

Submission No 42

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Thursday, 6 November 2014 4:39:19 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: Alistair Gavin Cameron Bingham
Organisation:
Agent:
Phone (daytime): 6259285
Phone (evening):
Mobile:
Email address:
Postal address: 5 Rowan Road, Three Kings, Auckland
Post code: 1023
Date of submission: 6-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Auckland Council District Plan Operative Auckland City - Isthmus Section 1999 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:
Fletcher Residential Ltd private plan change request to amend zoning and district plan provisions applying in the Auckland District Plan: Operative Auckland City Isthmus 1999 to the former Winstone Aggregates and Mt Roskill Borough Council quarries and adjacent land at Three Kings.

I/We:
Support

The reason for my/our views is:
Currently Auckland has a serious shortfall in its housing stock. This shortfall has had

Submission No 42

serious implications for housing affordability and is quite damaging to the framework of society in the city. Where a significant brownfield site such as that owned by Fletchers at their Three Kings Quarry becomes available for development, it is vital that its potential is fully realised. The construction scheme proposed by Fletchers in this plan will make good use of this site to produce a high number of dwellings that are still supported by good amenities.

By filling the site to 15m below the level of Mt Eden Road will allow significantly more dwellings to be provided than if the site was raised to the level of Mt Eden Road.

By being able to utilise the Mt Roskill Borough Council quarries and adjacent land at Three Kings, better connections to Three Kings Plaza and the neighbouring schools will be provided for the new residents. If students can walk to school safely, such connections will help to reduce traffic congestion. Fletchers will also be able to provide two soccer fields (combined to one cricket oval in Summer). With the increasing intensification that will inevitably occur in Three Kings/Mt Roskill area we need to grasp any opportunity that comes along to get additional sports facilities.

Currently the carpark area around the Pumphouse is quite unsafe after dark with low level crime such as car vandalism and disorderly behaviour being common. Connecting the new development to Three Kings Plaza through this area will eliminate this problem.

I have lived continuously in the Three Kings area for thirty years. The quarry and adjacent land has always been a bit of an eyesore and Fletcher's plans for an integrated high specification housing development and associated recreational areas will be a tremendous improvement.

I/We seek the following decision from the council:
Accept the plan change/modification

I/We wish to be heard at the council planning hearing:
No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:
No

Attach a supporting document:

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

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act:
I could not gain an advantage in trade competition through this submission

Submission No 43

From: alistair.bingham@xtra.co.nz
To: [District Plans Central](#)
Cc: alistair.bingham@xtra.co.nz
Subject: District Plan online submission
Date: Thursday, 6 November 2014 5:24:21 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: Alistair Gavin Cameron Bingham
Organisation:
Agent:
Phone (daytime): 6259285
Phone (evening):
Mobile:
Email address: alistair.bingham@xtra.co.nz
Postal address: 5 Rowan Rd, Three Kings, Auckland
Post code: 1023
Date of submission: 6-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
Fletcher Residential Ltd Private Plan Change request to amend zoning and district plan provisions applying in the Auckland District Plan: Operative Auckland City Isthmus Section 1999 to the former Winstone Aggregates land at Three Kings.

I/We:
Generally support, but seek amendments

The reason for my/our views is:
Auckland has a critical shortage of land for housing, and this is driving up house prices

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to an unaffordable level. This well planned, high density and high specification housing development is an excellent use of the old Quarry land.

I endorse the proposal to fill the quarry to 15m below Mt Eden Rd, as this provides the opportunity for increased intensification in the form of apartments cascading down into the Quarry.

It is a missed opportunity to not have the adjacent derelict old quarry land incorporated into this development as this would provide a much better outcome for the existing and new residents. It would provide better connections to the surrounding housing, Plaza and schools, as well as much needed quality sports fields. Primary, Intermediate and Secondary school students especially would benefit from the improved connections because these would provide them with a safe route to walk to Three Kings Primary, Mt Roskill Intermediate and Mt Roskill Grammar. This would also help ease traffic congestion

I have lived in the Three Kings area for 30 years. Throughout this time the quarry and its environs have always been a bit of an eyesore. The planned high specification development proposed by Fletchers will be a great improvement.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

I would like to see the plan amended to include redevelopment of the old Mt Roskill Borough Quarry and adjacent land as outlined in plan change 372. This would enable greater connection between the new housing and Three Kings Plaza, Mt Eden Road, and roads to the west of the development making it easier for children to walk safely to school. It would also provide much needed sports fields and clean up the petty crime that occurs in the car park beside the Pump House. I believe it is important that the residents of the new development feel part of our community not separate from it like a gated community, as would occur if there is only one entrance to the development.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 44

From: dblaker@clear.net.nz
To: [District Plans Central](#)
Cc: dblaker@clear.net.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:43:54 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: David Neville Blaker
Organisation:
Agent:
Phone (daytime): 09 6293082
Phone (evening):
Mobile:
Email address: dblaker@clear.net.nz
Postal address: 34 Scout Avenue, Three Kings, Auckland
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

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

Plan changes 372 and 373, jointly or separately

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 following points all apply equally to proposed plan changes 372 and 373, jointly or separately

1. Traffic density increase not sufficiently studied or considered or provided for
2. Minimum dwelling site area not specified; only the average density considered
3. Water table issues a potential hazard
4. Public open space within the development site inadequate
5. Terraced housing on quarry sides / steeper slopes
6. Poor pedestrian links between Mt Eden Road across the entire site; poor integration with current and future town centre to the S.

Submission No 44

I/We:

Generally oppose, but seek amendments as an alternative

The reason for my/our views is:

1. Large increase in traffic on Mt Eden rd; already congested to the North
2. Currently no mechanism for council control of minimum res plot area
3. Lowest parts of site may need continuous pumping; potential inundation hazard
4. Steep quarry sides are not easily usable as public areas
5. Areas of quarry slopes are loose and semi-consolidated material, cut away within the last century. Potentially unstable building substrate, prone to movement. In the long run, gravity always wins.
6. Proposed changes 372 & 373 within the quarry do not provide good pedestrian access to surroundings

I/We seek the following decision from the council:

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

Proposed amendments:

1. Limit number of dwellings to 750 or less (for 372, or 500 for 373; do further detailed traffic studies
2. Council to determine and control minimum dwelling site/plot areas.
3. Lowest parts of site not to be built on, and retain a wetland buffer zone as at Stonefields. Also consider filling to 5 m or more above current lowest quarry level.
4. provide for at least 40% of public area to be on land less than 10deg slopes, within the areas covered by proposed plan changes.
5. Apply the precautionary principle. No dwelling to be allowed on or against slopes deemed to be potentially risky by an impartial panel of experienced civil engineers
6. Redesign site plan to improve E-W pedestrian traffic, and also improve ped access to town centre

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

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 45

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 3:50:49 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: Daniel Browne
Organisation:
Agent:
Phone (daytime): 093758747
Phone (evening):
Mobile:
Email address:
Postal address: 5 Ferner Avenue, Mt Albert, Auckland
Post code:
Date of submission: 10-Nov-2014

Submission details

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

Plan change 372 Three Kings

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities.

Submission No 45

Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 46

From: kerry.browne@heskethhenry.co.nz
To: [District Plans Central](#)
Cc: kerry.browne@heskethhenry.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 10:37:31 a.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: Kerry Browne
Organisation:
Agent:
Phone (daytime): 093758747
Phone (evening):
Mobile:
Email address: kerry.browne@heskethhenry.co.nz
Postal address: 5 Ferner Avenue , Mt Albert, Auckland
Post code:
Date of submission: 10-Nov-2014

Submission details

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

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

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

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities. Cornwall is steeped in tradition and its governance and management structures ensure

Submission No 46

its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 47

From: judith.collins@xtra.co.nz
To: [District Plans Central](#)
Cc: judith.collins@xtra.co.nz
Subject: District Plan online submission
Date: Friday, 24 October 2014 6:28:53 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: Judith Collins
Organisation:
Agent:
Phone (daytime): 625 9285
Phone (evening):
Mobile:
Email address: judith.collins@xtra.co.nz
Postal address: PO Box 26-357, Epsom, Auckland
Post code: 1344
Date of submission: 24-Oct-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
Fletcher Residential Ltd Private Plan Change request to amend zoning and district plan provisions applying in the Auckland District Plan: Operative Auckland City Isthmus Section 1999 to the former Winstone Aggregates land at Three Kings

I/We:
Generally support, but seek amendments

The reason for my/our views is:
The City needs more housing and this development will provide high quality well

Submission No 47

planned intensive housing, in an area that is ideal for redevelopment.

I am satisfied that not refilling the quarry will provide a better outcome, by providing the opportunity for more intensive high quality housing without greatly impacting on the surrounding residential areas.

Cascading apartments down the sides of the quarry with a height on Mt Eden Rd of 4 storeys would greatly enhance the aesthetics of the current area.

They will also provide the opportunity for apartments of varying sizes to be sold. Any 1 or 2 bedroom apartments in the complex would be more affordable than the current (usually 4 bedroom) new homes being built in the area.

I have lived and worked in the Three Kings area for almost 20 years, and I'm excited to think that such a well planned, and high quality development is intended by Fletchers, a Company with a sound record of residential development.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

I would prefer to see the Crown owned land incorporated into the redevelopment plan as I believe this provides better connections with the surrounding Town Centre, residential areas, schools, and Big King. It would also give us much needed quality sports fields and improve the existing Town Centre which currently needs. revitalising.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 48

From: heather.shotter@committeeforauckland.co.nz
To: [District Plans Central](#)
Cc: heather.shotter@committeeforauckland.co.nz
Subject: District Plan online submission
Date: Thursday, 6 November 2014 4:35:30 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: Heather Shotter
Organisation: Committee for Auckland
Agent:
Phone (daytime): 09 300 5593
Phone (evening): 021 636 560
Mobile: 021 636 560
Email address: heather.shotter@committeeforauckland.co.nz
Postal address: PO Box 3403, Shortland Street, Auckland 1140
Post code: 1140
Date of submission: 6-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:
Submission in support of The Three Kings Development Project by Fletcher Residential

Regulatory Approval for the regeneration of the Three Kings quarry site on Mt Eden Road by Fletcher Residential. The concept for development of the site is contained in:

Auckland Council District Plan
Operative Auckland City - Isthmus Section 1999
Plan modification 372

Submission No 48

I/We:
Support

The reason for my/our views is:
Interest in submission

The Committee for Auckland ("CfA") is an organisation representing a relevant aspect of the public interest. Fletcher Building is a member of the CfA and Fletcher Residential Limited is a division of Fletcher Building

It is very rare that the CfA makes a submission in support of an individual member. However, in this case we are strongly in support of the urgent need for fully integrated housing communities in Auckland. We have been supportive of the Auckland Plan's vision for more intensification and to find solutions for Auckland's housing crisis.

This development also has wide support among our members, who represent a broad cross-section of the Auckland community.

The CfA is a not-for-profit organisation set up to contribute to making Auckland one of the world's great places to live and work. We are an independent, evidence based, thought leadership organisation promoting an innovative approach to a range of complex issues. For example, in the last two years The Committee has produced two significant reports focusing on maximising the potential of Auckland's people and its assets: 'Fuelling our Economy: A Skills Agenda for Auckland' and 'Three Waters: Auckland as a Maritime City'.

CfA is committed to supporting both short and longer term projects that seek to promote positive social, economic, environmental and cultural change for Auckland and provide its members with opportunities to make a positive contribution to the wider Auckland community. CfA provides connections and nurtures partnerships between business, government and non government organisations, and community groups to promote cross sector engagement around key issues impacting our region.

Members of the CfA contribute considerable revenue to Auckland Council through rates, development contributions and general fees and charges. The Committee's strength is built, not by the advocacy of an individual member or a particular point of view, but by the collective support of our diverse membership to advance Auckland as a dynamic and exciting place to live and work.

Submission

The Committee for Auckland supports Pan 372 to build up to 1500 terrace homes and apartments at Three Kings quarry, involving exchanging land to better utilise surrounding Crown land and to create more extensive community spaces for residents and the wider community as an exemplar of integrated housing communities for Auckland.

Private plan 372 is in the best interests the community as it provides valuable additional recreational features of a sand-carpeted cricket field which will convert to two football pitches for community use. We note recent public comments from Councillor Christine Fletcher on the issue of sporting field shortages in Auckland:

Submission No 48

“Savage cuts to parks, sports and recreation budgets mean there will be a massive shortfall in green spaces to meet Auckland’s growth and development

Park and sportsfields are precious to Aucklanders –they are central to connecting our communities and to our health and wellbeing. We must find ways to maintain them”

The plan delivers precisely what the Auckland Plan and the subsequent Auckland Unitary Plan has requested – offering an optimum level of density on brownfields land, complemented by communal green space to make living close to the CBD a more affordable and viable option for many people.

We are advised that Fletcher Residential has consulted widely on the project and engaged extensively with the local community to produce a solution that satisfies the requirements of the city plan.

Its innovative design provides a template for intensive, well-designed and appealing urban living with a mix of social, affordable and market-led housing that will form a harmoniously integrated community.

The new residential development is well-designed, constructed from good quality materials and includes a range of contextually appropriate housing types, sympathetic to the sensitive volcanic landscape character. We remain confident that the development will contribute positively to the existing local built character.

This high quality, well-conceived development will revitalize the Three Kings area, provide homes for around 4000 people and create better connectivity to the surrounding areas. There is infrastructure capacity in the wider region for the development to connect to The development will also provide growth opportunities for local businesses which will hopefully transfer to the creation of new jobs in the area

To proceed with this plan makes good sense and strong leadership is needed to avoid further delays to make sure it is expedited to help resolve Auckland housing crisis and sporting field shortages.

I/We seek the following decision from the council:
Accept the plan change/modification

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

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

Submission No 48

Schedule 1 of the Resource Management Act:

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

Submission No 49

From: [Paul Smith](#)
To: [District Plans Central](#)
Subject: Attention: Susan Tapsell: Objection to Plan modification 372; support (to a degree) of Plan 373 Fletchers Three Kings
Date: Monday, 10 November 2014 1:54:43 p.m.

Attention: Susan Tapsell

Objections to proposed Plan modification 372 and support (to some degree) for Plan 373

My objections are as follows:

* I want to see Grahame Breed Drive retained as the peaceful avenue we enjoy in all seasons. It is one of the local features, along with the Big King, which makes Three Kings special.

* I oppose any idea of a land swap which involves trading public land for private interests.

* I am already concerned by the increase in the number of people living here. You can see it in traffic and in new housing which does not suit the neighbourhood's character. If 1200 -1500 houses are added all of a sudden, how will local services and schools cope?

* Whatever happens I want the people in our neighbourhood to be able to see the Big King without the intrusion of buildings and I want Big King to remain accessible for all of us locals who use it in many ways.

* If we are to have more housing it must be handled by the Council in a way which gives our interests the same standing as the developer.

Yours sincerely

Rae Cooke,

77 Buckley Road,
Three Kings.

PH: 6254-602

* Please note that this is being sent from my neighbour's computer as I do not use email.

do not have email and so my neighbour is typing this out for me on the basis of my handwritten objections)

Submission No 50

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Sunday, 9 November 2014 12:07:10 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: Francine Corbett
Organisation:
Agent:
Phone (daytime): 096344468
Phone (evening):
Mobile:
Email address:
Postal address: 33 Symonds St , Onehunga,
Post code: 1061
Date of submission: 9-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities.

Submission No 50

Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 51

From: nomsey@gmail.com
To: [central-areaplan](#)
Cc: nomsey@gmail.com
Subject: District Plan online submission
Date: Saturday, 8 November 2014 1:44:44 p.m.

Thank you for your submission.

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

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

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



Contact details

Full name: Naomi Cook
Organisation:
Agent:
Phone (daytime): 021 524 800
Phone (evening):
Mobile:
Email address: nomsey@gmail.com
Postal address: 89 McCullough Avenue, Three Kings, Auckland
Post code: 1041
Date of submission: 8-Nov-2014

Submission details

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

I/We:

Generally oppose, but seek amendments as an alternative

The reason for my/our views is:

It is not easy at all to visualize what the development will look like, my concerns are 1) the density - is the density being catered for infrastructure wise and commercially (e.g. how many people will be using that supermarket now?!) and 2) the depth - will it look and feel like a hole in the ground, as stone fields does? I thought they were meant to

Submission No 51

bring the ground level back and contour up to the mountain. They definitely aren't contouring up to the mountain, and I think it will still feel like the mountain is quite separate from that area - instead of integrating it. Fletchers are forcing us to hope for the best, rather than truly understanding themselves, before they do it what it will feel like, and presenting that to us. They could do this by comparisons of the size and depth of stonefields vs three kings. Whilst I'm sure three kings is less deep, it is also a much smaller site, therefore I am sure that less depth will still feel like a hole in such a small area. But do the analysis. Use the data of stone fields to provide a comparison of the ratios. Provide better modeling, with transparent sides and different cross sections. Enable us - and THEM - to really understand what it will be like. I am not against development, I just want it done well and I want to deal with facts and figures and understand what it will be like before we do it and instead of blindly hoping it will be ok. Secondly, do some work on the impact of that density - show us that you've done the work. How many people catch the bus to work in rush hour now? How many will catch the bus after this development? Can the bus system cater for it? If it can, great. I live on the other side of big king and will need to walk through this development to get to the three kings centre - it affects me as well, not just the people in the development!! Fletchers have held open days. I have attended. They have provided some good models and good pictures. But unfortunately I just don't think they're quite good enough. I just can't visualize what it will feel like and I think they need to take the modeling a step further. They should definitely take the density analysis further - I didn't see any real analysis on this. Is it sufficient to think more houses is better? Don't we have to really model and plan for the impact? As I say, I am pro development, and I'm glad they are developing, and I'm sure there are lots of good things about the development - but let's do it as well as it can be done.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

- 1) fletchers must provide more analysis of the impact of the density and plans to handle it. they should possibly reduce the density.
- 2) fletchers should contour the land up to the mountain - it is too steep and does not integrate the mountain to the development (or the other side of three kings)
- 3) fletchers should model the 'hole in the ground' better so it is possible to visualise it - and probably reduce the depth.

Fletchers may just have to take the hit and make this less dense and less deep for an overall better development.

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

Submission No 51

Schedule 1 of the Resource Management Act:

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

Submission No 52

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

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



Correspondence to :



For office use only

Submission No:

Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

JANINE CORRICK

Organisation Name (if submission is on behalf of Organisation)

Address for service of the Submitter

11A CHURCHES AVE THREE KINGS. AUCKLAND.

Telephone:

021 776 556.

Email:

janinecorricks@yahoo.co.nz

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

Plan Change/Variation Number

PA 372.

Plan Change/Variation Name

PRIVATE PLAN CHANGE THREE KINGS
PRECINCT

To the (indicate which plan below)

Relevant District Plan:

☐ Auckland Central

☐ Auckland Gulf Islands

☒ Auckland Isthmus

☐ Franklin

☐ Manukau

☐ North Shore

☐ Papakura

☐ Rodney

☐ Waitakere

Relevant Regional Plan/ Policy Statement:

☐ Coastal

☐ Sediment Control

☐ Proposed Air Land Water

☐ Farm Dairy Discharges

☐ Transitional Regional Plan

☐ Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

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

Rule(s)

Or

Property Address

Or

Map

Or

Other (specify)

UNDER PART 2 OF SCHEDULE 1 OF THE
RESOURCE MANAGEMENT ACT 1991.

Submission

Submission No 52

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: SEE ATTACHED SUBMISSION

(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 ☐

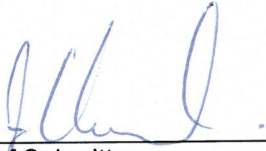
Decline the Plan Change/Variation ☒

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

SEE "REFICE SOUGHT" SECTION OF ATTACHED SUBMISSION.

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)

10/11/2014
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

Submission Against Proposal PA372 ,Private Plan Change , Three Kings Precinct. 2014

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community.

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

Relief Sought:

1. I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community.
2. I wish to see the site contoured differently – to allow for direct and accessible walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood.
3. I wish to see a significant nett increase in Public Open Space and better integration with the existing park.
4. I wish the applicant to consult and interact with the community in a meaningful way (this has not been shown to date).

Private Profit VS Public Benefit

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

Relief Sought: That private land is not swapped to benefit private interests without a comprehensive Masterplan being undertaken.

I would like there to be an independent Valuation carried out and that this is a transparent process.

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

Relief Sought:

1. I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields).
2. I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities are included in the Masterplan design.
3. This would include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes.
4. I would like at least 50% of the quarry site to be zoned Open Space.

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

Relief Sought: I request that a masterplan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighbourhood), in conjunction with all stakeholders including the community.

Connectivity and Accessibility

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

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

Issue: The proposal for “lift access” from the quarry floor to the Mt Eden road level. is not detailed anywhere in the plans.

Relief Sought: I would like any proposed alternative access arrangements to be detailed and shown in plans and specifications to ensure compliance and installation in any final sufficient design solution.

Restoration of Te Tātua a Riukiuta / Big King

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

Relief Sought: That the Eastern slope of Big King be restored to form a natural slope. I would like to see the land restored in a more meaningful way that respects the Maunga, the natural ecosystem, and the wishes of the community to move easily through the area.

This relief is in-line with the existing Environment Court Decision in respect of the Quarry site fill levels and required contouring.

Density

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

Relief Sought:

1. That the zoning be independently assessed against similar areas in the city. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed.
2. I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.

Issue: The proposed building height applications detail heights that are exceeded in the supplied development plans. This includes 4 storey building directly adjacent to Mt Eden Road. This will have a detrimental effect on the perception of safety in a public walking environment, due to excessive shadowing.

The proposed change also includes a 1 storey dwelling height on the proposed “Open space areas”

Submission Against Proposal PA372 ,Private Plan Change , Three Kings Precinct.

2014

The proposed plan has not defined the heights of up to 8 storeys on the outer perimeter of the development, per the plans supplied for this private plan change.

Relief Sought:

1. That the proposed building height plan does not exceed 2 storeys directly adjacent to Mt Eden road, for the continued walking safety of all pedestrian; adult and child during daylight and night.
2. That the proposed 4+ storey developments be removed to ensure connectivity to the town centre

Issue: No provision has been made for any safe crossing points to accommodate the increased traffic flow from the proposed development.

Relief Sought: That the proposed development, reliant upon this plan change, effectively and safely accommodates the increased vehicle and pedestrian traffic.

Grahame Breed Drive

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

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

Infrastructure - Wastewater

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

Relief Sought: The level of density is not permitted until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built).

That the proposed system is independently reviewed and a resilient system is designed. That the proposed wastewater system not be reliant upon mechanical pumps.

Issue: that the proposed wastewater pumping based system has only an 8 hours holding capacity, and does not meet the requirements 1 in 100 year storm events . Sewerage outfall into the same area as stormwater (the proposed playing fields) is unacceptable from a health and safety basis, for water quality and public health.

Relief sought:

1. That any proposed design meets a 1:100 year event and has sufficient holding capacity for such events.
2. That NO sewerage overflow is permitted across publicly accessible grounds.

Viewshafts

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

Relief Sought:

1. That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road and from outside of the Fickling Centre.
2. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations.
3. That the viewshafts become a part of an overall masterplan for the Precinct.
4. That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis.

Submission No 53

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

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



Correspondence to :



For office use only

Submission No:

Receipt Date:

Submitter details

Full Name of Submitter or Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

JANINE CORRICK

Organisation Name (if submission is on behalf of Organisation)

Address for service of the Submitter

11A CHURCHES AVE THREE KINGS AUCKLAND.

Telephone:

021 776 556

Email:

janinecorricks@yahoo.co.nz

Contact Person: (Name and designation if applicable)

Scope of submission

This is a submission to:

Plan Change/Variation Number

PA 373

Plan Change/Variation Name

PRIVATE PLAN CHANGE THREE KINGS PRECINCT.

To the (indicate which plan below)

Relevant District Plan:

☐ Auckland Central

☐ Auckland Gulf Islands

☒ Auckland Isthmus

☐ Franklin

☐ Manukau

☐ North Shore

☐ Papakura

☐ Rodney

☐ Waitakere

Relevant Regional Plan/ Policy Statement:

☐ Coastal

☐ Sediment Control

☐ Proposed Air Land Water

☐ Farm Dairy Discharges

☐ Transitional Regional Plan

☐ Auckland Regional Policy Statement

The specific provisions that my submission relates to are:

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

Rule(s)

Or

Property Address

Or

Map

Or

Other (specify)

UNDER PART 2 OF SCHEDULE 1 OF THE
RESOURCE MANAGEMENT ACT 1991.

Submission

Submission No 53

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: SEE ATTACHED SUBMISSION.

(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. ☒

SEE ATTACHED "REFLECT SOUGHT" ON ATTACHED SUBMISSIONS.

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

Date

10/11/2014

Notes to person making submission:

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

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

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

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

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

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

(a) adversely affects the environment; and

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

General

Issue: The proposal is a poor Urban Design and community outcome. The proposal effectively creates a Gated Community (because of the proposed 15-18m level changes) at the exclusion of the wider community.

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

Relief Sought:

1. I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community.
2. I wish to see the site contoured differently – to allow for direct and accessible walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood.
3. I wish to see a significant nett increase in Public Open Space and better integration with the existing park.
4. I wish the applicant to consult and interact with the community in a meaningful way (this has not been shown to date).

Private Profit VS Public Benefit

Issue: There is no significant increase in public open space. This is a very poor community outcome.

Relief Sought:

1. I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities are included in the Masterplan design.
2. This would include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes.
3. I would like at least 50% of the quarry site to be zoned Open Space.

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

Relief Sought: I request that a masterplan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighbourhood), in conjunction with all stakeholders including the community.

Connectivity and Accessibility

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

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

Issue: The proposal for “lift access” from the quarry floor to the Mt Eden road level. is not detailed anywhere in the plans.

Relief Sought: I would like any proposed alternative access arrangements to be detailed and shown in plans and specifications to ensure compliance and installation in any final sufficient design solution.

Restoration of Te Tātua a Riukiuta / Big King

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

Relief Sought: That the Eastern slope of Big King be restored to form a natural slope. I would like to see the land restored in a more meaningful way that respects the Maunga, the natural ecosystem, and the wishes of the community to move easily through the area.

This relief is in-line with the existing Environment Court Decision in respect of the Quarry site fill levels and required contouring.

Density

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

Relief Sought:

1. That the zoning be independently assessed against similar areas in the city. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed.
2. I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.

Issue: The proposed building height applications detail heights that are exceeded in the supplied development plans. This includes 4 storey building directly adjacent to Mt Eden Road. This will have a detrimental effect on the perception of safety in a public walking environment, due to excessive shadowing.

The proposed plan has not defined the heights of up to 8 storeys on the outer perimeter of the development, per the plans supplied for this private plan change.

Relief Sought:

1. That the proposed building height plan does not exceed 2 storeys directly adjacent to Mt Eden road, for the continued walking safety of all pedestrian; adult and child during daylight and night.
2. That the proposed 4+ storey developments be removed to ensure connectivity to the town centre

Issue: No provision has been made for any safe crossing points to accommodate the increased traffic flow from the proposed development.

Relief Sought: That the proposed development, reliant upon this plan change, effectively and safely accommodates the increased vehicle and pedestrian traffic.

Infrastructure - Wastewater

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

Relief Sought: The level of density is not permitted until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built).

That the proposed system is independently reviewed and a resilient system is designed. That the proposed wastewater system not be reliant upon mechanical pumps.

Issue: that the proposed wastewater pumping based system has only an 8 hours holding capacity, and does not meet the requirements 1 in 100 year storm events . Sewerage outfall into the same area as stormwater (the proposed playing fields) is unacceptable from a health and safety basis, for water quality and public health.

Relief sought:

1. That any proposed design meets a 1:100 year event and has sufficient holding capacity for such events.
2. That NO sewerage overflow is permitted across publicly accessible grounds.

Viewshafts

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

Relief Sought:

1. That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road and from outside of the Fickling Centre.
2. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations.
3. That the viewshafts become a part of an overall masterplan for the Precinct.
4. That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis.

Submission No 54

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 12:16:10 p.m.

Thank you for your submission.

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

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

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



Contact details

Full name: jason craig
Organisation:
Agent:
Phone (daytime): 0212722662
Phone (evening):
Mobile:
Email address:
Postal address: 19 burnley terrace mt eden
Post code: 1024
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities.

Submission No 54

Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 55

From: cornwall@xtra.co.nz
To: [District Plans Central](#)
Cc: cornwall@xtra.co.nz
Subject: District Plan online submission
Date: Wednesday, 5 November 2014 3:42:10 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: Matt Davies
Organisation: Cornwall Districts Cricket & Sports Association
Agent:
Phone (daytime): 09 623 1529
Phone (evening):
Mobile:
Email address: cornwall@xtra.co.nz
Postal address: PO Box 74 223, Greenlane, Auckland
Post code: 1543
Date of submission: 5-Nov-2014

Submission details

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

Plan change 372 Three Kings

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

The specific provision of the plan change/modification that my submission relates to:
Cornwall Cricket Club's submission relates to the proposed amendments to planning map no.1 sheet no F07, F08, G07 and G08.

The submission specifically relates to the land shown to be rezoned Open Space 3 and any other associated land exchange and/or rezoning that will allow an open space network comprised of 2 high quality sportsfields and one premier cricket oval.

This submission does not, and should not be considered to, relate to any other provisions within the plan change.

I/We:

Submission No 55

Support

The reason for my/our views is:

Cornwall Cricket Club has an interest in the plan change that is greater than the general public because Cornwall Cricket Club is responsible for providing both formal and informal cricket participation opportunities for our 1500 members.

Cornwall Cricket Club supports the provisions in the proposed amendments to planning map no.1 sheet no F07, F08, G07 and G08 that maximise the land zoned Open Space 3. The reason for the submission is;

1. The plan change enables the optimisation of the size and configuration of the area to be zoned Open Space 3 allowing for the installation of a premier cricket oval. This will help reduce a current shortfall of 9 cricket wickets in the Puketapapa Local Board area which will assist in allowing Cornwall members to play home matches within close proximity of our home ground.

2. It meets the Auckland Regional Cricket Facilities Plan hierarchy of facility needs particularly Community and Club long-term priority 5 (additional cricket wickets included in any new land developed for sport and recreation).

3. It meets the Auckland Sport and Recreation Strategic Action Plan 2014-2024 Key Initiative 2 (children and young people being more active) and Key Initiative 7 (Fit-for-purpose network of facilities).

4. It meets Strategic Direction 5 of the Auckland Plan (promote individual and community well-being through participation and excellence in recreation and sport) and Directive Statement 5.3 (ensure recreation and sport facilities keep up with the growing needs of our population).

I/We seek the following decision from the council:

Accept the plan change/modification

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 56

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 4:45:54 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: Tim Dawson
Organisation:
Agent:
Phone (daytime): 021983916
Phone (evening):
Mobile:
Email address:
Postal address: 27 Ferryhill Rd Epsom
Post code: 1023
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities.

Submission No 56

Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

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 57

From: donotreply@aucklandcouncil.govt.nz
To: [central-areaplan](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 7:02:11 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: Julie Irene dick
Organisation:
Agent:
Phone (daytime): 09-6209044
Phone (evening):
Mobile:
Email address:
Postal address: 32 fyvie ave three kings
Post code: 1042
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
submission plan change 372 & 373 isthmus section 1999 of district plan

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:
372&373 excludes input from the community. The mana of big king is endangered by the proposals.. There will be pack housing lacking in high environmental standards. Local schools will not cope. Inappropriate development of site to context. A future slum in the making.

I/We:
Oppose

The reason for my/our views is:
I live in a community that has long been awaiting an inter grated site with the quarry meeting the aesthetic and wellness needs of my community.

Submission No 57

I/We seek the following decision from the council:

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

Proposed amendments:

No housing

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 58

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Tuesday, 11 November 2014 10:06:44 p.m.

Thank you for your submission.

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

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

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



Contact details

Full name: Jimmy Chan
Organisation:
Agent:
Phone (daytime): 021546697
Phone (evening):
Mobile:
Email address:
Postal address: 10 McCullough Ave, Three Kings,
Post code: 1041
Date of submission: 11-Nov-2014

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:
Proposed Plan modifications 372 and 373 to the Auckland Council District Plan - Operative Auckland City - Isthmus Section 1999

I/We:
Oppose

The reason for my/our views is:
The Entirety of both Plan changes.

Submission No 58

I/We:

Oppose

The reason for my/our views is:

1. The applicant has breached their consent conditions making these applications without consulting the stated community groups.
2. These proposed plan changes are incongruous with the Three Kings Plan produced by the Puketapapa Local Board in consultation with the local community.
3. These proposed plan changes are out of context with the Auckland Council plans and proposed plans
4. These proposals renege on the agreements made in their previous consents. They are therefore breaching these consents.
5. The applicant has proven to be untrustworthy in terms of consent compliance.
6. The applicant has not had due regard to the Mana of Big King.
7. High density housing in holes in the ground is an awful environment for people to live in.
8. The proposed developments are inappropriate to the site and local context.
9. These proposals disregard the environment rather than meet high standards.

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:

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

Submission No 58

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 59

From: Hillsandmike@xtra.co.nz
To: [central-areaplan](#)
Cc: Hillsandmike@xtra.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 5:09:37 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: Hilary and Michael Dodd
Organisation:
Agent:
Phone (daytime): 096296700
Phone (evening):
Mobile: 0211409865
Email address: Hillsandmike@xtra.co.nz
Postal address: 76mccullough Ave, Three kings, Auckland
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

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

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

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

I/We:
Oppose

The reason for my/our views is:
That council land should not be used for private gain at the expense of open council spaces for all. It will turn Graeme Breed Drive into a major thoroughfare instead of a quiet pedestrian friendly leafy road. We swap accessible open space for a smaller space at the bottom of the developement that is not accessible easily to public

Submission No 59

members. Large amounts of community members including many local schools that frequently use the current space will miss out. All for private company gain. Public space at 15 m below ground level is not practical or fair.

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 60

From: Hillsandmike@xtra.co.nz
To: [central-areaplan](#)
Cc: Hillsandmike@xtra.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 5:48:55 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: Hilary and Michael Dodd
Organisation:
Agent:
Phone (daytime): 096296700
Phone (evening):
Mobile: 0211409865
Email address: Hillsandmike@xtra.co.nz
Postal address: 76 McCullough ave, Three Kings, Auckland
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

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

I/We:
Generally support, but seek amendments

The reason for my/our views is:
Of course the development is going to go ahead but what is proposed is not good for the community, but good for Winstones. It needs to be amended to include more public space, so be it, if that is at the expense of the number of dwellings. After this length of time using the resource the community needs to get quality back in regards to the

Submission No 60

space. Quality recreation areas, access to the Big King, restoring of Big King as much as possible and practical. Better investigation into the schools available and transport. Has this been looked in to at all? We have just spent thousands of dollars separating stormwater and sewage to increase our roof size by 50sq meters. Impose the same standards to the development in future proofing the infrastructure. There is not enough consultation being done for this to go through as it stands. Please oppose this until further independent research is done on issues of public access to the development, decrease of public spaces, better restoration of Mahunga, independent research into the high density of the development and its impact on infrastructure of schools, transport and amenities. Take into account access from the Big King in regards to cycle and pedestrian access. The community deserves better. After such a long period of time profiting from the natural resource that was Three Kings, It is not acceptable to replace Two Kings with a substandard development, and not take into account the need of the community that will live beside the development in future, the same community that has been neighbours to the quarry for the previous 80 years. Give the community and the city what it deserves, a good quality development, with infrastructure to support its inhabitants, good cycle and pedestrian access between Mahunga and Mt Eden road. Good views of the mountain. Houses with natural light more than 3 hours a day. Yes it will cost more to fill the quarry, and possibly not build as many dwellings but leaving behind a good development is only fair after so many years of being able to mine the resource.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

Better pedestrian access and cycle access between Mahunga and Mt Eden rd. less housing, better infrastructure, More independent evaluation of schools and community infrastructure.

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 61

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 5:30:18 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: Helen Drummond
Organisation:
Agent:
Phone (daytime): 09 6234167
Phone (evening):
Mobile: 021 1440907
Email address:
Postal address: 30 Pine St, Balmoral, Auckland
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
Plan change 372 Three Kings

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities. Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club.

Submission No 61

The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

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 62

From: robin_duke@vodafone.co.nz
To: [District Plans Central](#)
Cc: robin_duke@vodafone.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 12:33:44 a.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: Robin Linda Duke
Organisation:
Agent:
Phone (daytime): 021 520 051
Phone (evening): 09 624 1520
Mobile: 021 520 051
Email address: robin_duke@vodafone.co.nz
Postal address: 34A Hayr Road, Three Kings, Auckland,
Post code: 1042
Date of submission: 9-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Auckland City Operative District Plan (Isthmus 1999) Private Plan Change: Three Kings Precinct Under Part 2 of Schedule 1 of the Resource Management Act 1991. PA 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:
6.2 Density (page 10)
Current intention is to deliver between 1200 to 1500 additional homes.

7.0 Development Controls
7.1 Height - Riu of RL64 plus 4 storeys

8.2 Rehabilitation of former quarry land

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

Submission No 62

1.2 Cascading Apartments

I/We:

Generally support, but seek amendments

The reason for my/our views is:

6.0 Density

1200 to 1500 dwellings is far too many. Fletchers said in their public meeting 28/10/14 there could be up to 4000 people living in the development. That's potential of up to 4000 cars entering and exiting the site.

Graham Breed Drive is currently a lovely, tree-lined drive with relatively few cars using it. That would change as one of the two roads into the site would be into Graham Breed Drive.

7.0 Development Controls

7.1.1 Height - Riu of RL64 plus 4 storeys. That would be 4 storeys above Mt Eden Road, which would overshadow the road and block the sun onto it.

Also, they would overshadow the dwellings at the bottom of the quarry floor when it has been filled 15 metres below Mt Eden Road.

8.2 Rehabilitation of former quarry land

Removal of bund is disappointing, as there are established trees along it.

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

1.2 Cascading Apartments

The only reason that there will be cascading apartments is because Fletchers/Winstones are only filling the quarry up to 15 metres below Mt Eden Road. That is against the Environment Court ruling to fill it level with Mt Eden Road.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

6.0 Density - the maximum number of dwellings should be 1000. That would provide a better quality of life for the occupants as they would be less crowded. Also, less impact upon surrounding environment, roads, sewerage, wastewater.

7.0 Development Control

7.1.1 Height - The height of 4 storeys above Mt Eden Road is part of the change of zoning from Residential 7 to 8B, which allows there to be a maximum of 4 storeys.

I propose that the zoning should instead be changed from Residential 7 to 8A, which allows a maximum of 3 storeys.

I firmly believe that there should only be up to 3 storeys above Mt Eden Road.

8.2 Rehabilitation of former quarry land

Rather than total removal of the bund and the established trees, I firmly believe that as much of it be retained as possible, especially the trees.

If the bund and trees were totally removed and just houses, the boundary of the quarry development would look really stark.

Please retain as many of the trees as possible when building the houses along the current bund edging next to Mt Eden Road.

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

1.2 Cascading Apartments

15 metres below Mt Eden Road is far too deep. The quarry site should be filled higher

Submission No 62

than that. While I realise it may not be realistic to fill it to the level of Mt Eden Road, I do not know what would be the ideal height.

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 63

From: robin_duke@vodafone.co.nz
To: [District Plans Central](#)
Cc: robin_duke@vodafone.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 12:27:06 a.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: Robin Linda Duke
Organisation:
Agent:
Phone (daytime): 021 520 051
Phone (evening): 09 624 1520
Mobile: 031 520 051
Email address: robin_duke@vodafone.co.nz
Postal address: 34A Hayr Road, Three Kings, Auckland
Post code: 1042
Date of submission: 9-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Auckland City Operative District Plan (Isthmus 1999) Private Plan Change: Three Kings Precinct Under Part 2 of Schedule 1 of the Resource Management Act 1991. PA 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:
6.2 Density (page 10)
Current intention is to deliver between 1200 to 1500 additional homes.

7.0 Development Controls
7.1 Height - Riu of RL64 plus 4 storeys

8.2 Rehabilitation of former quarry land

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

Submission No 63

1.2 Cascading Apartments

I/We:

Generally support, but seek amendments

The reason for my/our views is:

6.0 Density

1200 to 1500 dwellings is far too many. Fletchers said in their public meeting 28/10/14 there could be up to 4000 people living in the development. That's potential of up to 4000 cars entering and exiting the site.

Graham Breed Drive is currently a lovely, tree-lined drive with relatively few cars using it. That would change as one of the two roads into the site would be into Graham Breed Drive.

7.0 Development Controls

7.1.1 Height - Riu of RL64 plus 4 storeys. That would be 4 storeys above Mt Eden Road, which would overshadow the road and block the sun onto it.

Also, they would overshadow the dwellings at the bottom of the quarry floor when it has been filled 15 metres below Mt Eden Road.

8.2 Rehabilitation of former quarry land

Removal of bund is disappointing, as there are established trees along it.

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

1.2 Cascading Apartments

The only reason that there will be cascading apartments is because Fletchers/Winstones are only filling the quarry up to 15 metres below Mt Eden Road. That is against the Environment Court ruling to fill it level with Mt Eden Road.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

6.0 Density - the maximum number of dwellings should be 1000. That would provide a better quality of life for the occupants as they would be less crowded. Also, less impact upon surrounding environment, roads, sewerage, wastewater.

7.0 Development Control

7.1.1 Height - The height of 4 storeys above Mt Eden Road is part of the change of zoning from Residential 7 to 8B, which allows there to be a maximum of 4 storeys.

I propose that the zoning should instead be changed from Residential 7 to 8A, which allows a maximum of 3 storeys.

I firmly believe that there should only be up to 3 storeys above Mt Eden Road.

8.2 Rehabilitation of former quarry land

Rather than total removal of the bund and the established trees, I firmly believe that as much of it be retained as possible, especially the trees.

If the bund and trees were totally removed and just houses, the boundary of the quarry development would look really stark.

Please retain as many of the trees as possible when building the houses along the current bund edging next to Mt Eden Road.

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

1.2 Cascading Apartments

15 metres below Mt Eden Road is far too deep. The quarry site should be filled higher

Submission No 63

than that. While I realise it may not be realistic to fill it to the level of Mt Eden Road, I do not know what would be the ideal height.

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 64

From: dfarrow@aucklandcricket.co.nz
To: [District Plans Central](#)
Cc: dfarrow@aucklandcricket.co.nz
Subject: District Plan online submission
Date: Tuesday, 4 November 2014 3:22:51 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: Daniel Farrow
Organisation: Auckland Cricket Association
Agent:
Phone (daytime): 09-845-7442
Phone (evening):
Mobile: 021-240-8519
Email address: dfarrow@aucklandcricket.co.nz
Postal address: Private Bag 56906, Dominion Road , Auckland 1446
Post code: 1446
Date of submission: 4-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
Auckland Cricket's submission relates to the proposed amendments to planning map no.1 sheet no F07, F08, G07 and G08.

The submission specifically relates to the land shown to be rezoned to Open Space 3 and any other associated land exchange and/or rezoning that will allow an open space network comprised of 2 high quality sportsfields and one premier cricket oval.

This submission does not, and should not be considered to, relate to any other provisions within the plan change.

Submission No 64

I/We:
Support

The reason for my/our views is:

Auckland Cricket is the Regional Sports Organisation responsible for administering cricket in the Auckland region.

Auckland Cricket has an interest in the plan change that is greater than the interest that the general public has because Auckland Cricket is responsible for providing cricket participation opportunities to the entire Auckland region.

Auckland Cricket supports the provisions in the proposed amendments to planning map no.1 sheet no F07, F08, G07 and G08 that maximise the land zoned Open Space 3.

The reason for the submission is;

1. The plan change enables the optimisation of the size and configuration of the area to be zoned Open Space 3 allowing for the installation of a premier cricket oval. This will help reduce a current shortfall of 9 cricket wickets in the Puketapapa Local Board area.

2. It meets the Auckland Regional Cricket Facilities Plan hierarchy of facility needs particularly Community and Club long-term priority 5 (additional cricket wickets included in any new land developed for sport and recreation).

3. It meets the Auckland Sport and Recreation Strategic Action Plan 2014-2024 Key Initiative 2 (children and young people being more active) and Key Initiative 7 (Fit-for-purpose network of facilities).

4. It meets Strategic Direction 5 of the Auckland Plan (promote individual and community well-being through participation and excellence in recreation and sport) and Directive Statement 5.3 (ensure recreation and sport facilities keep up with the growing needs of our population).

I/We seek the following decision from the council:

Accept the plan change/modification

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

No

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

No

Attach a supporting document:

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

Accept

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

Submission No 64

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

Submission No 65

From: Phillipa_gilroy@hotmail.com
To: [central-areaplan](#)
Cc: Phillipa_gilroy@hotmail.com
Subject: District Plan online submission
Date: Sunday, 9 November 2014 7:03:27 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: Phillipa Gilroy
Organisation:
Agent:
Phone (daytime): 021433999
Phone (evening):
Mobile:
Email address: Phillipa_gilroy@hotmail.com
Postal address: PO Box 105431, Auckland
Post code: 1024
Date of submission: 9-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Submission 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:
Three kings Quarry development

I/We:
Oppose

The reason for my/our views is:
Fletchers have recently lodged two private plan changes to rezone the quarry land to redevelop it into housing. I understand this is being done in disregard to the Three Kings Plan. I understand Fletchers are asking for additional public land.

Submission No 65

I oppose this for the following reasons:

Any building on the land is shameless profiteering by Fletchers. They should not be allowed public land.

Three Kings lava cones have undergone massive destruction due to the open cast quarrying of TWO lava cones, reducing the lava cones to just ONE Big King. After 80 odd years of destruction the damage to the environment should not be compounded by building intensive housing. This area should be fully or partially restored to the community, not devastated or destroyed further by intensive housing with a subsequent loss of PUBLIC land to Fletchers

Intensive housing as proposed by Fletchers will result in the development of a ghetto

The impact on Mt Eden traffic will be substantial as a result of the development. We already have poor traffic flows in Mt Eden Rd, this will result in further delays and additional traffic lights or roundabouts that will not keep 'Auckland moving'

The development of intensive housing will affect the local community and our resources e.g. Schools and parks

The development of a new community (as opposed to the existing community) will have an impact on the current use of Big King as one of the few enjoyable, decent sized, off leash parks in Auckland. The new community will likely request time or area restrictions.

I/We seek the following decision from the council:

Decline the plan change/modification

Proposed amendments:

Reduce the amount of housing

Return some of the quarry area to the community as a park

Not release public land to Fletchers

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 66

From: Medbbq@gmail.com
To: [District Plans Central](#)
Cc: Medbbq@gmail.com
Subject: District Plan online submission
Date: Monday, 10 November 2014 4:40:24 p.m.

Thank you for your submission.

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

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

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



Contact details

Full name: Peter Gough
Organisation:
Agent:
Phone (daytime): 096244185
Phone (evening):
Mobile: 021776636
Email address: Medbbq@gmail.com
Postal address: 3 Filgate St., Hillsborough
Post code: 1042
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an

Submission No 66

outstanding social and competitive cricketing experience for all ages and ethnicities. Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 67

From: donotreply@aucklandcouncil.govt.nz
To: [central-areaplan](#)
Subject: District Plan online submission
Date: Friday, 7 November 2014 5:59:41 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.



Contact details

Full name: Cameron David Grey
Organisation:
Agent:
Phone (daytime): 09 631 7000
Phone (evening):
Mobile:
Email address:
Postal address: 4 Dally Terrace , Three Kings, Auckland
Post code: 1041
Date of submission: 7-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 Central Area

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

I/We:
Oppose

The reason for my/our views is:

I/We seek the following decision from the council:
Decline the plan change/modification

Submission No 67

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 68

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 6:38:34 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: Eshan Gupta
Organisation:
Agent:
Phone (daytime): 0211839367
Phone (evening):
Mobile: 0211839367
Email address:
Postal address: 2b Pukenui Road Epsom
Post code: 1023
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities.

Submission No 68

Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

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 69

From: phil.howan@gmail.com
To: [District Plans Central](#)
Cc: phil.howan@gmail.com
Subject: District Plan online submission
Date: Tuesday, 4 November 2014 1:30:02 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: Philip Ross Howan
Organisation:
Agent:
Phone (daytime): +64 274534621
Phone (evening): +64 9 6310059
Mobile:
Email address: phil.howan@gmail.com
Postal address: 49a Landscape Road, Mt Eden , Auckland
Post code: 1024
Date of submission: 4-Nov-2014

Submission details

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

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

The reason for my/our views is:
No Community Input thus far
The Impact of 1500 extra houses on Traffic on Mt Eden Road which is already jammed with traffic from 7-9:30am and 3-6pm as it is now would be untenable.
The impact on services water, sewage, stormwater, drainage would undoubtedly

Submission No 69

negatively impact the existing community.

The development is far too high density / too many houses all at the bottom of a big hole

Why didnt the council mandate using the spoil from the tunnel project to fill the hole and raise the level to a more useful level suitable for housing development.

I/We seek the following decision from the council:

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

Proposed amendments:

Use the Quarry for clean fill for as long as it takes to bring the level up to within 3 metres of grade or higher and then look at residential development

Limit Density to same as Stonefields ie 400 dwellings

Include for community feedback how the council / developers intend to minimise impact on traffic jams and services overloading without expecting existing residents to subsidise via increasing our services costs

Include proposals for green spaces included in the space to be developed

Advise how the development will meet the highest environmental standards

It would be a travesty if this plan change is rushed through creating a ghetto and environmental disaster area at the bottom of a 18metre hole

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

No

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

No

Attach a supporting document:

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

Accept

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

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

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 70

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 11:35:08 a.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: Hemal Jani
Organisation:
Agent:
Phone (daytime): 021436255
Phone (evening):
Mobile:
Email address:
Postal address: 17A Peet Ave, Royal Oak, Auckland
Post code: 1024
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities.

Submission No 70

Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there is not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket. Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 71

From: tinajerabek@hotmail.com
To: [District Plans Central](#)
Cc: tinajerabek@hotmail.com
Subject: District Plan online submission
Date: Monday, 10 November 2014 11:21:52 a.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: Tina Jerabek
Organisation:
Agent:
Phone (daytime): 0211167231
Phone (evening):
Mobile:
Email address: tinajerabek@hotmail.com
Postal address: 47 Duke Street, Three Kings, Auckland
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
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 limited scope of the plan which does not fully address the shopping centre, the contours of the site, and accessibility and integration with the wider community. The fact that there is a decrease in public land available with this plan.

I/We:
Oppose

The reason for my/our views is:

I would like to see the following issues addressed in planning:

1. That there is a limited scope in the plan - I would like to see a Master Plan designed

Submission No 71

for the whole Three Kings community (schools, transport, retail) not just this site that would actually create the world-class community that Fletcher's proposes.

2. I would like the contours of the site to be better addressed (ie. filling the 15m hole) that would allow the homes to be better integrated into the surrounding community

3. I would like there to be direct and accessible walkways and cycleways without steep gradient changes that would allow for connectivity between the shopping centre and other areas surrounding the quarry site, making the public spaces usable.

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 72

From: tinajerabek@hotmail.com
To: [District Plans Central](#)
Cc: tinajerabek@hotmail.com
Subject: District Plan online submission
Date: Monday, 10 November 2014 11:27:14 a.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: Tina Jerabek
Organisation:
Agent:
Phone (daytime): 0211167231
Phone (evening):
Mobile:
Email address: tinajerabek@hotmail.com
Postal address: 47 Duke Street, Three Kings, Auckland
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
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:
The limited scope of the plan and the issue of integration of the site into the wider community. Given that as a resident I have only just heard of these plans, I feel that there needs to be more public consultation and a long-term vision for the area. If not I fear the development will create population increase in the area but without the services required.

I/We:
Generally support, but seek amendments

The reason for my/our views is:

Submission No 72

I would like to see the following issues addressed in planning:

1. That there is a limited scope in the plan - I would like to see a Master Plan designed for the whole Three Kings community (schools, transport, retail) not just this site that would actually create the world-class community that Fletcher's proposes.
2. I would like the contours of the site to be better addressed including filling the 15m hole that would allow the homes to be better integrated into the surrounding community and prevent it from becoming a low-value development.
3. I would like there to be direct and accessible walkways and cycleways without steep gradient changes that would allow for connectivity between the shopping centre and other areas surrounding the quarry site, making the public spaces usable.

I/We seek the following decision from the council:

Accept the plan change/modification with amendments as outlined below

Proposed amendments:

see above.

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 73

From: colleendking@xtra.co.nz
To: [District Plans Central](#)
Cc: colleendking@xtra.co.nz
Subject: District Plan online submission
Date: Thursday, 6 November 2014 12:43:40 a.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: Colleen D King
Organisation:
Agent:
Phone (daytime): 09-5236145
Phone (evening): 09-6209168
Mobile: 021-622905
Email address: colleendking@xtra.co.nz
Postal address: 1534A Dominion Road, Mt Roskill
Post code: 1041
Date of submission: 5-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:
Football fields

I/We:
Support

The reason for my/our views is:
The Central Auckland area has a severe shortage of sports fields with the situation continuing to worsen as our population grows. The proposed development will put more pressure on the area as families move into the houses that will be developed by Fletcher Living. I support the changes that will create two football fields for community

Submission No 73

and club use.

I/We seek the following decision from the council:

Accept the plan change/modification

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

No

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

No

Attach a supporting document:

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

Accept

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

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

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 74

From: fwilhelm@hotmail.com
To: [central-areaplan](#)
Cc: fwilhelm@hotmail.com
Subject: District Plan online submission
Date: Wednesday, 5 November 2014 3:07:29 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: Frans Carl Wilhelm
Organisation:
Agent:
Phone (daytime): +61422586648
Phone (evening):
Mobile: +61422586648
Email address: fwilhelm@hotmail.com
Postal address: 18 Dally Terrace, Three Kings, Auckland
Post code: 1041
Date of submission: 5-Nov-2014

Submission details

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

PRIVATE PLAN CHANGE 372 .Three Kings Renewal 15H-1,

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:

I/We:
Oppose

The reason for my/our views is:

Good morning

I oppose the building of 1500 residence on 15H of land in the Three Kings quarry. Fletcher's have submitted two private plan changes to build 1500 residences in the quarry. This is nearly 4 times the density of Stonefields - a town the size of Warkworth

Submission No 74

in a 15 hectare hole! This is unacceptable for our community and the environment. This is driven by money making not what's best for our community.
Why has this been pushed through without a proper consultation?

Regards
Frans Wilhelm

I/We seek the following decision from the council:
Accept the plan change/modification with amendments as outlined below
Proposed amendments:
Reduce the number of residences and make more parks with easy access to the shops. 1500 is what you would build in the CBD not in a local community.

I/We wish to be heard at the council planning hearing:
No

I/We would be prepared to present a joint case at the hearing with any others making a similar submission:
No

Attach a supporting document:

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

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

I could not gain an advantage in trade competition through this submission
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 75

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 1:49:33 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: Donald Angus Mackinnon
Organisation:
Agent:
Phone (daytime): 5208700
Phone (evening):
Mobile: 021867664
Email address:
Postal address: 5 B Crescent Rd, Epsom Auckland
Post code: 1023
Date of submission: 10-Nov-2014

Submission details

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

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

The specific provision of the plan change/modification that my submission relates to:
My submission relates specifically to the provisions that apply to the re-zoning of land to maximise the area zoned Open Space 3 (Organised Recreation) which enables the creation of sports fields. In particular, the creation of one premier cricket oval.

I/We:
Support

The reason for my/our views is:
The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an

Submission No 75

outstanding social and competitive cricketing experience for all ages and ethnicities. Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club. The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

No

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 76

From: donotreply@aucklandcouncil.govt.nz
To: [central-areaplan](#)
Subject: District Plan online submission
Date: Wednesday, 5 November 2014 7:56:15 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: Lucy Mackintosh
Organisation:
Agent:
Phone (daytime): 0278922055
Phone (evening):
Mobile:
Email address:
Postal address: 17 tongariro St, Mt Eden, Auckland
Post code: 1024
Date of submission: 5-Nov-2014

Submission details

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

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

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

I/We:
Support

The reason for my/our views is:
I am a member of Cornwall Cricket Club. Cornwall currently has 1500+ playing members and we fully support its value to the community by way of offering an outstanding social and competitive cricketing experience for all ages and ethnicities. Cornwall is steeped in tradition and its governance and management structures ensure its members gain valuable sporting and life skills through interactions with the club.

Submission No 76

The Cornwall Cricket Club is the largest cricket club in Auckland and currently there not an adequate number of cricket wickets in the local area to provide playing venues for the club's members. We're often forced to travel significant distances to participate in cricket.

Considering the need for more Cricket playing facilities for Cornwall's 1500+ playing members, I ask that the Local Board and Council support the provisions that maximise the provision of Open Space 3 (Organised Recreation).

I/We seek the following decision from the council:

Accept the plan change/modification

Proposed amendments:

For the reasons previously outlined, I support the provisions that maximise the area zoned Open Space 3 (Organised Recreation) to assist Cornwall Cricket Club with its future needs, surrounding playing facilities and to cater for its large and increasing membership. My submission specifically relates to the optimisation of Open Space 3 and I do not wish to support, nor oppose, any other aspect of the Private Plan change.

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

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 77

From: kevin@mahonconsulting.co.nz
To: [District Plans Central](#)
Cc: kevin@mahonconsulting.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 2:12:10 a.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: Kevin Cyril Mahon & Suzanne Mahon
Organisation:
Agent:
Phone (daytime): 096259898
Phone (evening):
Mobile: 0220917191
Email address: kevin@mahonconsulting.co.nz
Postal address: 17 Buckley Road, Epsom, Auckland,
Post code: 1023
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
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:
The Entirety of both Plan changes.

I/We:
Oppose

The reason for my/our views is:

1. The applicant has breached their consent conditions making these applications without consulting the stated community groups.
2. These proposed plan changes are incongruous with the Three Kings Plan produced

Submission No 77

by the Puketapapa Local Board in consultation with the local community.

3. These proposed plan changes are out of context with the Auckland Council plans and proposed plans.

4. These proposals renege on the agreements made in their previous consents. They are therefore breaching these consents.

5. The applicant has proven to be untrustworthy in terms of consent compliance.

6. The applicant has not had due regard to the Mana of Big King.

7. High density housing in holes in the ground is an awful environment for people to live in.

8. The proposed developments are inappropriate to the site and local context.

9. These proposals disregard the environment rather than meet high standards.

I/We seek the following decision from the council:

Decline the plan change/modification

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

Yes

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

No

Attach a supporting document:

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

Accept

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

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

Submission No 78

From: manko@slingshot.co.nz
To: [central-areaplan](#)
Cc: manko@slingshot.co.nz
Subject: District Plan online submission
Date: Monday, 10 November 2014 11:26:23 a.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: nadia manko
Organisation:
Agent:
Phone (daytime): 2592818
Phone (evening): 6205529
Mobile:
Email address: manko@slingshot.co.nz
Postal address: 1/22 parau street, three kings
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

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

I/We:
Oppose

The reason for my/our views is:
overload of traffic in Mt.Eden and near roads

I/We seek the following decision from the council:
Decline the plan change/modification

Submission No 78

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

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 79

From: epmanko@gmail.com
To: [central-areaplan](#)
Cc: epmanko@gmail.com
Subject: District Plan online submission
Date: Saturday, 8 November 2014 12:28:23 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: eugene manko
Organisation:
Agent:
Phone (daytime): 0211954999
Phone (evening): 6205529
Mobile:
Email address: epmanko@gmail.com
Postal address: 1/22 parau street, three kings, auckland
Post code: 1041
Date of submission: 8-Nov-2014

Submission details

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

I/We:
Oppose

The reason for my/our views is:
Sure Fletchers wants to build cram more houses as this will maximise their return. However there are other alternatives to only building residential properties. What about sporting activities: swimming pool, proper soccer stadium, extend and revitalise Three Kings shopping mall, at least nice park like Western Springs.

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Sure there have to be residential properties built as well but it doesn't mean ONLY residential properties. If Fletchers are allowed to build they have to build something for the community and not only to fill their own pockets.

I/We seek the following decision from the council:

Decline the plan change/modification

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

Yes

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

Yes

Attach a supporting document:

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

Accept

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

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

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 80

From: donotreply@aucklandcouncil.govt.nz
To: [District Plans Central](#)
Subject: District Plan online submission
Date: Monday, 10 November 2014 8:26:55 a.m.
Attachments: [Submission to Private Plan Change 373 GDM 2014_11_08.pdf](#)

Thank you for your submission.

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

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

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



Contact details

Full name: Gary Marshall
Organisation:
Agent:
Phone (daytime): 021 591 279
Phone (evening):
Mobile:
Email address:
Postal address: 67 Duke Street, Three Kings
Post code: 1041
Date of submission: 10-Nov-2014

Submission details

This is a submission on the following plan change/modification (state plan change/modification name and number):
Private Plan Change 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:
Please find attached

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

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

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

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Proposed amendments:

Please find attached

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

Yes

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

Yes

Attach a supporting document:

Submission to Private Plan Change 373_GDM_2014_11_08.pdf

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

Accept

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

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

Submission No 80

SUBMISSION TO PRIVATE PLAN CHANGE 373

Submission by Gary Marshall, 8th November 2014

1. Background

- 1.1. I am a private resident directly affected by Private Plan Change *and* the Three Kings Plan.
- 1.2. I support the support the Precinct Planning process and approach undertaken by Council, which recently culminated in publication of a document entitled "Three Kings Plan". I made two submissions to the precinct plan during the process. My second submission to the Three Kings Plan is included below in Appendix 1 and forms part of this submission.
- 1.3. I generally oppose Private Plan Change 373, but seek the amendments set out below as an alternative.
- 1.4. I wish to be heard in support of its submission.
- 1.5. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

2. Process

2.1. Issue:

- 2.1.1. Development and renewal of the land in the Three Kings precinct requires a coordinated and comprehensive planning approach in which the area is planned as a coherent whole. This is best achieved by a Precinct-wide approach coupled with the development of a set of performance criteria based on the Three Kings Plan. The development of the Private Plan change prior to the completion of Three Kings Plan demonstrates a strong disregard to the community process and the desired community outcomes contained in this document. Individual proposals by individual landowners should then be based on based on a set of overarching principles developed by Council and community as specified in a Three Kings Plan.
- 2.1.2. The Private Plan Change is therefore premature given the absence of such guiding principles, the current fill rate of the excavation, the likely availability and timing of additional fill and the contour requirements of the current fill consent (*See 4. Restoration of Te Tātua a Riukiuta / Big King below*).

2.2. Relief Sort:

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

3. Public Open Space

3.1. Issue:

- 3.1.1. There is no significant increase in Public Open space and a lack of diversity of open spaces and recreational facilities.
- 3.1.2. There is a lack of provision in the public realm for assets that will help to build

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community resilience. A master plan with such a provision would allocate a greater proportion of land to ecological integrity, self-reliance and local economic development.

3.2. Relief Sought:

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

4. Restoration of Te Tātua a Riukiuta / Big King

4.1. Issue:

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

4.2. Relief sort:

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

5. View Shafts

5.1. Issue:

- 5.1.1. There are only two view shafts included in Private Plan Change 373 where Private Plan Change 373 has five. Both Private Plan Changes should include the same view shafts.
- 5.1.2. A primary reason stated for developing buildings at the base of the quarry (15 - 18m below surrounding ground level) is to reduce the visual impact of the

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development and to maintain view shafts to the Maunga. There is no evidence to suggest that alternative urban forms have been explored that would maintain these view shafts with the quarry filled to the existing consent.

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

5.2. Relief Sought:

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

6. Access & Connectivity

6.1. Issue:

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

6.2. Relief Sought:

- 6.2.1. At a minimum, the network of paths and access points should match that outlined in the Three Kings Plan - without steep gradient changes. These routes should be formed in consultation with Greenways Network.
- 6.2.2. No develop should occur in the floor of the quarry without at least two vehicle access to the floor of the quarry.

7. High Quality Development

7.1. Issue:

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

7.2. Relief Sought:

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

8. Urban and Landscape Character

8.1. Issue:

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

8.2. Relief Sought:

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

9. Infrastructure

9.1. Issue:

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

9.2. Relief Sought:

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

10. Future Proof North South Linkage

10.1. Issue:

- 10.1.1. The connection between the Quarry site and public open space and quarry is severed by the four apartment buildings along the southern edge of the property.

10.2. Relief Sought:

- 10.2.1. The connection between the town centre and the quarry should be should be 'future proofed' to allow for a better connection to occur once the council is in a position to develop their land and establish this link. At a minimum, this could be achieved by removing of the four buildings along the south edge of the site.

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This is not say that no buildings can ever occur here, only after this connection has been created.

APPENDIX 1: SUBMISSION TO THE 'THREE KINGS PLAN'

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

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

Background

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

In response to these challenges the following strategies were proposed:

- In order for Auckland to become the most livable city in the world we need to shift our attention from economic growth through efficiency and globalization to resilience through regenerative design and the re-localization of communities and economies.
- As Auckland adapts to diminishing returns of energy and resources, rural areas will diversify and cities will become more compact, the mobility of people and the distribution of goods will be reorganised around walking and cycling and economies will be restructured around surpluses of locally available natural and social capital. Land uses will become more diverse and the 'grain' of our urban environment will become finer⁴.
- The level of change required to support Auckland's vision to become the world's most livable city is well

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

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

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

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

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beyond incremental 'tinkering' of existing policy mechanisms such as the Unitary Plan and requires visionary leadership that acknowledges the breadth and scale of challenges ahead and formulates appropriate public policy that emphasizes scalable and practical solutions.

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

Response to Three Kings Plan

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

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

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

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

- The 17m level differences between the finished ground level and the town centre does not provide an easy and direct pedestrian connection to centre and will likely encourage car usage as the primary means for daily

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

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

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travel;

- The reliance on mechanical and electrical devices to pump storm water and to move people in a outdoor lift brings with it risk and vulnerability disturbances;
- Shading from Te Tātua a Riukiuta / Big King and cliff faces mean that ability to design dwellings for passive solar is severally constrained across large areas of the site;
- Significant volumes of traffic in and out of the site could significant undermine the potential character of the site and traffic management in the local area; and
- As outlined in my previous submission, a community development strategy that emphasis community resilience would allocate a greater proportion of land to ecological integrity, self reliance and local economic development⁷, which is not as dependant on the level being raised due to reduced demand and uses being more closely aligned to the needs of the local community.

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

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

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

⁷ My previous submission proposed the following land use allocation:

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

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

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

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Phase One – Do Minimum

Minimum restoration achieved

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

Development Outcome Achieved

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

Timing

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

PHASE ONE - DO MINIMUM

KEY

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

