

7 October 2014

Fletcher Residential Ltd
Private Bag 99922
Newmarket

AUCKLAND, NZ
ATTN: BERNIE CHOTE

**RE: RESPONSE TO FEEDBACK ON FLETCHER RESIDENTIAL LTD PRIVATE PLAN
CHANGES for OPTION 15H1**

Dear Bernie,

Please find the following response to the document provided titled "Feedback on Fletcher Residential Ltd Plan Changes." These points are to address and clarify issues raised by Auckland Council for the Three Kings Development.

RESPONSE FROM SURFACEDESIGN, INC.

5.7 (15H1)

Comment: "Please provide additional cross section from north-west to south east that show the slope of the connections between the proposed sports field and the Three Kings Reserve, to assess impacts on the proposed open space areas."

Response: Confirmed, SDI along with DkO has provided an updated cross section to indicate the connection between the proposed sports fields and the Three Kings Reserve, which is submitted as part of the Council Feedback Response. Detailed cross sections for the ramp have also been provided on page 8 and page 11 of the SDI Landscape Description document.

6.9 (15H1)

Comment: "Please confirm how the 'mechanisms in place will respect the surrounding built and natural environment and will protect neighboring sites from adverse effects' along on Mt. Eden Road?"

Response: The "mechanism" refers to the design approach that orients views and access routes down from Mt. Eden Road as well as the proposed apartments along Mt Eden Road that will not be taller than four stories.

6.5 (15H1)

Comment: "Please consider providing cross sections showing the stairs leading down from plaza. This is to better understand access and distances (can be done like those shown on page 11 of the SDI Landscape Description)."

Response: Refer to response 5.7 (15H1)

8.3 (15H1)

Comment: "The proposed wetlands are very large for the catchment area the served, they may be vulnerable to dying in dry summers (algal blooms, anaerobic conditions, odours) the design will need to

be assessed for durability in drought conditions. Please consider reviewing the proposed stormwater treatment design to assess it against alternatives, including on-going operational costs and durability in drought conditions. Consider alternative bio-filtration such as a vegetated swale (or wetland swale) that may be more resilient to seasonal changes in hydrology. Consider whether the planting palette requires amendment to suit dryer conditions. A full assessment of treatment alternatives is required and should form part of a Network Discharge Consent application”

Response: The wetland ponds have been terraced to accept seasonal flows of water and have been planted with species that are able to survive without extended water inundation. Species selected for the upper terraces are borderline terrestrial and able to withstand long periods of drought conditions. The terraced system is designed to avoid stagnant water and algae blooms through the continual gradation and movement of water across the wetland terraces. This, in conjunction with an option for continual pumping of water from the aquifer through a low-flow channel, is part of the system to circulate any possible nutrients and cool that overall water table. Due to the terracing of the system, no water will be able to collect in a total drought condition.

8.7 (15H1)

Comment: “The proposed use of London Plane Trees for street trees is not supported. These trees drop large amounts of leaves and can block catch pits and other stormwater devices. Stormwater management may benefit from the use of grouped planting to maximize retention (water uptake and transpiration). Species that have a good water uptake during winter would be preferred. Please reconsider the planting palette for street trees and take into account the quarry will require made ground and imported soil for tree planting so good growing conditions should be possible allowing a wider species choice.”

Response: Confirmed removal of London Planes in landscape design.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Lord', written in a cursive style.

Surfacedesign Inc.
Simpson Grierson
CC: James Lord