

## Summary of Decisions Requested: Plan modification 373. Three Kings

<u>Submission Topic No.</u>	<u>Name of submitter</u>	<u>Organisation</u>	<u>Decision Requested</u>
31/1	Garry Bryant	Three Kings United Group Inc	Declining to adopt PPM373 and retaining the current zoning of the area involved in the Operative Plan of the former Auckland City Council and that proposed in the PAUP.
31/2	Garry Bryant	Three Kings United Group Inc	Inviting the applicant to participate in genuine discussion with adjacent major landowners and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a Three Kings Precinct overlay including the rules and objectives set out in [the Precinct Plan].
31/3	Garry Bryant	Three Kings United Group Inc	Or, in the alternative, approving proposed Private Plan Modification 373 but only if that approval is subject to: Requiring the applicant to seek a new fill consent that is consistent with the objectives policies and rules of a Three Kings Precinct Plan and based on the minimum contour specified in NZ Env C 214.
31/4	Garry Bryant	Three Kings United Group Inc	Requiring such additional contributions of reserve land that would enhance informal use of reserve land and facilitate appropriate slope restoration at the site edges and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council administered reserve land.
31/4	Garry Bryant	Three Kings United Group Inc	Adopting the proposed set of objectives and rules specified for Framework Plans for developments in the Three Kings Precinct. Adopting the activity status specified for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.
43/1	Alistair G C Bingham		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.
47/1	Judith Collins		Accept the plan change/modification with amendments as outlined. Proposed amendments:

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			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.
53/1	Janine Corrick		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. I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community.
53/2	Janine Corrick		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 . This would include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes. 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.
53/3	Janine Corrick		I would like at least 50% of the quarry site to be zoned Open Space. I wish to see a significant nett increase in Public Open Space and better integration with the existing park
53/4	Janine Corrick		That the zoning be independently assessed against similar areas in the city. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
53/5	Janine Corrick		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.
53/6	Janine Corrick		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. That the proposed 4+ storey developments be removed to ensure connectivity to the town centre
53/7	Janine Corrick		That the proposed development, reliant upon this plan change, effectively and safely accommodates the increased vehicle and pedestrian traffic.
53/8	Janine Corrick		The level of density is not permitted until there is sufficient capacity in the system . (I.e. Until the

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			<p>Western Interceptor is built).</p> <p>That the proposed system is independently reviewed and a resilient system is designed. That the proposed wastewater system not be reliant upon mechanical pumps.</p> <p>That any proposed design meets a 1:100 year event and has sufficient holding capacity for such events.</p> <p>That NO sewerage overflow is permitted across publicly accessible grounds.</p>
53/9	Janine Corrick		<p>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.</p> <p>That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations.</p> <p>That the viewshafts become a part of an overall masterplan for the Precinct.</p> <p>That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis.</p>
53/10	Janine Corrick		<p>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 .</p>
65/1	Phillipa Gilroy		<p>Decline the plan change/modification</p> <p>Proposed amendments:</p> <p>Reduce the amount of housing</p>
72/1	Tina Jerabek		<p>Accept the plan change/modification with amendments as outlined below</p> <p>Proposed amendments:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
80/1	Gary Marshall		<p>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.</p>
80/2	Gary Marshall		<ol style="list-style-type: none"> <li>1. 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</li> </ol>

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			<p>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.</p> <p>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.</p> <p>3. 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.</p>
80/3	Gary Marshall		<p>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.</p>
80/4	Gary Marshall		<p>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. 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. Land use 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 to 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.</p> <p>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.</p>
80/5	Gary Marshall		<p>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.</p>
80/6	Gary Marshall		<p>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. No development should occur in the floor of the quarry without at least two vehicle access to the floor of the quarry.</p> <p>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</p>

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			south edge of the site.
80/7	Gary Marshall		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. Connections between key urban activity attractors such as the town centre and the housing should not need lifts to make this connection accessible.
90/1	William R Rattenbury		The proposal will not integrate into the existing community due the major and very steep level changes (15-18m) and as such risks becoming a ghetto or an enclave distinct from the rest of Three Kings.
90/2	William R Rattenbury		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.
90/3	William R Rattenbury		I would like modifications to Figure F08 84(c): Te Tātua a Riukiuta Sight lines View shaft 1 should have its origin as the site entrance from the Mt Eden Rd at the road reserve boundary rather than within the site. View shaft 2 should have its origin as the full width of the road reserve of Kingsway Ave on the Eastern side of Mt Eden Road
90/4	William R Rattenbury		Clause (ix) Housing Mix: It should be more mandatory in its language i.e.: "Each apartment building shall contain a mixture of unit sizes. This will encourage the opportunity for a diverse range of residents and family types to occupy the proposed development." That this modification only apply to apartment dwellings i.e.: 7.8.2.10 Private Open Space shall apply except: (i) that any apartment building development which has a balcony with an area of 8m <sup>2</sup> and a minimum width of 1.6 metres which has convenient access from the living room shall be deemed to meet the requirements of this clause.
91/1	Louise Rattenbury		If the plan change/modification is not declined, then amend it as outlined below Proposed amendments: 1. We request that the scale and density of the site be reduced to a level that is consistent with the surrounding neighbourhood. 2. The building platform levels and heights need to be specified in the plan change or documentation and available for the community/public to comment/provide feedback on.
91/2	Louise		The plan Change needs to allow for the public to have good views of the Maunga of Big King from Mt

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	Rattenbury		Eden Road (the public shouldn't lose the existing views for this development). Any development in this area should be sympathetic to the environment and community.
91/3	Louise Rattenbury		We request that there be at least two access routes into the site to encourage use of public transport and cycling in this city fringe suburb. We request that the plan change have 40% for driveway as per the regular 8a Zone to encourage pedestrian access and use of public transport.
91/4	Louise Rattenbury		We request that Fletchers fill the quarry to the level specified by the Environment court before proceeding with any development.
91/5	Louise Rattenbury		We request that the plan change include more public open space (not just sports fields) excluding roads and that a variety of outdoor recreational activities are included in the Masterplan design. We would like at least 40% of the quarry site to be zoned Open Space. We request that the high value public land not be swapped for low value sports fields.
92/1	Louise Rattenbury		Decline the plan change/modification
95/1	Mia Ryan		If the plan change/modification is not declined, then amend it as outlined below Proposed amendments: Process includes input from the community Restores Big King Provides accessible pedestrian/cycle routes through the site Integrates the community
98/1	Jonathan Shearer		Proposed amendments: Reduce the allowed density of development to a level that will not overwhelm the area's transport infrastructure. Reduce the maximum height of construction to 2 stories along the southern end of the zone.
98/2	Jonathan Shearer		Decline the plan change/modification
98/3	Jonathan Shearer		Require a major increase in public transport infrastructure into the site. Require the developer to pay to extend the Mt Eden Road bus lane to the site.
112/1	Gerri Waterkamp		I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) - and that a variety of outdoor recreational activities are included in the Master plan design. I would like at least 50% of the quarry site to be zoned Open Space. I wish to see a significant nett increase in Public Open Space and better integration with the existing park.

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112/2	Gerri Waterkamp		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. I wish the applicant to consult and interact with the community in a meaningful way (this has not been shown to date).
112/3	Gerri Waterkamp		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. That the proposed 4+ storey developments be removed to ensure connectivity to the town centre
112/4	Gerri Waterkamp		That the proposed development, reliant upon this plan change, effectively and safely accommodates the increased vehicle and pedestrian traffic. 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. 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...include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes. 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.
112/5	Gerri Waterkamp		Wastewater That any proposed design meets a 1:100 year event and has sufficient holding capacity for such events. That NO sewerage overflow is permitted across publicly accessible grounds. 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. That the zoning be independently assessed against similar areas in the city. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
112/6	Gerri Waterkamp		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.
112/7	Gerri Waterkamp		That views to the Maunga are maintained and created in key public spaces - including along Mt Eden Road and from outside of the Fickling Centre. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct. That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis.

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112/8	Gerri Waterkamp		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.
112/9	Gerri Waterkamp		I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. 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.
114/1	Margaret D Ting		The connection between the Town Centre and the quarry should allow for a better connection to occur once the Council is able to establish this link. 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.
114/2	Margaret D Ting		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. 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.
114/3	Margaret D Ting		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. 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. 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.  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. 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.

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114/4	Margaret D Ting		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.
114/5	Margaret D Ting		Landuse zoning and development of the floor and walls of the quarry should be bound by the level of restoration of Te Tatua a Riukiuta I 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 I landform - i.e. restoration of Te Tatua a Riukiuta I Big King should include restoration of the contour and landform of the Maunga not simply planting of the landform as it stands today.
114/6	Margaret D Ting		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. 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.
114/7	Margaret D Ting		No develop should occur in the floor of the quarry without at least two vehicle access to the floor of the quarry.
114/8	Margaret D Ting		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.
117/1	James C Koller		Accept the plan change/modification with amendments
117/2	James C Koller		Prepare a Masterplan which involves all of the surrounding property owners and the community.
117/3	James C Koller		Provide Accessible paths through the quarry - to form direct connections for the community. (North to South and East to West) Remove the Apartment buildings at the South of the development - so that strong connection to the Shopping Centre can take place.
117/4	James C Koller		Provide Protection for historic buildings.
120/1	Attn: Nick Roberts	Antipodean Properties Limited	Accept the plan change/modification with amendments.
120/2	Attn: Nick	Antipodean	The proposed objective policies and methods must be considered within the context of the future

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	Roberts	Properties Limited	potential to integrate the quarry site with the town centre. Without this, the Plan Change is a potentially ad hoc, does not represent sound resource management principles and practice and is contrary to Council's function under s31 of the RMA to achieve integrated management of effects. This could be achieved by inserting provisions which avoid future development creating a barrier between the quarry and the town centre and to ensure that connections with the quarry land take account of the future potential for connections to the town centre across the Council / Crown land. Amendments are required to the scale of activities enabled to ensure that the future development compliments and supports the adjacent town centre.
120/3	Attn: Nick Roberts	Antipodean Properties Limited	Future consideration should be given to the community and environmental benefits of locating housing as close as possible to centres and thereby creating walkable communities.
120/4	Attn: Nick Roberts	Antipodean Properties Limited	Clarification is required to ensure the quarry is filled to a minimum standard so that the design treatment of transition between the quarry and the town centre can be appropriately considered and controlled.
122/1	Attn: Evan Keating	Auckland Transport	Updated modelling based on the ART3 model Other issues such as details of proposed public lifts and further work on the proposed cross sections Amendments to the plan change provisions to address AT's concerns/comments and any other consequential changes required.
122/2	Attn: Evan Keating	Auckland Transport	Stormwater issues and a commitment to continue working with AT to resolve them.
122/3	Attn: Evan Keating	Auckland Transport	Pedestrian and cycle access be assessed in greater detail and additional provision be provided That an updated ITA be provided with necessary amendments made to the plan change to address traffic safety matters particularly at the proposed changes to Plaza Drive and the new road or driveway opposite Kingsway The applicant's proposal for traffic signals on Mt Eden Road be assessed in conjunction with AT when further information on the future of Mt Eden Road is available Parking is assessed in more detail including additional research and an exploration of parking for car share schemes.
122/4	Attn: Evan Keating	Auckland Transport	That Council approve the proposed plan change providing the matters raised in Auckland Transport's submission are fully addressed.
124/2	Margaret A Bisland and Anne Houghton		Ensure that the development plan is appropriate for the locality and of sufficient detail to be incorporated in the plan as a "master plan"; Include as an objective/goal for this locality, implementation of the approved master plan; - Incorporate by reference in the District Plan, all of the design material accompanying the plan change application, including any additional design material supplied to assist decision makers when they come to make resource management decisions; - A more

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			<p>detailed policy for the treatment of the Mt Eden Road frontage based on an improved design analysis.</p> <ul style="list-style-type: none"> <li>- Ensure there are rules and methods that classify construction of apartment buildings as at least a restricted discretionary activity with full assessment criteria related to urban design, street appeal and relationship to adjoining residential context, as well as achievement of the design principles specifically developed for the design of the Mt Eden Road frontage;</li> <li>- Ensure there is notification of restricted discretionary activities where a building has frontage to Mt Eden Road;</li> <li>- Reduce the number of driveways located on Mt Eden Road;</li> <li>- Set minimum requirements for retail use at grade for the apartment buildings on Mt Eden Road to ensure full activation of the Mt Eden Road frontage;</li> </ul> <p>In addition, we request any other relief, whether in the form of change of objectives, policies, rules or method to secure the best possible urban design outcome for the intended development of the site.</p>
124/3	Margaret A Bisland and Anne Houghton		<p>A more detailed design statement and consideration of the opportunities/constraints of apartment development up to four floors on Mt Eden Road. This includes a full statement of the scale, bulk location and design treatment to achieve an appropriate relationship to residential land to which the apartments will face, having regard to topography and layout. Perhaps limit height to three floors and a greater set back.</p>
126/1	Gemma Bridges		<p>We wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. We wish to see the site contoured differently – to allow for direct and accessible walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood. We wish to see a significant nett increase in Public Open Space and better integration with the existing park. We wish the applicant to consult with the community in a meaningful way.</p> <p>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.</p>
126/2	Gemma Bridges		<p>I would like dedicated walking and cycling trails to form strong and direct routes with North-South and East West connections through the quarry site – without steep gradient changes. These routes should be formed in consultation with Greenways Network. It would be ideal if children in the wider community could make their way to and from Three Kings Primary School through the development without needing to travel along Mt Eden Road. This would also reduce school traffic movement if children could safely make their way to and from school independently or with a walking school bus.</p>
126/3	Gemma Bridges		<p>I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities are included in the Masterplan design. This</p>

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			would include a network of separate walkways and cycleways to enable the public to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space (excluding roads).
126/4	Gemma Bridges		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.
126/5	Gemma Bridges		I consider that the proposed density is excessive and out of keeping with the neighbourhood and that it will overwhelm the existing Infrastructure. I request that Affordable Housing is included in the proposal. The density of development proposed is out of scale with the size of the site, infrastructure, and the proposed topography. I request that the density be assessed against the current and future infrastructure requirements – before any approval is given for a zone change.
126/6	Gemma Bridges		That Grahame Breed Drive is not used as a main vehicle road into the proposed development. For a proposal of this scale it is essential that a full Auckland Transport Network Model analysis is carried out to assess the transport effects, before any re-zoning can take place. The principle transport route is at capacity and will always be limited by the bottleneck at Mt Eden Village
126/7	Gemma Bridges		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road and from outside of the Fickling Centre. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct. That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis.
126/8	Gemma Bridges		I request that the zoning is modified to specifically allow for Business Activities (including Offices) to take place on Mt Eden Rd – and at least 75% of the road frontage is required to be an ‘Active Edge’ and not ground floor residences. I also request that a Landscape Plan be prepared – that includes the necessity for large trees to be planted down the Mt Eden Rd frontage – to form a tree lined Boulevard.
126/9	Gemma Bridges		I request that the stormwater is independently reviewed and that the final system is resilient and not reliant on mechanical pumps. I request that the proposed stormwater system is independently reviewed and that site testing is carried out – to ensure that the proposed system is resilient.
126/10	Gemma Bridges		I request that the environmental standards in the PAUP (for Land, infrastructure, and buildings) be implemented now as part of this Plan Change PA373. I request that all dwellings be constructed to Greenstar standards as proposed in the PAUP, and that visual privacy provisions are included in this application.. An analysis of schooling in the area also needs to be undertaken – as the population

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			increase will potentially double the Three Kings Primary School role. I request that the Ministry of Education is consulted prior to the approval of any Plan Changes. The applicant should be required to apply for a new consent rather than a variation of the current consent. Any such application should be processed prior to Council considering PPC372, particularly now that it is proposed to re-excavate fill already placed (which will involve mixing cells) and to switch to an engineered fill approach.
129/1	Stacey E Byers		I wish to see a Masterplan prepared for the entire Three Kings Precinct area, including input from all Stakeholders including the community. I wish the applicant to consult with the community in a meaningful way - similar to the process followed by the Puketepapa Local Board for the creation of the DRAFT Three Kings Plan. I request that a masterplan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighbourhood), in conjunction with all stakeholders including the community. This masterplan would take into account the desires of the community as set out in the Draft Three Kings Plan
129/2	Stacey E Byers		I wish to see a significant net increase in Public Open Space and better integration with the existing park.
129/3	Stacey E Byers		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.
129/4	Stacey E Byers		That the zoning be independently assessed against similar areas in the city. I request that an analysis of schools and community? facilities is undertaken before the application is assessed. I wish to see the housing density of the site decreased.
129/5	Stacey E Byers		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.
129/6	Stacey E Byers		The level of density is not permitted until there is sufficient capacity in the wastewater system (i.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
129/7	Stacey E Byers		I wish to see an independent transportation management plan prepared for Mt Eden Road. I wish to see the site contoured differently – to allow for direct and accessible walkways and cycleways through the site for the community, and better integration with the town centre and surrounding neighbourhood That Grahame Breed Drive is not used as a main vehicle road into the proposed development
129/8	Stacey E Byers		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road and from outside of the Fickling Centre. That the viewshafts be independently assessed and that

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			consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct. That viewshafts to retain views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) are included in the view shaft analysis.
129/9	Stacey E Byers		If the plan change/modification is not declined, then amend it as outlined
129/10	Stacey E Byers		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.
132/1	Nigel Cartmell		Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
132/2	Nigel Cartmell		Adopting the activity status specified [in the submission] for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.
132/3	Nigel Cartmell		In the alternative, approving proposed Private Plan Change 373 but only if that approval is subject to: Requiring the applicant to seek a new fill consent that is consistent with the objectives policies and rules of a Three Kings Precinct Plan and based on the minimum contour specified in NZ Env C 214. Further development of the Three Kings [Precinct] Plan to create a statutory overlay for Three Kings.
132/4	Nigel Cartmell		Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.
132/5	Nigel Cartmell		Requiring the removal of the proposed buildings to the Southern end of the proposal (adjacent to the Shopping Centre – that currently form a barrier to View Shafts and a meaningful connection to the Shopping Centre). Adopting the view shafts – as per the Final Three Kings Plan.
132/6	Nigel Cartmell		Declining to adopt PA373 and retaining the current zoning of the area involved in the Operative Plan of the former Auckland City Council and that proposed in the PAUP. Inviting the applicant to participate in genuine Masterplanning/consultation process with key stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a statutory Three Kings Precinct overlay
135/1	Diane Lind		I wish to see a significant net increase in Public Open Space and better integration with the existing park. I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields).

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135/2	Diane Lind		I wish the applicant to consult with the community in a meaningful way . I would like an integrated design scheme that includes the input from all parties including the community. That the zoning be independently assessed against similar areas in the city I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
135/3	Diane Lind		I wish to see the site contoured differently- to allow for direct and accessible walkways and cycle ways through the site for the community, and better integration with the town centre and surrounding neighborhood. I 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.
135/4	Diane Lind		I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed.
135/5	Diane Lind		If the plan change is not declined then amend.
135/6	Diane Lind		I wish to see a Master plan prepared for the entire Three Kings Precinct area, including input from all stake holders including the community. I request that a Master plan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighborhood), in conjunction with all stakeholders including the community. I request that there is a significant increase in Public recreation space (excluding roads) and that a variety of outdoor recreational activities are included in the Master plan design. This would include a network of separate walkways and cycle ways to enable the public to easily cross the site without significant level changes. I request that a Master plan be prepared for the entire Three Kings Precinct area, (including Big King, other reserves, the shopping precinct, and the surrounding neighbourhood), in conjunction with all stakeholders including the community.
151/1	Jason Dobbs		Accept the plan change/modification with amendments
151/2	Jason Dobbs		That the Masterplan is revised to allow for more reasonable contours - to allow for easy access through the site - with direct connections.
151/3	Jason Dobbs		Commercial activities on the Ground Floor of Mt Eden Rd - to form an active streetfront. Additional Community Facilities and schooling considered in the proposal.
151/4	Jason Dobbs		More outdoor activities catered for (eg. Skate Park & Mountain Biking areas). Swap the sports fields to the North - so that residences receive more sun.
173/1	Graeme Wrack		Accept the plan change/modification with amendments.

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94/1	Nicholas E Russell		Accept the plan change/modification with amendments as outlined below Proposed amendments: That the zoning be independently assessed against similar areas in the city. I request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. I request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
62/1	Robin L Duke		Accept the plan change/modification PM373 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. 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 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.
62/2	Robin L Duke		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.
137/1	Grant Hunter		Accept the plan change /modification
137/2	Grant Hunter		That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out
137/3	Grant Hunter		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 and the wishes of the community to move easily through the area.
137/4	Grant Hunter		I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate

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			<p>walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space.</p> <p>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.</p>
137/5	Grant Hunter		We wish to see a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community.
137/6	Grant Hunter		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.
137/7	Grant Hunter		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.
137/8	Grant Hunter		The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
137/9	Grant Hunter		That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
138/1	Christopher Dunn		Support Plan Change 373 – but with major improvements such as removing the Southern Buildings – blocking the connection to the Town Centre, maintaining and improving the View Shafts, asking for a significant increase in Public Open Space, and the creation of direct accessible walkways and cycleways through the site.
140/1	Catherine Knight		Generally support but seek amendments.
140/2	Catherine Knight		That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out
140/3	Catherine Knight		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 and the wishes of the community to move easily through the area.
140/4	Catherine Knight		I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate

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			<p>walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space.</p> <p>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.</p>
140/5	Catherine Knight		I request that a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community.
140/6	Catherine Knight		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.
140/7	Catherine Knight		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.
140/8	Catherine Knight		The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
140/9	Catherine Knight		That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
142/1	Colleen Koller		Accept the plan change/modification with amendments
142/2	Colleen Koller		That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out
142/3	Colleen Koller		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 and the wishes of the community to move easily through the area.
142/4	Colleen Koller		<p>I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space.</p> <p>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</p>

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			be formed in consultation with Greenways Network.
142/5	Colleen Koller		I request that a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community.
142/6	Colleen Koller		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.
142/7	Colleen Koller		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.
142/8	Colleen Koller		The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
142/9	Colleen Koller		That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
144/1	Bridget Koller		Accept the plan change/modification with amendments
144/2	Bridget Koller		That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out
144/3	Bridget Koller		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 and the wishes of the community to move easily through the area.
144/4	Bridget Koller		I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space. 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.
144/5	Bridget Koller		I request that a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community.
144/6	Bridget Koller		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.

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144/7	Bridget Koller		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.
144/8	Bridget Koller		The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
144/9	Bridget Koller		That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
146/3	Paul Smith		I wish to offer qualified support for this - qualified in the sense that this should be similarly sympathetic to the surrounding environment.
148/1	Siew Lian Lim		If the plan change/modification is not declined, then amend it
148/2	Siew Lian Lim		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.
148/3	Siew Lian Lim		<ol style="list-style-type: none"> <li>1. 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.</li> <li>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.</li> <li>3. 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.</li> </ol>
148/4	Siew Lian Lim		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.
148/5	Siew Lian Lim		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. 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

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			<p>new application should be processed prior to Council considering this Private Plan Change. 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.</p> <p>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.</p>
148/6	Siew Lian Lim		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.
148/7	Siew Lian Lim		<p>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. No development should occur in the floor of the quarry without at least two vehicle access to the floor of the quarry.</p> <p>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.</p>
148/8	Siew Lian Lim		<p>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.</p> <p>Connections between key urban activity attractors such as the town centre and the housing should not need lifts to make this connection accessible.</p>
152/1	Jon S Bridges		Accept the plan change/modification with amendments as outlined
152/2	Jon S Bridges		That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out.
152/3	Jon S Bridges		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 and the wishes of the community to move easily through the area.
152/4	Jon S Bridges		I would like to see a significant increase in the amount of Public open recreational space (and not just

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			<p>sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space.</p> <p>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.</p>
152/5	Jon S Bridges		I request that a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community.
152/6	Jon S Bridges		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.
152/7	Jon S Bridges		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.
152/8	Jon S Bridges		The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
152/9	Jon S Bridges		That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
157/2	Attn: Karl Flavell	Ngati Te Ata Waiohua	We don't think the Plan Change 15H2 is as good as 15H1 (also because it does not create sports grounds for the local community). However, regardless of which Plan Change is picked or what happens with the site, we want to see the contaminated parts of the site cleaned up, as we are not happy with the way the Council has managed the Crown's land.
157/3	Attn: Karl Flavell	Ngati Te Ata Waiohua	Fletcher's proposed treatment train is suitable. However, even with this in mind, Ngati Te Ata would still like to be involved in the design stages and the implementation stages of the final system. Through this we can make sure that our concerns over groundwater are always at the forefront of discussion, and we can reach a result we are happy with.
158/1	Madushin Amarasekera		Accept the plan change/modification with amendments as outlined
158/2	Madushin Amarasekera		That private land is not swapped to private interests without a comprehensive Masterplan being undertaken. I would like there to be an independent Valuation carried out

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158/3	Madushin Amarasekera		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 and the wishes of the community to move easily through the area.
158/4	Madushin Amarasekera		I would like to see a significant increase in the amount of Public open recreational space (and not just sports fields). I request that there is a significant increase in Public recreation space (excluding roads) – and that a variety of outdoor recreational activities. This would include a network of separate walkways and cycleways to enable to easily cross the site without significant level changes. We would like at least 50% of the quarry site to be zoned Open Space. 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.
158/5	Madushin Amarasekera		I request that a masterplan be prepared for the entire Three Kings Precinct area in conjunction with all stakeholders including the community.
158/6	Madushin Amarasekera		That Grahame Breed Drive is not used as a main vehicle road into the proposed development.
158/7	Madushin Amarasekera		That views to the Maunga are maintained and created in key public spaces – including along Mt Eden Road. That the viewshafts be independently assessed and that consultation with all Stakeholders be undertaken before finalising these locations. That the viewshafts become a part of an overall masterplan for the Precinct.
158/8	Madushin Amarasekera		The level of density is not allowed until there is sufficient capacity in the system. (I.e. Until the Western Interceptor is built). That the proposed system is independently reviewed and a resilient system is designed. That that septic system not be reliant upon mechanical pumps.
158/9	Madushin Amarasekera		That the zoning be independently assessed against similar areas in the city. We request that a full Auckland Transport Network Model analysis be undertaken before the application is assessed. We request that an analysis of Schools and Community Facilities is undertaken before the application is assessed.
160/1	Attn: Dick Bellamy	South Epsom Planning Group (Inc)	Decline to adopt PPC 373
160/2	Attn: Dick Bellamy	South Epsom Planning Group (Inc)	Inviting the applicant to participate in genuine Masterplanning/consultation process with key stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a Three Kings Precinct overlay including the rules and

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			objectives Adopting the proposed set of objectives and rules specified in Attachment 3 for Framework Plans for developments in the Three Kings precinct.
160/3	Attn: Dick Bellamy	South Epsom Planning Group (Inc)	In the alternative, approving but only if that approval is subject to: Requiring the applicant to seek a new fill consent that is consistent with the objectives policies and rules of a Three Kings Precinct Plan and based on the minimum contour specified in NZ Env C 214.
160/4	Attn: Dick Bellamy	South Epsom Planning Group (Inc)	Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land. Removal of the Council land areas currently zoned Open Space 3 and 4 in the Operative Plan.
160/5	Attn: Dick Bellamy	South Epsom Planning Group (Inc)	Adopting the activity status specified below for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.
162/1	Karsten and Emma-Jane Sperling		If the plan change/modification is not declined, then amend it.
162/2	Karsten and Emma-Jane Sperling		Reduce vehicle dependence for access to employment, retail and community facilities by promoting walkable neighbourhoods clustered around centres of compatible mixed uses, ensure walkable neighbourhoods are designed to promote access to all users, including those with disabilities, promote access generally by a series of interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving
162/3	Karsten and Emma-Jane Sperling		The submission could be met by more appropriately zoning the area to effectively control density and ensure high quality outcomes.
162/4	Karsten and Emma-Jane Sperling		The submission would be met by Defining the upper end of the view shafts as the RL 105 contour line. Replacing view shafts 1 and with an origin based on the line forming the Mt Eden Rd frontage of the development. 100m of this line (not necessarily contiguous) are to be designated as origin points of the view shaft. At least 20m of the origin line are to fall within each third of the Mt Eden Rd frontage. Adding a view shaft that protects the existing view from the area in front of the Three Kings shopping centre.
162/5	Karsten and Emma-Jane Sperling		The submission would be met by including a final rehabilitation contour in the plan change that is sympathetic to the surrounding volcanic landform and enables accessible pedestrian permeability along all boundaries of the site, and updating all provisions in the plan change relating to earth works

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			and rehabilitation to require compliance with this contour. Specifically the contour needs to promote easy access from the development to Mt Eden Rd to the east, the Three Kings Town Centre to the south, and Big Kings Reserve to the west / north-west.
163/1	Attn: Edward Ashby	Te Kawerau Iwi Tribal Authority	Both Fletcher's proposed treatment train is suitable. However, even with this in mind, Ngati Te Ata would still like to be involved in the design stages and the implementation stages of the final system. Through this we can make sure that our concerns over groundwater are always at the forefront of discussion, and we can reach a result we are happy with.
163/2	Attn: Edward Ashby	Te Kawerau Iwi Tribal Authority	We don't think the Plan Change 15H2 is as good as 15H1 for the reasons stated above and also because it does not create sports grounds for the local community. However, regardless of which Plan Change is picked or what happens with the site, we want to see the contaminated parts of the site cleaned up, as we are not happy with the way the Council has managed the Crown's land.
169/1	Xanthe White		Support Plan Change 373 – but with major improvements such as removing the Southern Buildings – blocking the connection to the Town Centre, maintaining and improving the View Shafts, asking for a significant increase in Public Open Space, and the creation of direct accessible walkways and cycleways through the site.
171/1	Kenneth F Whyte and Colette Clark		This development as proposed will have an unacceptable visual impact on other citizens properties and other citizens who are in the vicinity whether travelling, working or for leisure purposes. The developer has to very significantly alter the plans to minimize the impact on their “neighbours” no matter the impact on the developer’s profits and to ensure this development’s impact is not totally negative.
171/2	Kenneth F Whyte and Colette Clark		Dwellings The total number should be strictly limited and should be under 900 leading to a community of 2000+ residents (the exact number will be dependent on the mix of housing which again is the sort of detail that is lacking in the developer’s submission). The plan has to detail specified density in each sub-segment so that to achieve the agreed number of dwellings all of the zoned land is used – this will be in the interests of the tenants/owners of the future dwellings as well as in the interests of the community
171/3	Kenneth F Whyte and Colette Clark		The developer must be required to develop much more detailed and finalised proposals to which they can then be held accountable. The should only proceed with this application for a change to the District Plan when they can offer sufficient detailed plans to allow adequate analysis by all concerned to ensure a high quality development that can be supported by both the community and the local infrastructure.
171/4	Kenneth F Whyte and		The developer needs to do much more detailed planning of the layout including these sort of details to allow both the applicant’s and the council’s water engineers to be able to make a robust and

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	Colette Clark		credible judgement of the flood risks.
171/5	Kenneth F Whyte and Colette Clark		This development as proposed will have an unacceptable visual impact on other citizens properties and other citizens who are in the vicinity whether travelling, working or for leisure purposes. The developer has to very significantly alter the plans to minimize the impact on their “neighbours” no matter the impact on the developer’s profits and to ensure this development’s impact is not totally negative.
171/6	Kenneth F Whyte and Colette Clark		These blocks of apartments need to be varied in height and limited to a maximum height of 3 storeys, maximum length of 25 metres with sufficient gaps between each building to break up the impact, a minimum of 10 metres. In addition they should be staggered and not in a single line. This should help to reduce their impact and decrease the domination of the surrounding area and will give the dwellings on the opposite side of the road both less shade by these buildings by letting light between the blocks and decreased height of the blocks. The developer should be forced to move the large open space to the Northern end of the quarry in the shade of Te Tatua a Riukiuta and move the housing to the Southern end nearer the town centre and to bus routes on both Mt Albert and Mt Eden Road. A 15 m depth effectively means a cliff between apartment blocks and this will limit ability of residents and local residents which to cross the site to get to Te Tatua a Riukiuta and its domain – filling the quarry to varying heights along the cliff edge would break up the cliff and make it less like living in a hole and improve access as well as aesthetics. The height of a storey for the development should be set at 3 metres with a caveat that an increase to that limit may apply for high end housing or a penthouse.
171/7	Kenneth F Whyte and Colette Clark		Decline the plan change/modification
171/8	Kenneth F Whyte and Colette Clark		Modelling should also take account of other residential developments in the district that will also alter current traffic flows. Mt Eden Road is already heavily congested at rush hour and appears to have little or no additional capacity. Such modelling should also be based on “worst case scenario” ie assumptions should be that residents in this site will use their cars to commute at current levels of car usage in the district. This development should not use Graham Breed Drive to be an exit from the developer’s site.
173/1	Graeme Wrack		Accept the plan change/modification with amendments.

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173/2	Graeme Wrack		<p>Inviting the applicant to participate in genuine Masterplanning/consultation process with key stakeholders and the community so that the underpinning principles of the Three Kings Plan can be better reflected in a comprehensive Council-initiated Precinct-wide rezoning exercise aimed at resolving boundary issues and adoption of a Three Kings Precinct overlay including the rules and objectives</p> <p>Adopting the proposed set of objectives and rules specified in Attachment 3 for Framework Plans for developments in the Three Kings precinct.</p>
173/3	Graeme Wrack		<p>In the alternative, approving proposed Private Plan Change 372 but only if that approval is subject to:</p> <p>Requiring the applicant to seek a new fill consent that is consistent with the objectives policies and rules of a Three Kings Precinct Plan and based on the minimum contour specified in NZ Env C 214.</p>
173/4	Graeme Wrack		<p>Requiring such additional contributions of reserve land that would facilitate appropriate slope restoration at the site and thereby create better pedestrian access from adjacent residential areas and between current Crown and Council-administered reserve land.</p> <p>Removal from PA372 of the Council land areas currently zoned Open Space 3 and 4 in the Operative Plan.</p>
173/5	Graeme Wrack		<p>Adopting the activity status specified below for the land currently zoned Business 7 in the Operative Plan to provide guidelines for the development of Framework Plans in the Three Kings Precinct generally.</p>
175/1	Rob Aerts		<p>Generally oppose but seek amendments as an alternative</p>
175/2	Rob Aerts		<p>The concept plan proposed is too vague, and in its current form is inappropriate to deal with the complexity of the site and the criteria required avoiding against a negative urban design outcome.</p>
175/3	Rob Aerts		<p>A proposed 1,200-1,500 additional homes equates to 78 – 98 dwellings per hectare (gross). The Auckland Plan has suggested town centres to have expected housing density of 20 – 60+ gross dwellings per hectare. The Auckland Plan also recognises a balance between residential and employment is required.</p> <p>I believe a cap of 1000 dwellings, at a density of 65.8 dwellings per hectares, would be at the high end of the density scale as described in the Auckland Plan</p>
175/4	Rob Aerts		<p>Any proposed density above 60+ dwellings per hectare should also require a “public space” network.</p>
175/5	Rob Aerts		<p>The proposed sightlines in the concept plan are completely inadequate. There must be sightlines from the town centre and from a minimum of 4 points spread along Mt Eden Road and Graham Breed Drive.</p>
175/6	Rob Aerts		<p>Must have best practice safety factors against any potential flooding over the next 100 years.</p>

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175/7	Rob Aerts		The provision of additional bus stops along Mt Eden road need to be explored in a traffic report and strategies devised which will not compromise the pedestrian footpath amenity.
175/8	Rob Aerts		PA 373 in its current form has no mechanism to ensure a high quality of urban design, either for the proposed new residents, or for the existing community and the proposed local centre framework. For this reason the proposed 8b zoning in the current Concept plan cannot be approved.
177/1	Iain and Joanne Bremner	The Bremner Family Trust	If the plan change/modification is not declined, then amend it
177/10	Iain and Joanne Bremner	The Bremner Family Trust	Part F Development Controls Rule 2.7 allows 50% of road frontage to be taken up by access ways in some instances which is inappropriate along this primary road.
177/11	Iain and Joanne Bremner	The Bremner Family Trust	The earth bund along Mt Eden Road should be required to remain in situ until all quarry operations and all earthworks and site preparation works to prepare the development area (including roads, infrastructure and building platforms), have been completed. This is in order to maintain reasonable amenity for adjoining residential land.
177/2	Iain and Joanne Bremner	The Bremner Family Trust	Concept Plan 2.3 There is a general concern that the proposed provisions do not enable a full and robust assessment to ensure that the outcomes of the Concept Plan are in fact achieved.
177/3	Iain and Joanne Bremner	The Bremner Family Trust	In the absence of such provisions at the policy framework level the assessment of proposals may focus on outcomes within the site without adequate consideration of adverse effects at the interface and beyond.
177/4	Iain and Joanne Bremner	The Bremner Family Trust	The provision for Restricted Controlled or Restricted Discretionary activities identified with a * to be considered without the need for notification, is opposed on the basis that the activities may have more than minor adverse effects on the environment that would warrant public notification, or minor or more than minor effects on persons that would warrant limited notification.
177/5	Iain and Joanne Bremner	The Bremner Family Trust	The Activity Table Residential 8b should be amended so that 'Any activity, development or subdivision not otherwise provided for in the Residential 8b zone or in this Concept Plan' is a Non-Complying rather than Discretionary Activity, to be consistent with the approach in the Operative Plan. The same approach should be taken to the Open Space 2 and 3 table following.
177/6	Iain and Joanne Bremner	The Bremner Family Trust	To ensure a robust analysis of future resource consent applications, the PPM 373 should be expanded to include the existing Residential 8a provisions for Planned Unit Developments, including (but not necessarily limited to) a Discretionary Activity status, the addition of further assessment criteria in Clause 7.7.5.3, and the requirements of Clause 7.7.5.3C3. Similarly the matters of discretion for 'Subdivision associated with (i) Planned Unit Development' and '(ii) Lots' should be expanded

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			correspondingly.
177/7	Iain and Joanne Bremner	The Bremner Family Trust	The tables in this section lack clear explanation of what the matters are and require amendment
177/8	Iain and Joanne Bremner	The Bremner Family Trust	Additional provisions are required to ensure that proposals are assessed in terms of their impacts on adjoining residential land including shadowing, privacy and overlooking, building scale and dominance, intensity, character and amenity.
177/9	Iain and Joanne Bremner	The Bremner Family Trust	There is provision for 16m high buildings (being 4 storeys each at 4m) directly opposite our land. This is considered to be excessive and out of scale for the area, and a lower height limit is sought.
181/1	Joanna Campbell		Accept the plan change/modification with amendments as outlined below. Proposed amendments:
181/2	Joanna Campbell		That there be no land swap. That the Master plan is revised so that this development delivers more back to the community - to allow for easy access through the site - with direct connections North and South, east and west.
181/3	Joanna Campbell		More outdoor activities should be catered for, not just playing fields.
	Joanna Campbell	Joanna Campbell	Commercial activities on the Ground Floor of Mt Eden Rd - to form an active street front.
181/4	Joanna Campbell	Joanna Campbell	Additional Community Facilities need to be considered in the proposal.
182/1	Daniel Carter		Decline the plan change/modification
182/2	Daniel Carter		In general, given the critical shortage of housing in the area, higher density building types should be used to allow more housing while keep the same level of green space amenity. i.e. all terraced housing or apartments, no Stonefields McMansions. Height in relation boundary within the sites should not be overruled where it boundaries new green space. New green-space must not be overshadowed by 10 story apartments.
182/3	Daniel Carter		Must take account of the local board plans for the area currently being drafted. To the extent that the land swap, through greater amenity and connectedness, and more open-green spaces within the housing development, increases the market value of the housing developed; this greater value gained by use of public land must be returned to the ratepayers of Auckland by the developer making an appropriate payment to council for the land-swap.

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182/4	Daniel Carter		Should also provide direct access south to Mt Albert Rd, which is to become a major public transport route, and has Three Kings town centre shops. Should not have vehicular access from Mt Eden Rd. Vehicular access will reduce the street front activation and reduce the pedestrian and cyclist amenity of Mt Eden Rd. The vehicular access contradicts H 8.0 (iv) and (v) Transport (viii) - Prefer cycle friendly round-about to light controlled intersections to less impede existing Mt Eden Rd traffic flows.
182/5	Daniel Carter		Pedestrian and cycleway access is insufficient. Access should be provided through the south of the site and to the east to be provided both to allow connection for new residents to Mt Albert Rd and Three Kings shops, and also to allow existing residents south of the development direct pedestrian access to Big King for recreation purposes.
186/1	Gregory J McKeown		That Auckland Council reject the application (and provide any consequential relief necessary to give effect to this submission based on other matters addressed at the hearing).
186/2	Gregory J McKeown		That a Precinct Plan and Masterplan be prepared by Council for the wider three Kings area prior to any Plan Changes being implemented for previously and currently quarried areas
186/3	Gregory J McKeown		That the previously quarried site(s) be contoured differently to the contour proposed in either PA372 or PA373 – to allow for more direct and accessible walkways and cycleways through the site for a broad range of age groups and abilities, and to improve liveability outcomes for future communities. That dedicated walking and cycling trails form strong and direct routes, creating north-south and east-west connections across the quarry site, without steep gradient changes. These routes should be formed in consultation with the Greenways Network.
186/4	Gregory J McKeown		That there is a significant nett increase in usable public open space within the precinct and better integration with the existing parks
186/5	Gregory J McKeown		That public land is not swapped/sold to benefit private interests without a comprehensive Masterplan being undertaken; that land exchanges/sales, if any, follow a transparent open-market process which can demonstrate best achievable value for ratepayers and the community, taking into account a range of economic, social and environmental factors.
186/6	Gregory J McKeown		That the eastern slope of Te Tātua a Riukiuta / Big King be partially restored to form a more natural slope and better access for the community
186/7	Gregory J McKeown		That Grahame Breed Drive is not used as a main vehicle road into any proposed development for the quarry which includes a significant residential component
186/8	Gregory J McKeown		That more views to the <i>Maunga</i> are created in key public spaces including along Mt Eden Road and from outside of the town centre; that the viewshafts be independently assessed and that they

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			become a part of an overall Masterplan for the larger precinct; and that views from the <i>Maunga</i> also be considered when developing the Masterplan.
191/1	Attn: Mandy Sherring	Housing New Zealand Corporation	Accept the plan change/modification with amendments. Areas where Housing New Zealand seeks changes to policies, rules and maps of Plan Change 373 relate to: <ul style="list-style-type: none"> <li>• The provision of minimum wastewater holding capacity at any pump station.</li> <li>• Minor changes to the wording relating to sightlines to Te Tatua a Riukiuta (Big King).</li> <li>• The design of stormwater infrastructure should take account of land uses on sites adjoining the plan change area.</li> <li>• The detailed design of development should take account of the interface with existing developments and the relationship with open space.</li> </ul>
236/2	Attn; Lucie Rutherford	Ngati Tamaoho	We don't think the Plan Change 15H2 is as good as 15H1 (also because it does not create sports grounds for the local community). However, regardless of which Plan Change is picked or what happens with the site, we want to see the contaminated parts of the site cleaned up, as we are not happy with the way the Council has managed the Crown's land.
236/3	Attn; Lucie Rutherford	Ngati Tamaoho	Fletcher's proposed treatment train is suitable. However, even with this in mind, Ngati Te Ata would still like to be involved in the design stages and the implementation stages of the final system. Through this we can make sure that our concerns over groundwater are always at the forefront of discussion, and we can reach a result we are happy with.