional policy which stipulates that the roading and transport network of the development interacts positively with the wider community and improves the quality and safety of the streets, public areas and open spaces. The concept plan as proposed cannot meet the provisions of such a policy, and must be amended to ensure that it does.

## 4.6

*Policy 7. By enabling the provision of quality open spaces which:*

- a. Include provision for passive recreation*
- b. Increase linkages and connections between, Te Tātua a Riukiuta and the surrounding area.*
- c. Are designed to reinforce ecological values and linkages.*
- d. Contribute towards a coherent network.*

The provision of quality open space is directly tied to the contours and ground levels of the proposed open spaces, as are the provision of the additional linkages. The Plan change must incorporate qualitative characteristics of these amenities. The open space on the south western corner of the site should be changed to Open Space 3 to tie in with the existing sports field in the council land adjacent, and additional Open Space 2 land can be found with the reduction of the overall development density.

## 4.7

*Policy 8. By providing for the works and activities necessary to facilitate the walkways, cycleways and connections and to ensure a high level of amenity and public enjoyment in the open space*

# Submission No 175

areas.

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to.

4.8

*Policy 9. By enabling high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to.

4.9

*Objective: To ensure that redevelopment within the concept plan respects the volcanic landscape ....  
Policy 1. By protecting locally significant views through the location of roads and open space.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to.

4.10

*Policy 2. By ensuring the landmark of Te Tātua a Riukiuta and opportunities for its restoration are central to the design of redevelopment.*

The concept plan does not provide the necessary framework for this policy to be meaningfully adhered to. The communities view of restoration is bringing back land contours as described in the environment court decision.

4.11

*Policy 4. By ensuring that the design and form of the redevelopment integrates reference to and celebrates the following:*

- *The cultural heritage of the area*
- *The history of the quarry site*
- *The character of the wider area*
- *The original volcanic form of the land*

It is important for the site that this policy is in place, but it would be worthwhile to note that the history of the quarry of the site should not be used for justification not to fill the quarry to the levels required to get the best urban design outcome.

## 5. PA 373 – Activities

- 5.1 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.

# Submission No 175

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

- 5.2 This should be amended to read: The construction of residential dwellings and planned unit developments must not exceed 1000 dwellings within the concept plan area. There should be no scenario where a relocated dwelling would comply with the intent of the urban design solution.
- 5.3 The development controls the typical tools which are used to mitigate against overly negative small scale developments. They are of reduced relevance in this type of large masterplan development where many site specific conditions occur. They cannot be relied upon as the tools to achieve a great urban design outcome for the masterplan. It is for this reason that it is critical for the applicant to propose qualitative and quantitative details and standards relative to the objectives and policies of the plan change, as well as a more detailed concept plan. There are a few controls which highlight the inappropriateness in this plan change, which I shall describe below.
- 5.4 Height – Specific height controls are proposed as a # of stories for specific areas of the site relative to a nominal RL ground level. This presupposes a ground level which has not otherwise been proposed as part of the plan change, and as indicated would be at complete odds with the plan change policies as described previously.
- 5.5 Impervious area – there is no justification for increasing the maximum impervious area. This should not be altered.
- 5.6 Height in Relation to boundary rule: the plan change proposes to remove all rules related to height in relation to boundary within the site without proposing appropriate replacement criteria to create a higher density housing typology. The applicant should propose replacement criteria for sites within the concept plan area.

# Submission No 175

- 5.7 Yards : a blanket 3m yard is an inappropriate control given the scale and location of the development. Specific yards as part of an approved master plan solution should be proposed by the applicant
- 5.8 Road frontage taken up by accessways. It is unclear if this rule applies to sites within the concept plan area or to the site boundaries. This rule is inappropriate for accessways onto Mount Eden Road given the potential higher density accommodation. This needs to be specifically reviewed
- 5.9 Daylight – There should be no alteration to the best practice standards for apartment design. Defining principle habitable room in this way contradicts Appendix 10 : The residential design guide for developments in residential zones in specified growth areas. Requiring this amendment which reduces the quality of residential units would tend to indicate that too high a density is proposed.

## 6. **PA 373 – H Assessment Criteria : Residential 8B Zoned Land**

- 6.1 In general the assessment criteria proposed are adequate, except where:
- References are made to the Concept Plan, or layouts associated with the Concept Plan, as the concept plan is not deemed to allow compliance with the objectives and policies
  - Roofing materials are referenced – further studies are required as to the impact of the roofing on the overall view of the Maunga. A preferable solution would be the employment of a percentage of Green Roof technologies.
  - Criteria for cascading apartments as further case studies are required for this new typology to adequately evaluate the proposed criteria
  - Criteria for stormwater, as evidence of factors for climate change need to be integrated

# Submission No 176

**From:** [donotreply@aucklandcouncil.govt.nz](mailto:donotreply@aucklandcouncil.govt.nz)  
**To:** [District Plans Central](#)  
**Subject:** District Plan online submission  
**Date:** Thursday, 13 November 2014 10:07:05 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.



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## Contact details

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Phone (evening):  
Mobile:  
Email address:  
Postal address: 46 Selwyn Road, Epsom, Auckland  
Post code: 1023  
Date of submission: 13-Nov-2014

---

## Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):  
Plan Modification 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:  
Height control  
Open Space Areas  
Impervious area  
Density  
Special Height Limit: Volcanic Cones  
Building coverage  
Transport

I/We:  
Oppose

# Submission No 176

The reason for my/our views is:

We strongly oppose this plan change as it will not serve the best interests of the community. An intensive residential development of this type will impact hugely on the local infrastructure in areas such traffic congestion, school overcrowding, storm water and wastewater. We feel strongly that the quarry should be regenerated back to a state where it can benefit the local community as open park space. The views from Big King will be massively impacted by the intensity of the plan thus destroying the mana and heritage value of the surviving volcanic cone. Ratepayer/community space should not be used to justify the plan change.

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:

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 177

**From:** [bremner.i@xtra.co.nz](mailto:bremner.i@xtra.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [bremner.i@xtra.co.nz](mailto:bremner.i@xtra.co.nz)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 5:28:31 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: Iain Bremner, Joanne Bremner; The Bremner Family Trust  
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Postal address: P O Box 29190 , Greenwoods Corner , Auckland ,  
Post code: 1347  
Date of submission: 14-Nov-2014

---

## Submission details

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

I/We:  
Oppose

The reason for my/our views is:  
Refer attached document.

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 177

Proposed amendments:  
Refer 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:

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 177

Form 5

**Submission on a publicly notified proposal for policy  
statement or plan change or variation**  
Clause 6 of First Schedule, Resource Management Act 1991

**To** Auckland Council

**Submission on** Plan modification 373 - Three Kings

**Name of Submitter** The Bremner Family Trust  
Iain Bremner  
Joanne Bremner

**Address for Service** P O Box 29190  
Greenwoods Corner  
Auckland 1347

**Physical address** 37 Belfast Street  
Hillsborough  
Auckland

**Telephone:** 09 6256311

**Email:** bremner.i@xtra.co.nz

## SUBMISSION IN OPPOSITION

**1. The specific provisions of the proposal that our submission relates to are:**

Proposed Plan Modification 373 (PPM 373) in its entirety.

**2. My submission is:**

2.1 We are the owners of land at 942 Mt Eden Road.

2.2 We oppose PPM 373 for the following reasons.

### Concept Plan

2.3 There is a general concern that the proposed provisions do not enable a full and robust assessment to ensure that the outcomes of the Concept Plan are in fact achieved.

### Objectives and Policies

2.4 None of the provisions in Part C Concept Plan Objectives and Policies (pages 7-9) make any reference to the need to protect the surrounding environment from the adverse effects of development or to maintain residential amenity beyond the site. In the absence of such provisions at the policy framework level the assessment of proposals may focus on outcomes within the site without adequate consideration of adverse effects at the interface and beyond.

- 2.5 The addition of these matters is consistent with Clause 7.5.1.1 of the Operative District Plan which states 'In assessing a change in zoning the Council will consider Methods of ensuring that the amenity values experienced by the local community will not be adversely affected and where possible will be enhanced by the proposed zone'.

## Part D: Activities

- 2.6 In Part D Activities, the requirement for a resource consent for the construction and/or relocation of residential units or any new building including accessory buildings, and alterations and additions to residential units built after September 2013 is supported. The resource consent process is critical to being able to achieve the outcomes expressed in the Concept Plan.
- 2.7 The provision for Restricted Controlled or Restricted Discretionary activities identified with a \* to be considered without the need for notification, is opposed on the basis that the activities may have more than minor adverse effects on the environment that would warrant public notification, or minor or more than minor effects on persons that would warrant limited notification. For instance 'Rehabilitation of land within the Concept Plan area' could result in such effects beyond the site.
- 2.8 Subdivision in the 4th to last row on page 10 should be a Discretionary Activity to enable Council's discretion to be unrestricted and to include all relevant matters.
- 2.9 The Activity Table Residential 8b should be amended so that 'Any activity, development or subdivision not otherwise provided for in the Residential 8b zone or in this Concept Plan' is a Non-Complying rather than Discretionary Activity, to be consistent with the approach in the Operative Plan. The same approach should be taken to the Open Space 2 and 3 table following.

## Planned Unit Development

- 2.10 Policy 2 to the first Objective in Part C Concept Plan Objectives and Policies (page 7) refer to 'using Planned Unit Development(s) to ensure that development is integrated and provides the required open spaces and infrastructure'. However Part E Rule 2 only requires this as a prerequisite to subdivision, not for development that precedes subdivision.
- 2.11 Part F Rule 2.2 Impervious area, Building Coverage and Landscaping only applies to 'that area of land approved as a Planned Unit Development'. It appears that development that is not a Planned Unit Development would not be subject to such controls, which is opposed.
- 2.12 To ensure a robust analysis of future resource consent applications, the PPM 373 should be expanded to include the existing Residential 8a provisions for Planned Unit Developments, including (but not necessarily limited to) a Discretionary Activity status, the addition of further assessment criteria in Clause 7.7.5.3, and the requirements of Clause 7.7.5.3C3. Similarly the matters of discretion for 'Subdivision associated with (i) Planned Unit Development' and '(ii) Lots' should be expanded correspondingly.

## Part G Matters of Discretion

- 2.13 The tables in this section lack clear explanation of what the matters are and require amendment.

## Part H: Assessment Criteria

- 2.14 Additional provisions are required to ensure that proposals are assessed in terms of their impacts on adjoining residential land including shadowing, privacy and overlooking, building scale and dominance, intensity, character and amenity.

## Height

- 2.15 The proposed controls in Part F Development Controls and Figure F08 84(b) Building Height will give rise to buildings that are over-dominant and which may result in adverse shadowing effects beyond the site that are not avoided, remedied or mitigated. There is provision for 16m high buildings (being 4 storeys each at 4m) directly opposite our land. This is considered to be excessive and out of scale for the area, and a lower height limit is sought.

## Site access

- 2.16 An additional rule is sought to ensure that vehicle access onto Mt Eden Road is limited to the roading locations identified in the Concept Plan in Part A of PPM 373, to ensure that additional access points, for instance residential vehicle crossings onto Mt Eden Road, are avoided.
- 2.17 Part F Development Controls Rule 2.7 allows 50% of road frontage to be taken up by access ways in some instances which is inappropriate along this primary road.

## Non-residential activities

- 2.18 The provisions would permit non-residential activities directly fronting Mt Eden Road, with controls only in respect of the individual and cumulative gross floor areas, and building forms. It is important to require a balance in terms of the proportion of residential and non-residential activities fronting Mt Eden Road in order to maintain amenity for the facing residential land.

## Bund removal

- 2.19 The earth bund along Mt Eden Road should be required to remain in situ until all quarry operations and all earthworks and site preparation works to prepare the development area (including roads, infrastructure and building platforms), have been completed. This is in order to maintain reasonable amenity for adjoining residential land.

## **3. We seek the following decision from the local authority:**

Decline the Proposed Plan Modification

OR

Amend the Proposed Plan Modification with such insertions and deletions as are necessary to address the concerns and relief expressed above.

# Submission No 177

The Bremner Family Trust, Iain Bremner and Joanne Bremner

14 November 2014

---

4. **We wish to be heard in support of my submission.**
5. **If others make a similar submission we will consider presenting a joint case with them at a hearing.**



**Signature** .....

**Date** 14 November 2014

**Address for Service** P O Box 29190  
Greenwoods Corner  
Auckland 1347

**Physical address** 37 Belfast Street  
Hillsborough  
Auckland

**Telephone:** 09 6256311

**Email:** bremner.i@xtra.co.nz

# Submission No 178

**From:** [bremner.i@xtra.co.nz](mailto:bremner.i@xtra.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [bremner.i@xtra.co.nz](mailto:bremner.i@xtra.co.nz)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 5:22:37 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: The Bremner Family Trust; Iain Bremner, Joanne Bremner  
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Postal address: P O Box 29190 , Greenwoods Corner , Auckland , ,  
Post code: 1347  
Date of submission: 14-Nov-2014

---

## Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):  
Plan modification 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:  
Refer attached document.

I/We:  
Oppose

The reason for my/our views is:  
Refer attached document.

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 178

Proposed amendments:  
Refer 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:

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public:  
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If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:

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# Submission No 178

Form 5

**Submission on a publicly notified proposal for policy  
statement or plan change or variation**  
Clause 6 of First Schedule, Resource Management Act 1991

**To** Auckland Council

**Submission on** Plan modification 372 - Three Kings

**Name of Submitter** The Bremner Family Trust  
Iain Bremner  
Joanne Bremner

**Address for Service** P O Box 29190  
Greenwoods Corner  
Auckland 1347

**Physical address** 37 Belfast Street  
Hillsborough  
Auckland

**Telephone:** 09 6256311

**Email:** bremner.i@xtra.co.nz

## SUBMISSION IN OPPOSITION

**1. The specific provisions of the proposal that our submission relates to are:**

Proposed Plan Modification 372 (PPM 372) in its entirety.

**2. My submission is:**

2.1 We are the owners of land at 942 Mt Eden Road.

2.2 We oppose PPM 372 for the following reasons.

Mapping

2.3 Part A: Amendments to Planning Map no.1 on page 2 is unclear and the hatching in the schedule does not correlate with hatching on the plan.

2.4 The hatching of the southern area of land is overly complex. It is not possible to properly and fully understand the implications in terms of future land use and planning provisions for this area.

2.5 There are inconsistencies between the zoning map and the Concept Plan.

Extent of land

2.6 PPM 372 proposes rezoning of land that is not owned by the applicant. There is no certainty that future development and roading layout depicted in PPM 372 is achievable.

## Concept Plan

- 2.7 There is a general concern that the proposed provisions do not enable a full and robust assessment to ensure that the outcomes of the Concept Plan are in fact achieved.

## Objectives and Policies

- 2.8 None of the provisions in Part C Concept Plan Objectives and Policies (pages 7-9) make any reference to the need to protect the surrounding environment from the adverse effects of development or to maintain residential amenity beyond the site. In the absence of such provisions at the policy framework level the assessment of proposals may focus on outcomes within the site without adequate consideration of adverse effects at the interface and beyond.
- 2.9 The addition of these matters is consistent with Clause 7.5.1.1 of the Operative District Plan which states 'In assessing a change in zoning the Council will considerō Methods of ensuring that the amenity values experienced by the local community will not be adversely affected and where possible will be enhanced by the proposed zone'.

## Part D: Activities

- 2.10 In Part D Activities, the requirement for a resource consent for the construction and/or relocation of residential units or any new building including accessory buildings, and alterations and additions to residential units built after September 2013 is supported. The resource consent process is critical to being able to achieve the outcomes expressed in the Concept Plan.
- 2.11 The provision for Restricted Controlled or Restricted Discretionary activities identified with a \* to be considered without the need for notification, is opposed on the basis that the activities may have more than minor adverse effects on the environment that would warrant public notification, or minor or more than minor effects on persons that would warrant limited notification. For instance 'Rehabilitation of land within the Concept Plan area' could result in such effects beyond the site.
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- 2.14 Policy 2 to the first Objective in Part C Concept Plan Objectives and Policies (page 7) refer to 'using Planned Unit Development(s) to ensure that development is integrated and provides the required open spaces and infrastructure'. However Part E Rule 2 only requires this as a prerequisite to subdivision, not for development that precedes subdivision.

- 2.15 Part F Rule 2.2 Impervious area, Building Coverage and Landscaping only applies to 'that area of land approved as a Planned Unit Development'. It appears that development that is not a Planned Unit Development would not be subject to such controls, which is opposed.
- 2.16 To ensure a robust analysis of future resource consent applications, the PPM 372 should be expanded to include the existing Residential 8a provisions for Planned Unit Developments, including (but not necessarily limited to) a Discretionary Activity status, the addition of further assessment criteria in Clause 7.7.5.3, and the requirements of Clause 7.7.5.3C3. Similarly the matters of discretion for 'Subdivision associated with (i) Planned Unit Development' and '(ii) Lots' should be expanded correspondingly.

## Part G Matters of Discretion

- 2.17 The tables in this section lack clear explanation of what the matters are and require amendment.

## Part H: Assessment Criteria

- 2.18 Additional provisions are required to ensure that proposals are assessed in terms of their impacts on adjoining residential land including shadowing, privacy and overlooking, building scale and dominance, intensity, character and amenity.

## Height

- 2.19 The proposed controls in Part F Development Controls and Figure F08 84(b) Building Height will give rise to buildings that are over-dominant and which may result in adverse shadowing effects beyond the site that are not avoided, remedied or mitigated. There is provision for 16m high buildings (being 4 storeys each at 4m) directly opposite our land. This is considered to be excessive and out of scale for the area, and a lower height limit is sought.

## Site access

- 2.20 The proposal would direct large volumes of traffic to two access points identified in the Concept Plan diagram. This extent of additional traffic at the intersection of Graham Breed Drive and Mt Eden Road is opposed.
- 2.21 An additional rule is sought to ensure that vehicle access onto Mt Eden Road is limited to the roading locations identified in the Concept Plan in Part A of PPM 372, to ensure that additional access points, for instance residential vehicle crossings onto Mt Eden Road, are avoided.
- 2.22 Part F Development Controls Rule 2.7 allows 50% of road frontage to be taken up by access ways in some instances which is inappropriate along this primary road.

## Non-residential activities

- 2.23 The provisions would permit non-residential activities directly fronting Mt Eden Road, with controls only in respect of the individual and cumulative gross floor areas, and building forms. It is important to require a balance in terms of the proportion of residential and non-residential activities fronting Mt Eden Road in order to maintain amenity for the facing residential land.

# Submission No 178

The Bremner Family Trust, Iain Bremner and Joanne Bremner

14 November 2014

## Bund removal

- 2.24 The earth bund along Mt Eden Road should be required to remain in situ until all quarry operations and all earthworks and site preparation works to prepare the development area (including roads, infrastructure and building platforms), have been completed. This is in order to maintain reasonable amenity for adjoining residential land.

**3. We seek the following decision from the local authority:**

Decline the Proposed Plan Modification

OR

Amend the Proposed Plan Modification with such insertions and deletions as are necessary to address the concerns and relief expressed above.

**4. We wish to be heard in support of my submission.**

**5. If others make a similar submission we will consider presenting a joint case with them at a hearing.**



**Signature** .....

**Date** 14 November 2014

**Address for Service** P O Box 29190  
Greenwoods Corner  
Auckland 1347

**Physical address** 37 Belfast Street  
Hillsborough  
Auckland

**Telephone:** 09 6256311

**Email:** bremner.i@xtra.co.nz

# Submission No 179

**From:** [donotreply@aucklandcouncil.govt.nz](mailto:donotreply@aucklandcouncil.govt.nz)  
**To:** [District Plans Central](#)  
**Subject:** District Plan online submission  
**Date:** Thursday, 13 November 2014 10:10:02 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: Chris Bulman  
Organisation:  
Agent:  
Phone (daytime): 889-0443  
Phone (evening):  
Mobile:  
Email address:  
Postal address: 399 New North Road, Kingsland, Auckland  
Post code: 1346  
Date of submission: 13-Nov-2014

---

## Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):  
Plan Modification 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:  
Height control  
Open Space Areas  
Impervious area  
Density  
Special Height Limit: Volcanic Cones  
Building coverage  
Transport

I/We:  
Oppose

# Submission No 179

The reason for my/our views is:

We strongly oppose this plan change as it will not serve the best interests of the community. An intensive residential development of this type will impact hugely on the local infrastructure in areas such traffic congestion, school overcrowding, storm water and wastewater. We feel strongly that the quarry should be regenerated back to a state where it can benefit the local community as open park space. The views from Big King will be massively impacted by the intensity of the plan thus destroying the mana and heritage value of the surviving volcanic cone. Ratepayer/community space should not be used to justify the plan change.

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:

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 180

**From:** [donotreply@aucklandcouncil.govt.nz](mailto:donotreply@aucklandcouncil.govt.nz)  
**To:** [District Plans Central](#)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 5:18:38 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.



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## Contact details

Full name: Joanna Campbell  
Organisation:  
Agent:  
Phone (daytime): 0211083398  
Phone (evening):  
Mobile:  
Email address:  
Postal address: 4 Dally Tce, Three Kings  
Post code: 1042  
Date of submission: 14-Nov-2014

---

## Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):  
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:  
Land Swapping.  
Res 8b Zoning - and lack of commercial activities on Mt Eden Rd.  
Accessibility and Connection through the site.  
Other outdoor community activities not catered for (apart from sports fields).  
Lack of other community Facilities.

I/We:  
Oppose

The reason for my/our views is:

# Submission No 180

I do not think that the council should be swapping it's land for the benefit of a private company. There is not enough gain for the community - mainly gains for a private company to make a lot of money when it sells off its new dwellings.

Residential Activity is a good end use - but the proposal is too intense for the neighbourhood.

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' street front - and not just Apartments at ground level, to make it more interesting and appealing for passers by.

I would like direct and accessible connections through the site.

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:

Decline the plan change/modification

Proposed amendments:

That there be no land swap.

That the Master plan is revised to allow for easy access through the site - with direct connections.

More outdoor activities catered for, not just playing fields.

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 street front.

Additional Community Facilities 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 181

**From:** [joanna@joannacampbell.co.nz](mailto:joanna@joannacampbell.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [joanna@joannacampbell.co.nz](mailto:joanna@joannacampbell.co.nz)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 5:55:41 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.



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## Contact details

Full name: Joanna Campbel  
Organisation:  
Agent:  
Phone (daytime): 021 1083398  
Phone (evening):  
Mobile:  
Email address: [joanna@joannacampbell.co.nz](mailto:joanna@joannacampbell.co.nz)  
Postal address: 4 Dally Tce, Three Kings  
Post code: 1042  
Date of submission: 14-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:  
Land Swap.  
Res 8b Zoning - and lack of commercial activities on Mt Eden Rd.  
Accessibility and Connection through the site.  
Other outdoor community activities not catered for (apart from sports fields).  
Lack of other community Facilities.

I/We:  
Generally support, but seek amendments

# Submission No 181

The reason for my/our views is:

After 80 years of sucking the life out of Three Kings, this development is not giving enough/anything back to the community - this development instead holds massive gains for a private company to make even more money out of what should be a public asset.

Residential Activity is a good end use - but the proposal is too intense for the neighbourhood.

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' street front - and not just Apartments at ground level. To make it more interesting and appealing for passers by.

I would like direct and accessible connections through the site.

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 there be no land swap.

That the Master plan is revised so that this development delivers more back to the community - to allow for easy access through the site - with direct connections North and South, east and west.

More outdoor activities should be catered for, not just playing fields.

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

Additional Community Facilities need to be 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 182

**From:** [dantheperson@gmail.com](mailto:dantheperson@gmail.com)  
**To:** [District Plans Central](#)  
**Cc:** [dantheperson@gmail.com](mailto:dantheperson@gmail.com)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 3:43:48 p.m.  
**Attachments:** [2three\\_kings\\_373.txt.pdf](#)

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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: daniel carter  
Organisation:  
Agent:  
Phone (daytime): 0221913426  
Phone (evening):  
Mobile:  
Email address: [dantheperson@gmail.com](mailto:dantheperson@gmail.com)  
Postal address: 30 Princes Ave,, Three Kings,, Auckland  
Post code: 1041  
Date of submission: 14-Nov-2014

---

## Submission details

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

Plan modification 373 Private Plan Change: Three Kings Precinct

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

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

I/We:  
Oppose

The reason for my/our views is:

The lack of connectedness with the surrounding neighbourhood will lead to an isolated neighbourhood and bring little benefit to existing residents. See attached document for more details.

# Submission No 182

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:

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:

three kings 373.txt.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

In general, given the critical shortage of housing in the area, higher density building types should be used to allow more housing while keep the same level of green space amenity. i.e. all terraced housing or apartments, no stonefields McMansions.

Must take account of the local board plans for the area currently being drafted.

To the extent that the land swap, through greater amenity and connectedness, and more open-green spaces withing the housing development, increases the market value of the housing developed; this greater value gained by use of public land must be returned to the ratepayers of Auckland by the developer making an appropriate payment to council for the land-swap.

A 1 v

Should also provide direct access south to Mt Albert Rd, which is to become a major public transport route, and has three kings town centre shops.

F 2.3

Hight in relation boundary within the sites should not be overruled where it boundaries new green space. New green-space must not be overshadowed by 10 story apartments.

H 1.2 Cascading Apartments

Should not have vehicular access from Mt Eden Rd. Vehicular access will reduce the street front activation and reduce the pedestrian and cyclist amenity of Mt Eden Rd. The vehicular access contradicts H 8.0 (iv) and (v)

H 8.0 (iii)

Pedestrian and cycleway access is insufficient. Access should be provided through the south of the site and to the east to be provided both to allow connection for new residents to Mt Albert Rd and Three Kings shops, and also to allow existing residents south of the development direct pedestrian access to Big King for recreation purposes.

H. 8 Transport (viii)

Prefer cycle friendly round-about to light controlled intersections to less impede existing Mt Eden Rd traffic flows.

# Submission No 183

**From:** [dantheperson@gmail.com](mailto:dantheperson@gmail.com)  
**To:** [District Plans Central](#)  
**Cc:** [dantheperson@gmail.com](mailto:dantheperson@gmail.com)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 4:09:19 p.m.  
**Attachments:** [2three\\_kings\\_372.txt.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: daniel carter  
Organisation:  
Agent:  
Phone (daytime): 0221913426  
Phone (evening):  
Mobile:  
Email address: [dantheperson@gmail.com](mailto:dantheperson@gmail.com)  
Postal address: 30 Princes Ave,, Three Kings,, Auckland  
Post code: 1041  
Date of submission: 14-Nov-2014

---

## Submission details

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

Plan modification 372 Private Plan Change: Three Kings Precinct

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

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

I/We:  
Generally support, but seek amendments

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

I/We seek the following decision from the council:

# Submission No 183

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

see attached document

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:

three kings 372.txt.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

In general, given the critical shortage of housing in the area, higher density building types should be used to allow more housing while keep the same level of green space amenity. i.e. all terraced housing or apartments, no stonefields McMansions.

Must take account of the local board plans for the area currently being drafted.

To the extend that the land swap, through greater amenity and connectedness, and more open-green spaces withing the housing development, increases the market value of the housing developed; this greater value gained by use of public land must be returned to the ratepayers of Auckland by the developer making an appropriate payment to council for the landswap.

Compared with plan 373 this seems to use public land to allow for a lower density development. Whilst i support the better connectedness of 372, the higher densities of plan 373 should be maintained to allow greater housing provision with less loss of open space.

#### F 2.1

Higher heights and densities should be enforced to provide additional housing in the same footprint, allowing more Aucklanders to be housed without greater loss of green-space.

#### F 2.3

Hight in relation boundary within the sites should not be overruled where it boundaries new green space. New green-space must not be overshadowed by 10 story apartments.

#### H. 1.2 Cascading Apartments (V)

Should not have vehicular access from Mt Eden Rd. Vehicular access will reduce the street front activation and reduce the pedestrian and cyclist amenity of Mt Eden Rd.

#### H. 8 Transport (v)

Vehicle access should be provided from within the site and not from Mt Eden Rd. Vehicular access would reduce the street front activation and reduce the pedestrian and cyclist amenity of Mt Eden Rd.

#### H. 8 Transport (ix)

Prefer cycle friendly round-about to light controlled intersections to less impede existing Mt Eden Rd traffic flows.

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

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

Correspondence to :

Auckland Council.  
Private Bag 92300  
Auckland 1142.

For office use only

Submission No:

Receipt Date:

**Submitter details**

**Full Name of Submitter or Agent (if applicable)**

Mr/Mrs/Miss/Ms(Full Name)

HOWARD MORLEY

**Organisation Name (if submission is on behalf of Organisation)**

AUCKLAND PROPERTY MANAGEMENT LTD.

**Address for service of the Submitter**

PO Box 28510, Remuera.

Telephone:

(09) 632500

Email:

morley@morley.co.nz

Contact Person: (Name and designation if applicable)

**Scope of submission**

**This is a submission to:**

Plan Change/Variation Number

Private Plan Change 372

Plan Change/Variation Name

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

Three Kings Quarry

Or

Map

Or

**Other (specify)**

**Submission**

# Submission No 184

**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:

*As outlined attached.*

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the Plan Change/Variation ☒

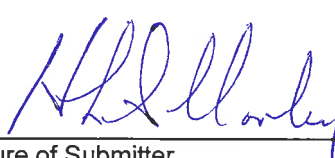
Accept the Plan Change/Variation with amendments as outlined below ☐

Decline the Plan Change/Variation ☐

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

I wish to 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)

*6-11-14*  
Date

## 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



Auckland Council  
Private Bag 92300  
Victoria St West  
**Auckland 1142**

4<sup>th</sup> November 14

**Re: Three Kings Renewal/Fletcher Residential Change of Use Application  
Submission in Support of Private Plan Change 372**

I have read with interest the proposals and the consultants reports regarding the plans to convert the old quarry at Three Kings into a residential development. I wish to make a submission in support of the proposal put forward by Fletchers Residential as set out in their master plan and noted as H1.

I have been involved with marketing and selling homes in Auckland for the last 33 years. I have been a Registered Valuer doing mainly residential valuations in Auckland for the last 25 years. My company Auckland Property Management Ltd manages 1500 homes/apartments and 180 body corporates, a total of 7,000 properties. In my capacity as a valuer and a property manager, I have noticed that the shortage of housing has affected both values and rentals. Recent reports and media commentary have noted the housing shortage and the need for new housing in Auckland.

The need for new housing has been well documented. The Auckland Plan predicts that the Auckland population is projected to grow to between 2.2 and 2.5 million over the next 30 years. Around 400,000 additional dwellings will be required by 2040. which means that at least 13,000 additional houses have to be built each year. This is not happening at the moment.

It is my view that more land on the outskirts of the present Auckland City is required. The SHA initiative will help with this. There is also an urgent need to push on with infill development wherever possible within the existing city boundaries. In the last week there has been a suggestion that \$300m is needed to improve the roading system and at the same time we are putting more people onto the outskirts of the city which will put even more pressure on the roading systems. This is somewhat counter productive. If all of the growth needed to accommodate the new population is going to put on the city fringes \$300m will not solve the transport problems in years to come particularly for transport to and from the CBD. There is in my opinion an urgent need to undertake both i.e. create space on the outskirts of the city and to look to infill housing areas within the city boundaries. The Unitary Plan confirms this.

An obvious candidate for one of those blocks within the city is the Three Kings quarry area. The benefits of developing this to the maximum are self evident. It is vacant area and I understand building could start on part of it in early 2015. People will be within a 20 minute bus ride of the CBD and a similar distance to the St Lukes shopping centre. In addition there are a number of neighbourhood shopping areas including Mt Roskill, Mt Albert and new supermarkets in Stoddard Road. Schools are already in place as is other infrastructure such as water and sewage.

The private plan change requested seeks to apply for a residential zone and open space zones to the 21.6 hectare block that includes both Fletcher owned land and Crown owned land. If the plan change request was granted and residential zoning open space zones were applied to the 21.6 hectare block then we are advised that the property could deliver between 1200 and 1500 additional homes, two high quality sports fields used for both summer and winter sports codes, a fully managed storm water and wetlands area, additional parks, walk ways and cycle ways linking the Three Kings town centre with the Mt Eden Road area. The new homes and all these additional facilities are well and truly needed in this area of Auckland. The public transport to and from the area as noted above is already in place. It would appear to the writer that the Fletcher's proposed plan change would contribute to the Auckland Council's urban consolidation growth strategy importantly adjacent to major public transport routes.



We note with interest the Fletchers plan makes excellent use and integrates some Crown land that could now be considered as unutilized or waste area. The park like surrounds and integration of this open space into the housing development will in our opinion add considerable aesthetic appeal and amenities to the area. We note from the documentation that Fletchers are prepared to put considerable capital into the development of this space. Taking into account Auckland City's recent budget cuts and shortage of capital for such resources it would seem to be an ideal opportunity to have this untidy, unutilised area turned into productive community facilities and assets.

The Council is currently promoting the Unitary Plan which I believe has some significant positive direction in overcoming the housing shortage. It seems that the redevelopment of the Three Kings quarry fits admirably into this plan by creating medium density and some medium rise developments that will not be intrusive that could be built without a great deal of public backlash. In fact I am sure that the public would see the development in a positive light in turning this area of unproductive land into a housing precinct that everybody would be proud of. The big pluses are that sports fields, passive open space and wetlands will be fully developed as a significant asset to the district and the city. It is also a very valid point to emphasize that these houses are of the type (small land areas) in a locality with surrounding facilities that my company are continually being asked by prospective tenants to locate for them. These homes would be easily filled by owner/occupiers and/or tenants.

An alternative way of looking at this project would be – how long would it take for somebody to land bank an area to provide housing for 1500 homes in the Three Kings area? How much extra traffic would it put on our motorways if those 1500 homes were built in some of the new housing areas north, south or west of the city? The conclusion must be reached that this is an excellent opportunity to:

1. Very quickly create 1500 new residences in an area with family support structures including parks, schools and shops
2. Avoid adding extra stress and strain to the motorway/transport systems
3. Create an area of housing that incorporates new recreational facilities for an area of the city that is lacking in recreational facilities now

I know that there are other advantages that make a case for the Fletcher proposal to be approved, these have been eloquently presented by consultants in the papers that have been released. I do not believe there is any benefit in repeating those.

There are limited comparable opportunities for such intensive infill housing available for near immediate start.

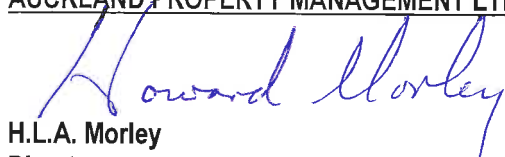
Many people aspire to owning a new house in a planned residential area on the doorsteps of an existing town centre connected to a high quality recreational facility on major public transport routes. The success of Stonefields is an example of such a demand. This is an opportunity to use existing land elevation to create three and four level residential terraced housing plus single level housing as a mixed development that is seldom available.

In summary this vacant block of land offers a unique opportunity for intensive infill housing so close to the CBD that produces many positives and to the writer no negatives and that supports and fulfills the ambitions of the Unitary Plan. I totally support the application for the plan change.

I would be happy to attend to present this submission if that was deemed necessary.

Yours faithfully

**AUCKLAND PROPERTY MANAGEMENT LTD**



**H.L.A. Morley**

**Director**

**B.Com., A.N.Z.I.V., S.N.Z.P.I, F.R.E.I.N.Z, A.A.M.I.N.Z.**

14 November 2014

To: Auckland Council

## Introduction

1. This is a submission on Proposed Plan Change 372 ("PA372") to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999) (the "operative plan"), under Part 2 of Schedule 1 of the Resource Management Act 1991 (the "RMA").
2. My full name is Gregory John McKeown. My contact details and address for service are:  
  
31 Landscape Road, Auckland, 1024  
  
Phone 6301351, mobile 021 455756, email greg.mckeown@ihug.co.nz
3. I am a previous Auckland City Councillor, Chair of the Transport Committee, and member of the Finance and Property committee, Recreation and Events committee, and Eden-Albert Community Board (2001-2004). I have recently chaired (for three years) the quarterly Winstone Three Kings Quarry Site Liaison Group meetings. I have been a local resident for over 25 years.
4. I could not gain an advantage in trade competition through this submission.
5. I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.
6. I wish to be heard in support of this submission. If others make a similar submission I will consider presenting a joint case with them at a hearing.
7. **I support the redevelopment of Three Kings on an integrated basis with greater residential densities, more business and commercial activity, better open spaces and improved social and physical infrastructure. Providing for these outcomes requires the quarried areas to be appropriately rehabilitated, and for future land uses to be appropriate for the rehabilitated areas. It also requires taking an integrated planning approach rather than owner-by-owner or site-by-site approach.**

## Submission point

8. This submission opposes PA372 in its entirety, including but not limited to the concept plan, proposed amendments to wording and planning maps in the Operative Plan, and all proposed objectives, policies and rules.

## Relief sought

9. The relief I seek is that Auckland Council reject the application (and provide any consequential relief necessary to give effect to this submission based on other matters addressed at the hearing). Further:
  - 9.1. That a Precinct Plan and Masterplan be prepared by Council for the wider three Kings area prior to any Plan Changes being implemented for previously and currently quarried areas
  - 9.2. that the previously quarried site(s) be contoured differently to the contour proposed in either PA372 or PA373 – to allow for more direct and accessible

- walkways and cycleways through the site for a broad range of age groups and abilities, and to improve liveability outcomes for future communities
- 9.3. that dedicated walking and cycling trails form strong and direct routes, creating north-south and east-west connections across the quarry site, without steep gradient changes. These routes should be formed in consultation with the Greenways Network
  - 9.4. that there is a significant nett increase in usable public open space within the precinct and better integration with the existing parks
  - 9.5. that public land is not swapped/sold to benefit private interests without a comprehensive Masterplan being undertaken; that land exchanges/sales, if any, follow a transparent open-market process which can demonstrate best achievable value for ratepayers and the community, taking into account a range of economic, social and environmental factors.
  - 9.6. that given that little to no restoration of the *Maunga* is proposed so far, that the eastern slope of Te Tātua a Riukiuta / Big King be partially restored to form a more natural slope and better access for the community
  - 9.7. that Grahame Breed Drive is not used as a main vehicle road into any proposed development for the quarry which includes a significant residential component
  - 9.8. that more views to the *Maunga* are created in key public spaces including along Mt Eden Road and from outside of the town centre; that the viewshafts be independently assessed and that they become a part of an overall Masterplan for the larger precinct; and that views from the *Maunga* also be considered when developing the Masterplan.
10. In the alternative my concerns would be met by rejecting the application as it has been presented but to consider alternatives/additions/modifications by
- 10.1. inviting the applicant to participate in genuine discussions 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 re-zoning exercise including the adoption of a Framework Plan, Three Kings Precinct Plan, a revised Concept Plan and revised objectives, policies, rules and activity tables
  - 10.2. requiring the applicant to fill their quarried site to produce an outcome which is consistent with the Three Kings Plan and the objectives, policies and rules of a new Three Kings Precinct Plan, and based on the contour specified in NZ Env C 214, to facilitate appropriate landscape rehabilitation in the area.
  - 10.3. further including the relief sought in the sub-points of the paragraph immediately above.

## Reasons

11. Unless the relief sought in this submission is granted, then PA372 will:
- 11.1. contradict and not promote the sustainable management of resources;
  - 11.2. be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991;
  - 11.3. variously be inappropriate, unnecessary and contrary to sound resource management practice;
  - 11.4. enable the generation of significant adverse effects on the environment that warrant being addressed through PA372 or by other actions initiated by Auckland Council;

- 11.5. contradict the strategies, objectives and other components and statements in the operative plan
- 11.6. produce outcomes which will not meet key objectives in the Operative Plan
- 11.7. contradict the conditions set by a decision of the Environment Court NZ Env C 130 and NZ Env C 214 which specify, along with application documents provided at the time, a contour for the rehabilitated quarry site.
- 11.8. provide for a Three Kings development pathway which is fragmented and characterised by incomplete and insular development proposals, given that a comprehensive precinct plan should include land surrounding and in close proximity to the quarried land.
- 11.9. provide sub-optimum urban design outcomes for Three Kings
- 11.10. result in a decrease in public open space while using public land for substantial private gain, and;
- 11.11. turn Grahame Breed Drive, which is within land designated as reserve, into a major road access for a private development.

## Explanatory statement

12. There are process issues here. The applicant's description of its consultation programme is 'enriched' and while more recently, post lodging both private plan changes, there has been a public meeting explaining the plans, the applicants' approach effectively saying 'we're happy to talk but the levels we are proposing won't change' narrows the scope for discussion.
13. Moreover, in my view there has been a serious failure by Council to engage with and treat the Three Kings community in a manner consistent with the Auckland Plan and the various methods promoted through its Auckland Conversations programme. At paragraph 177 in the Auckland Plan:

177... Community-led development features strongly in this Plan, because international and local experience shows that actions to address economic, environmental and social challenges are most successful when 'owned' and led by communities. Such development empowers individuals and communities by building their leadership, capacity, skills and resources.

Quite the opposite has occurred.

And for clarity, I acknowledge the quite different engagement of the Local Board.

14. Development and renewal at Three Kings requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. A comprehensive approach should include areas outside of the 21ha and 15 ha areas described in PA372 and PA373 and should address issues which go far beyond the residential zoning changes and open space reconfigurations proposed by the applicant. The development of a Three Kings Precinct Plan should be Council-led and not driven by individual land owners. The problem with PA372 and PA373 is that they do not sit in the context of a Three Kings Precinct Plan.
15. PA372 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 15 to 18 metres below road level with proposed open space not visible from and poorly connected to the two main nearby arterials. I note that the proposed amount of public open space in PA372, which should exclude steep/cliff edges and stormwater treatment/reticulation areas, would appear less than the open space currently owned by the Crown/Council, and is essentially surrounded by private development which to a considerable extent would privatise the spaces ... they would be far from 'open'. This is in a setting where it is acknowledged that more open space is required and the applicant is suggesting an additional 1500 dwellings, for which there could be as many as an additional 4,000 residents.

16. If boundary adjustments or land exchanges are to be contemplated for public land, Council should investigate the impacts comprehensively, approach all adjacent land owners (and the public) and engage in a transparent and open-market process, not just enter into discussions with or make commitments to one particular party.
17. Council's current stated integrated approach is 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. There are stormwater, sewage, transport and social infrastructure issues in the area that require a comprehensive approach, beyond considering the development proposed by just one applicant.
18. The Council has so far provided little indication of how it intends to invest in the Three Kings area in a complementary capacity-building and community-building way. If the area was to be a receiving environment for 4,000 new residents from these proposals, and many more again from Housing New Zealand redevelopments and proposed THAB re-zoning south of Mt Albert, then what investment (from rates and development contributions) can be expected from Council in the area? So far, there is no appropriate integrated investment plan from Council.
19. In both PA372 and PA373 the applicant has indicated 1500 dwellings without the rules of their proposal limiting the development to that number. I note that Stonefields at 110ha has an estimated final density of 20-25 dwellings per gross ha, while the applicant is proposing for Three Kings (not counting land it does not own) an average of 100 dwellings per gross ha (the applicant owns 15.6 ha). I understand that PA372 offers a lower density, but that includes public land and any calculation using that in effect ignores that loss. Also, both plans as presented do not limit the number of dwellings. I submit that the densities proposed are totally inappropriate for the quarried sites at Three Kings.
20. If either PA372 or PA373 were to proceed in some modified form, *further* issues to be addressed include but are not limited to the following:
  - 20.1. overall density and design, with clear maximums put in place, including reviewing the mix/proportion of dwellings on the higher ground compared with those in the hole
  - 20.2. changing the proposed scale and spacing of buildings on the western side of Mt Eden Road to make the outcome more balanced and to greatly improve visibility of and connections to the *Maunga*. Currently the sections on the eastern side Mt Eden Road, opposite the quarry, are zoned Residential 6a and under the Proposed Auckland Unitary Plan will be Mixed Housing Urban.
  - 20.3. adjusting the proposed scale and position of and spacing between buildings which block connections between the town centre and the *Maunga*

- 20.4. interfaces to the town centre including the location of a square and connections to the north (PA372)
- 20.5. addressing potential reverse sensitivity issues (ref: between dwellings and sportsfields/open space/town square) by placing "no complaints" covenants on all new dwellings (at the moment proposed open space is surrounded by an amphitheater of private development which essentially/potentially privatises the proposed open spaces)
- 20.6. specifically dealing with the issue of buildings on the western sports field being in open space. Solutions include a developer purchasing the land, swapping the land for land elsewhere, or not building on the land in the first place. The concepts of 'houses in open space' and public open space being managed by a private developer are unacceptable and do not provide a suitable outcome for the community or ratepayers.
- 20.7. out-of-site off-street parking provided for all dwellings and reduced accessway width so that building/section frontages provide for more landscaped amenity. There should be no expectation for people to be able to park on local streets ahead of sportsfield and town centre users and the appropriate controls need to be put in place. Quite the opposite, appropriate parking must be secured and prioritised for the use of sportsfield and town centre users.
- 20.8. providing full-sized fields and generous open space with ample space around them (not cramped in by roads) and also providing for other active recreation space and activities (for example, as at the relatively new park in Owairaka).
- 20.9. cliff spaces should not be counted as open space, and nor should stormwater treatments, regardless of whether or not they contain a plants.
- 20.10. Nor should the landscaped requirements normally required by Res8b, on specific property titles, be somehow transferred/transferable to open space provided elsewhere in the development. This would amount to nothing less than a double-counting of open space. Those parts of land retained by the applicant should provide an increased rather than decreased level of landscaping/amenity on their own titles, especially given the density of development proposed.

If the current zoning of quarry land were to be changed to permit development something like what is envisaged in Proposed Plan Changes 372 or 373, any rezoning adopted by Council should contain development controls for this area of the Three Kings Precinct that would require any subsequent Structure Plan or Masterplan to address the above points and other points made in this submission.

21. The contours of the applicant's site are not natural, but rather they are the result of 80 years of quarrying from which the applicant has sought and received commercial gain. That gain has been at the expense of the landscape and the broader social and economic development of the Three Kings community.
22. To rehabilitate the site Winstone applied for a fill consent. In its application, which forms part of the granted consent, the company stated:

Winstone hopes to commence fill operations in 2010. Filling of the site is expected to take approximately ten to twelve years to complete, however factors such as the level of general economic activity and the availability of other fill sites over time will determine the actual period of filling. In addition, until filling is completed Winstone intends to use the site as a distribution yard for aggregate material imported from other quarries.

and:

When constructed, this proposed landform would result in a land surface generally graded from existing levels along Mount Eden Road and the property's north boundary to the "playing field" reserve land to the south west, and to the lowest point of the reserve land to the south. Depending on the final land use approved for the site, it is likely there will be some further contouring undertaken at a later date, eg one option might be to integrate the site with adjoining reserve land administered by ACC.

23. I support this previous approach taken by the company and believe that it formed a 'contract' with the community, and more widely with Auckland citizens, after decades of quarrying. I support the contours proposed in the paragraph directly above and believe that *they form the basis* of a much better urban design outcome for the site than those now proposed in PA372 and PA373. **I appreciate that the final contours may end up being different than any proposed so far, and believe that the community is open to discussions. The company is in a position to change its current approach and plans, produce a much better result for the long-term, and still make economic use of the site as it terminates its quarrying operations.**
24. I support an appropriate increase in residential density at Three Kings, and I believe that the community, through participation in the development of the Three Kings Plan and the outcomes, has taken an open, balanced and forward-looking stance with regard to the future development. **The Council is also in a position now to take a proactive approach that provides leadership and produces a much better outcome for the Three Kings area given that there is more than sufficient time for that to be done.**

Greg McKeown

14 November 2014

14 November 2014

To: Auckland Council

## Introduction

1. This is a submission on Proposed Plan Change 373 ("PA373") to the Auckland Council District Plan (Operative Auckland City Isthmus Section 1999) (the "operative plan"), under Part 2 of Schedule 1 of the Resource Management Act 1991 (the "RMA").
2. My full name is Gregory John McKeown. My contact details and address for service are:  
  
31 Landscape Road, Auckland, 1024  
  
Phone 6301351, mobile 021 455756, email greg.mckeown@ihug.co.nz
3. I am a previous Auckland City Councillor, Chair of the Transport Committee, and member of the Finance and Property committee, Recreation and Events committee, and Eden-Albert Community Board (2001-2004). I have recently chaired (for three years) the quarterly Winstone Three Kings Quarry Site Liaison Group meetings. I have been a local resident for over 25 years.
4. I could not gain an advantage in trade competition through this submission.
5. I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.
6. I wish to be heard in support of this submission. If others make a similar submission I will consider presenting a joint case with them at a hearing.
7. **I support the redevelopment of Three Kings on an integrated basis with greater residential densities, more business and commercial activity, better open spaces and improved social and physical infrastructure. Providing for these outcomes requires the quarried areas to be appropriately rehabilitated, and for future land uses to be appropriate for the rehabilitated areas. It also requires taking an integrated planning approach rather than owner-by-owner or site-by-site approach.**

## Submission point

8. This submission opposes PA373 in its entirety, including but not limited to the concept plan, proposed amendments to wording and planning maps in the Operative Plan, and all proposed objectives, policies and rules.

## Relief sought

9. The relief I seek is that Auckland Council reject the application (and provide any consequential relief necessary to give effect to this submission based on other matters addressed at the hearing). Further:
  - 9.1. That a Precinct Plan and Masterplan be prepared by Council for the wider three Kings area prior to any Plan Changes being implemented for previously and currently quarried areas
  - 9.2. that the previously quarried site(s) be contoured differently to the contour proposed in either PA372 or PA373 – to allow for more direct and accessible

- walkways and cycleways through the site for a broad range of age groups and abilities, and to improve liveability outcomes for future communities
- 9.3. that dedicated walking and cycling trails form strong and direct routes, creating north-south and east-west connections across the quarry site, without steep gradient changes. These routes should be formed in consultation with the Greenways Network
  - 9.4. that there is a significant nett increase in usable public open space within the planned area, over what is currently proposed
  - 9.5. that given that little to no restoration of the *Maunga* is proposed so far, that the eastern slope of Te Tātua a Riukiuta / Big King be partially restored to form a more natural slope and better access for the community
  - 9.6. that more views to the *Maunga* are created in key public spaces including along Mt Eden Road; that the viewshafts be independently assessed and that they become a part of an overall Masterplan for the larger precinct; and that views from the *Maunga* also be considered when developing the Masterplan.
10. In the alternative my concerns would be met by rejecting the application as it has been presented but to consider alternatives/additions/modifications by
- 10.1. inviting the applicant to participate in genuine discussions 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 re-zoning exercise including the adoption of a Framework Plan, Three Kings Precinct Plan, a revised Concept Plan and revised objectives, policies, rules and activity tables
  - 10.2. requiring the applicant to fill their quarried site to produce an outcome which is consistent with the Three Kings Plan and the objectives, policies and rules of a new Three Kings Precinct Plan, and based on the contour specified in NZ Env C 214, to facilitate appropriate landscape rehabilitation in the area.
  - 10.3. further including the relief sought in the sub-points of the paragraph immediately above.

## Reasons

11. Unless the relief sought in this submission is granted, then PA373 will:
- 11.1. contradict and not promote the sustainable management of resources;
  - 11.2. be inconsistent with the resource management principles addressed in Part 2 of the Resource Management Act 1991;
  - 11.3. variously be inappropriate, unnecessary and contrary to sound resource management practice;
  - 11.4. enable the generation of significant adverse effects on the environment that warrant being addressed through PA373 or by other actions initiated by Auckland Council;
  - 11.5. contradict the strategies, objectives and other components and statements in the operative plan
  - 11.6. produce outcomes which will not meet key objectives in the Operative Plan
  - 11.7. contradict the conditions set by a decision of the Environment Court NZ Env C 130 and NZ Env C 214 which specify, along with application documents provided at the time, a contour for the rehabilitated quarry site.
  - 11.8. provide for a Three Kings development pathway which is fragmented and characterised by incomplete and insular development proposals, given that a

comprehensive precinct plan should include land surrounding and in close proximity to the quarried land.

- 11.9. provide sub-optimum urban design outcomes for Three Kings

## Explanatory statement

12. There are process issues here. The applicant's description of its consultation programme is 'enriched' and while more recently, post lodging both private plan changes, there has been a public meeting explaining the plans, the applicants' approach effectively saying 'we're happy to talk but the levels we are proposing won't change' narrows the scope for discussion.
13. Moreover, in my view there has been a serious failure by Council to engage with and treat the Three Kings community in a manner consistent with the Auckland Plan and the various methods promoted through its Auckland Conversations programme. At paragraph 177 in the Auckland Plan:

177 – Community-led development features strongly in this Plan, because international and local experience shows that actions to address economic, environmental and social challenges are most successful when 'owned' and led by communities. Such development empowers individuals and communities by building their leadership, capacity, skills and resources.

Quite the opposite has occurred.

And for clarity, I acknowledge the quite different engagement of the Local Board.

14. Development and renewal at Three Kings requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. A comprehensive approach should include areas outside of the 21ha and 15 ha areas described in PA372 and PA373 and should address issues which go far beyond the residential zoning changes and open space reconfigurations proposed by the applicant. The development of a Three Kings Precinct Plan should be Council-led and not driven by individual land owners. The problem with PA372 and PA373 is that they do not sit in the context of a Three Kings Precinct Plan.
15. PA373 proposes open space not visible from and poorly connected to the two main nearby arterials. I note that the proposed amount of public open space in PA373, which should exclude steep/cliff edges and stormwater treatment/reticulation areas, is essentially surrounded by private development which to a considerable extent would privatise the spaces ... they would be far from 'open'. This is in a setting where it is acknowledged that more open space is required and the applicant is suggesting an additional 1500 dwellings, for which there could be as many as an additional 4,000 residents.
16. Council's current stated integrated approach is 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. There are stormwater, sewage, transport and social infrastructure issues in the area that require a comprehensive approach, beyond considering the development proposed by just one applicant.

17. The Council has so far provided little indication of how it intends to invest in the Three Kings area in a complementary capacity-building and community-building way. If the area was to be a receiving environment for 4,000 new residents from these proposals, and many more again from Housing New Zealand redevelopments and proposed THAB re-zoning south of Mt Albert, then what investment (from rates and development contributions) can be expected from Council in the area? So far, there is no appropriate integrated investment plan from Council.
18. In both PA372 and PA373 the applicant has indicated 1500 dwellings without the rules of their proposal limiting the development to that number. I note that Stonefields at 110ha has an estimated final density of 20-25 dwellings per gross ha, while the applicant is proposing for Three Kings in PA373 an average of 100 dwellings per gross ha (the applicant owns 15.6 ha). I understand that PA372 offers a lower density, but that includes public land and any calculation using that in effect ignores that loss. Also, both plans as presented do not limit the number the number of dwellings. I submit that the densities proposed are totally inappropriate for the quarried sites at Three Kings.
19. *If PA373 was to proceed in some modified form, further issues to be addressed include but are not limited to the following:*
  - 19.1. overall density and design, with clear maximums put in place, including reviewing the mix/proportion of dwellings on the higher ground compared with those in the hole
  - 19.2. changing the proposed scale and spacing of buildings on the western side of Mt Eden Road to make the outcome more balanced and to greatly improve visibility of and connections to the *Maunga*. Currently the sections on the eastern side Mt Eden Road, opposite the quarry, are zoned Residential 6a and under the Proposed Auckland Unitary Plan will be Mixed Housing Urban.
  - 19.3. adjusting the proposed scale and position of and spacing between buildings which block connections between the town centre and the *Maunga*
  - 19.4. addressing potential reverse sensitivity issues (ref: between dwellings and sportsfields/open space/town square) by placing "no complaints" covenants on all new dwellings (at the moment proposed open space is surrounded by an amphitheater of private development which essentially/potentially privatises the proposed open spaces)
  - 19.5. out-of-site off-street parking provided for all dwellings and reduced accessway width so that building/section frontages provide for more landscaped amenity. There should be no expectation for people to be able to park on local streets ahead of open space and town centre users and the appropriate controls need to be put in place. Quite the opposite, appropriate parking must be secured and prioritised for the use of sportsfield/openspace/town centre users.
  - 19.6. providing generous open space with ample space around them (not cramped in by roads) and also providing for other active recreation space and activities (for example, as at the relatively new park in Owairaka). This may include the provision of full-sized sportsfields not currently anticipated by the plan.
  - 19.7. cliff spaces should not be counted as open space, and nor should stormwater treatments, regardless of whether or not they contain a plants.
  - 19.8. Nor should the landscaped requirements normally required by Res8b, on specific property titles, be somehow transferred/transferable to open space provided elsewhere in the development. This would amount to nothing less than a double-counting of open space. Those parts of land retained by the applicant

should provide an increased rather than decreased level of landscaping/amenity on their own titles, especially given the density of development proposed.

If the current zoning of quarry land were to be changed to permit development something like what is envisaged in Proposed Plan Changes 372 or 373, any rezoning adopted by Council should contain development controls for this area of the Three Kings Precinct that would require any subsequent Structure Plan or Masterplan to address the above points and other points made in this submission.

20. The contours of the applicant's site are not natural, but rather they are the result of 80 years of quarrying from which the applicant has sought and received commercial gain. That gain has been at the expense of the landscape and the broader social and economic development of the Three Kings community.
21. To rehabilitate the site Winstone applied for a fill consent. In its application, which forms part of the granted consent, the company stated:

Winstone hopes to commence fill operations in 2010. Filling of the site is expected to take approximately ten to twelve years to complete, however factors such as the level of general economic activity and the availability of other fill sites over time will determine the actual period of filling. In addition, until filling is completed Winstone intends to use the site as a distribution yard for aggregate material imported from other quarries.

and:

When constructed, this proposed landform would result in a land surface generally graded from existing levels along Mount Eden Road and the property's north boundary to the "playing field" reserve land to the south west, and to the lowest point of the reserve land to the south. Depending on the final land use approved for the site, it is likely there will be some further contouring undertaken at a later date, eg one option might be to integrate the site with adjoining reserve land administered by ACC.

22. I support this previous approach taken by the company and believe that it formed a 'contract' with the community, and more widely with Auckland citizens, after decades of quarrying. I support the contours proposed in the paragraph directly above and believe that *they form the basis* of a much better urban design outcome for the site than those now proposed in PA372 and PA373. **I appreciate that the final contours may end up being different than any proposed so far, and believe that the community is open to discussions. The company is in a position to change its current approach and plans, produce a much better result for the long-term, and still make economic use of the site as it terminates its quarrying operations.**
23. I support an appropriate increase in residential density at Three Kings, and I believe that the community, through participation in the development of the Three Kings Plan and the

outcomes, has taken an open, balanced and forward-looking stance with regard to the future development. **The Council is also in a position now to take a proactive approach that provides leadership and produces a much better outcome for the Three Kings area given that there is more than sufficient time for that to be done.**

**Greg McKeown**

**14 November 2014**

# Submission No 187

**From:** [cjgubb@slingshot.co.nz](mailto:cjgubb@slingshot.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [cjgubb@slingshot.co.nz](mailto:cjgubb@slingshot.co.nz)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 9:15:28 a.m.

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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.



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## Contact details

Full name: Ms C J Gubb  
Organisation:  
Agent:  
Phone (daytime): 630-4437  
Phone (evening): 630-4437  
Mobile: 021 611-704  
Email address: [cjgubb@slingshot.co.nz](mailto:cjgubb@slingshot.co.nz)  
Postal address: 53 St Leonards Road, Mt Eden, Auckland 1024  
Post code: 1024  
Date of submission: 14-Nov-2014

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## Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):  
Proposed Plan modifications 372 and 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:  
Both Plans

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

The reason for my/our views is:  
The proposed density of the infill housing in the quarry is too high. Also, Fletchers should be made to raise the level of the infilling of the quarry to the same height as the surrounding land so that houses are not below the level of the rest of the properties in

# Submission No 187

the area. I fail to see how this new development will be a desirable place to live.

Stonefields, Mt Wellington should be the 'blue print' for density for a development like this.

I am also very concerned at the increase in vehicular traffic along Mt Eden Road. One only has to see the traffic on Mt Eden Road in the morning rush hour to wonder how on earth all the people who might be living in the new development are going to get to work.

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:  
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 188

**From:** [oliver.rutland@essentialsoftware.co.nz](mailto:oliver.rutland@essentialsoftware.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [oliver.rutland@essentialsoftware.co.nz](mailto:oliver.rutland@essentialsoftware.co.nz)  
**Subject:** District Plan online submission  
**Date:** Thursday, 13 November 2014 2:18:06 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: Oliver Rutland  
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Agent:  
Phone (daytime): 021873741  
Phone (evening):  
Mobile: 021873741  
Email address: [oliver.rutland@essentialsoftware.co.nz](mailto:oliver.rutland@essentialsoftware.co.nz)  
Postal address: 487 Mount Albert Rd, Three Kings, Auckland 1042  
Post code: 1042  
Date of submission: 13-Nov-2014

---

## Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):  
Plan modification 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:  
The development in general when compared to modification 373.  
The ground level of the development in relation to Mt Eden Rd.

I/We:  
Generally support, but seek amendments

The reason for my/our views is:  
The changes in 372 are preferable to those in 373 as there is a better mix of green space along with the additional fields.

## Submission No 188

However, it is important to ensure that when the quarry is filled in it is raised to the same level (or near enough) as Mt Eden Rd as subdivisions in giant holes negatively impact the character of the neighborhood. (E.g. the recent St. Johns subdivision). I've heard that the ground level in this plan could be as low as 15m below the road level. In my opinion that is a bad idea.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

Ensure the lowest ground level is no more than 3-4 meters below Mt Eden Rd.

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 189

**From:** [chrisandpip@clear.net.nz](mailto:chrisandpip@clear.net.nz)  
**To:** [District Plans Central](#)  
**Cc:** [chrisandpip@clear.net.nz](mailto:chrisandpip@clear.net.nz)  
**Subject:** District Plan online submission  
**Date:** Thursday, 13 November 2014 10:34:16 p.m.  
**Attachments:** [PLAN CHANGE 372and 373 SUBMISSION Chris Mules.pdf](#)

---

Thank you for your submission.

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

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

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



---

## Contact details

Full name: Christopher Mules  
Organisation:  
Agent:  
Phone (daytime): 09 6243732  
Phone (evening): 021354420  
Mobile: 021354420  
Email address: [chrisandpip@clear.net.nz](mailto:chrisandpip@clear.net.nz)  
Postal address: 175 St Andrews Road, Epsom, New Zealand  
Post code: 1023  
Date of submission: 13-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 and 373

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

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

I/We:  
Oppose

The reason for my/our views is:

I/We seek the following decision from the council:

# Submission No 189

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:

No

Attach a supporting document:

PLAN CHANGE 372and 373 SUBMISSION Chris Mules.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 189

## **Appendix – submission from Christopher Philip Mules for proposed Plan Change 372 and 373**

### **Fill and contours**

**Issue:** The two proposals (proposed Plan Change 372 and 373) represent poor urban design and community outcomes. They effectively create a 'gated community' separated by the proposed ground level being 15-18m below the existing buildings and roading in the area. This will create a physical and psychological barrier, and lead to the exclusion of the wider community. The proposal is at odds with good resource management planning.

**Relief Sought:** I request that a masterplan is prepared for the entire Three Kings Precinct area, including input from all stakeholders including the community, and meaningful engagement from the applicant. This masterplan should build on work to date on the Three Kings Plan.

I wish to see the site contoured not as proposed in these Plan Changes, but in line with the prevailing Environment Court ruling – which was agreed to by all parties at the time. This ruling sets a minimum contour for the quarry site, and is based on complete filling of the quarry. The complete filling and contouring should allow for direct and accessible walkways and cycleways through the site for the wider community, and better integration with the town centre and surrounding neighbourhood. The applicant's proposed Plan Changes represent such a radical departure from the Environment Court ruling that they should be required to apply for a new consent rather than simply a variation of the current consent. The new consenting process should precede prior to Council consideration of the proposed Plan Changes 372 and 373.

### **Private and public land**

**Issue:** I object to the applicant's proposal that high value public land is swapped for lower value land to be used as sports fields (at the bottom of an 18m deep hole).

**Relief Sought:** I request that private land is not swapped to benefit private interests without a comprehensive masterplan first being developed (as above). As part of masterplanning there should be an independent valuation carried out of any proposed land swaps, and that the findings are made public within the masterplanning process so that participants can understand the value that would accrue to the various parties.

**Issue:** There is no significant increase in public open space (and in the 372 proposed Plan Change there would be a decrease in public open space). This is a very poor community outcome.

**Relief Sought:** I would like a significant increase in the amount of public open recreational space (and not just sports fields and roads), and that a variety of outdoor recreational activities are included in the masterplan design. This would include a network of separate walkways and cycleways to enable the public to easily access the site without significant level changes.

**Issue:** The proposed Plan Changes do not represent an integrated design, and are at odds with the extensive community aspirations expressed during development of the Three Kings Plan.

**Relief Sought:** I request that a masterplan be prepared for the entire Three Kings Precinct area (including Big King, other reserves, the shopping centre, and the surrounding neighbourhood), in conjunction with all stakeholders including the community. This should build on the work to date on the Three Kings Plan.

### **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 that would be a barrier to ease of the trails' use. These routes should be formed in consultation with Greenways Network.

### **Restoration of Te Tātua a Riukiuta / Big King**

**Issue:** Little to no restoration of Big King is proposed in the Plan Changes. 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 by the applicant over the past 80 years, and to rebuild at least some of the natural capital and character of the area.

# Submission No 189

**Relief Sought:** I request that the prevailing Environment Court decisions to be actioned, including complete filling and contouring of the land. The Eastern slope of Big King should be restored to form a natural slope across the current quarry site to Mt Eden Rd. I would like to see the land restored in a more meaningful way that respects the Maunga, the natural ecosystem, and the wishes of the community to move easily through the area. In addition, the applicant should make additional contributions of reserve land that would support this slope restoration, and pedestrian and cycle access from adjacent Council, reserve, residential and commercial areas.

## Density

**Issue:** The proposed density of dwellings is grossly excessive and out of keeping with the site, surrounding topography, and the wider Three Kings neighbourhood. It will also overwhelm the existing infrastructure, including roading, and pre-schooling and schooling. The density proposed is, for example, far in excess of that at the applicant's Stonefields' development.

**Relief Sought:** I would like the proposed zoning to be independently assessed against similar areas in Auckland City. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed, including analysis of impacts on Mt Eden Rd and St Andrews Rd, and the small neighbouring streets. I request that an analysis of the capacity of schools and other community facilities is also undertaken before the application is assessed.

## Grahame Breed Drive

**Issue:** Grahame Breed Drive is a quiet, leafy, pedestrian friendly road that gives local access to the existing playing fields and other public facilities. It is not suitable to be a major vehicle access road to the proposed private development. It is also too close to the already busy Mt Albert Rd/Mt Eden Rd intersection as well as the Three Kings School to allow for safe movement of the volume of traffic that would be associated with the proposed development.

**Relief Sought:** I request that Grahame Breed Drive is not used as a main vehicle road into the proposed development. I consider that separate entrances further north on Mt Eden Rd and also an entrance to the west would provide safer alternatives. An entrance from the west would also relieve pressure on Mt Eden Rd which is already has a bottleneck at Mt Eden Village. The full Auckland Transport Network Model analysis to be undertaken before the application is assessed should address these and other transport issues (such as the expanded bus interchange envisaged for the Mt Albert Rd/Mt Eden Rd intersection).

## Underground infrastructure

**Issue:** As acknowledged by the applicant, the underground infrastructure (stormwater, sewage) in the catchment is currently at capacity. The scale and intensity of the proposed development far exceeds available capacity. The proposed Plan Changes are therefore not viable, particularly given that the sewage overflow area is the same as the stormwater overflow (ie, onto the proposed new low-lying sports fields). In addition, any developments should follow the logical sequence of ensuring the infrastructure is in place prior to agreeing to any development plan of the density proposed.

**Relief Sought:** The level of density should not be permitted until there is sufficient capacity in the system (ie, until the Western Interceptor is built). The proposed system should be independently reviewed and a resilient system designed.

## Viewshafts

**Issue:** The viewshafts shown in the proposed Plan Changes 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:** I request that views to the Maunga are maintained and created in key public spaces – including along Mt Eden Rd and from outside the Fickling Centre. The viewshafts should be independently assessed and consultation with all stakeholders be undertaken before finalising these locations. The viewshafts should

# Submission No 189

become a part of an overall masterplan for the Precinct (as described above). In addition, the viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) should be included in the viewshaft analysis.

# Submission No 190

**From:** [chrisandpip@clear.net.nz](mailto:chrisandpip@clear.net.nz)  
**To:** [central-areaplan](#)  
**Cc:** [chrisandpip@clear.net.nz](mailto:chrisandpip@clear.net.nz)  
**Subject:** District Plan online submission  
**Date:** Thursday, 13 November 2014 10:48:43 p.m.  
**Attachments:** [Submission from Philippa Anne Penny.pdf](#)

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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: Philippa Anne Penny  
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Postal address: 175 St Andrews Rd, Epsom, 1023  
Post code: 1023  
Date of submission: 13-Nov-2014

---

## Submission details

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

Fletchers Three Kings Quarry Mt Eden Road Plan Change 372 and 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:  
See attached appendix

I/We:  
Oppose

The reason for my/our views is:  
See attached

I/We seek the following decision from the council:

# Submission No 190

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:

No

Attach a supporting document:

Submission from Philippa Anne Penny.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 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 191

**From:** [mandy.sherring@hnzc.co.nz](mailto:mandy.sherring@hnzc.co.nz)  
**To:** [District Plans Central](#)  
**Cc:** [mandy.sherring@hnzc.co.nz](mailto:mandy.sherring@hnzc.co.nz)  
**Subject:** District Plan online submission  
**Date:** Friday, 14 November 2014 5:27:34 p.m.  
**Attachments:** [373Submission\\_HNZC.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: Mandy Sherring  
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Mobile: 021 672 486  
Email address: [mandy.sherring@hnzc.co.nz](mailto:mandy.sherring@hnzc.co.nz)  
Postal address: P O Box 74598, Greenlane 1546  
Post code: 1546  
Date of submission: 14-Nov-2014

---

## Submission details

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

PA373: Three Kings Precinct

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

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

I/We:  
Generally support, but seek amendments

The reason for my/our views is:  
see attachment

I/We seek the following decision from the council:

# Submission No 191

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

see attachment

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:

373Submission\_HNZC.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

**AUCKLAND CENTRAL REGIONAL OFFICE**  
PO Box 74598, AUCKLAND 1546  
Free phone 0800 801 601

[www.hnzc.co.nz](http://www.hnzc.co.nz)

**SUBMISSION BY  
HOUSING NEW ZEALAND CORPORATION  
ON PROPOSED PRIVATE PLAN CHANGE PA373: THREE KINGS PRECINCT BY  
FLETCHER RESIDENTIAL LTD TO THE FORMER WINSTON AGGREGATES  
QUARRY**

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

**Submission to:** Private Plan Change: Three Kings Precinct  
Auckland City Operative District Plan (Isthmus 1999)  
PA373

**Name of Submitter:** Housing New Zealand Corporation

**Address for Service:** Housing New Zealand Corporation  
P O Box 74598  
Greenlane  
Auckland 1546  
Attn: Mandy Sherring  
Phone: 09 261 5825  
Email: [Mandy.Sherring@hnzc.co.nz](mailto:Mandy.Sherring@hnzc.co.nz)

**1. The specific matters of interest raised in Housing New Zealand's submission to Plan Change are:**

Areas where Housing New Zealand seeks changes to policies, rules and maps of Plan Change 373 relate to:

- The provision of minimum wastewater holding capacity at any pump station.
- Minor changes to the wording relating to sightlines to Te Tatua a Riukiuta (Big King).
- The design of stormwater infrastructure should take account of landuses on sites adjoining the plan change area.
- The detailed design of development should take account of the interface with existing developments and the relationship with open space.

## 2. Our submission is that:

Housing New Zealand Corporation (HNZC) at the address of service given below makes the following submission on the proposed Private Plan Change PA373: Three Kings Precinct by Fletcher Residential Ltd to the former Winston Aggregates Quarry

Housing New Zealand supports the intensive residential development of the former quarry site but feel a comprehensive approach that incorporates Council owned land to the south and west of the subject site would do more to revitalise the local town centre. In this regard Housing New Zealand supports Plan Change 372 in favour of Plan Change 373. This being said it is considered that development of the former Winston Aggregates quarry would help to revitalise the area and therefore should Council seek to approve Plan Change 373 Housing New Zealand request minor changes relating to our interest as an adjoining land owner.

### 2.1 *Background*

Housing New Zealand is a corporation with the following objectives (as set out in the <sup>1</sup>Housing Corporation Act 1974):

- a) To give effect to the Crown's social objectives by providing housing, and services related to housing, in a business like manner, and to that end to be an organisation that
  - i. exhibits a sense of social responsibility by having regard to the interests of the community in which it operates; and
  - ii. exhibits a sense of environmental responsibility by having regard to the environmental implications of the operations; and
  - iii operates with good financial oversight and stewardship, and efficiently and effectively manages its assets and liabilities and the Crown's investment; and

Housing New Zealand has a wide range of functions (the principal of which is to achieve its objectives), and these include:

- a) provision of rental housing;
- b) undertaking housing and other developments either on its own account or on behalf of other persons;
- c) acquiring and developing land for housing or other developments;
- d) conducting research into, and monitoring trends in, housing and services related to housing

In undertaking its work the Housing New Zealand is required to act in a socially responsible manner to understand and work with the needs and circumstances of its tenants and the community at large.

The Corporation seeks to meet its social responsibilities while protecting its existing assets by utilising them in the most effective manner. Housing New Zealand's interest in the proposal is that of a landowner in the vicinity of the proposed development.

Housing New Zealand manages approximately 257 dwellings on 13.8 hectares of land within the Three Kings area in close proximity to the land subject to the plan change. The Housing New Zealand housing stock in this location generally comprises lower density

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<sup>1</sup> As amended by the Housing Corporation Amendment Bill 2011

# Submission No 191

Zealand has interests in land adjoining and in close proximity to the plan change including properties within Fyvie Avenue, Smallfield Avenue, Barrister Avenue, Henshaw Avenue and Mount Eden Road.

## **2.2 Submission**

Having reviewed the application documentation, Housing New Zealand generally supports the Plan Change. In assessing the potential effects to its assets Housing New Zealand has also considered potential adverse effects on adjoining land, the relationship between Housing New Zealand land and the land subject to the plan change, infrastructure capacity and the social and economic wellbeing of the community over time.

Housing New Zealand supports the strategic objectives of the Auckland Plan as they apply to Three Kings, including the advancement of Three Kings as a Town Centre and the urban intensification necessary support the emerging Centre. In assessing the potential effects to its assets and tenant population Housing New Zealand has considered the following;

- the vitality of the local community centre;
- the provision of open space for passive and active recreation;
- connectivity through the Concept Plan area;
- visual amenity into and from the Concept Plan area;
- the effects on an the relationship of Housing New Zealand assets directly adjoining the Concept Plan area; and
- infrastructure capacity and overland flow paths from existing development.

While Housing New Zealand supports most of the provisions sought through the plan change there are a number of areas where relief is requested to the Plan Change as notified. In this respect the relief sought is generally made following consideration of Housing New Zealand's medium to long term objectives to intensify its housing assets within the area. Housing New Zealand is seeking to have this land rezoned through the Proposed Auckland Unitary Plan hearing process.

The location of both Housing New Zealand's land and the land subject of the plan change are within walking distance of the Three Kings Local centre. It is considered that urban intensification of land to the north / west of the Three Kings Town Centre, including the land included within the Plan Change is consistent with the objectives of the Auckland Plan.

The primary areas where Housing New Zealand has concerns and is seeking changes relating to minimum onsite storage capacity for wastewater be increased to 24hrs to avoid future limitations on Housing New Zealand's assets.

Housing New Zealand in its submission to the Proposed Auckland Unitary Plan (PAUP) has requested changes to the Volcanic Viewshaft overlays. In this regard it is requested that the wording of the plan change be amended to reflect the submissions made by Housing New Zealand to the Auckland Unitary Plan.

## **3. Housing New Zealand seeks the following decision:**

While Housing New Zealand supports the development of the former Winston Aggregates quarry it is requested that Plan Change 372 be approved over Plan Change 373. Should the

hearings panel decide to approve Plan Change 373 Housing New Zealand seek the following minor amendments:

## **F DEVELOPMENT CONTROLS**

Housing New Zealand understands the intent of these provisions as notified to provide discrete variation to the development controls that would otherwise apply on land zoned Residential 8b that may not otherwise be appropriately applied within the confines of the development area. Housing New Zealand has concerns that the provisions as drafted do not give effect to this apparent intent and for some of the provisions of interest to it seeks alternative wording to provide clarity for all parties as development activity progresses.

**1. *The development controls set out in the Residential 8b zone (Clause 7.8.2) apply, unless otherwise varied by clauses 2 – 2.12 below, except for the following:***

- ~~7.8.2.3 Maximum Height~~
- ~~7.8.2.4 Height in Relation to Boundary~~
- ~~7.8.2.7 Maximum Building Coverage and Impermeable Surface~~
- ~~7.8.2.8 Minimum Stormwater Permeable Surface~~
- ~~7.8.2.9 Yards~~
- ~~7.8.2.10A Private Open Space Residential Units~~
- ~~7.8.2.15 Driveways and Carparking (d) amount of Road Frontage Taken Up by Accessways~~
- ~~7.8.2.17 Integrated Housing Developments Communal Open Space~~
- ~~7.8.2.5 Daylight~~

**2. *The controls set out below apply in place of the above. For the purpose of these development controls the Concept Plan Area is defined as all that land contained within the Concept Plan (Residential 8b and Open Space 2 and Open Space 3) being 21.6ha.***

### **2.3 Height in Relation to Boundary**

- (i) *Rule 7.8.2.4 shall only apply to the external boundary of the Concept Plan Area where that land abuts or faces land zoned Residential or Open Space.*
- (ii) *For the avoidance of doubt this control shall not apply to the internal boundaries within the site, including land to boundaries zoned Residential 8b, Open Space 2, Open Space 3 or Business 2 or 4.*
- (iii) *Where Business 2 zoned land adjoins the external boundary of the Concept Plan Area Rule 8.8.1.12A shall apply where the land abuts or faces land zoned Residential or Open Space.*

### **2.5 Yards**

- (i) *A 3m minimum yard shall only be provided along the external boundaries of the Concept Plan where it abuts or faces land zoned Residential or Open Space. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre.*
- (ii) *For the avoidance of doubt this control shall not apply to the internal boundaries within the site including street frontages and land adjoining land zoned Open Space.*

(iii) For the avoidance of doubt this control shall be read in conjunction with clause 2.3 above.

## 2.8 Daylight

Rule 7.8.2.5 shall otherwise be complied, subject to the following variation. For the purposes of control 7.8.2.5 Daylight, "principle habitable room" is deemed to mean the primary living room within a dwelling.

## 2.11 Te Tatua a Riukiuta Sightlines

~~No~~ Any building shall ~~that~~ protrudes into the Te Tatua Riukiuta sightlines shown on Figure F08 84(c) Any building which intrudes into these sightlines shall be considered a restricted discretionary activity. Additionally the rules relating to Volcanic View Shafts apply.

## G MATTERS FOR DISCRETION

*For the Controlled and Restricted Discretionary activities in the Residential 8b and Open Space zones, the Council will restrict its discretion to the following matters as specified for the relevant activity below:*

Housing New Zealand request that the activities "New Residential building" and "Subdivision associated with (i) PUD (ii) Lots" is also subject to assessment against the "Stormwater" and "Wastewater" criteria. See partial extract below:

## Residential 8

	Stormwater	Wastewater	Transport
Rehabilitation	*		
Planned Unit Development	*	*	*
New Residential building	●	●	
Additions and Alterations			
Park and Ride	*		*
Earthworks	*		
Education and Cultural Facilities			*
Healthcare			*
Subdivision associated with (i) PUD (ii) Lots	●	●	

## H ASSESSMENT CRITERIA: RESIDENTIAL 8B ZONED LAND

# Submission No 191

*The assessment criteria for activities/development within the Concept Plan that require resource consent, are set out below. The assessment criteria relevant to each activity/development are identified in the tables set out in G Matters of Discretion above.*

Housing New Zealand request that the following text be added;

## **1.1 Buildings**

*The degree to which:*

- (xii) buildings are designed in a manner that integrates with and manages the effects of existing and future development on land adjoining the Concept Plan area.*

## **7. Wastewater**

*The extent to which the proposal provides for the effective development and management of the wastewater network including:*

- (i) Provision for a minimum of eight twenty four (24) hours holding capacity at any pump station.*
- (ii) Diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater.*
- (iii) The location and design of the pump station and connections to the wastewater network.*

## **J. SPECIAL INFORMATION REQUIREMENTS**

- 1. An application for a Planned Unit Development must be accompanied by the following supporting documents. These are in addition to what would otherwise be required for a planned unit development:**

*(vi) Where residential units adjoin or overlook open space a detailed CPTED analysis of proposal shall be provided.*

*(vii) For development of land adjacent to the external boundaries of the Concept Plan a context assessment demonstrating how the development interfaces with surrounding landuse shall be provided.*

- 4. Housing New Zealand Corporation wishes to be heard at any hearing.**



**Brendon Liggett**  
Development Planning Manager  
Housing New Zealand Corporation

# Submission No 191

Address for Service:

Mandy Sherring  
Housing New Zealand Corporation  
Private Bag 74598  
Greenlane  
Central Auckland 1546





# THREE KINGS UNITED FOOTBALL CLUB INC.

10 November 2014

Stephen Van Kampen  
Principal Planner  
Auckland Council  
Level 4 North  
Bledisloe House  
24 Wellesley Street  
AUCKLAND 1010

**Auckland Council District Plan Operative Auckland City – Isthmus Section 1999  
Plan Modification 372 – Private Plan Change – THREE KINGS**

Dear Steve,

The Three Kings United Executive Committee on behalf of Three Kings United Football Club supports the H1 Masterplan as proposed by Fletcher Living in regard to the proposed playing fields.

We are New Zealand's largest football club with 2400 playing members; with 1800 members under 17 years of age. Our club vision is to unite the Community through the provision of Football for all. Grounds play a vital role in being able to deliver not only quality but capacity.

The Three Kings Reserve plays a significant part in being able to deliver such an experience, both currently and long term.

The comprehensive plan for the development at Three Kings Reserve will bring much needed football pitches for all of our members and families at Three Kings United Football. It will allow a space that's currently underutilised, to be developed in a way that offers benefits to the wider community for recreation and year-round sports.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'S. Reid'.

Steven Reid  
General Manager  
**Three Kings United Football**