

Three Kings Renewal

INTRODUCTION

1. Fletcher Building Ltd (**Fletcher**), through its operating divisions, owns and operates a quarry and managed filling operation on 15.2 ha of land at 985 Mt Eden Rd (**Three Kings quarry**).
2. Other than some trimming to prepare the site for future use, quarrying at the Three Kings quarry has come to an end. The filling operation signals the commencement of the rehabilitation of the site for future use.
3. Fletcher seeks a plan change to enable the comprehensive redevelopment of its former Fletcher quarry land at Three Kings for residential and mixed use. The future proposed redevelopment of the former Three Kings quarry for residential use is known as the Three Kings Renewal project.
4. This report:
 - a. introduces the applicant for the private plan change;
 - b. sets out Fletcher's vision for the future development of its land.
 - c. provides a brief background to the use of the site;
 - d. details the extensive engagement associated with the Three Kings Renewal project;
 - e. outlines how that engagement has helped shape the master plan for the development of the site; and
 - f. sets out Fletcher's commitment to high quality and sustainable design.

THE APPLICANT

5. The site will be developed for residential use by Fletcher Residential Ltd.
6. Fletcher Residential has accountability within the Fletcher organisation for the Three Kings Renewal project, and is the applicant for this proposed private plan change.

7. The existing Three Kings quarry site is owned by a sister company, Fletcher Concrete and Infrastructure Ltd (**FCIL**). Both FCIL and FRL are operating companies of Fletcher.
8. The quarrying and cleanfill operation at the site is being undertaken by Winstone Aggregates (**Winstone**). Winstone is a division of FCIL.

FLETCHER'S VISION

9. Fletcher's key objective for the Three Kings Renewal project is to create a world class community that Aucklanders are proud of, want to live in and invest in. The proposal enabled by the proposed private plan change achieves this objective.
10. The concept is of a vibrant community that is an exemplar for sustainable approaches to urban living; a community created within a highly permeable and open space network.
11. The revitalisation of the former quarry site will also restore the natural and physical infrastructure of the area.
12. Three Kings is well positioned to become a thriving town centre. The community will offer residents a unique lifestyle choice; residential living areas on the doorstep of an existing town centre, connected to high quality recreational facilities.
13. The master plan vision celebrates the locality, history, cultural heritage and natural environment of Three Kings, and draws on the feedback received from the local community and key stakeholders.

THE THREE KINGS QUARRY SITE

Historic context

14. The Three Kings area is the site of an original complex of five volcanic cones that were clustered in a belt. Only one of the volcanic cones now remains, Te Tatua a Riukiuta ("the belt" of Riukiuta) otherwise known as "Big King". The other four volcanic cones have been quarried over a period of over 100 years.
15. Winstone has operated a scoria quarry at Three Kings on Mt Eden Road since the 1920s. The adjacent land to the immediate north, south and southwest has also previously been quarried, including the former Mt Roskill Borough Council land. These previously quarried areas include the commercial and residential development on Hunter Park Rd to the north, the disused quarry pit used by Auckland Council Parks Services directly to the south, and an area of the underutilised football field to the south west.

16. Fletcher acknowledges that the quarry and surrounding features occur within a culturally significant landscape for iwi. As set out later, Fletcher (through Winstone and Fletcher Residential) has been working closely with iwi to reflect the important cultural histories of the site. An integral part of the design of the site has been the incorporation of the Te Aranga Maori Design Principles.

The Three Kings operations

17. Other than some trimming to prepare the site for future use, quarrying at Three Kings has come to an end.
18. Quarrying at the Three Kings quarry is a permitted activity under the operative Auckland District Plan (Isthmus Section), but is managed through a quarry management plan (QMP).¹ The QMP describes the existing quarry operations and the measures to control potential effects. It also addresses procedures for continued consultation and liaison with community interests and any proposed changes to the operation, including the closure and rehabilitation of the site.
19. A Site Liaison Group (SLG) was established by Winstone in 1996, with the then Auckland City Council (ACC) (now Auckland Council (AC)) and representatives of the local community as members. The SLG provides a forum to achieve ongoing good relations and mutual trust between Winstone and the local community.
20. The QMP was first completed in 2001 in consultation with the SLG and has been regularly reviewed and updated as required to reflect changes to various aspects of the quarry operation, the regional consents, and Winstone's management structure and procedures. The current version of the QMP was issued in February 2012 and is publicly available on Winstone's website: <http://www.threekingsquarry.co.nz/consenting-sites/three-kings-quarry/management-plans-regulatory-structure/>.

Plans for rehabilitation and future development of the site

21. The QMP contains a section on rehabilitation and end use (Section 8 of the QMP). The guiding principle for the rehabilitation and end use of the site is set out in the QMP as:

Selection of an end use for the site should take into consideration the compatibility of

¹ The requirement for a QMP to manage operations on the site was a matter agreed by consent between Winstone, South Epsom Planning Group Inc and the then Auckland City Council. The QMP addresses the same matters as set out in Rule 8.6.4.2 of the operative Auckland Council Plan (Isthmus Section). The quarrying operation is also subject to a number of regional resource consents issued by the then Auckland Regional Council. These consents include an air discharge permit and ground water take permits.

the site with surrounding land forms, the surrounding land uses, community needs as defined by AC and the economic viability for the land owner. (Section 8.2, QMP)

22. In line with the guiding principle, section 8.2.2 of the QMP sets out five basic development options and possible future uses of the site. The QMP notes that the benefits and disadvantages of each option have not been specifically defined, and that additional information would be obtained from community consultation, and liaison with the Council. In turn, commitments are made within the QMP to engage and work with the community in determining the future opportunities for the redevelopment of the Fletcher site, including opportunities to integrate with the additional land.
23. As set out later in this report, there has been extensive consultation with a range of stakeholders and interested parties in line with what is envisaged in the QMP. That engagement has been ongoing for many years, and commenced well before the 2012 version of the QMP was issued.
24. In 2008 Winstone liaised with the ACC about its planned applications for resource consent to rehabilitate the site by filling it. It was anticipated that such an application would likely generate significant local interest in the end use for the site. In October 2008, ACC's City Development Committee endorsed the reporting planner's recommendation to develop a staged master plan for the quarry site and surrounding land, based on principles to be agreed between Winstone, the Council, and community groups / interested parties.
25. Winstone then engaged with ACC and community groups including South Epsom Planning Group (SEPG) and Three Kings United Group (TKU) in workshops from which a set of five principles evolved. These principles are:
 - a. Improving and enjoying our parks and natural environment
 - b. Creating quality places for our people
 - c. Bringing our people together and building local prosperity
 - d. A transport system that meets our needs
 - e. Revitalising our Town Centres
26. The principles were endorsed by the City Development Committee at its meeting on 12 February 2009 and were laid out in the Puketapapa Three Kings Precinct Plan Scope and Engagement Plan attached in **Appendix A**. These principles have formed a critical part of the development of the concept for the future use of the Three Kings quarry site including how these translate to the future topography of the area.
27. Resource consent for the filling of the Winstone quarry site with managed cleanfill was

granted by a decision of the Environment Court on 26 July 2011. Filling of the site to provide a platform for the future redevelopment of the site commenced in April 2012

28. The resource consent specifically refers to a maximum fill level referenced as Figure 2 – Proposed Landform for Fill Consents, (Drawing 122314-FIG-002 dated 29/08/08).
29. For clarity this plan indicates a series of levels that Winstone may not fill beyond and makes no reference to a minimum fill profile.

ENGAGEMENT ON THE REDEVELOPMENT AND FUTURE USE OF THE SITE

30. As is apparent from the above, Fletcher has been and remains committed to an open and public process in determining the future use of the former Three Kings quarry. Meaningful engagement with interested parties in the community has been conducted for a number of years, and has intensified in more recent years as the future plans for the quarry site have gained shape.
31. The following is a brief summary of the extensive consultation undertaken on the proposed future redevelopment of the former Three Kings Quarry site. A detailed schedule of engagement in more recent years is attached as **Appendix B**.

Precinct Plan Process

32. Fletcher approached the Council and Auckland Council Property Ltd about entering into a process to consider the redevelopment of the Three Kings quarry in November 2012. At that time, the Council and the Puketapapa Local Board requested that Fletcher not undertake an independent process, but instead work within a broad precinct plan approach which the Local Board was sponsoring. This included working with Iwi, Three Kings United, South Epsom Planning, Antipodean Properties, Housing New Zealand and other interested stakeholders.
33. As a result, stakeholder engagement about the Three Kings Precinct, including the future use of the Three Kings Quarry site, commenced in early 2013 with public meetings and workshops on the proposed Three Kings Precinct Plan.
34. Fletcher has participated fully in this Council-led process. Fletcher representatives have attended all public meetings and workshops. SEPG, TKU, the Council and iwi have also been involved in this process. Through this process feedback from the various parties involved has been taken into account by Fletcher in the development of concepts for the future use of the Three Kings Quarry site.

35. In May 2013 The Local Board released the Draft Three Kings Precinct Plan and asked for submissions on the draft.
36. Several parties submitted their thoughts on the draft including SEPG and TKU.
37. Amongst other things, SEPG made strong comment on what contour levels they thought the site should be reformed to. Item 3 of the SEPG submission dated 26th May 2013 (Three Kings Precinct Plan Website) reads:
<http://www.aucklandcouncil.govt.nz/EN/AboutCouncil/HaveYourSay/Pages/threekingsprecinctplan.aspx>

3. Restoration of the Maunga and improved access should be a prime focus of the Precinct Plan

Te Tatua a Riukiuta (Big King) is the major landmark of the Three Kings area, and is of cultural significance for local Maori. The Society submits that its restoration, and improved physical and visual access should be a prime focus of the Precinct Plan.

We note in the discussion of place (p8), the Maunga is not mentioned, and this oversight prevails throughout the Discussion Document.

It has been a frequent theme of Three Kings planning workshops that confirming the basic future contours of the Maunga should be a first step in land use planning, as this would then inform decisions on the height and areas of fill, location and size open/green spaces, and the height of residential and commercial development.

*There is a need for the final contour of the fill to be defined at an early stage in the planning process. **The Society is strongly of the view that the site should be filled close to the 75-metre contour (being the approximate current level of Three Kings Rd and the current level of the abutting edge of the current sports field and the parking area at the rear of the supermarket). Within this overarching goal, the slopes of the Maunga should be restored in a sympathetic manner, with detailed landscaping and restoration advice to be obtained from both geologists and from Iwi representatives.***

(emphasis added)

38. The Councils summary of all feedback, that included SEPG and TKU, also made reference to a desire by some parties to have a RL75 m contour as an appropriate fill level for the quarry.
39. This feedback gave Fletcher a very clear understanding of the SEPG's and TKU's desires with respect to contour.
40. On 4 December 2013 at a Puketapapa Local Board chaired stakeholder and public meeting, Fletcher representatives were asked for an update of their thinking with regard to the development design, including integration with the town centre, open space, connections and views to the Maunga and topography. Fletcher gave an outline of its thinking at the time, and the design as being developed by its consultant team. Fletcher

was asked to disclose its plans. As part of this, the concept of the 15 metre differential between Mt Eden Road and the floor of the development was outlined.

41. On 12 December 2013 as part of an ordinary meeting held by the Puketapapa Local Board, SEPG and TKU made it very clear that they were aware of the Fletcher proposal of the 15 metre differential and their view clear on the 15 metres and stated what they believed the contour should be. These submissions are outlined in **Appendix C** as Puketapapa Local Board Open Meeting Item Attachments.
42. On 23 December 2013 Fletcher and Winstone had a meeting with SEPG and TKU to go through their concepts at that point and listen to their preliminary views. Fletcher shared the etchings and plans showing the 15 metre differential and how the built form might integrate with the surrounding land. SEPG's and TKU's response indicated strong opposition to this approach.
43. On the 29th of April Fletcher provided SEPG and TKU a draft of the final contour including cross sections for their comment.
44. This feedback and input, especially that of SEPG and TKU, has been carefully considered. Balancing the inputs of all relevant stakeholders as required by condition 77 of the existing fill consent, and meshing those inputs with the advice of our experts, Fletcher developed a scheme that meets a significant number of the aspirations developed through the Three Kings Precinct Plan process.
45. It is the strong view of Fletchers expert advisors that a differential in topography actually offers more exciting urban design opportunities than that of a "curved billiard table" approach.

Engagement with iwi

46. Fletcher has also held four hui with relevant iwi to discuss the future redevelopment of the site.
47. Fletcher has had a long association with iwi at the site and these relationships have been important in agreeing an approach to recognising the cultural history of the site and how the development might incorporate some of these themes.
48. The strength of the working relationship is reflected by the willingness of Mana whenua to remain engaged with project hui. Fletcher is committed to maintaining and developing these relationships through formalised kaitiaki roles in the detailed design and construction phases, and into the future with the ongoing management of communal areas, wetlands and path networks. Discussions with Mana whenua to

determine how these kaitiaki roles will be defined and carried out over time are underway.

Other Engagement

49. Fletcher has also had several one on one discussions with the various stakeholders to better understand their different aspirations and issues relating to the redevelopment of the Three Kings site. This has included meetings and written communications with Council departments, Three Kings school, Three Kings United Football Club, Antipodean Properties and Housing New Zealand
50. The principal contact of the Auckland Volcanic Cones Society, John Street, was also approached by Fletcher early in 2014. The Society member indicated that the Society was too busy to be engaged on the project and advised that the Society was happy for the other community stakeholder groups to represent their perspective on the redevelopment. Greg Smith, another principal contact for the Society, subsequently advised (27 May 2014) that the Society would like to be involved in engagement from here on in. Two meetings have been held with the Society accordingly.
51. The process for the redevelopment of the site has also been discussed at the quarterly Three Kings SLG meetings. In Nov 2013 a request was made at the meeting to provide information on the consultation required with regard to the final land form. In response at the February 2014 meeting a direct reference was made to the work Fletcher had been undertaking within the Precinct Plan study suggesting that that was the appropriate forum to discuss rehabilitation of the site.
52. Finally, at the request of the Puketapapa Local Board, an open day was held on 1 February 2014. Fletcher's proposed master plan was shown and discussed with general community, and feedback on the proposal was actively sought. A total of 75 feedback forms were received and are summarised in **Appendix D**.

Engagement – a Summary

53. Consultation with all these relevant stakeholders has focussed on the future redevelopment of the site and the shape that this redevelopment might take. This has included considering how to provide an integrated landform, including providing a more efficient open space network; and how the future landform and development will relate to the surrounding topography including Big King Reserve.
54. Through this process Fletcher has listened to the feedback from the various stakeholders and has modified its plans and proposals in response. This is reflected by the various iterations of Fletcher's plans for the redevelopment of the site. The final iteration that forms the basis of this private plan change application is version 15H-2.

EVOLUTION OF THE MASTER PLAN

55. At the time of applying for resource consent to allow the importation of managed fill to start rehabilitating the site, it was believed that the most appropriate development scheme would be one that delivered a gently sloping site that graded away to the south west. This model would have resulted in a landform that would accommodate an atypical Auckland large scale development such as Danmorra, Stonefields or Hobsonville Point. A flatter landscape was perceived to be a good solution to the sharp grade differential the edge of a quarry presents.
56. Soon after filling commenced at the site the AC published the Auckland Plan.
57. The Auckland Plan is the blueprint that seeks to establish a vision and strategies for the advancement of Auckland as a truly global city. Auckland's population is projected to grow to between 2.2 and 2.5 million over the next 30 years. Around 400,000 additional dwellings will be required by 2040, which means that at least 13,000 additional houses have to be built each year.
58. With these growth targets in mind it became abundantly clear that the site needed to be developed to maximise its very strong location adjacent to large open space areas and the two very strong transport corridors of Mt Eden and Mt Albert Rds. This required a design approach that challenged a low density, low rise urban scheme. Accordingly, Fletcher looked specifically for designers who understood both the density opportunities mixed with the topographical challenges that the site presented.
59. This resulted in Fletcher retaining dKO Architecture as master planners and Surfacedesign, Inc for landscape design. Both of these firms, and particularly their principals, have significant global experience in medium to high density design in complex building environments.
60. One of the early design paradigms challenged was that of needing to fill the quarry to Mt Eden Rd. The dKO Architecture team have worked with similar sites previously where the built form can be used to transgress sharp topographical changes by cascading apartments across the ground interface. These cascading apartments can be solar aligned and positioned so that all necessary car parking can be hidden behind the apartment façade up against the old quarry faces.
61. These cascading apartments have become the backbone of the development site and they are complimented by high quality pedestrian accesses and a strong permeable roading network that invites people into and through the site from all directions.

62. By adopting this design Fletcher has been able to significantly reduce the time it will take to fill the site (approximately a third of the timeframe previously anticipated for filling the site).
63. The design approach has also facilitated a greater density of dwellings with the larger cascading apartments founded on rock at the rim of the quarry. This increased density is strongly aligned to the significantly improved open space opportunities that the scheme provides for. Apartment dwellers will not only have open space views but direct access to park land from the basement foyer of the apartment blocks. By providing car park access to most of the cascading apartment from the upper levels the ground floor apartments can also have direct courtyard access to park areas.
64. As noted above, engagement with relevant stakeholder groups through the Three Kings Precinct Plan process, and consultation undertaken directly by Fletcher and Winstone, has also resulted in Fletcher amending the design to reflect the expressed objectives and desires of the local community. This is reflected in the multiple iterations of the master plan for the site. Some of the amendments to the proposed redevelopment have included consideration then removal of a series of feature lakes in favour of wetlands, several iterations on the alignment of open space and the mix of active and passive spaces and review of the zoning adjoining the town centre from purely residential to mixed use.
65. Fletcher is also very mindful of the important cultural history of the site to Mana whenua. We have worked with Rau Hoskins of Design Tribe to incorporate some of the themes arising from the feedback we have received from Mana whenua , utilising Te Aranga Maori Design Principles. These include:
- a. Using ancestral names for communal areas and pathways beyond Te Tātua a Riukiuta. In particular, Fletcher commits to appropriate acknowledgement being given to the four other local maunga that have been lost through quarrying functions. Fletcher sees this as of high importance.
 - b. Providing opportunities for the proposed vehicular and path networks to be used as walking/running tracks so as to promote healthy physical activity in accordance with the principle of Oranga.
 - c. The view shafts identified within the current Master Plan recognise and provide for the key maunga of Te Tātua a Riukiuta, Maungawhau and Maungakiekie.
 - d. Mana whenua have also been given the opportunity to identify a range of specific

native plant species that can be used throughout the development. The plant species that are presently being discussed have particular significance to the area through reference to local cultural narratives, including weaving species and medicinal plantings.

- e. The approach to storm/groundwater management via the 'tātua' wetland/belt creation has been incorporated into the Master Plan to reflect feedback received from Mana whenua. The mauri of land/soil and water, and materials selections, are also enhanced by the design, including by provision for rain gardens and water retention devices to minimise sediment entering the aquifer and the potential use of edible flora in design: for example the planting of puha in the wetland.

66. With the more detailed design stages coming up there are significant opportunities for the inventory of ancestral names and cultural narratives to inform design responses to landscape, urban design and architecture.

67. As well as informing design responses, consultation with iwi has signalled the importance of telling the multiplicity of stories for Te Tātua a Riukiuta and its environs. Fletcher has responded to this issue by:

- a. Commissioning the different iwi to develop and express the different stories.
- b. Agreeing the compilation of these stories and a consensus that these may in fact be contradictory. Telling the story is the critical part.
- c. Recognising that some aspects will remain confidential and the property of iwi. Other aspects iwi may agree can be made public.
- d. Agreeing to commission a children's story to encapsulate the Maori presence at Te Tātua a Riukiuta drawing from those parts of the compendium that are public.
- e. Commissioning a GIS study which will recreate in 3D computer model the original topography of the five maunga which made up this area.

COMMITMENT TO QUALITY AND SUSTAINABLE DESIGN

68. For more than 100 years, Fletcher has built single and multi-unit dwellings, erected a wide range of commercial buildings and constructed a significant share of the infrastructure throughout New Zealand and the South Pacific. The company has acted as developer, joint venture developer, design-build contractor and pure builder across all types of residential development, from 10,000 state houses for the government, social

housing for local councils, retirement villages, and town houses. The scale and type of development ranges from modest through to luxury apartments and palatial individual dwellings.

69. In response to the current housing shortage and demand for affordable housing, Fletcher has instigated a broad initiative to substantially increase the number of housing units it delivers annually. Land is being secured and plans prepared to create a number of new communities.
70. With much of its work secured with reference to non-price attributes, maintaining the Fletcher brand of high quality products is particularly important. Such a reputation is of real value and is not taken for granted. Across the business, various formal and informal systems are utilised to monitor and ensure that work meets relevant standards and client expectations.
71. Sustainability is seen by Fletcher as an important demonstration of its corporate responsibility. Fletcher produces an annual sustainability report and is a market leader in green star construction. All sites have active waste minimisation programmes and where it is within our influence, green building initiatives are implemented. The sustainability principles that will be applied to the Three Kings Renewal project are set out in **Appendix E**.
72. A project of the scale of Three Kings is unparalleled in New Zealand, but Fletcher understands and has experience in all the various elements of the undertaking. Historically it has developed and built these typologies – and it has undertaken major developments and mega construction projects. For this urban renewal project Fletcher has assembled a team that combines requisite knowledge about local housing demand and expectations, international urban renewal and medium to high density housing schemes, urban design and place-making, design and construction processes - as well as the expertise to manage the multiple interest groups, market forces and construction resources requirements that will be needed.
73. This will ensure development of the Three Kings Renewal project is a high quality, sustainably designed, outcome.

CONCLUSION

74. The Three Kings Renewal project will revitalise the Three Kings Community by bringing a long period of quarrying activity to an end and creating a highly desirable and sustainable new community.

75. Fletcher has worked hard to engage with all stakeholders to realise a multitude of ambitions for the site.
76. Over the next ten years it is anticipated that the Three Kings Renewal project will be seen as an exemplar of what can be achieved on a large scale brownfields site and something that the people of Auckland will be proud of.

APPENDIX A

THREE KINGS PRECINCT PLAN SCOPE AND ENGAGEMENT PLAN

Feb 2013

Three Kings Precinct Plan Scope and Engagement Plan

File No.: CP2013/01620

Purpose

1. The purpose of this report is to outline the scope and approach recommended to undertake preparation of the Three Kings Precinct Plan.

Executive Summary

2. The Three Kings Precinct Plan will enable an integrated approach to planning in the Three Kings area. It will provide for guidance on the treatment of the Winstones Quarry site as well as other important issues relevant to the Three Kings town centre. The geographic and thematic scope of the project has been developed in this report to ensure a quality outcome occurs. It also outlines broad principles developed to guide the overall process.
3. The Communications and Engagement Plan indicates that the Precinct Plan could be completed in November 2013 in a two stage process that enables early input into the Unitary Plan, and later providing a complete Precinct Plan for the area. This report suggests a series of facilitated workshops in March – May, where the Local Board could develop a process with key stakeholders to respond to the Quarry and other issues. It suggests that wider public consultation could occur in May and August to ensure feedback is included in the final Plan.

Recommendation/s

That the Puketapapa Local Board:

- a) Endorse the geographic scope for the Three Kings Precinct Plan.
- b) Endorse the Draft Communications and Engagement Report and the general approach for undertaking the Three Kings Precinct Plan outlined in this report.
- c) Endorse the Draft Principles to Guide the Three Kings Precinct Plan.

Discussion

Background

4. The proposals surrounding the Three Kings Quarry and the release of the Unitary Plan in 2013 are two major issues that affect the Three Kings area at present. Both will need to be taken into account in the development of a Precinct Plan along with other wider issues that affect the structure and functioning of the area.

Three Kings Quarry

5. The 15ha Three Kings Quarry (the Quarry) is a key strategic site within the Three Kings area and is currently being filled by Winstones Aggregates (Winstones) who are evaluating their options with regards to final use. The Quarry has been identified in the Area Planning work done for the Future Planning Framework as a key site. It is a significant brownfield site in the isthmus and the Quarry has an important strategic role in providing capacity for development, while opening up the possibility to reinvigorate the Three Kings centre. The only detailed planning work carried out by Council on the Quarry and surrounds was a series of community workshops undertaken in 2008, which developed a number of principles for the master planning of the area that were agreed by all attendees.

Unitary Plan Process

6. In addition the initial phases of the Unitary Plan process have begun, with the Draft Unitary Plan being released for feedback on March 15 2013 and public feedback closing on May 31. Feedback by the Local Board into the Unitary Plan process has been ongoing but this period allows for public feedback. The plan at present indicates that the Three Kings centre would be considered a 'Town Centre' within its hierarchy. This reflects previous spatial planning work done as part of the Future Planning Framework and the Auckland Plan, which recognises its potential to develop into an important centre for Puketapapa. A precinct plan will enable a detailed look at the implications of this change in status for the town centre and how development can be guided to ensure the best possible outcomes.

Scope of Work

7. An initial scoping meeting held on 24 January 2013 with Puketapapa Local Board deputy Nigel Turnbull and followed up by discussions with the Board on 30 January 2013 assisted in understanding the local board's perspective on the scope of the proposed precinct plan.
8. The Precinct Plan will:
- Provide strategic direction for growth and development within the Three Kings area
 - Manage any development of the Winstone's Quarry site to get the best possible design outcomes that support local aspirations
 - Provide guidance to development in the Three Kings area with regard to future land use resulting from the Unitary Plan and longer term strategic issues
 - Provide a strategic direction and Vision for upgrades to the Three Kings Town Centre
 - Identify and plan for project based work that could occur within the Town Centre and surrounding area to support the Vision

Geographic Scope

9. The study area for the Precinct Plan was identified at a workshop with Local Board representatives on 30 January and is included as Attachment A. This area has been developed to help frame analysis and identify key issues that influence the strategic development of the town centre and the quarry site, which is a major brownfields site within the Three Kings area. As with any boundary it is slightly arbitrary in nature and areas near its border will be considered in all analysis.
10. This area recognises the existing topography of the area, in particular the remnant tuff ring, and its dominant role in creating edges for Three Kings. It is these edges that help define the sense of place of what constitutes Three Kings in terms of legibility. From this base there have been some slight modifications to include land uses that exist on the peripheries as well as key land parcels that are important to consider in the plan. It has also been expanded where it crosses a large portion of an existing block.

Matters to be Considered in the Development of the Precinct Plan

11. The aim of a Precinct Plan is to produce a spatial framework to direct the future form and structure of the area. It is intended that issues and opportunities will emerge from the initial Research and Analysis phase as well as the targeted engagement with stakeholders. With this in mind a number of issues have been identified as matters that will most likely be evaluated in two stages and these are included as Attachment B.
12. Due to the timing issues related to the Unitary Plan there is a requirement to undertake this project in two stages, each with its own deliverable. These are slightly different but highly

interrelated to recognise the strategic importance of the Quarry site and the need to shape outcomes on this site early, whilst also preparing a robust Precinct Plan for the whole area.

13. The Precinct Plan will be developed by a comprehensive research and analysis phase to determine with stakeholders the issues and opportunities present in the area, as well as develop the aspirations and outcomes sought for each of the 2 stages. A key part of the approach will be a series of facilitated workshops with the Board and a working party of key stakeholders to deliver the outcomes, which will be conducted in March and April for Stage 1 and March - May for Stage 2.
14. The project team will need to work closely with Winstones and other key stakeholders through these workshops, focusing both on issues related to the Quarry and wider town centre issues for the Precinct Plan. The two stage approach provides for a robust and highly consultative process on the Quarry and wider parts of the Precinct. It enables a high quality product to be developed with stakeholders for public consultation.
15. It is proposed that an external consultant be engaged to facilitate these workshops as this will provide for a degree of neutrality and provide specialist skills in this area. The aim of these workshops will be to help develop Stage 1 for a May public consultation and at the same time contribute to the Board's understanding of issues related to the Unitary Plan. Stage 1 will also provide the initial phase of development of the wider Precinct Plan (Stage 2). Due to their importance and the limited timeframes tight control over the workshops will be required to ensure they can provide useful outcomes. As part of this draft terms of reference for the Facilitated Workshops will be developed to help guide the process.

General Approach to Precinct Plan Development and Project Timing

16. The Draft Communications and Engagement report is included as Attachment C and it outlines the approach to consultation and engagement on the Precinct Plan in detail. The timeframes for the project under this approach are included below.

JAN	Workshop with Local Board (30th)
FEB	Report to Local Board (28th) Scope, Approach, Timing, Draft Communications and Engagement, Draft Principles
MAR	Meeting between Local Board and Winstones Officer Workshop with Local Board – Scene setting / Overall vision (6th) Facilitated Workshop - 1 Introduce and Develop Outputs (20th)
APR	Facilitated Workshop - 2 - Refine Outputs (3rd April) Prepare Deliverable 1 for reporting
MAY	Report to Board (Deliverable 1 sign off - May 2nd Extraordinary meeting) Public Consultation Continue work on Deliverable 2 – Facilitated workshop if required
JUN	Report to Local Board (27th) Consultation Feedback, Endorse changes
JUL	Workshop with Board - Deliverable 2 Report to Board (25 th) (Deliverable 2 signed off for Public Consultation)
AUG	Public Consultation on Deliverable 2 (1 st week August) Begin to process feedback
SEP	Process feedback, make changes to Deliverable 2
OCT	Process feedback, make changes to Deliverable 2
NOV	Report to Local Board (Date TBA) Feedback / changes, seek endorsement

17. The deliverables for each stage includes:
18. Deliverable 1 - Local Board position on the Quarry.
19. This will suggest a zoning for the Quarry land (if appropriate) as well as any potential masterplan process to guide any future development of this land. This deliverable will outline agreement on a set of principles to provide guidance on the outcomes sought and how development should proceed.
20. Due to its importance for the Three Kings area this stage will be consulted on in early May to enable it to occur alongside Unitary Plan engagements happening in Puketapapa. This will also enable Local Board feedback into the Unitary Plan on the appropriate land use response for the Quarry.
21. Deliverable 2 – Complete Precinct Plan (incorporating Deliverable 1).
22. The full Precinct Plan for the Three Kings area that includes Deliverable 1 when complete. This will be worked on over the year and due to the importance of developing this alongside stakeholders will most likely be publicly consulted on in July / August 2013. This will enable it to substantially influence the Board's position on the Unitary Plan released for submission in September 2013. Final sign off of the Precinct Plan would at this stage be planned for November / December of 2013.
23. Related to these deliverables is the feedback / submission that the Local Board will provide on the Unitary Plan. The section of this that relates to Three Kings will draw on these two deliverables. It is anticipated that feedback on the March Unitary Plan Draft could be made in June after consultation on Deliverable 1 has occurred and been evaluated. For the formal notification of the Unitary Plan in September the Board has two options open to it. Firstly it could make a submission in September before the election period begins, which provides certainty within this electoral cycle. Secondly it could wait until after the elections when submissions on the Unitary Plan close in December or January.

Project Governance

24. It is proposed that overall political governance for the project include the local board chair and deputy chair. Ultimately, the draft and final deliverables produced would be approved by the Puketapapa Local Board.
25. In developing the Precinct Plan an internal project team would need to be established, this would be a team led by the Planning (Central and Islands) Team and would interact with members from Community and Cultural Policy, the Built Environment Unit, Auckland Transport and representatives from Auckland Council Property Limited.
26. The group of stakeholders involved in the facilitated workshops will need to agree to the terms of reference, which will clearly spell out their role within the process. Formal authority for signoff and adoption of deliverables will still rest with the Local Board in their role as the elected members for the Puketapapa area.

Draft Principles to Guide the Precinct Plan

27. A series of draft principles have been developed to guide the Precinct Plan process. These have drawn on the significant amount of general work done on the area in the past, in particular with reference to proposals to develop the Quarry site. These principles have been drafted in collaboration with Local Board members and represent a series of high level statements that will guide the subsequent Precinct Plan process.
28. They are drawn from the following sources and are included as Attachment D:

- Puketapapa Local Board Plan
 - Puketapapa Local Board Agreement
 - Future Planning Framework – Mt Roskill / Hillsborough along with supporting reports / analysis
 - Agreed Principles for Three Kings Quarry – from City Development Committee Report 2009
29. These principles have been updated by officers and the Local Board through an iterative process and serve more as a starting point than a final position. By the end of the Precinct Plan process they will have been refined and altered as is required for the development of this plan. The final set of principles that will emerge will be an important guiding point for development in the Precinct as a whole, including the Quarry.

Consideration

Local Board Views

30. On January 30 the Project Team attended a workshop to discuss the intended scope and work to be completed in the project establishment phase. As agreed at that workshop, this report requests the Local Board's endorsement of the project scope, Draft Engagement and Communications Plan and Draft Principles for the Three Kings Precinct Plan.

Maori Impact Statement

31. Iwi with mana whenua over Three Kings will be key stakeholders in the development of the Three Kings Precinct Plan. The Draft Engagement and Communications Plan sets out the objectives and principles for engaging with iwi and mataawaka. Further advice on engagement will be sought from the Independent Maori Statutory Board and Te Waka Angamua – Maori Strategy and Relations (Auckland Council).

Decision Making

32. The decision to endorse the Scope, Draft Engagement and Communications Plan and Draft Principles for the Precinct Plan fall within the Local Board's authority.

Significance of Decision

33. The recommendations in this report do not trigger the Council's significance policy.

Consultation

34. The project team circulated a list of scoped key stakeholders to the Local Board and Local Board Engagement Advisor for comment. The key stakeholders identified are listed in Appendix 1 of the Draft Communications and Engagement Report

Financial and Resourcing Implications

35. The costs associated with the project will be met from the Regional and Local Planning Department's budget and the budget allocated in the Long Term Plan for preparation of a Precinct Plan for Three Kings.

Legal and Legislative Implications

36. There are no significant legal implications arising from the recommended decision as this is within the Local Board's powers.

Implementation Issues

37. There will be the usual administrative tasks that are associated with the project and the Project Team will complete these tasks.

AUTHOR - Blair Firmston | Principal Planner, Planning Central/Islands, Regional & Local Planning

Attachments

No.	Title	Page
A	Attachment A Geographic Scope	
B	Attachment B Matters to be Considered in Draft Precinct Plan	
C	Attachment C Draft Communications and Engagement Report	
D	Attachment D Draft Principles to Guide the Precinct Plan	

Signatories

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Three Kings Precinct Extent



Auckland Council
Te Kaunihera o Tāmaki Makaurau

Created: Tuesday, 12 February 2013, 1:02:31 p.m.

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Appendix 2 Matters to be Considered in Draft Precinct Plan

Stage 1

- Quarry Redevelopment
- Strategic role of the Three Kings Centre
- Unitary Plan proposed zonings
- Auckland Council facilities in Three Kings eg. Metrowater Building
- Connections to other areas - Avondale Southdown and Carr Road redevelopment

Stage 2

- Open Space connections and function
- Function / location of new open space (including any reconfiguration)
- Use / design of Graham Breed Drive
- Future community facilities in the centre eg. Recycling centre, Community Centre
- Volcanic Cone views and integration
- Streetscape improvements
- Safety issues and improvements
- Proposed intensification in and around Centre
- Arterial corridor improvements and the town centre interface
- Public Transport interchange
- Connections to the Avondale Southdown Corridor
- Parking
- Shopping Centre function and future change
- Redevelopment of HNZ properties
- Connections to surrounding business areas

Draft Engagement and Communications Plan

Three Kings Precinct Plan

Project Title	Three Kings Precinct Plan
Business Owner	Megan Tyler
Project Sponsor	Megan Tyler
Business Unit/ Department/ Division	Planning – Central/Islands
Programme Manager	Celia Davison

Name/Path	
Version	1
Status	Draft
Document Author	Blair Firmston

Document Control

Document History

Version	Issue Date	Author	Notes/Changes
1		Blair Firmston	Initial draft for discussion

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Related Documents

Name	Location

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1.0 Introduction

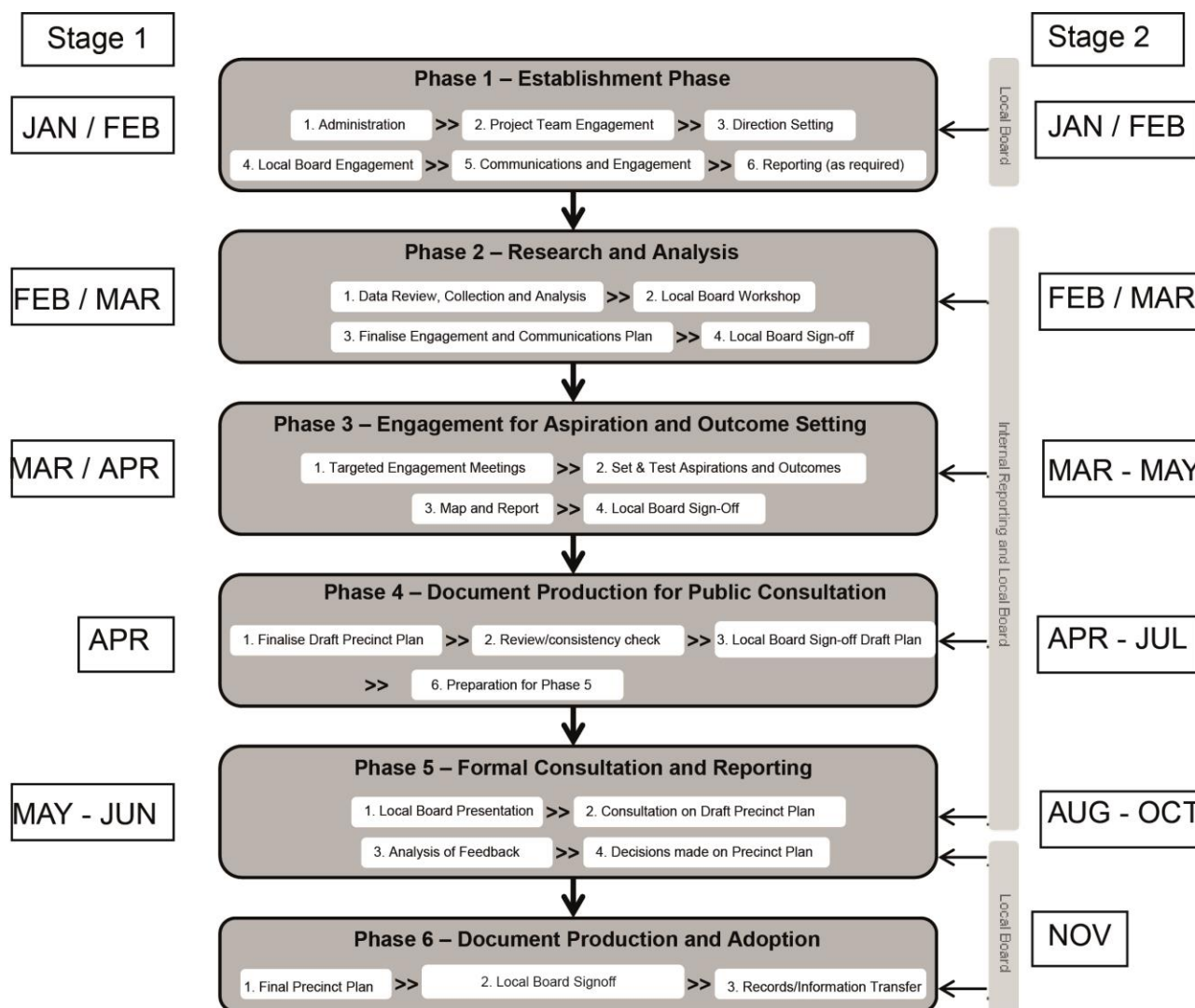
The purpose of this Plan is to outline the approach to engagement and communication for the Three Kings Precinct Plan. This Plan will function as a living document, to be updated as the Precinct Plan is developed.

2.0 Agreed Approach for Precinct Plan Engagement

2.1 Overview

Stakeholder and community input are essential to the development of informed, robust and well-supported Precinct Plans, such as the Three Kings Precinct Plan. The approach to engagement needs to be pragmatic and carefully managed due to the relatively tight timeframes allocated to complete the Precinct Plan, and volume of relevant consultation feedback already received on other Auckland Council plans and strategies from 2009 to the present.

The phases are the process steps where engagement and communication is to occur in development of the Three Kings Precinct Plan and are set out in the following chart. The chart also shows the timeframes for completion of each phase.



2.2 Two Stage Approach

Due to the timing issues related to the Unitary Plan there is a requirement to undertake this project in two stages, each with its own deliverable. These are slightly different but highly interrelated to recognise the strategic importance of the Quarry site and the need to shape outcomes on this site, whilst also preparing a robust Precinct Plan for the whole area.

Stage 1 – Outcome: Deliverable 1 - Local Board position on the Quarry.

This will suggest a zoning for the Quarry land (if appropriate) as well as any potential masterplan process to guide any future development of this land. This deliverable will outline agreement on how development would proceed as principles that will provide guidance on the outcomes sought. Due to its importance for the Three Kings area this stage will be consulted on in early May to enable it to occur alongside Unitary Plan engagement and enable feedback into the Unitary Plan on the appropriate zoning for the Quarry.

Stage 2 – Outcome: Deliverable 2 – Complete Precinct Plan (incorporating Deliverable 1)

The full Precinct Plan for the Three Kings area and includes Deliverable 1 when complete. This will be consulted on in July / August 2013 to enable it to substantially influence the Board's position on the Unitary Plan that is released for submission in September 2013. After Deliverable 2 is released for consultation the Stages will have merged and the sole focus will be on Deliverable 2.

2.3 Review of Existing Consultation Feedback / Work Done

There have been a number of recent consultation and engagement processes completed by Auckland Council, such as the Auckland Plan, Long Term Plan and the Future Planning Framework undertaken by Auckland City Council, to support future planning and strategic direction setting at both a regional and local level. Overall, this feedback and prior work provides a valuable base for identifying and understanding a range of local place-based values, issues, challenges, aspirations and opportunities in the Local Board area.

In addition, a number of consultation and engagement processes have been undertaken that are specific to the Three Kings area, such as preparation of the Puketapapa Local Board Plan and the community workshops related to the future of the Winstone's Quarry site in 2008. This work will be used as the starting point for development of the Plan and for engagement with key stakeholders and the public.

2.4 Targeted Engagement (Phases 2/3)

(Stage 1: March – April Stage 2: March - May 2013)

Following the review of existing work and initial research and analysis, targeted stakeholder engagement will be carried out to confirm and build on previous work and to seek further feedback where gaps may exist. This will be used in the development of Deliverables 1 and 2, particularly in identifying issues and developing opportunities and aspirations.

Due to the large number of stakeholders and the way in which the Three Kings Precinct Plan might affect their interests, it is proposed to hold two facilitated workshops for identified key stakeholders. There will be the option of individual meetings where this is preferred instead by stakeholders. In addition a meeting between the Local Board and Winstones as key stakeholder and owner of the land in question is planned for March. Refer to Appendix 1 for the full list of stakeholders identified.

2.5 Public Consultation (Phase 5)

(Stage 1: May Stage 2: August 2013)

The purpose of this phase is to allow stakeholders and the public to provide feedback and comments on the deliverables. This is proposed to be in two sections to fit with Unitary Plan feedback timeframes and ensure that early feedback is produced on key issues such as the Winstone's Quarry.

Public consultation on Deliverable 1 is planned for early May will be arranged to occur alongside Unitary Plan engagement activities already planned for Puketapapa, enabling a wide range of interested parties to provide feedback. This will be reviewed and included in a report to the Local Board in June 2013.

The second consultation phase on Deliverable 2 will occur in August 2013, which should be significantly removed enough from the March – May consultation on the Unitary Plan to mitigate confusion around the two processes. The preference here is to hold a series of open days in the Three Kings area outlining the process as a whole and submitting the Draft Precinct Plan for comment.

3.0 Stakeholders

Stakeholder groups identified for engagement are shown in the table below, with a summary of engagement objectives, principles and mode for each group. Refer to Appendix 1 for the full stakeholder list.

General principles for engagement with all stakeholder groups are:

- Take into account those principles of section 82 of the Local Government Act 2002 (principles of consultation);
- Ensure an open and transparent process;
- Take into account previous relevant feedback;
- Hold events in accessible locations to groups being engaged; and
- Provide feedback and updates on progress to those who participate in the process.

Stakeholder Group	Engagement Objectives	Specific Principles for Engagement	Modes of Engagement	Phases for Engagement	
				2/3	5
Puketapapa Local Board	<ul style="list-style-type: none"> • Involve the Local Board as a key stakeholder through the Precinct Plan development process 	<ul style="list-style-type: none"> • Co-governance in approval of the Precinct Plan • Work with the Local Board at key stages of the process when making decisions, including those about the engagement process • Update the Local Board regularly about progress • Local Board to host engagement events where they support this approach 	<ul style="list-style-type: none"> • Meetings and workshops throughout the development of the Precinct Plan • Updates at Local Board Workshops • Reports to Local Board meetings (for sign-off) 	✓	✓
Council and Council Controlled Organisations	<ul style="list-style-type: none"> • Co-operative approach to develop draft Precinct Plan • Agreement on key issues, aspirations and priorities 	<ul style="list-style-type: none"> • Council groups and CCO's will be engaged and have the opportunity to input into the Precinct Plan 	<ul style="list-style-type: none"> • Topic based meetings • Internal communications to provide information to wider Council staff 	✓	✓
Independent Maori Statutory Board	<ul style="list-style-type: none"> • Precinct Plan takes the needs of Auckland's Maori and diverse communities into consideration 	<ul style="list-style-type: none"> • The Independent Maori Statutory Board will act as an independent monitoring and review panel for the process of engagement with Mana Whenua and Mataawaka 	<ul style="list-style-type: none"> • Reporting to the Independent Maori Statutory Board on the process for Maori engagement 	✓	✓

Stakeholder Group	Engagement Objectives	Specific Principles for Engagement	Modes of Engagement	Phases for Engagement	
				2/3	5
Targeted Stakeholders (e.g. Winstones, Housing New Zealand)	<ul style="list-style-type: none"> Provide an opportunity for involvement in the development of the Precinct Plan 	<ul style="list-style-type: none"> Engagement via existing stakeholder contacts, forums and groups wherever possible 	<ul style="list-style-type: none"> Facilitated workshops or small group meetings 	✓	✓
Iwi and Mataawaka	<ul style="list-style-type: none"> Ensure that the special relationship with Mana Whenua is provided for in the engagement process and recognise iwi role as kaitiaki. To acknowledge the role of Mataawaka and enable Auckland Maori to participate in the Precinct Plan process 	<ul style="list-style-type: none"> Advice on engagement to be sought from the Independent Maori Statutory Board and Te Waka Angamua (Auckland Council) The Project Team will share relevant consultation feedback with the Unitary Plan team (and vice-versa) 	<ul style="list-style-type: none"> Individual meetings where requested or follow up is required 	✓	✓
Other Stakeholders	<ul style="list-style-type: none"> Consult with local stakeholders to ensure that a wide range of input is fed into the Precinct Plan 	<ul style="list-style-type: none"> Recognise the importance of local input into the Precinct Plan Use existing community networks and groups to generate interest, debate and support for the Precinct Plan 	<ul style="list-style-type: none"> Open days 		✓
General Public	<ul style="list-style-type: none"> Communities feel informed and able to get involved in the Precinct Plan Less involved communities are supported and actively encouraged to provide feedback 	<ul style="list-style-type: none"> Hold open day(s) so a good cross-section of the community is engaged Where possible, engagement will take place alongside other Council events to reduce duplication 	<ul style="list-style-type: none"> Open days 		✓

4.0 Consultation and Engagement Plan

4.1 Objective and Overview of Strategy

4.1.1 Consultation

The overall objective of engagement is to obtain meaningful feedback from stakeholders, iwi and the public on the rezoning and development of Winstones Quarry and the development of a draft Three Kings Precinct Plan, to ensure that their issues and aspirations are understood, considered and where appropriate included in the final Precinct Plan. To do this we will:

- Inform people about the Precinct Plan – potential changes to the Quarry and development of the Three Kings area;
- Encourage people to provide feedback on what they agree/disagree with, their own issues/aspirations and ways to address these issues/aspirations;
- Manage the expectations of stakeholders and the community in relation to the engagement process; and
- Meet the consultation requirements of the Local Government Act 2002.

Engagement will seek to make maximum use of recent relevant Council consultation feedback to develop the draft Precinct Plan, while consulting with a wide audience on the content of the Draft Precinct Plan (once developed).

Consultation and communication will need to be targeted and focused to capture people's attention and allow them to understand the importance of providing feedback on the Precinct Plan. A range of methods are proposed to support the consultation and engagement approach, to help make the Precinct Plan real and improve people's interest and understanding. The Puketapapa Local Board may wish to host a series of open days to help to achieve community ownership of the Precinct Plan.

4.1.2 Communication

The overall objective is to provide clear and comprehensive communication throughout development of the Three Kings Precinct Plan, which reaches all sectors of the community. To do this we will:

- Raise awareness of the Three Kings Precinct Plan, its purpose, relevance, and relationship with other key Council plans and strategies, through meetings with key stakeholders and a public open day/workshop; and
- Explain the engagement process for seeking public feedback on the draft Precinct Plan.

Key messages specific to the Three Kings Precinct Plan will be prepared and will guide all external communications.

4.2 Methods for Consultation and Communications

The following sections set out the consultation proposed in the development of Deliverables 1 and 2. [Note: The following table presents options to discuss with the Local Board]

4.2.1 Targeted Engagement (Phases 2/3) (Stage 1: March – April Stage 2: March - May 2013)

Aim of Communications and Engagement	Audience and Involvement	Actions/Activities	Outputs
<ul style="list-style-type: none"> Analyse previous consultation feedback / work 	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Analyse consultation feedback to identify areas where further targeted engagement is required 	<ul style="list-style-type: none"> Review and gap analysis of existing consultation feedback and previous work
<ul style="list-style-type: none"> Confirm proposed engagement with the Local Board 	<ul style="list-style-type: none"> Involve the Local Board in planning the engagement strategy 	<ul style="list-style-type: none"> Report to Local Board regarding proposed consultation and engagement approach and stakeholders 	<ul style="list-style-type: none"> Draft Engagement and Communications Plan
<ul style="list-style-type: none"> Engage with internal stakeholders (Council and CCO staff) 	<ul style="list-style-type: none"> Involve internal stakeholders in the process 	<ul style="list-style-type: none"> Prepare consultation and communication material for meetings Set up and hold issues and aspirations meetings with internal stakeholders Ongoing officer to officer liaison as needed Feedback considered by Project Team in development of draft Precinct Plan 	<ul style="list-style-type: none"> Feedback from meetings
<ul style="list-style-type: none"> Engage with targeted external stakeholders to confirm/build on previous work and consult on identified information gaps 	<ul style="list-style-type: none"> Consult targeted stakeholders Identify opportunities for involvement in delivery of actions in the Precinct Plan 	<ul style="list-style-type: none"> Prepare consultation and communication material for workshops / meetings Set up and hold facilitated workshops for targeted stakeholders and the Local Board Plan and hold meetings with iwi Feedback considered by Project Team in development of draft Precinct Plan 	<ul style="list-style-type: none"> Feedback from meetings and facilitated workshops
<ul style="list-style-type: none"> To introduce the Precinct Plan to the general public and stakeholders not involved in targeted engagement 	<ul style="list-style-type: none"> Inform stakeholders and general public about the Precinct Plan 	<ul style="list-style-type: none"> Update Local Board website with information about the Precinct Plan and a 'register your interest' section Update Local Board Facebook page with link to website and 'register your interest' section 	<ul style="list-style-type: none"> Local Board website and Facebook page updated

4.2.2 Document Production and Preparation for Public Consultation Period (Phase 4) (Stage 1: March - April Stage 2: April - June/July 2013)

Although no consultation is proposed to occur in Phase 4 specifically there will be an overlap with the timing of the process due to the need to ensure consultation on Deliverable 1 occurs in May. Preparation for public consultation in Phase 5 will also need to commence, including organising consultation events, preparation of materials and advertising.

Aim of Communications and Engagement	Audience and Involvement	Actions/Activities	Outputs
<ul style="list-style-type: none"> To develop communication materials required to support Phase 5 engagement 	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Event organisation and preparation for open days Prepare display materials Hard copies of draft Precinct Plan Develop feedback forms and summary document Plan how feedback from engagement activities will be recorded and analysed Prepare targeted key messages and FAQ's Update this Engagement and Communications Plan as necessary 	<ul style="list-style-type: none"> Display materials Draft Precinct Plan Feedback forms and summary document Key messages and FAQ's Updated Engagement and Communications Plan
<ul style="list-style-type: none"> To present Deliverables 1 and 2 to the Local Board prior to public consultation 	<ul style="list-style-type: none"> Sign off by Local Board 	<ul style="list-style-type: none"> Present the draft Precinct Plan to the Local Board for sign off 	<ul style="list-style-type: none"> Draft Deliverables 1 and 2 signed off
<ul style="list-style-type: none"> To introduce Deliverables 1 and 2 to the general public and stakeholders not involved in targeted engagement 	<ul style="list-style-type: none"> Inform stakeholders and general public about the Precinct Plan and upcoming consultation opportunities 	<ul style="list-style-type: none"> Introductory email to stakeholder list and individuals that have previously provided feedback on Council plans to introduce the process and invite people/groups to remain informed Local Board advertorial and e-newsletter coverage on Precinct Plan development 	<ul style="list-style-type: none"> Letter/email to database Local Board advertorial/e-newsletter

4.2.3 Public Consultation Period (Phase 5) (Stage 1: May Stage 2: August 2013)

Phase 5 is split into two aspects – one being the consultation itself and one being the analysis of the feedback received. [Note: The following table presents options to discuss with the Local Board]

Aim of Communications and Engagement	Audience and Involvement	Actions/Activities	Outputs
<ul style="list-style-type: none"> To inform people about how they can be involved in the consultation process To generate awareness and interest in Deliverables 1 and 2 To seek feedback on the Deliverables 1 and 2 	<ul style="list-style-type: none"> Consult with the public and stakeholders on Deliverables 1 and 2 and seek their feedback 	<p><u>Web Based</u></p> <ul style="list-style-type: none"> Social media updates with information, key messages, themed discussion questions and links to online feedback forms Update 'have your say' pages on main Council website and Local Board page <p><u>Communications/Media</u></p> <p>Promote Precinct Plan and engagement events via:</p> <ul style="list-style-type: none"> Feature in Local Board advertorial Feature in Local Board e-newsletter <p><u>Open Days (potentially Local Board hosted)</u></p> <ul style="list-style-type: none"> Hold open days for members of the public to talk to the Project Team, understand more about the Precinct Plan and provide feedback <p><u>Summary Document and Feedback Form</u></p> <ul style="list-style-type: none"> Distribute summary document and feedback form to local facilities (e.g. Council offices, libraries, community facilities) Send email auto-reply/letter to acknowledge receipt of feedback, outline next steps in the process and where a summary of feedback can be found 	<ul style="list-style-type: none"> Print and distribution of draft Precinct Plan, summary and consultation material Email to stakeholders/public Consultation event Verbal comments recorded at open day Social media updates Feedback forms received and documented, with automatic acknowledgement sent
<ul style="list-style-type: none"> To analyse feedback received and update the Deliverables where appropriate 	<ul style="list-style-type: none"> Consult with internal stakeholders about potential Deliverable revisions 	<ul style="list-style-type: none"> Record feedback received and group into response themes using Council's Feedback Management System Prepare a document summarising the feedback received and recommending amendments to the Deliverables based on feedback received <ul style="list-style-type: none"> Report to Local Board 	<ul style="list-style-type: none"> Summary of feedback received and recommendations for amendment Updated Deliverables 1 and 2 Feedback not related to Precinct Plan passed on to the

Aim of Communications and Engagement	Audience and Involvement	Actions/Activities	Outputs
		<ul style="list-style-type: none"> Internal Council/CCO multi-disciplinary meetings may be required to develop a cross-Council response to potential revisions and changes sought Pass any feedback not related to the Precinct Plan to the relevant Council department Update draft Precinct Plan based on feedback received 	relevant department in Council

4.2.4 Finalise Precinct Plan (Phase 6) (September - December 2013)

Engagement in Phase 6 will consist of communication to feed back how the consultation received in Phase 5 impacted on the Precinct Plan, and adoption of the final Precinct Plan.

Aim of Communications and Engagement	Audience and Involvement	Actions/Activities	Outputs
<ul style="list-style-type: none"> To present the Precinct Plan to the Local Board for sign off 	<ul style="list-style-type: none"> Sign off by Local Board 	<ul style="list-style-type: none"> Local Board sign off the final Precinct Plan 	<ul style="list-style-type: none"> Final Precinct Plan
<ul style="list-style-type: none"> To respond to feedback received To publicise the final Precinct Plan To receive feedback on the overall process 	<ul style="list-style-type: none"> Inform the public and stakeholders about the final Precinct Plan and results of the consultation process Consult with targeted stakeholders on the overall Precinct Plan process 	<ul style="list-style-type: none"> Publish the final Precinct Plan online and release limited hard copies Send email/letter to all stakeholders and those who provided feedback with a link to the summary of feedback and revised Precinct Plan Upload similar dialogue to the Area Plan website and Local Board Facebook page Organise meetings with targeted stakeholders to undertake a 'lessons learnt' session on how the process went and what could be improved for the next Precinct Plans 	<ul style="list-style-type: none"> Email to stakeholders / those who provided feedback Final Precinct Plan published Area Planning website updated Local Board Facebook page updated Engagement Evaluation Report

4.2.5 Post Precinct Plan Adoption

Aim of Communications and Engagement	Audience and Involvement	Actions/Activities	Outputs
<ul style="list-style-type: none">• To publicise ongoing Precinct Plan implementation• To maintain Auckland Council's credibility and public interest in participating in future Council consultation activities	<ul style="list-style-type: none">• Inform the public and stakeholders about Precinct Plan implementation	<ul style="list-style-type: none">• Political and Officer spokespersons to act as a central point of contact for media questions about the Precinct Plan and its implementation• Appoint a representative to act as a central point of contact for non-media questions about the Precinct Plan and its implementation, to communicate implementation actions• Communications activities as appropriate	<ul style="list-style-type: none">• Communications activities

5.0 Spokespersons

Three Kings Precinct Plan spokespersons are proposed as follows:

Political Spokespersons:

- Puketapapa Local Board Deputy Chair, Nigel Turnbull.

Officer:

- Manager, Planning – Central/Islands, Megan Tyler
- Team Leader, Planning – Central Islands, Celia Davison
- Principal Planner, Planning – Central Islands, Blair Firmston
- Planner, Planning – Central Islands, Mel Wen

6.0 Risks

Risks	Mitigation
Short timeframe to develop the Precinct Plan, resulting in a plan that does not meet expectations	<ul style="list-style-type: none"> • Setting realistic scope and objectives at the outset of the process
Engagement in phases 2/3 is limited to targeted stakeholders only: <ul style="list-style-type: none"> • Engagement process does not meet community and Local Board expectations • Buy-in to Precinct Plan not achieved • People may want the opportunity to be directly consulted prior to the development of the draft Precinct Plan 	<ul style="list-style-type: none"> • Communications to emphasise rationale for the two stage engagement process • Seek Local Board recommendations of targeted stakeholders for engagement in phases 2/3 • Explain to Local Board the resource limitations of the Precinct Plan team to support a wider engagement process in phases 2/3
Consultation fatigue due to significant number of Council consultation events in 2013	<p>Communications to emphasise:</p> <ul style="list-style-type: none"> • This is not another formal consultation – key message to be “you’ve already voiced your preferences via submissions to Local Board Plans, Auckland Plan and plans of previous councils. We are checking that draft Precinct Plan reflects previously expressed local aspirations and inviting your comment” • The local relevance and importance of Precinct Plans
Public confusion over the Area Plans, Local Board Plans, Auckland Plan, Unitary Plan and other planning strategies	<ul style="list-style-type: none"> • Clear explanation of importance of Precinct Plan in providing the link between the Auckland Plan, Unitary Plan and local planning, and how all plans fit together
Engagement does not involve ‘harder to reach’ communities (e.g. ethnic groups / youth), and only reflects the views of those often involved in Council engagement	<ul style="list-style-type: none"> • Emphasis on consulting with existing networks and community organisations to reach a wider audience and increase response rates
Busy time to engage with Mana Whenua due to number of other Council plans/strategies being consulted on and timing of Treaty settlements	<ul style="list-style-type: none"> • Auckland Council Maori Relationship Officers to advise on timing matters • Maximise consultation input received to date on previous plans, and via Unitary Plan Hui
Facilitated workshops may become unworkable due to their size	<ul style="list-style-type: none"> • Ensure that there is a robust process and discussion with Local Board to invite key stakeholders

Risks	Mitigation
	<ul style="list-style-type: none">• Manage workshop process tightly to provide usable outputs
Participants enter the engagement process with an unrealistic expectation of the level of detail/change a Precinct Plan can deliver	<ul style="list-style-type: none">• Clearly communicate (and not over-promise) the scope of the Precinct Plan and what it will deliver
Confusion over multiple public consultation events stemming from Two Stage approach	<ul style="list-style-type: none">• Clearly communicate need to deal with immediate issues (eg. Quarry) as well as the need for a thorough and robust process for the final Precinct Plan

7.0 Success Measures and Evaluation

Following the completion of the Precinct Plan, an evaluation of the effectiveness of consultation and engagement should be undertaken. This evaluation should include:

- Appropriateness of the two stage consultation approach;
- Level of involvement – number of feedback forms, comments, website hits, open day / public display participants;
- Inclusivity of approach – whether feedback is received from a range of audiences, including particular demographic groups relevant to the Puketapapa Local Board area;
- Satisfaction with the process and outcome – e.g. via short survey of key stakeholders / project team and Local Board interviews; and
- Monitoring of any comments / complaints about the consultation process.

Appendix 1 – Three Kings Stakeholder List and Engagement

1.0 Facilitated Workshops for Key Stakeholders

It is proposed to invite representatives of these key stakeholders to two facilitated workshops in Stage 1, with another potential facilitated workshop for Stage 2. There is the option to hold individual meetings with key stakeholders where requested.

Stakeholder	Project linkages
Te Kawerau a Maki	Mana whenua for Three Kings
Ngati Whatua o Orakei	Mana whenua for Three Kings
Housing New Zealand	Significant property holdings, tenants potentially affected by, or with an interest in the Precinct Plan.
SEPG, 3 KUG	Knowledge of Three Kings and community aspirations, significant involvement in previous consultation processes
Winstones / Fletchers	Property holdings, intention to develop the strategic Quarry site
Three Kings Shopping Centre (Antipodean)	Property holdings, key property for Town Centre
Businesses in Three Kings Town Centre	Property holdings
Businesses north and east of Quarry	Property holdings
Three Kings Primary School / Carlson Special School	Property holdings, forward planning for provision of services
Auckland Transport	Involvement in transport related decision-making in Three Kings
Cycle Action Auckland	Involvement in transport related issues in Three Kings
Friends of Mangawhau, Auckland Volcanic Cones Society	Involvement in previous consultation process, significant interest in volcanic cone related issues
NZ Historic Places Trust	Involvement in heritage related decision making
Ranfurly Trust	Property holdings

These workshops would be attended by a range of officers and other internal stakeholders, for example Open Space.

For these key stakeholders, the following action plan is proposed:

- invitation to facilitated workshops
- consider and include feedback in the Precinct Plan
- circulate collated feedback from workshops / draft outputs
- meetings and minutes

Information Needs:

- boundary of Precinct Plan area
- understanding of the scope and purpose of the Precinct Plan
- outcomes of previous Council work
- initial mapping and analysis

2.0 Stakeholders List

The list in the following table includes all other stakeholders likely to have an interest in the Three Kings Precinct Plan. In terms of engagement with these parties, the following is proposed:

- The Project Team will organise a series of open days and invite these stakeholders specifically, including those key stakeholders identified that have participated in the workshops.

Stakeholder
Megan Tyler - Manager, Planning - Central/Islands
Internal Auckland Council Stakeholders eg. Auckland Libraries
Sports clubs that use parks in Three Kings eg. Three Kings United
Phil Goff, Mt Roskill MP
Police
Walking School bus coordinator
St Therese School
Bus companies
Local residents within study area
Big King Dog Walking Club
Ministry of Education
Ministry of Social Development
Puketapapa Historical Society

Draft Principles: Three Kings Precinct Plan

1) Improving and enjoying our parks and natural environment

Future development / projects in the Three Kings Precinct should:

- Protect and enhance Te Tātua a Riukiuta-Three Kings as a site of cultural significance and shaper of sense of place in Three Kings.
- Connect with and enhance the Puketapapa Greenways network in terms of its connective, heritage and ecological functions.
- Improve the quality and quantity of open space, with a focus on making it safe, secure, accessible and welcoming.
- Protect and enhance the natural values of the area, building on the existing ecological networks.
- Improve the relationship between open spaces and the surrounding built environment.

Future development of the Quarry should:

- Maximise the level of public open space (including the provision of additional playing fields), protect and enhance the volcanic landscape and views to and from Te Tātua a Riukiuta.
- Improve connections between Te Tātua a Riukiuta and surrounding land uses and create more obvious access to the mountain, particularly from the north and east .
 -
- Ensure that open space acts as a high quality network with a range of functions that contribute towards open space outcomes for the city and the area.
- Enable options such as reconfiguration, filling and exchange of reserve land to improve the open space network, but not reduce the existing amount of open space land.
 -
- Provide an outlet for the original spring /aquifer within the quarry development
- Recognise and enhance Te Tātua a Riukiuta through its design and land use, including connections and the provision of open space.
- Ensure that the views to and from Te Tātua a Riukiuta and other volcanic cones are protected and that design and structure of any development be underpinned by Te Tātua a Riukiuta as a fundamental feature and landmark.
 -
- Design and locate open space to be compatible with surrounding land uses and arranged for logical and coherent use.

2) Creating quality places for our people:

Future development / projects in the Three Kings Precinct should:

- Bring positive change to the area without compromising highly-valued natural areas, built and cultural heritage and open spaces.
- Provide higher density development that incorporates a mixture of uses within and near the town centre and transport corridors.
-
- Integrate safe and attractive public spaces into the town centre and any new development.
- Ensure a range of housing types is provided in new development and that it is constructed from good-quality materials to high levels of design.
- Embrace and celebrate Puketapapa's heritage and recognise the values identified in the comprehensive heritage survey to inform a sense of place and community identity.

Future development of the Quarry should:

- Avoid separation between the Quarry and the surrounding urban environment, to create an integrated addition to the centre.
- Incorporate best practice Urban Design at all levels of development and planning, with high quality design principles built in to the structure and applied through rigorous Urban Design codes and Guides
- Promote a diversity of land uses that are compatible with the town centre. This should promote a variety of built form responses and diversity at the scales of the site, street and block.
- Sustainably deal with infrastructure constraints of the area, including but not limited to stormwater and wastewater issues.
-
- Provide a height and density of development on the site consistent with wider growth objectives but that recognises site constraints.
-
- Provide a pattern of built form and open space that creates safety and surveillance.
-
- Provide reference to the history of the quarry site and the original volcanic forms, through design within the development .

3) Bringing our people together & Building local prosperity

Future development / projects in the Three Kings Precinct should:

- Create community spaces / hubs or other opportunities for community connection and to help build an identity for Three Kings.
- Provide better physical linkages between geographically spread communities and facilities.
 -
- Ensure that the required infrastructure is in place for a business friendly Three Kings Town Centre.
- Ensure land use changes at Carr Road support the new town centre at Three Kings and both areas can leverage off land use changes stemming from the Avondale Southdown rail link.

4) A transport system that meets our needs

Future development / projects in the Three Kings Precinct should:

- Reduce reliance on the private car by improving public transport opportunities and providing attractive alternatives.
- Better connect the town centre with surrounding land uses and public transport routes, including the Avondale Southdown rail line.
- Support and integrate with proposed public transport upgrades to bus routes, rail networks, cycle and walking networks.
- Improve pedestrian and cycle routes on and off road.

Future Development of the Quarry should:

- Provide direct well designed local pedestrian / cycle linkages that connect surrounding land uses.
- Develop another access from the Western side of Three Kings via the Winstones site to Mount Eden Road, from for example Fyvie, Smallfield or Barrister Avenues.
 -
- Integrate open space with the Greenways project and assist in creating a network of city wide cycle / pedestrian linkages.
- Plan with Auckland Transport for strong connections to proposed Public Transport linkages and Travel Demand Management (TDM) features to manage local traffic issues.

- Ensure any new road structure creates a permeable and legible network that integrates well with the local area and provides for a high quality street environment.

5) Revitalising our Town Centres

Future development / projects in the Three Kings Precinct should:

- Improve the function and appearance of the town centre to make it an inviting place with a high quality pedestrian environment.
- Develop attractive public and community spaces that have a positive impact on the look and feel of the town centre.
- Promote the town centre as a busy, vibrant and safe destination.
- Recognise and promote a locally distinct identity and brand for Three Kings reflected in its built form, streetscape and public design.
- Ensure the town centre caters for a range of land uses including business, residential, open space, community and recreation.
- Support a mixture of uses in higher density development in the town centre that can add to the vibrancy and viability of the centre.
- Develop a more north-facing, interactive edge between the town centre and the Quarry development, so that there are visual and physical linkages
- Ensure that any new business node at Carr Road integrates well with the Avondale Southdown rail line and supports the function of the Three Kings Town centre.

Future development of the Quarry should:

- Seek opportunities to redevelop in association with adjoining landowners to ensure that all opportunities are explored in a coherent way.
 -
- Contribute to the viability of the existing centre and provide development that is compatible and not competing.

APPENDIX B

SCHEDULE OF RECENT ENGAGEMENT WITH KEY STAKEHOLDERS AND THE LOCAL COMMUNITY

Key:

AC Auckland Council
ACC Auckland City Council (as it was)
ACPL Auckland Council Property Ltd
PLB Puketapapa Local Board
SEPG South Epsom Planning Group
TKU Three Kings United Group
VCS Volcanic Cones Society

Date	Context
October 2008	Engagement with the then ACC and recommendation for consultation with community on a staged Master plan for the site. Workshops with ACC and community groups including SEPG and TKU resulted in the formulation of the principles laid out in Appendix A .
November 2012	Various engagements with AC as custodians of the surrounding Crown-owned/council administered land on whether they wanted to consider a comprehensive development.
28 November 2012	Presentation to PLB.
5 December 2012	Meeting with AC to discuss the proposed development options for the site.
28 February 2013	PLB release minutes and action plan for Three Kings Precinct Plan (attached as Appendix A .) Public forum at the Fickling Centre.
18 March 2013	Meeting with PLB at the Fickling Centre.
21 March 2013	Community meeting on Precinct Plan at the Fickling Centre. Meeting included SEPG and TKU
9 April 2013	Community meeting on Precinct Plan at the Fickling Centre. Meeting included SEPG and TKU Pre Meeting with Antipodean Property.
3 May 2013	Briefing meeting with AC Planning.
7 May 2013	Draft Precinct Plan Released.
14 May 2013	Briefing Meeting ACPL.

24 May 2013	PLB Transport Forum.
12 June 2013	Briefing ACPL.
27 th May 2013	SEPG release submission on Draft Precinct plan including referencing desired fill levels
10 th June 2013	Fletcher submit their thoughts on the Draft Precinct Plan and it is made public on the council website
9 July 2013	Discussion with Watercare at Treatment Plant.
11 July 2013	Meet with Ngati te Ata re the proposed development.
12 July 2013	Meet with Te Akitai Waiohua.
22 July 2013	Meet AC Planning .
31 July 2013	Meet PLB re. the proposed development
7 August 2013	Present to PLB.
15 August 2013	Site Meeting with Tamaoho, Ngati te Ata.
16 August 2013	Meeting PLB.
21 August 2013	Meeting with Ngai Tai on site.
25 September 2013	First hui Ngati te Ata, Te Akitai Waiohua, Tamaoho, Ngai Tai, Ngati Whatua.
24 October 2013	Site visit AC Parks Dept.
31 October 2013	Meet AC Urban Design team.
4 November 2013	Meet AC COO re proposed development.
5 November 2013	Letter to Tamaki Collective re. consultation.
6 November 2013	Meet with Antipodean Property.
13 November 2013	Town centre workshop with Antipodean Property.
22 November 2013	Meet AC Stormwater
27 November 2013	Meet AC Parks Department re. proposed new sportsfields.
3 December 2013	Meet Ngati whatua.
4 December 2013	Public meeting hosted by PLB. Meeting was attended by representatives of SEPG and TKU. Fletcher discussed thinking on fill levels including cascading apartment typology. Fletcher requested to present its thinking on the future comprehensive redevelopment and the shape it may take in a public open forum. Fletcher committed to this.
9 December 2013	Meet Antipodean Property.
12 December 2013	Present to PLB.
16 December 2013	Meet AC Urban Design team.
17 December 2013	Meet AC Stormwater team
23 December 2013	Meet SEPG and TKU to discuss Fletcher's concepts for redevelopment. This discussion included concept designs showing differences in elevations for the

	proposed scheme.
15 January 2014	Hui at Three Kings quarry.
30 January 2014	Stakeholder Group meeting on Precinct Plan.
1 February 2014	Community Open Day at the Fickling Centre. The Open Day was set up following the request of the PLB following the public meeting held on 3 December 2013. A flyer was sent to all people on the Winstone database and was also advertised in the Central Leader for the two weeks prior the Open Day. A summary of feedback is attached in Appendix E
7 February 2014	Meeting with Antipodean Property.
11 February 2014	Meeting with ACPL.
14 February 2014	Meeting with Housing NZ.
18 February 2014	Meeting with PLB Portfolio lead
21 February 2014	Meeting Watercare and AC Stormwater.
24 February 2014	Hui at Three Kings.
27 February 2014	Submission on Draft Unitary Plan lodged.
4 March 2014	Stakeholder Group meeting on Precinct Plan
12 March 2014	Meeting with Three Kings School Board
13 March 2014	Meeting with AC Planning
21 March 2013	Meeting with PLB lead
3 April 2014	Unitary Plan submissions circulated between parties involved in the Precinct Plan process.
4 April 2014	Meeting with PLB.
15 April 2014	Meeting with Ngati Whatua.
29 April 2014	Update email to SEPG and TKU showing draft contour and site cross sections
30 Apr 2014	Hui at Three Kings.
5 May 2014	Precinct Plan Meeting – Fickling Centre.
23 May 2014	Draft Three Kings Plan released by PLB for discussion
27 May 2014	Phonecalls with both John Street and Greg Smith of the VCS. Initially hesitant about engagement due to lack of resource they have decided to discuss the proposal with our Landscape Architects.
28 May 2014	Meeting on site with Ngati Whatua
7 June 2014	PLB Precinct plan Open Day attendance See Appendix F
10 June 2014	Meeting with Volcanic Cones Protection Society
17 June 2014	Attendance PLB Open Day Three Kings Plan
27 June 2014	Meeting Akitai a Waiohua
4 July 2014	Submission to Three Kings Plan Appendix G
29 July 2014	Three Kings Stakeholder Group meeting town hall
13 August 2014	Hui at Three Kings

19 August 2014	Meeting with PLB at Fickling
28 August 2014	PLB ratify Three Kings Plan

APPENDIX C

PUKETAPAPA LOCAL BOARD OPEN MINUTE ITEM ATTACHMENTS

**Thursday 12 December 2013
Waikowhai Meeting Room
Fickling Convention Centre
546 Mt Albert Road
Three Kings**

Date: Thursday 12 December 2013
Time: 6.00pm
Meeting Room: Waikowhai Meeting Room
Venue: Fickling Convention Centre
546 Mt Albert Road
Three Kings

Puketapapa Local Board

OPEN MINUTE ITEM ATTACHMENTS

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South Epsom Planning Group (Inc)

Deputation to the Puketapapa Local Board,

Thursday December 12, 2013

Presenter: Dick Bellamy

Topic: *Three Kings Precinct Plan: some major concerns about the current planning process and its timetable*

A positive start

- The current Precinct Planning exercise of the Local Board is an excellent initiative
- The initiative has generated expectations amongst the community at large
- Initial workshops flushed out some, but not all of the important issues
- SEPG and others put considerable effort into their submissions on the 'options report'
- Unfortunately some other major stakeholders did not fully engage in the process

So what are our concerns?

- To date, the consideration of community feedback and alternative options has been entirely inadequate
- There has been no significant participation by DOC, Fletchers, Housing Corporation, Maori, MoE, Watercare, Antipodian Properties and other major stakeholders
- Confidential briefings have been provided by one stakeholder; these 'closet' briefings are both inappropriate and unhelpful to the building of confidence in the planning process
- Essentially no consideration has yet been given to matters such as the economic viability of the options, nor have infrastructure requirements been considered (schools, sewers, transport)
- Final contours, overall density, potential investment by Council are matters yet to be discussed

And even worse!

- A recent announcement by Fletchers indicates their intention to fill only to minus 15 metres and to build to a density of 1200-1800 units.
- If this course is adopted, the chance of this Board, the Council and other stakeholders achieving a 'world class' restoration and redevelopment of the precinct will become vanishingly small
- So the 'procedural wheels' seem now about to fall off what was initially a very laudable Local Board planning initiative
- There is a worrying and growing lack of transparency in the overall process

A detailed map of the Auckland Council area, showing various colored zones and a central area outlined in black. The map is oriented with North at the top. The central area, outlined in black, contains a large blue area (likely water or a large park) and a green area (likely a park or reserve). Surrounding this central area are various colored zones in shades of orange, yellow, green, and blue, representing different land use categories. The map shows a dense network of streets and residential areas. In the bottom right corner, there is a logo for Auckland Council and a scale bar indicating 0 to 1 km.

--- Precinct boundary

Fill consent (condition#77) from Environment Court Decision

Finished Contour Plan and Landscaping

80-77. Not less than 24 months prior to the cessation of fill operations, or not less than 6 months prior to the consent holder submitting any Plan Change or resource consent application in respect of the end use of the site, or not less than 1 month following the notification of any Council plan change applying to the site (whichever of those is the earlier), the consent holder shall consult with relevant stakeholders (including South Epsom Planning Group, Three Kings United Group, Auckland Council, Iwi and the Auckland Volcanic Cones Society) in respect of a proposed Final Contour Plan.

Condition #77 continued

The consultation process shall involve consideration of the following:

- The desirability of an integrated final landform, and a more usable and efficient open space network surrounding the site,
- How the landform might best relate to the surrounding topography, in particular Big King Reserve, Hunters Quarry, and the Council Sites,
- Whether the contour should rise toward Big King Reserve on the northern part of the site, and if so how this rising contour is to be provided

Condition #77 cont

The Final Contour Plan produced by the consent holder, after having had regard to the feedback obtained through the stakeholder consultation, shall be submitted to the Manager and shall form part of any Plan Change or resource consent application sought by the consent holder in respect of the site, or in the event of a Council Plan Change shall be promoted by the consent holder through the submission process.



Discharge consent - Environment Court

25/07/2011 1:20 p.m. 13/07/2011 11:07 a.m. 4/07/2011

Contour survey map from current approved Fill Consent



The Unitary Plan and Government Housing agreement

- On September 30th, the final version of the Unitary Plan was notified.
- The quarry site has retained its quarry zoning- appropriately- because there is yet no Restoration Plan, Precinct Plan or Structure Plan available
- **Fortunately**, Fletcher's management and Council's own planners failed in their attempt to have the quarry earmarked as a priority fast-tracked housing area
- The current zoning therefore is appropriate whilst the site is filled and an overall plan for the Precinct is finalised.

What we seek from our Local Board and Council representatives (1)

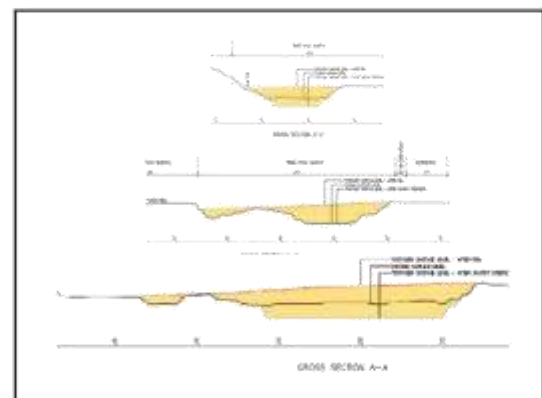
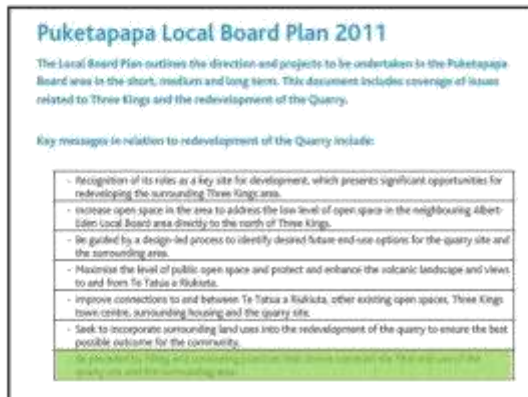
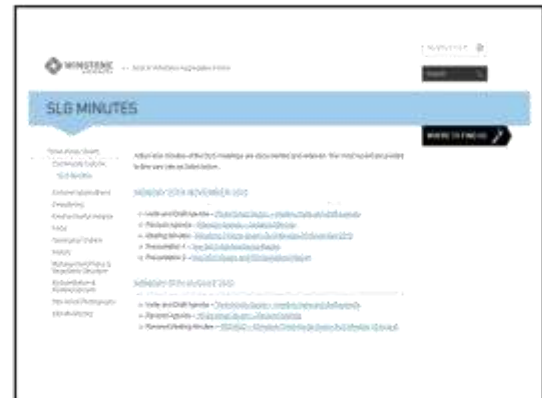
- Continued leadership and better consideration and feedback of submissions made by the community (Please don't give up now!)
- A change to the current suggested timeline for Stage 2; the proposed time frame is both unrealistic and entirely unreasonable.
- A fair and transparent planning process with all the information on the table, not just some sub-set of the key information provided by a few privileged parties who have a vested financial interest in the outcome.

What we seek from our Local Board and Council representatives (2)

- Close involvement and interaction of our two Council representatives in this process; the Auckland Council at all levels must itself be proactive and be more responsive to community concerns
- A properly restored quarry area forming part of an overall restoration and development plan agreed to by all parties

What the Local Board should seek from the Auckland Council

- A Plan Change implemented by the Council itself once the planning work is completed.
- Agreement that there is the need for an overall Structure Plan to be prepared for the Three Kings Precinct
- Agreement that the aim is to restore the site to a high standard and one which our community, particularly our children and grandchildren, can justifiably be proud.



At this time the final land use(s) of the various quarry area has not been determined but is expected to be in the course of the Council's imminent 10 year statutory review of the District Plan. Consequently, Winstone's approach to the fill operation is to ensure that no future practicable land use option is ruled out. The landform proposed for fill consenting purposes is shown with cross-sections in Figures 2 and 3. In summary it is restricted to within the Winstone site boundaries and designed to ensure with existing ground levels at the site boundaries.

If constructed, this proposed landform would result in a land surface generally graded from existing levels along Mount Eden Road and the property's north boundary to the "playing field" reserve land to the south west. Stable fill from the lowest point of the reserve land to the south would create a batter slope that intersects the generally graded surface described above.

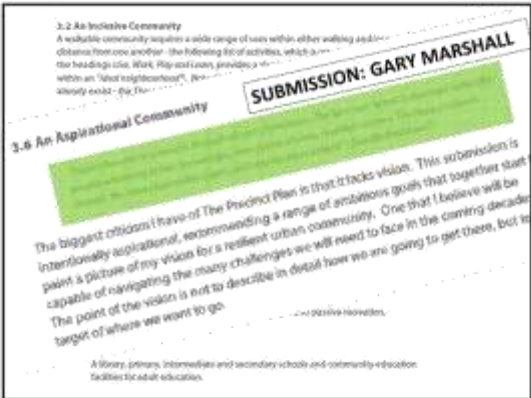
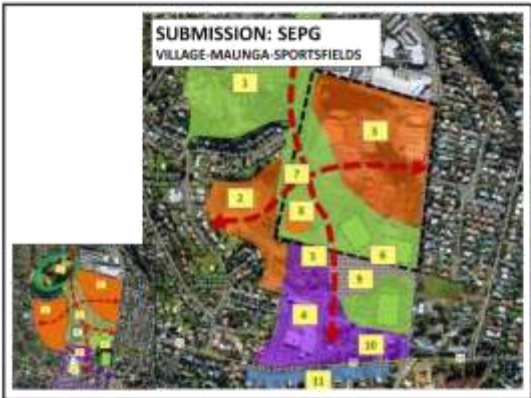
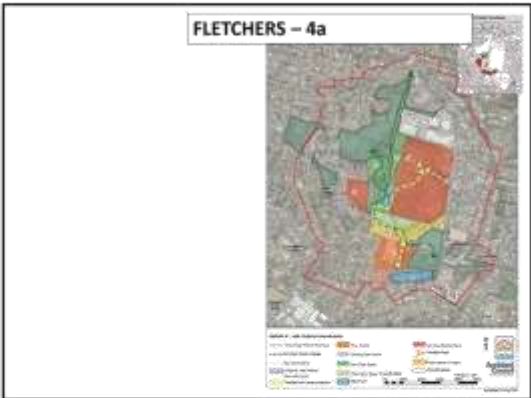
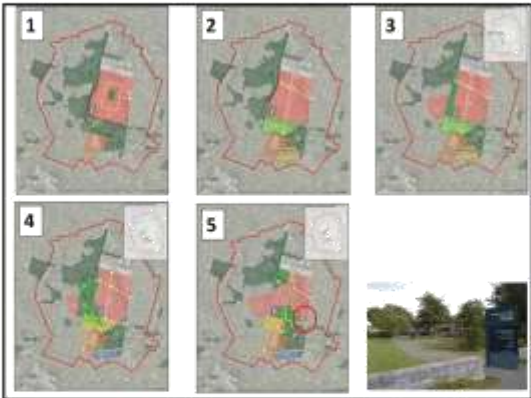
Given the 10 to 12 year time frame anticipated for fill operations to this proposed landform, it is reasonable to assume that by then end use will have been defined and an alternative landform sought by either variation to the consents for filling, or by consents applied for in the course of future proposed development. Similarly it might be expected that by then ACC will have decided the future of their adjoining reserve land and some integrated landform defined and constructed.



AUCKLAND UNLEASHED

SPORTS AND RECREATION

49% The Auckland Council has inherited a large legacy of excellent parks, open spaces and sports and recreation facilities. At the heart of Auckland's quality of life are the opportunities Aucklanders have to enjoy these facilities. We intend to take a comprehensive and integrated approach to securing opportunities for Aucklanders to enjoy the city's green and open spaces.





TAMAKI COLLECTIVE

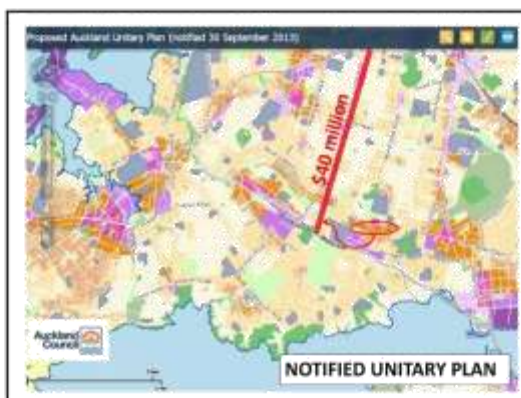
The vision of Ngā Mana Whenua o Tāmaki Makaurau is to restore the mana of all parts of our Tūpuna maunga (Tāmaki Makaurau volcanic field) and their spiritual and cultural importance to us kaitiaki.

Teahe Ranga Precinct Plan Discussion Document

The current options identified in the discussion document require considerable refinement to recognise and provide for:

- The kaitiakitanga of Ngā Mana Whenua o Tāmaki Makaurau.
- The spiritual and cultural activities on the maunga as guaranteed to us by the deed of settlement and settlement legislation.
- **Conservation of the maunga's natural environment** For example removal of the reservoir.
- Recognition of Te Tāhuna o Rukūhū as the prime focus of any future management regime.
- Protection of our taonga from any future developments.
- **Ensuring that the proposed plan to restore the maunga is being implemented.**

Going forward, Ngā Mana Whenua o Tāmaki Makaurau needs to have a central role in all future work in relation to our taonga.



For the Board's consideration...

- Better and more open engagement than what has occurred to date
- Review proposed development densities south of Mt Albert Road
 - Explore Mt Kōwhiri as the principle town centre, Three King's as a village (Royal Oak, Mt Albert)
- Transport
 - Review transport interchange ideas versus faster on-road service
 - Clarify Mt Albert Road transport services and infrastructure
 - Clear view of neighbourhood objectives, corridors and transport effects
- Actively pursue connected open spaces and active sports field opportunities within the precinct
 - "Work with the Albert Eden Board, planning resources, "transparent plans for open spaces"
- Parties to give priority to comprehensive and secure rehabilitation of the Quarry site
 - concrete, filling not to effect possible outcomes, boundary condition improvements
 - will water rise to the natural level after rehabilitation (and is that 60,500?)
 - Council position developed guided by the Local Board principles, application contours, maunga restoration
- Priority be given to removing the reservoir (if technically possible)
 - Breakeven, this year
- Review "density at southern end"
 - May be more suitable location for sportsfields (at least at the south eastern edge)
 - North-facing village - village connections
- Explore all funding opportunities
 - Council must come to the party, others may
 - Differential value at land
- Clarify current ownership and lease arrangements, for the pumping station site and improvements
 - Copy of lease, any future rate of the site and the value of that

Presentation to The Puketapapa Local Board Meeting dated 12/12/2013

From: Three Kings United Group Inc – Garry Bryant and Alan Bigelow

Subject: Winstone Three Kings Quarry Resource Consent and the Three Kings Precinct Plan.

Preamble

Currently Winstone Aggregates has Resource Consent to rehabilitate the quarry on Mt Eden Road, Three Kings by filling with managed fill. The consent was issued on the 26 of July 2011 after appeals to the Environment Court and has effect until December 2030. As part of the application for consent a proposed contour plan and cross sections were produced by Harrison Grierson. These show the proposed level of fill to the surrounding area of the quarry. See Figures 3 and 4.

Concerns

Paragraph 77 in part (Finished Contour Plan and Landscaping) of the consent says "Not less than 24 months prior to the cessation of fill operations, or not less than 6 months prior to the consent holder submitting and Plan Change or resource consent application in respect of the end use of the site, or not less than 1 month following the notification of any Council plan change applying to the site (whichever of those is the earlier), the consent holder shall consult with the relevant stakeholders (including South Epsom Planning Group, Three Kings United Group, Auckland Council, iwi and the Auckland Volcanic Cones Society) in respect of a proposed Final Contour Plan.

The consultation process shall involve consideration of the following:

- The desirability of an integrated final landform, and a more usable and efficient open space network surrounding the site.
- How the landform might best relate to the surrounding topography, in particular Big King Reserve, Hunters Quarry, and Council Sites.
- Whether the contour should rise toward Big King Reserve on the northern part of the site, and if so how this rising contour is to be provided.

The Final Contour Plan produced by the consent holder, after having had regard to the feedback obtained through the stakeholder consultation, shall be submitted to the Manager and shall form part of any Plan Change or resource consent application sought by the consent holder in respect of the site, or in the event of a Council Plan Change shall be promoted by the consent holder through the submission process....."

There has been no consultation with any Stakeholders by the Consent Holder. The Consent Holder states on their Three Kings Quarry Website

(<http://threekingsquarry.co.nz/consenting-sites/three-kings-quarry/rehabilitation-redevelopment>)

under Community Liaison "The Site Liaison Group (SLG) includes representatives from Auckland Council and local community. Its objectives are to provide a forum where relevant matters about the quarry's operations and **any development plans** can be raised and discussed with a view to resolution, **and good relations and mutual trust** between quarry management and the local community can be maintained."

And under Rehabilitation and Redevelopment a sentence says **"We're committed to working with the community on any future land use changes proposed."**

Fletcher Developments have stated that the fill will be completed within around 5 years and to a fill level to within 15 metres of the existing road level of Mt Eden Road. No consultation with the Stakeholders.

Fletcher Developments are proposing a development of between 1,200 and 1,800 residential units on the filled site.

The very thought of building on filled land are the issues that Christchurch experienced with liquefaction (the conversion of a solid or a gas into a liquid) and the total unusable areas of land after the earthquakes. Is Auckland immune from this and/or volcanic eruptions happening?

Action requested of the Puketapapa Local Board

1. Community consultation with Fletcher Developments is immediately initiated and led by the Puketapapa Local Board and the Stakeholders as defined in the Winstone Aggregates Resource Consent to Fill (as indicated in Paragraph 77 above) as to the end use and final contours of the Three Kings Quarry.
2. Ensure the Final Three Kings Precinct Plan has a section that states no plan change to the zoning of the quarry be made until the community is fully consulted and full agreement with the community is gained as to the end use and final contours of the quarry site.
3. The Manager Consents and Consents Compliance Auckland Council be reminded of section 77 of the Winstone Aggregates Resource Consent to Fill dated 26 July 2011 (Permit number 36221/36222/37770/R/LUC/2009/743).

Garry Bryant
Alan Bigelow
Three Kings United Group Inc





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QUALITY
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NOTE:
AREAS AND BOUNDARIES SHOWN ARE
SUBJECT TO SURVEY.

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SCALE: 1 : 4000

KEY

EXISTING SITE BOUNDARY



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71 Great South Road Auckland Ph 09 917 5000 Fax 09 917 5001

REV	AMENDMENT	BY	DATE

PROJECT:



WINSTONE

THREE KINGS QUARRY

TITLE:

FIGURE 3
PROPOSED CLEANFILL
CROSS SECTION LOCATION PLAN

DESIGNED:	DATE:	SIGNATURE:	PLUT DATE:
			10.10.08
DRAWN:	DATE:	SIGNATURE:	CAD REF:
	29/08/2008		122314-FIG-003-001
CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:

POST STATUS:

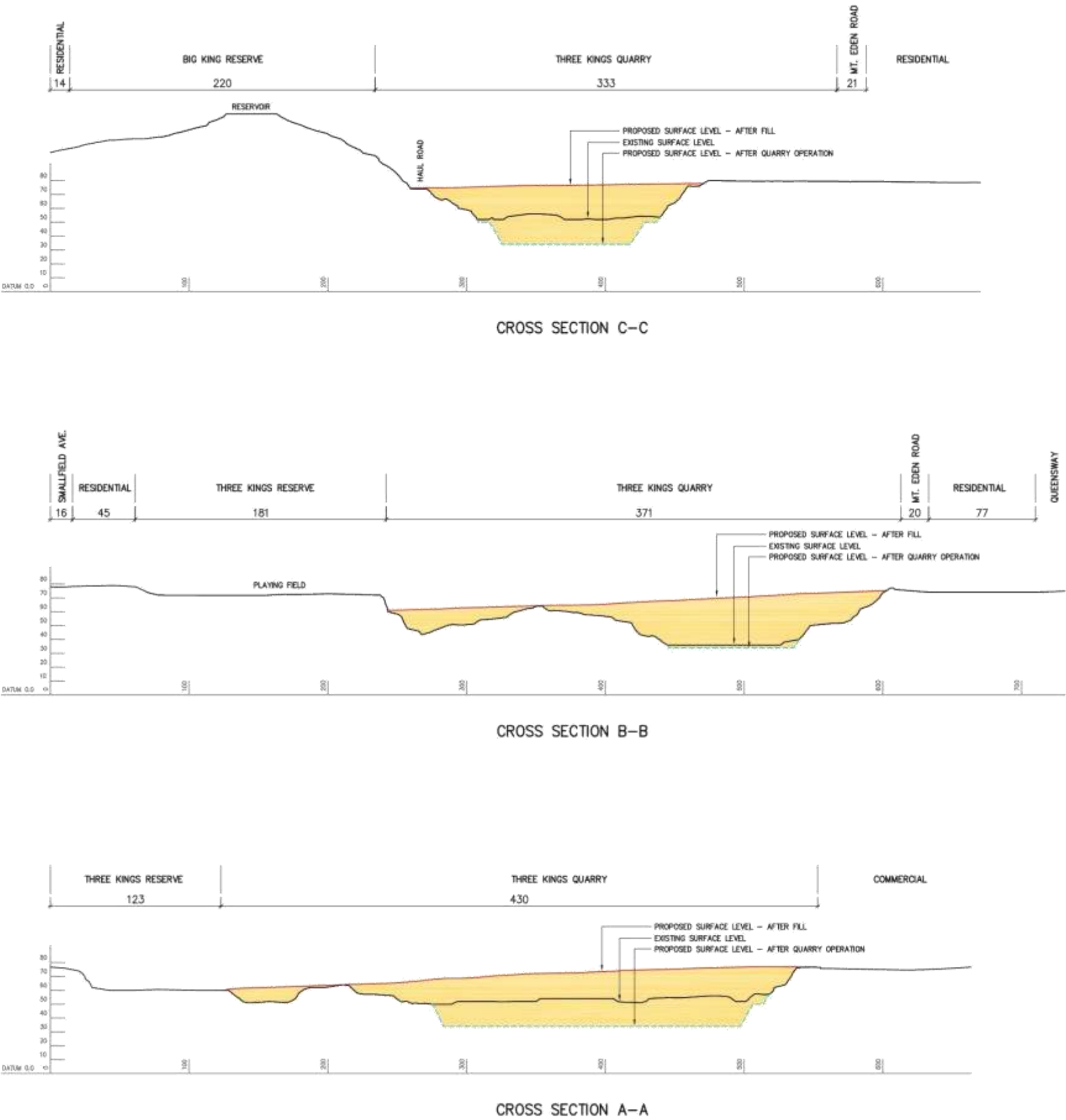
FOR CONSENT

AC REF:
1021-122314-01

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122314-FIG-003



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REV	AMENDMENT	BY	DATE

PROJECT: **THREE KINGS QUARRY**
WINSTONE
REGISTERED

TITLE: **FIGURE 4
PROPOSED CLEANFILL
CROSS SECTIONS**

DESIGNED:	DATE:	SIGNATURE:	PLUT DATE:
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APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:

FOR CONSENT
HG REF: 1021-122314-01
SCALE: 2:1500
1:3000 (A3)
DRAWING No: **122314-FIG-004**

REV

Puketapapa Local Board SLIPs Funding Programme 2013 -2014 (includes Local Board Discretionary Funding)										
Total	Resolution No	Project Name	Status	Local improvement projects (LIPS)		Local Board Discretionary	Scope of works	Progress Comments	Expected Completion Date	Board Representative / Key Stakeholders
				Capex	Opex	Capex				
DEFERRED SLIPs / Local Board Discretionary funded projects under implementation in 13/14 (Note - the figures are only the carried over budget)										
1		Molley Green Boardwalk	Completed, pending remedial work	\$ -	\$ -	\$ 50,000	Addition of a 2.5 mtrs wide boardwalk over the footpath at one end of Molley Green wetland. This will provide an all weather access for locals and pedestrians within the park when the area floods after heavy rainfall.	Update: Works complete final inspection and handover was undertaken in November 2013. Design for the gravel pathis currently being reviewed with the proposal that the path is changed to a concrete path and that further inerplanting is done to redice weeds. It is expected for these additional works to be completed before february 2014.	Nov-13	Julie Fairrey
2		St Andrew Reserve Upgrade	In implementation expected install Dec '13	\$ -	\$ -	\$ 5,000	Installation of the final sign on St Andrews Rd	Update: Awaiting consent from Auckland Transport for installation of the sign in the boundary of the road reserve	Dec-13	Michael Wood
3		War Memorial Park Fitness Trail	Completed	\$ -	\$ -	\$ 5,000	Remedial work including replacement signage	Update - Completed, pending some remedial work around instruction signs	Sep-13	Ella Kumar
4		Mt Roskill gateway signage	In Implementation - expected install December '13	\$ 25,000	\$ -	\$ -	Design, consent (Signage Bylaw and Building consent) approvals, land owner approval from AT, fabrication and then installation of a 2.7 mtr high corten steel entrance piece, with led lighting. The Board have agreed to remove the statement from the rear of the sign, with the text for the sign (layout) to be confirmed at the workshop 13/11. Fabrication can then be completed. A confirmed install on site programme is to be confirmed, expected completion December 2013. Final moc up of the sign is being produced for approval by local board. Signage bylaw dispensation and exemption from the building code requirements has been approved. The 2.7 mtrs high corten steel sign is on hold from fabrication pending confirmation of twi text and final approval on the text for the rear of the sign.	Update : Sign currently under fabrication, site programme tobe confirmed shortly	Dec '13	Full Board
5		Puketapapa 120th Anniversary of Women's Suffrage Project - Phase Two implementation	Completed	\$ 66,000	\$ -	\$ -	1) A research project that identifies all women elected to public office to represent the Mt Roskill community at local and national level, and identifies other women who have contributed significantly in Mt Roskill's public and civic life in the post-suffrage period. The project would aim to source information and images about these women and present this information in an appropriate online format so that it is accessible to the public, with a particular focus on educational access. 2) At a suitable location, with the suggestion being the front corner of the Mt Roskill Rose Garden at 537 Mt Albert Road, the installation of the following: a. A garden of white camellias (the flower of women's suffrage); b. A sign visible from the road that draws attention to the purpose of the garden; c. A plaque that formally recognizes all women who have been elected to represent the people of Mt Roskill at central or local government level (and subsequently died or retired). d. Some suitable landscaping to tidy up the area. As part of this project the Board could also consider formally changing the name of the Reserve in honour of Women's Suffrage	Update: works completed, site under maintenance period for 12 months (ending September 2014)	Sep-13	Michael Wood
6		Puketapapa Heritage Interpretive Signage	Consultation complete / artwork for sign being created	\$ 15,000	\$ -	\$ -	Confirmation of funding is required to start the process which includes a public vote to determine locations The Puketapapa Local Board has identified the celebration and promotion of our heritage as a priority. Specifically, we have identified the provision of heritage interpretive signage to achieve this outcome, however funding in the ten year budget could not accommodate this priority. Funding the signage will allow local people to learn more about the heritage of our community, contributing to a stronger sense of place and local pride. There are opportunities in particular to engage our young people and migrant communities to build their sense of connection to Puketapapa.	Update: Nov-13 Artwork for Three Kings School and Lovelock track have been confirmed and signs are being constructed, with installation expected in Dec 13. The third sign has been changed from Puketapapa/Mt Roskill sign to Arkells Homestead sign and the text is currently being researched. Oct-13 The three sites for signs have been confirmed and the text / photos selected. Artwork for the signs are being created and expected to be ready for installation by late November 2013	Nov-13	Michael Wood
7		Upgrade connections at Lynfield Reserve: Phase two Preferred route design, consent and construct (Stage One of two).	Under implementation	\$ 130,000	\$ -	\$ -	A budget estimate to achieve this 2.5m wide path linkage would be: Concrete Path (Skate park to Bush Section) – 150m @ 2.5m wide - \$37,500 Timber Boardwalk – 160m @ 2.5m wide - \$90,000 Vegetation and Tree Removal - \$15,000 Concrete Path (Hillsborough Road Access) – 120m @ 2.5m wide - \$30,000 Professional Fees - \$25,000 Total Cost - \$198,000	Update: Contract approval has been granted and the contract documentation is being developed. Works will start on site mid November with an early 2014 completion. Six tender documents received, evaluation and appointment of contractor to be completed in October. Resource consent has been granted. Building consent is underway. Physical works for the clearance of 80% of the expected vegetation and tree removal (6 mtrs wide along the desired pathway route) has been completed.	Dec '13 / Jan '14	Michael Wood

Total	Resolution No	Project Name	Status	Local Improvement projects (LIPS)		Local Board Discretionary	Scope of works	Progress Comments	Expected Completion Date	Board Representative / Key Stakeholders
				Capex	Opex					
8		Owairaka to Underwood bridge	In consent	\$ 152,600	\$ -	\$ 20,000	Construction of a 3 mtrs wide shared pedestrian / cyclist bridge to cross from Underwood Park to Owairaka Park over Oakley Creek. It has been design in accordance with the 1 in 100 flood year level plus climate change. There are connector pathways to be included on both sides of the creek to connect with existing pathways and associated landscaping. This is a cross ward project with Albert Eden, total budget is \$340,000	Update - The consent for this project has been fully notified, this process closes late in October 2013, once this has been completed the next phase of the project will commence. The fully notified consent package is prepared by the planner to the project (Boffa Miskell) and now we are awaiting on a supporting report from Auckland Stormwater to accompany the application. Stormwater have advised it should be completed week ending 23rd Aug. Regulatory team have advised they require a week upon receiving of full documentation to complete their works and formally advertise via the normal routes. The LB will be advised on these dates once confirmed. Intention is to have a date for the formal hearing process in place before the end of September, hearing then expected early-mid October with a decision in November. Once a decision is given, assuming RC is approved, there are no In scoping - scope of works that can be undertaken to be confirmed post discussion with Iwi.	Consent - Nov '13 Tender - Dec '13 Build - Feb '14 to April '14	Full Board
9		Puketapapa Maunga entrance signage	Approved	\$ 20,000	\$ -	\$ -	Puketapapa/Pukewiwi is an iconic part of the local landscape and culture, but it has been badly neglected and abused. The Maunga does not even have a sign that clearly identifies itself to people going past. The project aims to send a small signal that the Board is prepared to support restoration efforts, and prepared to engage positively with the new co-management structure in achieving these outcomes		To be determined post Iwi consult.	Michael Wood
10		Wesley Community Centre roof renewal project 2013 - 2014.	Approved	\$ 45,000	\$ -	\$ -	Refer across	Update : To be undertaken by AC Property in 13/14	TBC	Julie Fairey
11		Wesley Community Centre Glass Doors	Completed	\$ 2,000	\$ -	\$ -			Sep-13	Julie Fairey
12		War Memorial Park path upgrade	Completed	\$ 120,000	\$ -	\$ -			Sep-13	Michael Wood
13		Mt Roskill Grammer - Denbigh Rd Entrance Sign	Approved	\$ 5,452	\$ -	\$ -			TBC	Ella Kumar
				\$ 581,052	\$ -	\$ 80,000				
2013-14 Slips projects approved and under implementation										
1	PKTPP/2013/23	Walmsley/Underwood Concept Plan Consultation Phase	Under planning phase	\$ -	\$ 5,000	\$ -	A concept plan for improving Walmsley Park/Underwood Reserve was developed a number of years ago. The plan has been updated and this project would see a consultation exercise with the local community to ensure that the plan meets current needs and aspirations as well as indicate prioritisation for the different works proposed in the concept plan. Scope of works include: - Consultation event - event at Wesley Community Centre, potentially on a market day to capture the public feedback on the draft concept plan for Walmsley Park / Underwood Reserve - Changes to the draft concept design after the public consultation and subsequent Local Board review - Iwi consultation	Update - consultation for the concept plan would be done as part of the Stormwater works. This funding would potentially be reallocated to a different project - awaiting confirmation from Board	Jan-14	Michael Wood
2	PKTPP/2013/23	Manukau Foreshore Network Signage	Under planning phase	\$ 67,000	\$ -	\$ -	Following on from the Puketapapa Local Board Manukau Coastal Walkway Signage Audit, this project aims to carry out the first stage of implementation for new and replacement signs along the Manukau Coastal walkway in Puketapapa Local Board area. This includes a range of way-finding and interpretive signs across the Manukau Foreshore reserves between Onehunga and Blockhouse Bay. The signs will be developed with their own theme, identifying them as part of a unified network. One component will be a clear way-finding trail that leads the walker along the preferred route from Onehunga to Blockhouse Bay. Other side tracks and loops will also need directional signage. Along the network informational signage will identify where key facilities, entrances/exits etc are, and a series of interpretive signs will provide information about natural and cultural heritage. The scope of works include: - Interpretation strategy development - Iwi consultation - Design - Signage supply and installation - Project management Note: This project includes \$10K given by ATEED for Brochures and website based information	Update - Signs have been priced and a supplier contract is being set in place. First phase of works expected to start in December and be completed by March 2013. Track maps for sign will also be drafted in the next few weeks after which the second phase can also start.	Jun-14	Michael Wood

Total	Resolution No	Project Name	Status	Local Improvement projects (LIPS)		Local Board Discretionary	Scope of works	Progress Comments	Expected Completion Date	Board Representative / Key Stakeholders
				Capex	Opex	Capex				
3	PKTPP/2013/2 23	Improving the physical activity circuit at May Road	Under planning phase	\$ 25,000	\$ -	\$ -	The current Physical activity circuit in May Rd is good but young mothers have requested for increase of PA circuits as they cannot leave the children in the play area to do the current circuit in the park The scope of works include: - supply and installation of three additional pieces of MaxHealth fitness equipment to match the existing one on site - The fitness stations need to provide a full body workout	Update - works are expected to start in December and be completed prior to 20 December. This would include removal of the wooden poles on the existing equipment and replacement with metal posts as well as installing appropriate instruction panels to all fitness stations.	Mar-14	Ella Kumar
4	PKTPP/2013/2 23	Roskill Youth Zone (RYZ) kitchen upgrade	Under planning phase	\$ 8,000	\$ -	\$ -	The Roskill Coffee Project has approached RYZ to use the kitchen space to operate a social enterprise that provides work experience/training for youth and supports other community initiatives. RYZ would like to support the Roskill Coffee Project and its use of the kitchen space to provide positive outcomes for our youth and wider community. Altering the bench and installing a sanitizer is necessary for the Project to commence operating in RYZ. Scope of works include: - Supply and installation of a new sink bench - Supply and installation of a Steriliser	Update - works have commenced and expected to be completed prior to 9th December	Dec-13	Julie Fairey, Harry Doig
5	PKTPP/2013/2 23	Wheel Friendly Community Facilities - Phase 1	Under planning phase	\$ -	\$ 10,000	\$ -	Undertake community engagement sessions with identified groups to tour facilities (Fickling, Wesley/RYZ, Mt Roskill War Memorial) and identify problem areas and improvements. The engagement sessions would be created by the community engagement advisor working with the Community Development portfolio holder and relevant staff from CD&S. Community facilities officers would need to attend the sessions, to hear the feedback and see first hand what people are referring to. The outcome would be a list of problems/solutions identified, along with priority rankings and rationales, which we would then seek feedback from community facilities officers on and use for Phase 2 of the project. Another outcome would hopefully ongoing relationships with all of the groups engaged with.	Update - meeting setup for 3-December to discuss the scope or works as well as roles and responsibilities	Jun-14	Julie Fairey, Harry Doig
6	PKTPP/2013/2 23	Business Breakfasts	Under planning phase	\$ -	\$ 5,000	\$ -	To bring in inspirational expert speakers on a variety of topics relevant to or of interest to the business community and invite businesses and residents who want to get into business to these sessions.	Update - first business breakfast has been completed successfully and the next one to be organised shortly	Jun-14	Julie Fairey, David Holm
7	PKTPP/2013/2 23	Top up Events funding	Under planning phase	\$ -	\$ 15,000	\$ -	Specifically for Taste of Puketapapa \$10K, Neighbourhood Day Grant \$5K		Jun-14	Ella Kumar
8	PKTPP/2013/2 23	Top up of Local Board Discretionary Grants Funding Budget line	Under planning phase	\$ -	\$ 10,000	\$ -	Top-up of the Local Board discretionary Grants funding budget line	This is a top-up to the Local Board's Discretionary Funding budget line	Jun-14	Richard Barter
9	PKTPP/2013/2 23	Contribution towards Stage 2 : Tri Star (Keith Hay Park) Project	Under planning phase	\$ -	\$ 20,000	\$ -	Contribution of \$20,000 to help the stage 2 of the Tri Star project (removal of Scout hall). Benefits for this is high to the community increasing community space within the ward which community can hire for occasions as Stage 2 has a 200 capacity hiring conference venue.	This is a contribution towards the demolition costs for the old Scout Hall	Jun-14	Ella Kumar
10	PKTPP/2013/2 23	Pah Homestead contribution for provision for signage	Under planning phase	\$ 10,000	\$ -	\$ -	Through the Joint Liaison Body with JWAT, it has been identified that signage for the Pah Homestead could be improved, particularly at Monte Cecilia Park entrances. Initial discussions involving ATEED have commenced with the intention that some options for improving signage be developed. There is currently no funding allocated for this purpose and given that the signs are likely to fall within a Local Board Park, would become a Board responsibility. It is suggested that the Board makes a capped contribution, and other sources of funding be found if more funding is required.	This is a contribution towards the signage project	Jun-14	Michael Wood
11	PKTPP/2013/2 23	Upgrade connections at Lynfield Reserve: Phase two Preferred route design, consent and construct (Stage two of two).	Under planning phase	\$ 77,000	\$ -	\$ -	A budget estimate to achieve this 2.5m wide path linkage would be: Concrete Path (Skate park to Bush Section) – 150m @ 2.5m wide - \$37,500 Timber Boardwalk – 160m @ 2.5m wide - \$90,000 Vegetation and Tree Removal - \$15,000 Concrete Path (Hillsborough Road Access) – 120m @ 2.5m wide - \$30,000 Professional Fees - \$25,000 Total Cost - \$198,000	Update: Contract approval has been granted and the contract documentation is being developed. Works will start on site mid November with an early 2014 completion. Six tender documents received, evaluation and appointment of contractor to be completed in October. Resource consent has been granted. Building consent is underway. Physical works for the clearance of 80% of the expected vegetation and tree removal (6 mtrs wide along the desired pathway route) has been completed.	Dec '13 / Jan ' 14	Michael Wood
12	PKTPP/2013/2 48	Movies in parks - Monte Cecilia	Under planning phase	\$ -	\$ 10,000	\$ -	Event: Movies In Parks Movie: Ice Age 2 Date: 29 March 2014 Venue: Monte Cecilia Park Event Time: 5pm – 9pm Includes Live entertainment council castles, community groups perform, DJ's, face painting, balloon twisters			Ella Kumar

Total	Resolution No	Project Name	Status	Local Improvement projects (LIPS)		Local Board Discretionary	Scope of works	Progress Comments	Expected Completion Date	Board Representative / Key Stakeholders
				Capex	Opex					
13	PKTPP/2013/2 48	Contribution to Pah Homestead Community Day 12 Oct 13	Under planning phase	\$ -	\$ 705	\$ -	Contribution to local community event. Request by organisers to enable these activities to be added to this event: • Flax Weaving Workshop • Rangeli Indian Folk Art Demonstration • Bouncy Inflatable			Ella Kumar
14	PKTPP/2013/2 48	Concept plan for Turner and Freeland Reserves	Under planning phase	\$ -	\$ 16,000	\$ -	The community around Turner Reserve have raised issues about anti-social behaviour in their two local reserves, and more generally have expressed an aspiration for the reserves to be improved to better meet the needs of local people. Turner Reserve is a basic neighbourhood park that has had some (well received) local improvements, and Freeland Reserve is a long, skinny drainage reserve with very little community amenity and perceptions of poor safety. The Board has made a commitment to improving parks and open spaces in its Plan, and also to reducing inequalities. Providing initial support to design a Concept Plan with subsequent implementation aspects determined at a later date. This cost includes an estimated cost for heritage assessments as well.	This is an estimated cost only and actual cost for the whole project will be tabled at the Puketapapa Local Board business meeting to be held on 26 September.		Michael Wood
15	PKTPP/2013/2 48	Mt Roskill War Memorial Upgrade / Freyberg Room improvements	Under planning phase	\$ 100,000	\$ -	\$ -	With the approach of the Centenary of Gallipoli in 1915, the Mt Roskill Puketapapa Historical Society commissioned a design ideas competition for refurbishing the precinct around the Mount Roskill War Memorial. The intention was to preserve, enhance and develop the area so that it continues to meet the needs of ANZAC Day while providing a peaceful haven and place of reflection at other times of the year. The competition, aimed mainly at senior secondary and tertiary design students in order to seek ideas is complete with the best design chosen for further design work. Now the final design needs to be drawn through Auckland Council's Landscape architects. This funding aims to cover the design aspects for the memorial as well as improvements to the Freyberg room to make it a more useable indoor-outdoor space, by connecting it with the park. Addition of doors that could fold open on the northern wall of the Freyberg Room, and a patio area outside, that works in with the improvements to the Mt Roskill War Memorial and the new Greenway Path. The rest of the funding will be utilised in the implementation of priority works prior to the Anzac Day celebrations in year 2014.	This is an estimated cost only and actual cost for the whole project will be known once the design is complete and a request for tender has gone out of		Michael Wood / Julie Fairley
16	PKTPP/2013/2 57	Access to Swimming Beaches for People with Disabilities	Under planning phase	\$ -	\$ 2,000	\$ -	The Puketapapa Local Board commissioned access audits of Goodall Street Reserve, Hillsborough Bay (Taylor's Bay) and Waikowhai Park (at the beach end of Waikowhai Road also known as Faulkner Bay), at an approximate cost of \$2,000 and approved the cost of \$2,000 for access audit to be funded from SLIPs.			Ella Kumar
				\$ 287,000	\$ 93,705	\$ -				
2013 - 2014 SLIPs proposals to be considered at the December 2013 meeting										
17		Turner Freeland Playground development	Pending concept plan completion	\$ 70,000	\$ -	\$ -	Funding towards the Turner Freeland Playground development once the concept design has been completed			To be confirmed by resolution
18		Top up - Mt Roskill War Memorial Upgrade / Freyberg Room improvements	Pending concept plan completion	\$ 100,000	\$ -	\$ -	refer above			To be confirmed by resolution
19		May Road Fitness trail Signage - map	Scoping	\$ 5,000	\$ -	\$ -	Installation of fitness locations signage with maps to indicate location and distances			To be confirmed by resolution
20		Keith Hay Park Lighting	Scoping	\$ 100,000	\$ -	\$ -	The proposal is to light the walk / cycleway on the eastern side of the park between SH20 and Arundel Street. A lot of community feedback has been received about the fact that this section of the path is not lit and the potential risks to safety that this creates. Lighting the path would increase feelings of safety, reduce opportunities for offenders to take people by surprise, and increase the likelihood of people using the path in the evenings. It would connect to the SH20 cycleway, which is already lit. The project would complement the existing Keith Hay Park upgrade, and is supported by the KHP Concept Plan. Officers advise that it is feasible to light this part of the path but that the section from Arundel St to Richardson Rd cannot be done until other works in the park are complete.			To be confirmed by resolution

Total	Resolution No	Project Name	Status	Local Improvement projects (LIPS)		Local Board Discretionary	Scope of works	Progress Comments	Expected Completion Date	Board Representative / Key Stakeholders
				Capex	Opex	Capex				
21		Native Mistletoe Protective Barrier	Scoped, awaiting funding allocation	\$ -	\$ 5,000	\$ -	A population of the nationally threatened indigenous dwarf mistletoe (<i>Korthalsella salicornioides</i>) was discovered several years ago on a stand of manuka trees in Manukau Domain. This plant species is sparsely distributed in the Auckland region and is highly vulnerable to local extinction. It has relatively few native host species, the most important being Manuka. The extinction of this population would not only represent a plant conservation loss at the local level, but also a loss of genetic variability for the species as a whole. Desired outcomes Protection of the mistletoe population through conservation management of the existing Manuka stand and the provision of additional host plants to ensure the mistletoe's ongoing survival. Scope of works include: • Two spray visits to create a 1m to 2m management zone strip of grass along the edge of the existing Manuka stand. • Environmental weed control in the management zone. • Final plant preparation of the site. • Planting of eco-sourced Manuka trees in winter 2014.			To be confirmed by resolution
22		Playground renewals top up funding	Scoping	\$ 48,166	\$ -	\$ 33,140	Additional funding allocated towards Puketapapa Local Board's Playground Renewals Programme (Total of \$81,306)		Jun-14	To be confirmed by resolution
23		Wesley Xmas festival (Roskill Christmas Celebration)	Scoped	\$ -	\$ 5,000	\$ -	A Christmas event that will bring together the community for an afternoon of entertainment that includes performances by local artist and groups as well as the main event being a production where the entire cast are children who will be sharing the nativity message with a focus specifically on the 21st century. Funding for: • Covered stage (10.8 by 7.2) - \$3835 • Portaloos (6) - \$644 • Candy floss machine - \$137.50 (excluding delivery, including condiments) Awaiting for the price to be confirmed for the following: • Adrenaline Maze (bouncy castle)		Dec-13	To be confirmed by resolution
				\$ 323,166	\$ 10,000	\$ 33,140				

BUDGET SUMMARY				
		Local Improvement projects (LIPS)		Local Board Discretionary Fund Project
	2013-2014 Budget	\$ 1,191,218	\$ 137,813	\$ 113,140
	Funding allocated to deferred projects	\$ 581,052	\$ -	\$ 80,000
	Funding allocated to Yr14 SLIPs projects to date	\$ 287,000	\$ 93,705	\$ -
	Funding to allocate in December 2013	\$ 323,166	\$ 10,000	\$ 33,140
	Funding unallocated after December 2013	\$ -	\$ 34,107.76	\$ -
	% funds allocated after December 2013 meeting	100%	75%	100%

LOCAL BOARD TRANSPORT CAPITAL FUND - FINANCIAL UPDATE FOR LOCAL BOARD

[illegible]

Report Name: Board member report –Ella Kumar

Portfolio: Events, Sport and Recreation, Arts and Culture, Library,

Significant points from monthly Board workshops and briefings

Portfolio activities for the month September to 11th December 2013

Start	Subject	Location	Brief Description
24 th September	Santa Parade	Local Board Office	Discussions on the route for parade.
25 th September	Try A Craft	Mt Roskill Grammar School Community Education office	Debrief on event. Outcome: a successful art/culture event educating community of other ethnic group arts.
28 th September	IDOP	Shanti Niwas Onehunga	Attended the celebration for older people.
3 rd October	Pah Homestead Community day	Pah Homestead	Meeting to update the activities for the event on the 12 th October 2013.
5 th October	Diwali event	Manukau Vodafone Event Center	Attended the Manukau Indian Association event
8 th October	Creative Communities funding	Town Hall	Regional funding allocation Full Day
9 th October	Auckland Council Diwali Launch	Rendezvous Grand Hotel Conference room	Launch for the 2013 Diwali festival, sponsors, media partners, guests
10 th October	Ethnic communities	Three Kings Plaza	Attended the RCN event for diverse communities.
11 th October	Santa Parade	Local Board Office	Meeting with Otahuhu Brass band co ordinator to organise their participation in event.

12 th October	Pah Homestead Community Day	Pah Homestead	Event for the community to increase local community attendance from Puketapapa Local board area. This event had community participation.
13 th October	Diwali festival	Manukau Vodafone event center	Humm FM Diwali event
14 th October	NZ Herald article for Diwali	Local board Office	Met journalist for a Diwali article
16 th October	Workshop Diwali photo shoot	Local board Office Roop Darshan	Weekly workshop welcome to newly elected board. Radio station took photos for Diwali to place on facebook with radio message delivered promoting Auckland Council Diwali festival and the culture of Diwali, how it is celebrated.
19 th -20 th October	Auckland Council Diwali Festival	Aotea Center	Annual event delivered and organised by ATEED.
21 st , 22 nd , 24 th October	Diwali Festival school programme	Various school	Delivered messages of Diwali and the culture behind Diwali.
23 October	Workshop	Local board Office	
26 th October	Diwali	Onehunga Library Papatoetoe town center	Education on Diwali
27 th October	Diwali	Mt Albert Library	Education on Diwali
28 th October	Diwali	Manukau Vodafone event center	Radio Tarana event
29 th October	Diwali	Panmure Library	Education on Diwali

30 th October	Fitness machines For the park	May Road War Memorial Park	Discussed the location for fitness machines around the children's playground.
31 st October	Inaugural Local Board event for elected members	Fickling Center	Sworn in for local board
1 st November	Diwali	Onehunga Library	Education on Diwali festive foods for Community
2 nd November	Diwali Sandringham Festival	New Lynn Library Sandringham park	Education on Diwali
5 th November	KHPUG meeting	Tri Star Gymnasium	Regular monthly catch up with the Keith Hay Park recreation and sports codes Soccer, Cricket, Gymnastics, Cameron Pools
6 th November	Diwali	Avondale Library	Education on Diwali
9 th November	Diwali	Mt Roskill Library Remuera Library	Education on Diwali
12 th November	Events Portfolio meeting	Local Board office	Update on upcoming events Taste of Puketapapa Santa Parade
14 th November	Lynfield reserve Board walk	Lynfield	New walk way to be commenced. Local Board walked through the walk way, not completed yet in the process.
16 th November	Building Bridges event Ethnic Panel event	Mt Roskill Primary school Papatoetoe	Diverse communities building bridges between parents and schools. Local Board elections Diverse community representation low
20 th November	Diwali Debrief	Town	Discussions on what worked pros and cons. Met other council staff behind scenes working group.

20 th November	Citizenship ceremonies	Fickling center	Two ceremonies
22 November	Local board Workshop	Local Board Office	Run through agenda
26 th November	Pah Homestead Community day Debrief	Pah Homestead	Met with Pah Homestead staff. Discussions on Pros and Cons of event for 2014 event.
25 th November	Santa Parade	Local Board office	Meeting with working committee to update final requirements for Santa Parade.
27 th November	Local board Workshop governance	Mt Albert War Memorial Hall	Advance Governance workshop for local board members Full day
28 th November	Business Meeting	Wesley Community center	
29 th November	Santa Parade	Local board office	Printing, prepare event documents etc.
30 th November	Santa Parade	Mt Roskill Shops	Community event
3 rd December	Creative Communities Monthly catch with Chair	Local Board office	Mary and I met Fahima A group that was not successful in the last funding to see how we can help for future applications. Catch up with Board Chair Julie
4 th December	Local board Workshop	Local Board office	
5 th December	Santa Parade debrief	Local board office	Met with Business association and parade youth committee. Debriefed event for future of this event.
6 th December	Carols by Candlelight Event	Three Kings Reserve	Annual Event

10 th December	Events portfolio meeting Taste of Puketapapa event debrief and prize draw	Local Board office	Debriefed with Jody, Ren and team for the future of this event. Drew the prizes with community member Dawn and board member Doig.
11 th December	Local Board Workshop	Local board office	Run through Agenda

Any other issues:

Events, Sport and Recreation and Arts/Cultural Activity:

Tri Star Gymnastics stage 2 project.

Lovelock Track

Mt Roskill Grammar School Hockey Turf

Pah Homestead

Library

Santa Parade

Santa Parade November 30th Saturday 10.00am to 12.30pm

Discussion continues with youth committee, Comms department and Event council teams.

Successful event delivered; with over 1000 people attended, we doubled the number of stalls and floats this year, 30 floats.

Many community members did compliment the event and are very happy we have sorted local event shared by all.

Taste of Puketapapa

Excellent two week event.

Our community plus other Auckland community were able to come over and taste the diverse community dishes.

Carols by Candlelight

Excellent annual Christmas event for the community.

Weather was great and atmosphere was amazing.

Other Issues:

87 Parau Street

Issue with hedges and allergies, neighbours house belong to Housing NZ, met with Lily Brown housing NZ on site to sort our possibilities to trim and remove the allergy plants.

This owner is 82 years old and also facing issues about her berms.

She was angry as a pensioner she now has to pay for the berm on top of her lawn to be mowed.

Dumping

A lot of dumping around the Sommerset Road on the Auckland Transport land. As soon as the side berm grass is over grown to half a meter high dumping is becoming a problem, sofa's televisions. I had to lodge a complaint for all dumping to be picked up so community don't start dumping. **Signs need to be placed around this area.**

Email of solo parent:

Dear Ella,

I am writing in regards to the lawn which needs to be mowed, outside my property 562 Richardson Road. Being a corner house I have. Two sides which needs to be mowed and I have been quoted NZD45 for the first cut and NZD30 for every fortnightly cut (this is not even counting my regular lawn cost of NZD30 which is done fortnightly). This means I have to pay double the amount for the lawn! NZD30 fortnightly is going to add up the cost of lawn mowing to **NZD1440.00 per annum** instead of NZD720.00 and I think this is outrageous! It is already so hard managing the expenses as a Solo mum with rising rates, electricity and other necessities and I am not happy with this decision made by Land transport.

I will appreciate if you can please see if it can be arranged to be done as I think this had been unfairly passed on to me as the house owner.

Thank you appreciate your assistance with this.

Kind Regards
Kalpa Patel

Recommendation/s

I request the Board to consider adopting these recommendations below.

Even though the Board has already agreed in the previous Annual Plan to not have berm mowing, our residents are more affected than we thought at the time. I recommend we review our position and consider community feedback on this issue. Many of our affected residents are from low income or refugee background. There are a high number of rental properties so there is no strong a sense of ownership of some of the areas which are now presenting us a problem.

That the Puketapapa Local Board

- a) receives the report
- b) requests officers to investigate other methods initiate to deter people from dumping including possible erecting signs around the Sommerset Road indicating "No Dumping" to deter people from dumping along this road.
- c) agrees to investigate options for addressing the berm mowing issue is proving to be a problem issue for some parts of our community.
- d) requests officers to assist in identifying ownership of those parcels of land that are overgrown so that it can help the board and the community to find a way to address this.

Signatories

Authors	Board Member Ella Kumar
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Item 21

Attachment A

Item 21

Attachment A



APPENDIX D

SUMMARY OF FEEDBACK FROM THE OPEN DAY

THREE KINGS RENEWAL
SUMMARY OF CONSULTATION FEEDBACK RECEIVED AT COMMUNITY OPEN DAY

General comments

1. 75 respondents gave feedback at the Community Open Day. This can be summarised as follows:
 - (a) 21 respondents gave positive feedback;
 - (b) 14 respondents gave negative feedback;
 - (c) 40 respondents were neutral and made comments/suggestions/requests for further information.
2. Of the 21 respondents who were very supportive of the project, positive feedback was received in relation to:
 - (a) The provision of more housing in Auckland (two respondents).
 - (b) The design of the development (10 respondents). Comments were received that the development was liveable, modern and bright. Support was given to the variety and diversity of housing types, use of natural materials for buildings and the use of the quarry topography.
 - (c) Good balancing of density between dwellings and open spaces. Support was given for the provision of the wetland area, sports facilities, access to Big King and other open spaces (six respondents).
 - (d) Support for the level of community and iwi consultation carried out (two respondents).
3. 18 of the 75 respondents also requested that they be kept updated.
4. The concerns, suggestions and queries raised by those who gave negative or neutral feedback are summarised according to subject area below.

Education

5. This was a key area of concern for 13 respondents, who noted that a number of local schools are at capacity and queried how the local schools would cope with the influx. Four respondents requested that Fletcher maintain a dialogue with local schools and/or the Ministry of Education to ensure there is integration with strategies for coping with growth in the school rolls, both generally and in relation to the demand created by this development.

Transport

6. This was the other key area of concern. Comments were received from 20 respondents, and can be summarised as follows:
 - (a) Existing traffic congestion: 13 respondents expressed concerns about existing levels of congestion (and the extent to which that congestion would increase as a result of the development) on Mt Eden Road, Mt Albert Road, Hillsborough Road, Kingsway and St Andrews Road, and in Mt Eden Village and the vicinity of Three Kings School. Fletchers were asked to consider multiple accessways into the development and in particular to avoid Mt Eden Road.

- (b) Public transport: five comments were made about the need to make increased provision for buses and bus stops serving the development. Engagement with Auckland Transport was requested by one respondent. Four people suggested the construction of a park and ride facility, and three queried whether rail links could be provided.
- (c) Traffic calming measures (one respondent), utilisation of shared space (one respondent) and measures to minimise car movements (one respondent) were suggested.
- (d) Four requests were made for the provision of cycleways and cycle lanes on roads.
- (e) Increased carparking was requested by two respondents.

Design of dwellings/overall development

- 7. As stated above, 10 comments were received in support of the proposed design. Requests were also made that Fletchers ensure a high build quality is achieved, with a variety of colours, finishes and materials used on the dwellings. Suggestions were also received as to the employment of local architects, the use of the Homestar/Greenstar rating system, provision of affordable housing (five respondents) and further consideration as to the balance between apartments and terraced housing (two respondents). four respondents expressed concerns regarding the density of the development and one about the level of detail in the drawings in the master plan.
- 8. Four comments were made querying the effect of the design on sunlight, and in particular the north-south arrangements of units and the impact of the dwellings on the sunlight reaching Mt Eden Road (as well as presentation of a visual barrier). Copies of any sunlight analysis carried out were requested.
- 9. Finally five comments were received requesting that the quarry be filled to a higher level to increase the ground floor level of the dwellings and to mitigate any amphitheatre effect.

Relationship with existing town centre

- 10. Three questions were asked as to how the development would integrate and integrate with the existing town centre, and one respondent asked whether there was an opportunity to create circulation of traffic and people through the town centre.

Open space

- 11. As summarised above, the open space and sports fields received much public support. 6 comments were received that more open space was required, and a number of suggestions were made regarding the provision of running paths, seating, additional tree planting, an all-abilities playground and additional walkways and promenades. Links to the western side of the development were also requested by four respondents. Development of a community garden (three respondents), a farmers market (two respondents) and an all-weather performing space (two respondents) were also suggested.

Infrastructure

- 12. Concerns were expressed by five respondents in relation to the ability of utilities in the network to cope with 1200 additional dwellings, particularly in relation to the risk of flooding.

APPENDIX E

SUSTAINABILITY PRINCIPLES TO BE APPLIED TO THE DESIGN AND DELIVERY OF THE THREE KINGS RENEWAL PROJECT

The following principles will be considered and applied, where practicable, to the design and delivery of the Three Kings Renewal Project. The development offers unique challenges and opportunities to create a net environmental gain of an equivalent sized development within Auckland.

Sited within a former established quarry, the development will directly deliver an improvement in biodiversity through the reestablishment of flora as part of the significant amount of landscape planting proposed. A key feature of the site will be the active wetland that rims the lower part of the development and reconnects back into the volcanic aquifer. It is anticipated that this feature will also contribute strongly to an improvement in biodiversity for the site.

Key Sustainability Principles:

Solar

- Potential use of solar lighting as part of the walking network within the site.
- Use of solar water heating in upper level apartments where practicable.
- Consideration of the use of PV cells for larger rooftop apartments.

Energy Efficiency

- Insulation will be installed throughout the development to optimise on energy performance All apartments provided with heat pumps for energy efficient heating and cooling.
- Consideration of the use of volcanic aquifer resource as a geothermal energy source for some of the upper level apartment buildings.
- Use of energy efficient lighting throughout the development.
- Maximise the use of natural ventilation where practicable throughout the development.

Water Sensitive Design

- The development is sited within a volcanic aquifer that is currently underutilised as a resource.
- Surface water management has been designed to be sensitive to this aquifer whilst utilising the water resource to improve the biodiversity within the site. This will be done by using the water for irrigation and to supplement flows in the wetland.

- Treatment and discharge will be via a mix of treatment tools including rain gardens, roof water tanks, wetland filters and scoria beds before water makes its way into the aquifer.
- All dwellings will be fitted with low water use sanitary ware to minimise waste water discharges.

Materials

- Large apartment buildings will use energy efficient structures and facades.
- Lightweight buildings will employ renewable timber structures
- All buildings will have high levels of insulation
- Apartment buildings will incorporate high noise attenuation within designs
- The development will minimise use of formaldehyde based wood products
- Low VOC paint systems will be used throughout the development
- Where practicable, enviro-choice carpet will be utilised
- Recycled steel will be utilised in the heavy construction
- Where practicable the development will utilise the insitu scoria to minimise imported rock products for infrastructure and landscaping needs.

Waste

- The development will target 70% reuse and or recycle for all building materials
- The following materials will be targeted for on-site sorting
 - Wood
 - Steel
 - Plastic
 - Cardboard
 - Aggregate
 - Glass
 - Concrete

Technology

- All dwellings will have broadband infrastructure within each room
- Apartments will have individually controlled heating and cooling
- Apartments will have integrated security systems with entry control
- Each dwelling will have an energy use monitor installed as standard

APPENDIX F

THREE KINGS PLAN

JUNE 2014

Three Kings Plan

DRAFT

June 2014



FOREWORD

The Three Kings Plan is an important opportunity to bring together aspirations of the community to provide a strategic focus for development occurring within the area over the next 30 years. The plan will provide a vision that has been developed in partnership with the Puketapapa Local Board, local residents, community groups and other stakeholders.

Within Three Kings, there are some existing challenges which present exciting opportunities for the future. This plan aims to address these challenges and set some parameters and guidance for future development. The main areas of focus within this plan are: ensuring an appropriate scale and nature of residential development, utilisation and improvement of public open spaces, infrastructural provisions for planned growth, creating a more vibrant and enticing town centre and connecting all these places and the people that use them.

We would like to know what you think about the draft statements and maps that have been developed so far. We need your input to help guide the key statements we put in the plan, to make sure Three Kings is an area we can all be proud to live and work in.

DEVELOPING THE PLAN

Public consultation on the contents of an area plan for Three Kings has been ongoing since as early as 2008. Focus on the details and structure of key outcomes has been the focus of engagement from May 2013 when a discussion document was released and feedback received from a range of community members as well as key stakeholders in the area.

A discussion document released in May 2013 generated substantial community and stakeholder interest. 114 questionnaire responses and 18 long form feedback responses were received from the community and stakeholders.

A workshop to generate ideas about the future form and function of the town centre was held in February 2014. The workshop was attended by around 50 people and generated many ideas which have been incorporated into this plan.

The feedback received on this draft document will be used to update the outcomes and actions proposed as appropriate. A final document is planned for release in August 2014.

MANA WHENUA AND IWI

Part of the role of area plans is to act as a vehicle for establishing relationships between the local board and various community stakeholders.

As part of the process of developing the Three Kings Plan, council staff are undertaking research into the history of local Mana Whenua and iwi with kaitiakitanga over the Puketapapa area. Developing the plan is only the beginning of the relationship. Enabling Mana Whenua to achieve their social and economic aspirations will require ongoing commitment and partnership.

PLANNING FRAMEWORK

The Auckland Plan

It is expected that there will be an additional one million people and 400,000 households within the Auckland Region by 2040. The Auckland Plan provides a strategic regional guide to how the growth will be managed without affecting the things we love most about living in Auckland. The Auckland Plan provides a vision for Auckland to become 'the world's most liveable city'. The Development Strategy and six 'transformational shifts' outlined in the Auckland Plan provide the guiding direction for how change will happen at a local level and are the key drivers for this precinct plan.

Local Area Plans

The Three Kings Plan will outline how the Three Kings area is envisaged to develop over the next 30 years. It will set out key moves, desired outcomes and possible actions to contribute to achieving the vision for Auckland to be the world's most liveable city. Area Plans are a major tool in Auckland Council's planning framework that show how the Auckland Plan will be implemented at a local level. The following sections indicate a number of challenges for future development of the Three Kings area. For many of these challenges, deciding on the appropriate course of action will require a different, more detailed approach not covered by this plan because, as a 30-year strategic document, it requires a level of flexibility to accommodate changing circumstances. What the precinct plan provides therefore is a series of environmental outcomes which future development and projects should work towards.

Proposed Auckland Unitary Plan

The Proposed Auckland Unitary Plan (PAUP) will be the rulebook for Auckland that determines what can be built and where. The five month submission period ran from 30 September 2013 to 28 February 2014. Auckland Council is currently working to process all the submissions for publication on the council website. Once this happens, people can make a further submission responding to the decisions requested by submitters stating either their support or opposition to particular points raised.

Other Processes

Major redevelopment of the quarry site will require a change in zoning and subsequent resource consents. Once endorsed by the local board, the Three Kings Plan can be used to inform future statutory process for the redevelopment of the site.

HOW THIS DOCUMENT WORKS

The aim of the Three Kings plan is to encourage the development of Three Kings as a well connected place for people while protecting, enhancing and celebrating its unique heritage and its evolving role as a vibrant town centre.

Key moves

This draft plan identifies five 'key moves' which demonstrate at a high level how the area could respond to local issues and constraints. The key moves are thematic summaries of the most important and the most desired changes that can be delivered during the next 30 years.

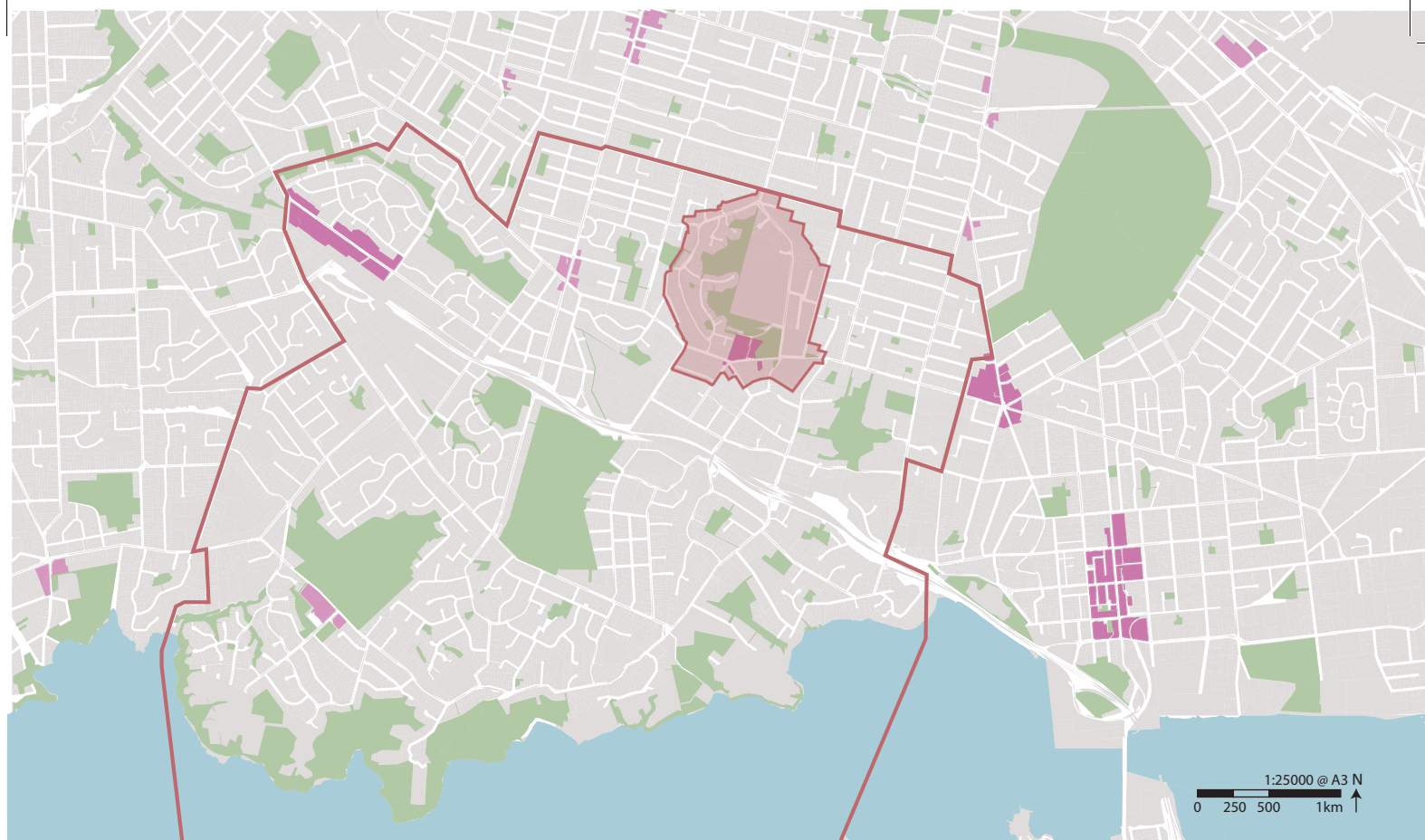
Outcomes

Outcomes are the local 'on the ground' results we want to see happen over the next 30 years. Three Kings is a diverse and multi-faceted area and sustainable, long term change will need to address several factors. For this reason, the outcomes work as a package and should be read collectively. Outcomes will be achieved through specific actions and projects.

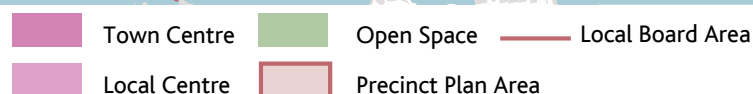
GUIDING PRINCIPLES

A series of guiding principles were established at the onset of the project to inform development of the plan. These principles have been reviewed and refined

- Development should result in a reasonable net increase in the total amount of quality public open space, including playing fields and informal recreation space
- Access to Big King/Te Tatua-a-Riukiuta, should be improved utilise additional open space to restore the form and contours of the cone
- Final contours of previously quarried land should result in integrated connections between residential areas, open spaces ,the town centre and Mt Eden Rd
- Access-ways from Mt Eden Rd and Mt Albert Rd retain key views to Big King
- The town centre should be an attractive area and of an appropriate scale that includes open and inviting public spaces
- Town centre development to be focused on the northern side of Mt Albert Road with improved connections to the southern side
- Good quality, safe pedestrian and cycle linkages should connect through the residential, open space, and town centre areas
- A well-designed transport interchange should link together the Mt Eden B Line, and the Mt Albert Road east-west routes
- Affordable and social housing should be provided in the precinct area, including the quarry development
- Careful consideration of existing heritage sites, should be made to ensure sensitive integration into future development
- Development should provide for a range of housing types and densities that support more intensive and active town centre



Puketapapa Local Board Area



THE THREE KINGS AREA

The Three Kings Plan area is loosely defined by the volcanic tuff ring of Te Tatua a Riukiuta/Big King. It follows St Andrews Road in the east, Duke Street in the north, McCullough, Scout and Simmonds Avenues in the west and Britton Avenue and the southern boundary of Ranfurly Village in the south.

The area includes Three Kings Plaza, Big King (Te Tatua a Riukiuta), Three Kings and Sunnydene Schools, the Three Kings quarry and the surrounding residential properties and open spaces.



Three Kings Area

CONTEXT

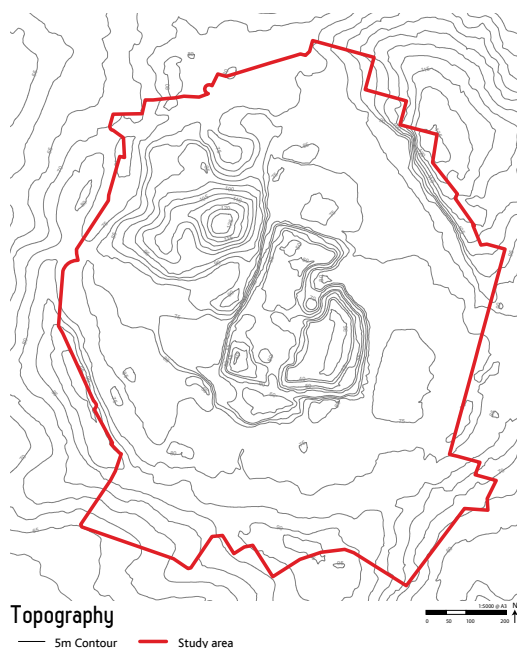
Topography

The topography of Three Kings is largely characterised by the formation and subsequent modification of the volcanic landscape of Te Tātua a Riukiuta/Big King. The maunga was formed around 28,500 years ago and sits within the centre of a large explosion crater, or 'tuff ring', the remnants of which are still noticeable and loosely define the precinct plan study area.

The maunga is the last of three scoria cones and is the primary landmark and cultural feature for the area. The other former cones were quarried away over the previous century to provide the majority of central Auckland's drainage material. The existing quarry site is a highly modified environment and is the second defining landscape feature.

The topography of the volcanic landscape presents both opportunities and constraints for future development of the area. In particular, the stark contrast in topography between the maunga (RL 125) and the current quarry site (RL 35) and the town centre (RL 75) present considerable challenges to creating a connected and integrated urban environment.

In 2011, the Environment Court granted resource consent for Fletcher Development to begin filling the quarry site. Since that consent was granted,



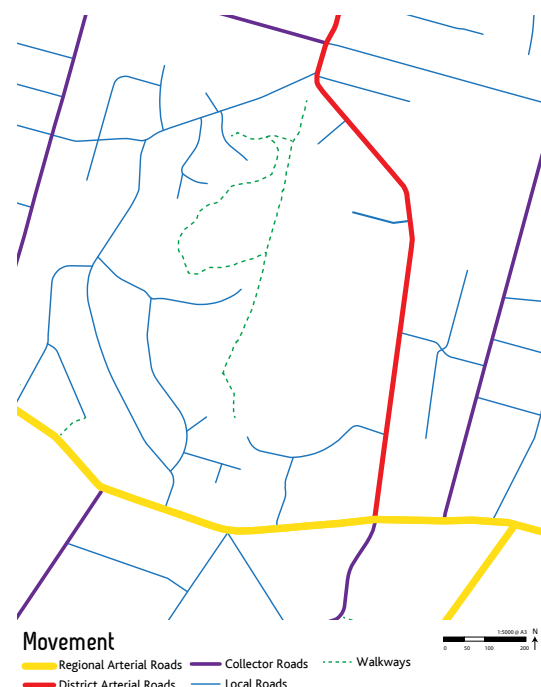
Fletcher Development have released a revised vision indicating how they intend to develop the quarry for residential use. Community feedback has indicated a strong desire for the quarry to be filled prior to being developed.

The final contour of previously quarried land will be a key factor in determining how the outcomes identified in this plan are to be achieved.

Transport

Three Kings is located at the end of one of one of Auckland's historic tram lines that used to run from Queen St, through Mt Eden and all the way to Mt Albert Rd. In the older areas to the north and east of the maunga, the street network follows a traditional grid style movement pattern. The newer developments to the west and south exhibit a more irregular block and street pattern reflecting local topography and historic land use. Currently, the quarry site creates a large unbroken block that segregates western and eastern residential areas and the town centre.

The present day centre is located near the intersection of Mount Albert and Mount Eden Roads which are identified as arterial roads in Auckland Transport's Integrated Transport Plan (ITP). Mount Albert Road is identified as a primary arterial, while Mount Eden Road is identified as a secondary arterial road. Mount Albert Road also





forms part of the Regional Arterial Road Network meaning it has regional significance as a key route for traffic across the city. Mount Eden Road typically carries traffic volumes of around 14,000 vehicles per day; while Mount Albert Road carries around 16,000 vehicles per day.

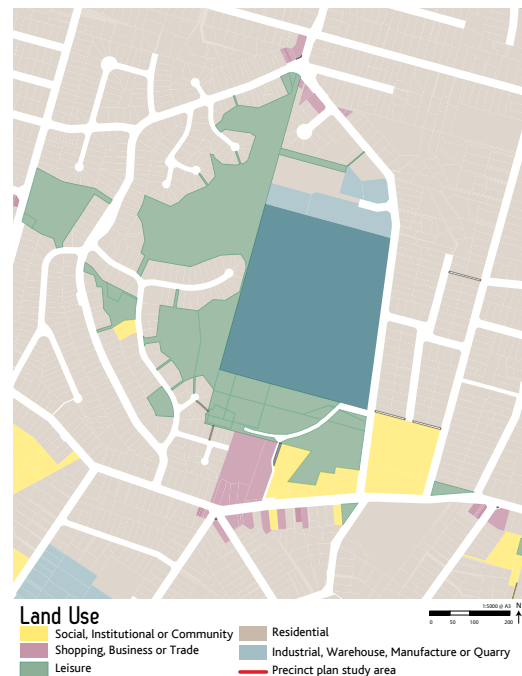
The Auckland Cycle Network 2030 (ACN) has designated both arterial roads as 'Cycle Connector' routes. Both roads currently carry a number of bus routes and will form part of the proposed 'Frequent Network' described in the Regional Public Transport Plan which will see improved frequency and connectivity of bus services.

Built Environment

The built form in Three Kings has been heavily influenced by the historic transport network and local topography. Until the middle of the century, the vast majority of residential development occurred north of Mt Albert Rd as this was where the tram lines ended.

The areas to the north and east of Big King are the oldest residential developments and have undergone significant levels of infill development since 1960. The volcanic slopes to the west of the maunga were developed during the 1940s and 1950s and is still relatively low density.

The Three Kings Plaza was developed after 1960 and typifies the vehicle oriented, 'building in space' style development of the post war era. The later development period means that Three Kings does



not have a strongly defined commercial mainstreet as can be found in older, more incrementally developed centres.

Under the Auckland Plan, Three Kings centre is classified as an 'emergent town centre' expected to undergo a moderate level of change.

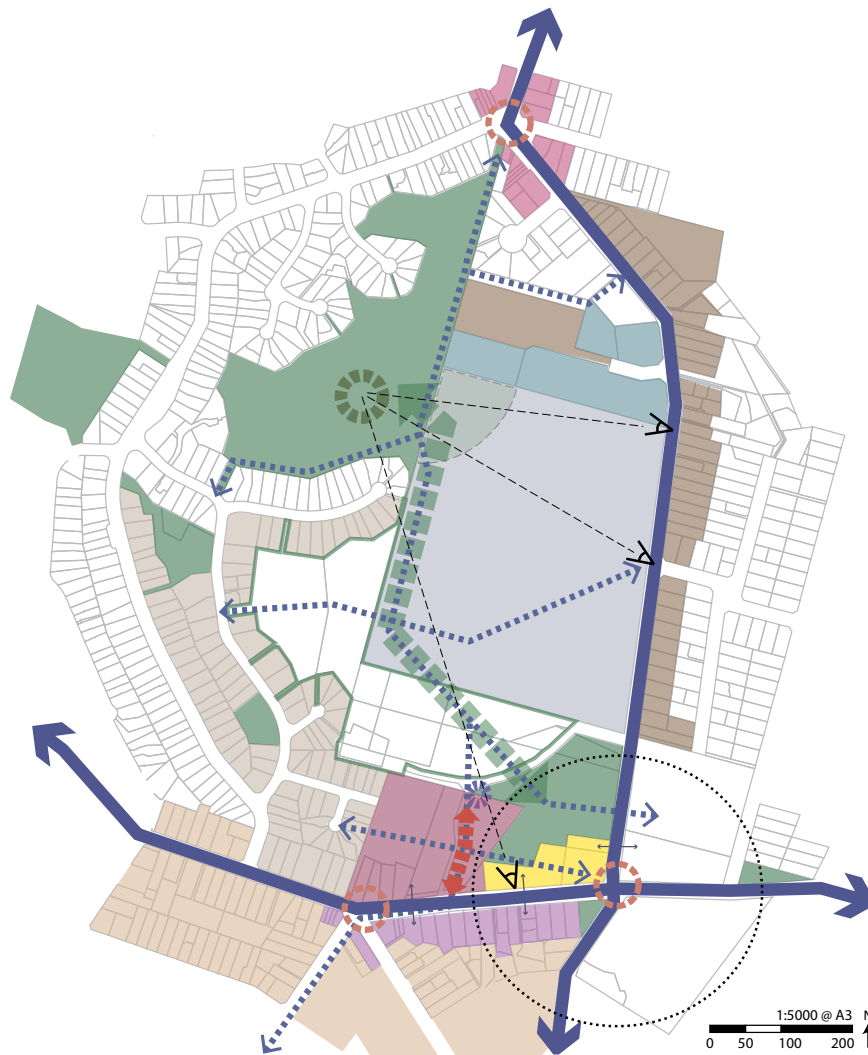
Land Use and Infrastructure

Planning protection for character and pre-1940's buildings and landscape features currently apply under the operative Auckland City District Plan (Isthmus Section) and are proposed in the Proposed Auckland Unitary Plan.

A key issue for the area is that it is still serviced by combined waste and stormwater infrastructure. This means that both stormwater (rain water run-off off from roofs) and wastewater (sewage) is sent through the same pipe. The system is currently at capacity and any medium to large scale redevelopment or increase in dwelling numbers would require a decrease in stormwater entering the combined system to allow for increased wastewater. Alternatively, a comprehensive solution to split the system over a small area of the entire catchment is required. Smaller scale management of stormwater would also potentially assist with reducing input into the combined system.

THREE KINGS PLAN

KEY MOVE SUMMARY MAP



The key moves are:

1		Enhance Te Tatua a Riukiuta and the public open space network
2		Revitalise the Three Kings town centre
3		Improve connections between people and places
4		Encourage high quality residential development
5		Develop a sense of local character and identity

1. ENHANCE THE PUBLIC OPEN SPACE NETWORK

Issue Context

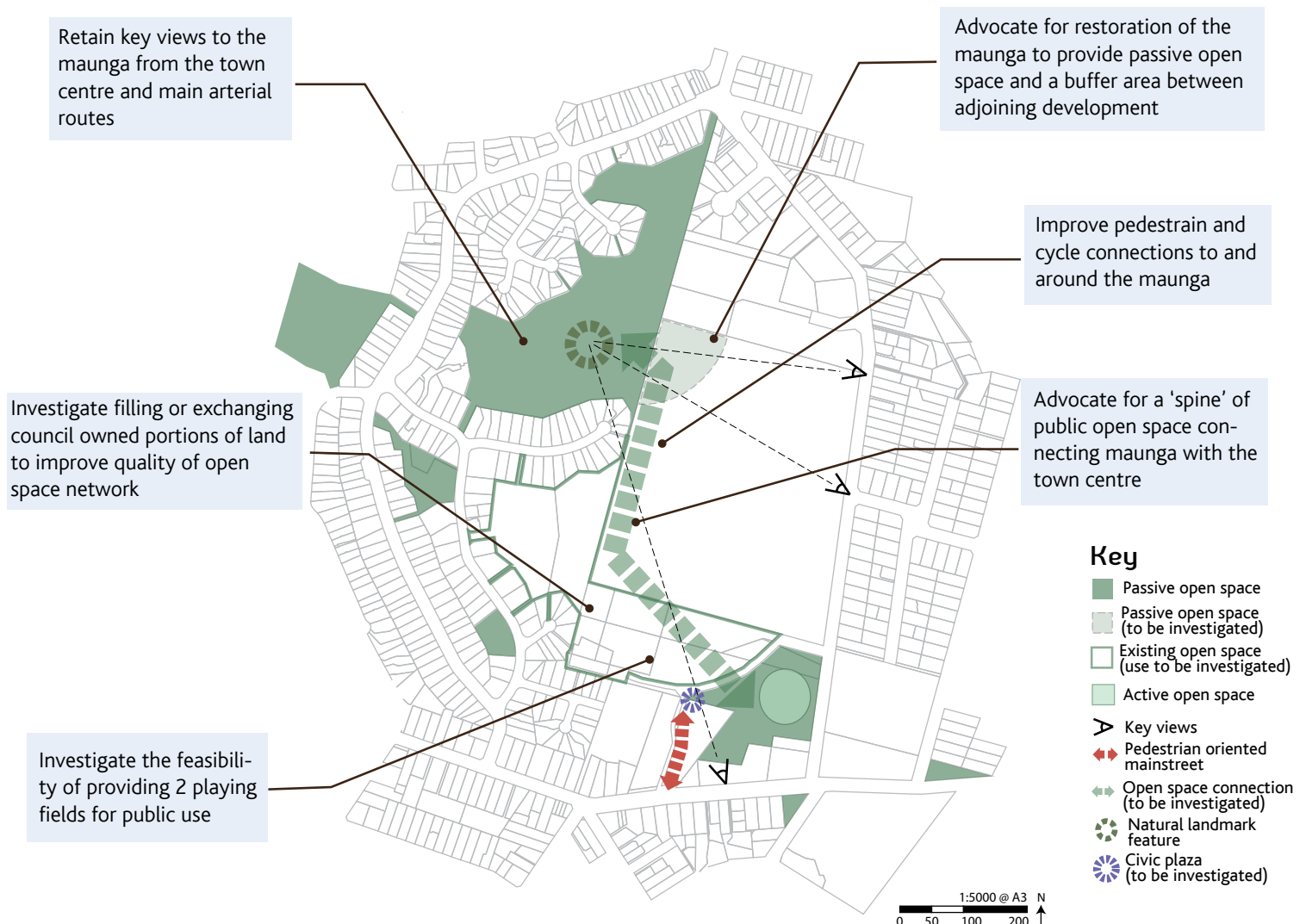
- Large quantity of open space within local area however much of it is under utilised or poor quality
- Issues around quality related to the current arrangement of open space resources i.e. poorly integrated and connected with surrounding land use.
- Current open space configuration the result of the left over portions from quarrying and not designed or planned in relation to surrounding land use.
- Regional data and feedback on discussion document indicate that there is currently inadequate provision of active open space
- Redevelopment of the quarry site for residential purposes provides an opportunity to reconfigure the existing open space
- Several options for potential field arrangement but issues of contours still need to be worked through..
- Strong community desire to restore maunga and remove water reservoir from the top of Te Tatua a Riukiuta

OUTCOME 1:

Te Tatua a Riukiuta/Big King is enhanced through appropriate uses, improved access and protected views

OUTCOME 2:

A high quality open space network is created that integrates surrounding land use and supports cycle and walking links



2. REVITALISE THE THREE KINGS TOWN CENTRE

Issue Context

- There are three distinct commercial areas within the local area, each with a different form and function (commercial, community and recreation).
- Main centre has a weak definition of 'place'
 - Poor relationship between built form and adjacent spaces
 - dominated by car parking
- Opportunity to develop a better defined, people oriented mainstreet and complementary public spaces.
- Mt Albert Road is a physical barrier to between the northern and southern parts of main town centre.
- Opportunity to develop a new, northern mainstreet within the existing plaza area to take advantage of northern aspect and strengthen physical and psychological connections to maunga.

OUTCOME 3:

Development provides for and sustains a diverse range of commercial activities and high quality public spaces

OUTCOME 4:

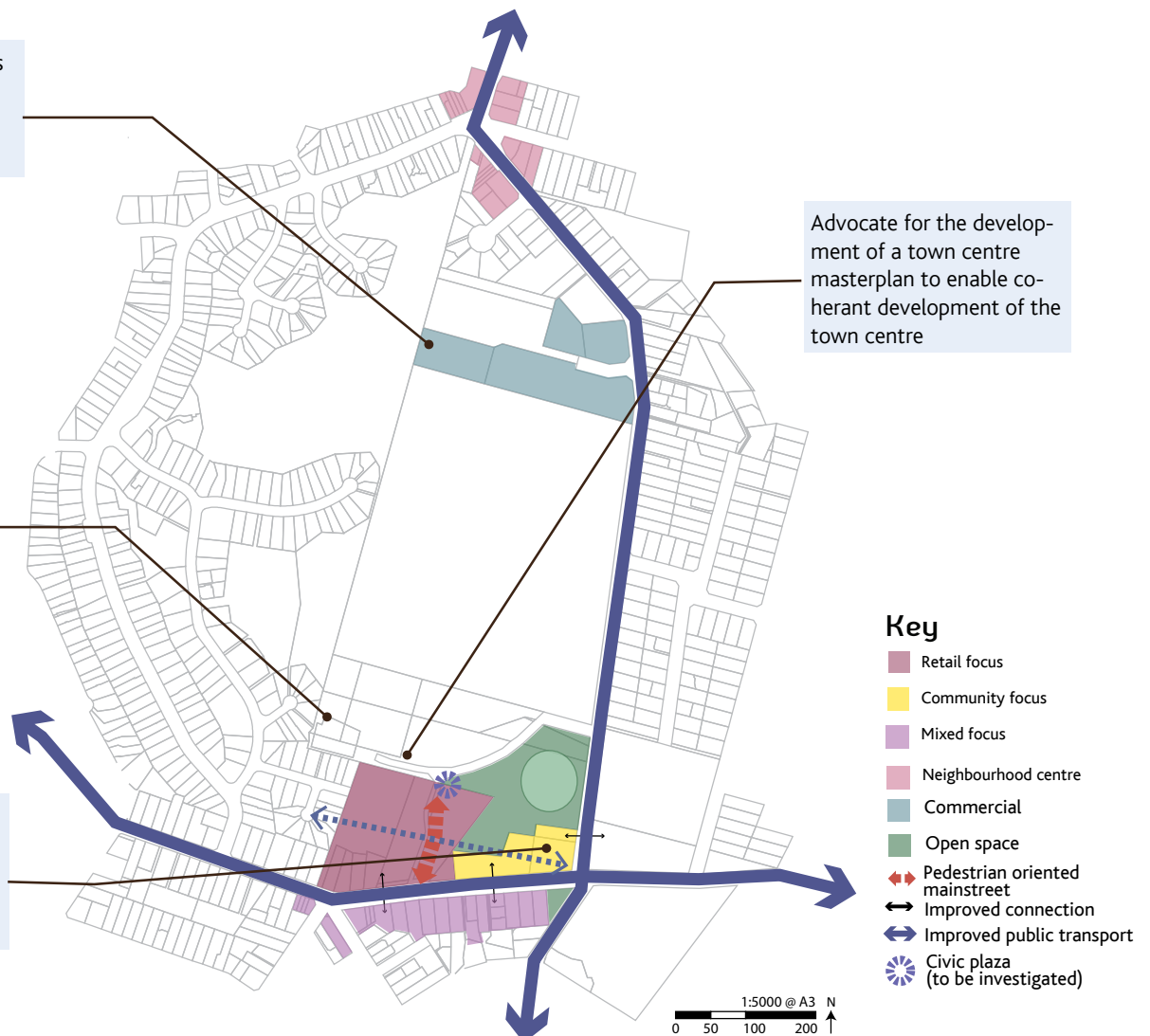
Residents have access to adequate community facilities and services that meet their needs

Retain the use of the Hunters Park Rd commercial area as a local employment area and avoid big box development

Investigate the future use of the existing depot site on Grahame Breed Drive for community use

Advocate for the refurbishment of the Roskill Borough Building for use by the local board and other community groups

Advocate for the development of a town centre masterplan to enable coherent development of the town centre



3. ENCOURAGE HIGH QUALITY RESIDENTIAL DEVELOPMENT

Issue Context

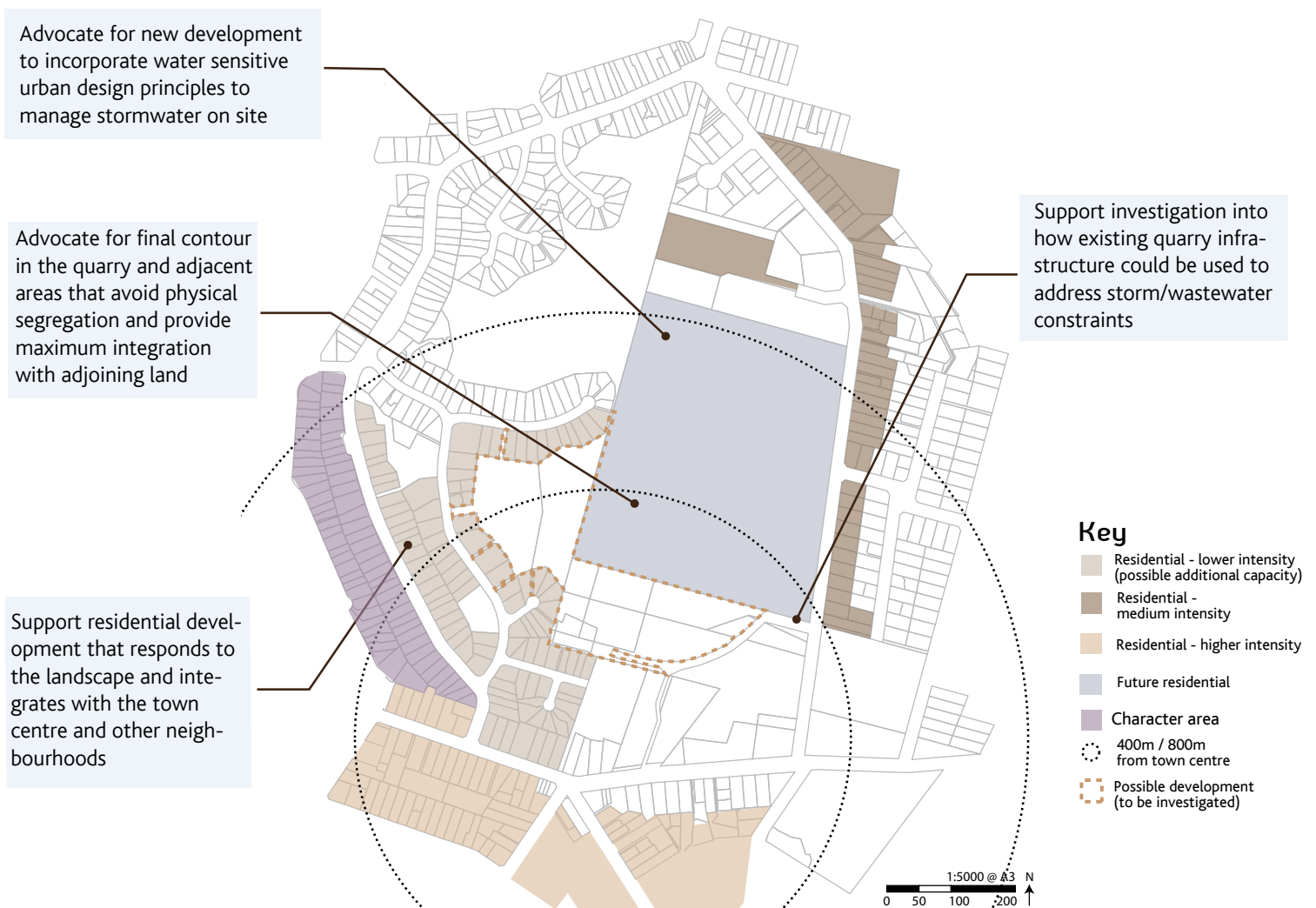
- In 2011, the Environment Court granted resource consent for Winstone Aggregates to fill the quarry site. It is the land owners decision as to whether or not the current consent is fully implemented, or a different development is undertaken.
- There is a strong community desire for the quarry to be rehabilitated prior to being developed for residential purposes.
- Any future planning processes e.g. plan changes, resource consents or decisions on the PAUP should be informed by the outcomes identified through this plan.
- Final contours of formally quarried land will be a key consideration of future processes.
- Opportunity to exchange portions of land adjacent with quarry to improve integration with the surrounding environment.
- Higher intensity development provided for within 800m of centres to support viable infrastructure provision.
 - Higher density proposed close to town center on southern side of Mt Albert Rd.
 - Investigate possible additional residential capacity that respects landscape in western residential area.

OUTCOME 5:

New residential development is well integrated into the surrounding environment

OUTCOME 6:

Development is serviced by adequate provision of sustainable physical and social infrastructure



4. IMPROVE CONNECTIONS BETWEEN PEOPLE AND PLACES

Issue Context

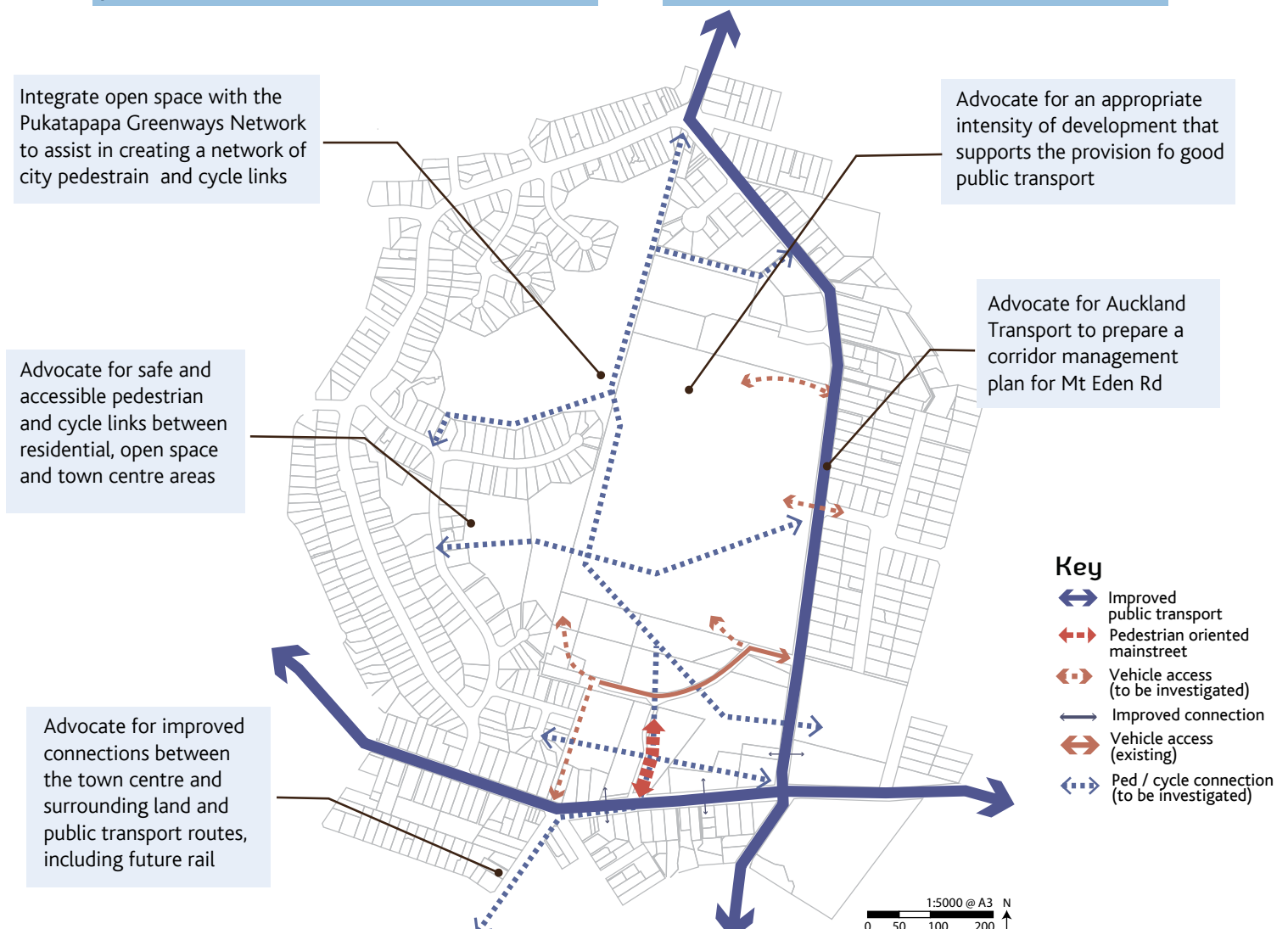
- Three Kings town centre located at the intersection of a District and Regional Arterial Road
- Area has a hierarchical street and movement pattern.
- Topography of area has broken the traditional grid pattern of development:
 - Lots of cul-de-sacs with dead ends
 - Low connectivity
- Quarry 15ha square site that currently acts as a barrier between different parts of local area.
- Very poor west-east connections
- Redevelopment of quarry site provides good opportunity to 'break up' the large block and improve connectivity within local area.
- Type of connection will depend heavily on topography
- Street layout and access to be developed through masterplan /plan change. Improve:
 - Permeability (number of choices when determining a route to a destination)
 - Legibility (how easy it is to understand which route is most appropriate)

OUTCOME 7:

Development supports alternative modes of transportation and reduces reliance on the private car

OUTCOME 8:

The street and movement network creates a permeable legible and walkable environment



5. DEVELOP A SENSE OF LOCAL CHARACTER AND IDENTITY

Issue Context

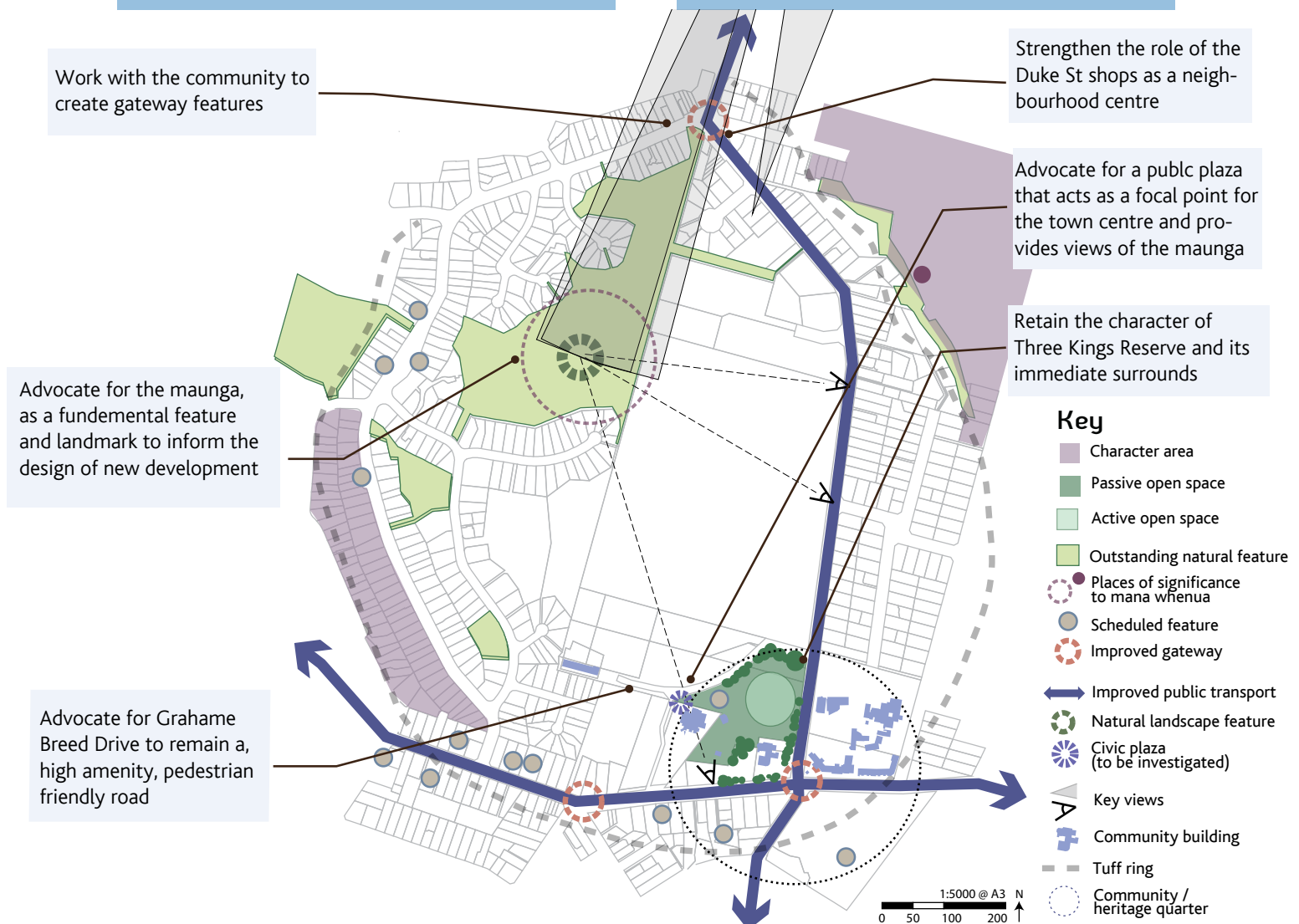
- Te Tatua a Riukiuta/Big King defining landmark and cultural feature for Three Kings
 - Plan area loosely defined by tuff ring
- Significant areas of maunga heavily modified and/or hidden by development
- Current 'big box' style of centre development lacks a sense of place
- New development should reflect and build upon positive aspects of existing character
 - Create spaces that provide opportunity for local residents to transform environments into storied places through activity and experience.
- High cultural and ethnic diversity in Puketapapa
- Opportunity to centralise facilities to provide a cultural focal point in Three Kings
- Community feedback expressed a desire to protect and emphasis local heritage features
- Three Kings School roll at currently at or near capacity.

OUTCOME 9:

Three Kings is a vibrant attractive place that meets the needs of the community

OUTCOME 10:

Three Kings has an identity that reflects its local culture, history and heritage



IMPLEMENTING THE PLAN

Outcomes identified in the Three Kings Plan will be delivered using a range of statutory and non-statutory tools and will require a long term collaboration between the local board and key stakeholders.

The final version of the plan will contain an implementation strategy and action plan that will be used to inform the council's future strategic planning and implementation process. The final implementation strategy will set out the short, medium and long term actions.

NEXT STEPS

Feedback received on this draft document will be considered by the Puketapapa Local Board and the key moves, outcomes and actions will be reviewed and amended.

It is hoped that a final Three Kings Precinct Plan will be released in August 2014 following final approval by the Puketapapa Local Board in July 2014.

Jan 2013	Feb 2013	May 2013	Oct 2013	Feb 2014	Mar 2014	May 2014	Jun 2014	Jul 2014
Project initiation	Research and analysis (quarry focus). Targeted stakeholder engagement and public sessions held	Discussion document released for public engagement	Feedback reviewed and reported back	Research and analysis (town centre focused). Targeted stakeholder engagement and public sessions held	Feedback reviewed and reported back	Draft Doc released for public feedback	Feedback reviewed and amendments made	Final Plan adopted



FEEDBACK FORM

FEEDBACK FORM

APPENDIX G

THREE KINGS PLAN SUBMISSION

JULY 2014

THREE KINGS PLAN - FEEDBACK

Organisation making feedback:

Fletcher (a division of the Fletcher Construction Company Ltd)

Contact name if different from above:

Bernie Chote

Address for service of person making feedback:

Bernie Chote

General Manager

Fletcher (a division of the Fletcher Construction Company Ltd)

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AUCKLAND 1142

Phone: 021 288 7151

Email: BernieC@fcc.co.nz

Fletcher would like to be kept informed about the Three Kings Plan.

Fletcher appreciates the opportunity to provide feedback on the draft Three Kings Plan June 2014. The feedback has been structured in the following way:

- 1.0 General Information
- 2.0 Feedback on the Guiding Principles
- 3.0 Feedback on each of the Key Moves and Outcomes.

Section 3.0 also contains an assessment of how the Key Moves and Outcomes in the Three Kings Plan would inform and deliver quality development on the ground. We have done this only for the 21.6ha block being the land area Fletcher believes delivers the most comprehensive development for the community. Consequently it is only an example of part of the precinct.

1.0 General Information:

- (a) Fletcher supports the concept of a Three Kings Plan and has been fully engaged throughout the public consultation process. Fletcher generally supports the Draft Three Kings Plan dated June 2014 and the Key Moves and Outcomes sought to be achieved by it.
- (b) Fletcher sees itself as an important stakeholder, but only one of many stakeholders in the Three Kings area. We support the Three Kings Plan having a broad Three Kings focus and not being just about the quarry.
- (c) The former quarried land is 21.6ha of which Fletcher owns 15.2 ha. We understand the importance the redevelopment of this 21.6ha to the Three Kings area.
- (d) Fletcher believes that a comprehensive approach to the redevelopment of Three Kings will result in the best outcome for the community.
- (e) Fletcher has prepared a master plan for the 21.6ha that has been significantly altered in order to take account of the feedback from the community and stakeholders. This feedback came from a number of workshops prior to and after the release of the discussion document released in May 2013 and the subsequent meetings and workshops through to the release of this Three Kings Plan. The alterations Fletcher has made to its proposal include:
 - Reconfiguration of the sports fields to provide two fields side by side.
 - The introduction of five new viewshafts to Te Tatua a Riukiuta.
 - The inclusion of a wetland rather than two lakes to treat stormwater.
 - Multiple accessways between the town centre and new residential community including, road access with associated footpaths and cycleways, public stairs and a public lift.
 - Provision of significant open space in the southern portion of the block so as to provide a green corridor between the existing Three Kings open space and Te Tatua a Riukiuta.
 - The creation of a major landscape buffer on the eastern slopes of the Maunga.
 - Access to Big King Reserve in the north western corner of the site.
 - An opportunity for a public plaza adjacent to the Three Kings Town Centre
- (f) We believe that the master plan prepared by Fletcher will deliver the Key Moves and Outcomes as set out in the Three Kings Plan June 2014.

2.0 Guiding Principles:

- (a) Fletcher considers that its master plan for the redevelopment of the quarry is consistent with the majority of guiding principles set out on page 4 of the document. In particular, Fletcher considers that the master plan will:

- Provide for a more than reasonable increase in the open space network. This is in terms of both the total area and quality of usable public open space including much needed active recreation areas.
- Improve access to Te Tatua a Riukiuta by providing connections from the town centre and residential development into the existing open space network.
- Provide for the retention of key views to Te Tatua a Riukiuta through the layout and form of development. Five view corridors are provided.
- Include final contours of the previously quarried land which will allow integration of the residential areas with the open spaces and town centre. This is achieved through the use of various connections, being stairs, a lift, accessways and visual connections.
- Include good quality, safe pedestrian and cycle linkages between the residential development and the open space and town centre areas.
- Provide for affordable and social housing.
- Recognise and respect the cultural value of Te Tatua a Riukiuta. This has been reflected in the layout and form of development and will be an ongoing consideration in the redevelopment of the site.
- Provide for a range of housing types and densities which will support a more active and intensive town centre.

- (b) The only principle which Fletcher does not support is that which states:

“Final contours of the previously quarried land should result in integrated connection between residential areas, open spaces, Mt Eden Road and the town centre”.

- (c) The reasons for this view are as follows:

- Fletcher supports the integration of the residential areas with open space and town centres. This is a fundamental urban design driver for this area. However, the principle should be the overall objectives and outcomes sought by Council rather than the means. The determination of the final contours of the land involves a range of urban design and

planning parameters which include but go beyond “integration of residential areas with open space and the town centre”.

- If there is to be a guiding principle on the future form of the development in former quarry land then it should be “provide a form of development and relative contour in the former quarry land which supports the growth management strategies of the Auckland Plan, provides for a range of housing typologies, takes account of heights relative to Mt Eden Road, facilitates the open space network, and respects the important cultural aspects and views to Te Tatua a Riukiuta”.
 - Effectively the urban design and form of this area is the culmination of a design which takes account of a range of principles.
- (d) Fletcher's feedback on the above guiding principles are commented on further in the Key Moves discussed below.

3.0 Key Moves

Feedback on each of the five Key Moves and the associated Outcomes identified in the Three Kings Plan is set out below.

3.1 Key Move: Enhance Te Tatua a Riukiuta and the public open space network

- Outcome 1: Te Tatua a Riukiuta/Big King is recognised as a site of immense cultural and historical value by rehabilitating the landscape, improving access, providing appropriate access and protecting views.
- Outcome 2: A high quality open space network is created that integrates surrounding land use and supports cycle and walking links.

Feedback on the Key Move and Outcomes:

Fletcher supports Key Move 1 “Enhance Te Tatua a Riukiuta and the public open space network”. Outcomes 1 and 2 are of fundamental importance to the Three Kings community and iwi and are also supported.

Assessment:

Fletcher's support for this Key Move and the associated Outcomes is reflected in a number of ways within its master plan. These include:

- Protection of critical views to the Maunga;
- The creation of a heavily vegetated buffer on the eastern side of the Maunga;
- Symbolic, visual and actual walkway linkages between the Three Kings “green” and the Maunga;
- A commitment to “tell the story” of the area in terms of a spiritual, cultural and historical sense;
- The use of a design guideline which reflects the histories of each Iwi in the built forms on the site;
- The majority of the landscaping will be native species;
- Reflecting the “belt of Riukiuta” in the layout of development; and
- The use of the Te Aranga principles in the overall master plan.

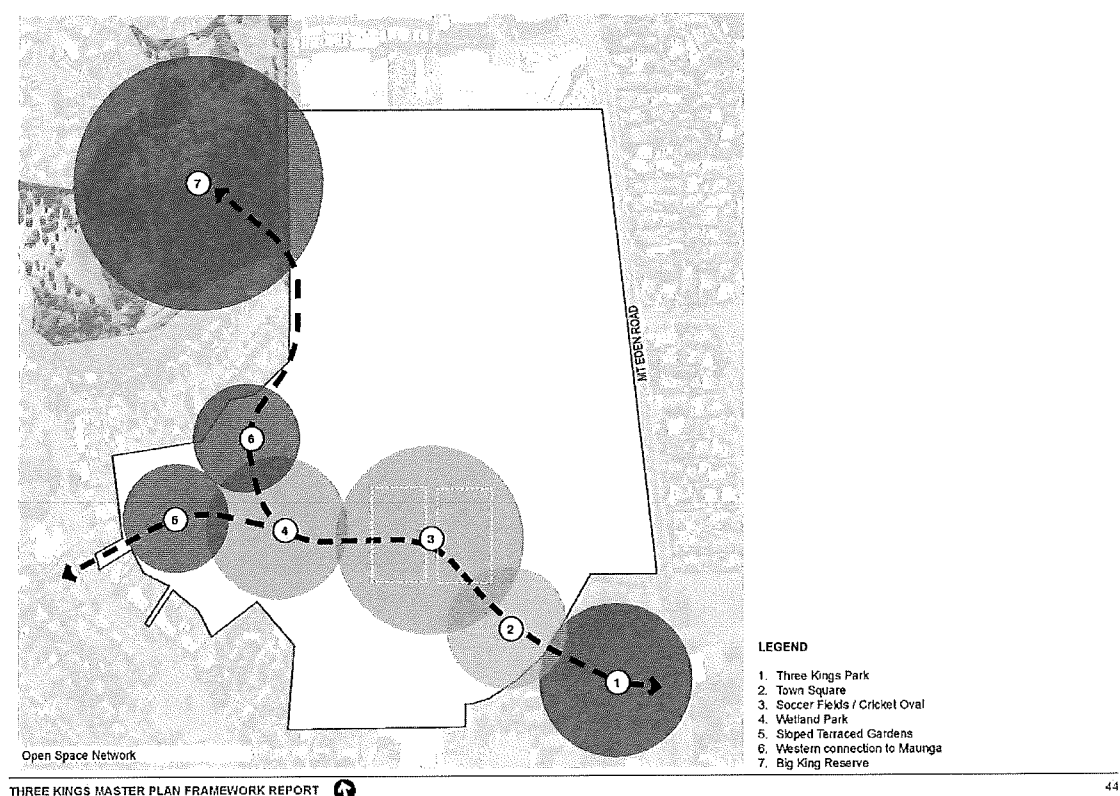
A high quality open space network will be created through the development of walkways and cycle links which connect the site to the town centre, the Maunga and the wider area. In total there will be 8.9km of open space connections added to the network. In addition, the creation of two sand carpeted sports fields will ensure that the open space network provides for “active recreation” as well as “passive recreation”.

This proposal involves a land exchange which would see former quarry land currently disused in the southern portion of the block plus the single western field exchanged for higher quality land from the Fletcher block. As part of the exchange two quality collocated sports fields will be provided. These fields will be capable of two full sized soccer fields during winter and a full cricket pitch during summer. The land exchange will also enable a network of usable open space and walkway and cycle connections. There is an increase in the land area of usable public open space as well as the 8.9km of walkways and cycleways mentioned above.

The livelihood and prosperity of the new Three Kings development will undoubtedly be rated on its ability to negotiate the pronounced grade changes from the rim of the existing site boundary into the interior land. The current proposed scheme looks to bring traffic and pedestrians from Mt Eden Road, which rests at RL 76m at the intersection of Grahame Breed Drive and RL 80m at the former entrance of the Winstone Quarry, down to between RL 60 – 64m at the base of the development. In order to fully understand the spatial and practical ramifications of traversing a 15 – 17m grade change, stair precedents from the surrounding Auckland area as well as international examples from Sydney and San Francisco have been used as key precedents for the Three Kings development.

Auckland is home to many examples of very elegant and accessible access routes that deal with extreme grade changes. These have helped the design team form a catalogue of precedents that provide benchmarks for realising the dynamic topography of the proposal's many roadways, stair, lifts, elevated platforms, terraces, and parks.

This evaluation demonstrates that a 15-17m grade differential can be very successfully managed. Furthermore, it is considered that the grade differences can contribute to the opportunities and urban design outcomes of the Three Kings Renewal.



3.2 Key Move: Revitalise the Three Kings Town Centre

Outcome 3: Three Kings is a people-orientated town centre with a vibrant main street, quality public spaces and legible commercial, civic and open space quarters.

Outcome 4: Residents have access to sufficient community facilities and services that meet their needs.

Feedback on the Key Move and Outcomes:

Fletcher supports Key Move 2 “Revitalise the Three Kings Town Centre”. Fletcher supports Outcomes 3 and 4.

The Auckland Plan identifies Three Kings as an emerging town centre. It is clear that the current centre does not provide the full range of activities expected of and appropriate to a major urban town centre servicing a community such as Three Kings.

Upgrades to the main street, the creation of public spaces and improved community facilities for residents are all supported.

In Fletcher’s view, the proposals to front the town centre on to the new main street and on to Grahame Breed Drive is supported.

Assessment:

While Fletcher does not own land within the Town Centre, the Fletcher master plan will help achieve the Key Move and associated Outcomes by the creation a critical mass of housing which will bring a strong population base within the immediate catchment of the town centre. The town centre has always suffered from having no residential catchment to the north.

This will be supported by an integrated local transport and walking network including the upgrade of Grahame Breed Drive.

The proposed connections into the Town Centre will provide residents with ready access to community facilities and services. The major new residential community will benefit from a number of strong walkable connections to the town centre and public transport. These connections are seen as opportunities to provide a dynamic network of landscape access routes that serve the Three Kings community. This strategy will continue Auckland’s successful management of grade change within both urban and residential environments.

The master plan provides for a Plaza which links to the Town Centre, provides views to Maunga (Te Tatua a Riukiuta and Maungawhau) and a community plaza space.

3.3 Key Move : Encourage high quality residential development

Outcome 5: New residential development is well integrated, and connected to the surrounding environment, responds to the appropriately rehabilitated landscape, built character and heritage features.

Outcome 6: Development is serviced by adequate provision of sustainable physical and social infrastructure.

Outcome 7: Fill levels of the quarry should avoid physical segregation with adjacent land and enable strong and highly accessible connections.

Feedback on the Key Move and Outcomes:

Fletcher supports Key Move 3 “Encourage high quality residential development”. Fletcher supports Outcomes 5 and 6.

Fletcher believes that outcome 7 “fill levels of the quarry should avoid physical segregation with adjacent land and enable strong and highly accessible connections” should be reworded. This is a significant oversimplification of the complex issues that need to be addressed through the redevelopment of the former quarry areas. There are a broad range of drivers and urban design outcomes listed throughout this Three Kings Plan which influence and impact what the fill level of the quarry should be. These include strong and highly accessible connections, but these are only one of several elements.

In Fletcher’s view, this Outcome should read “Fill levels of the quarry and adjacent areas provide for an urban community which reflects the Guiding Principles and Key Moves of this plan and which:

- (a) Includes high quality residential development with a broad range of typologies
- (b) supports the Auckland Plan’s growth strategy
- (c) creates a residential catchment to help reinforce emerging Three Kings Town Centre
- (d) enables strong and highly accessible connections from the residential community to the town centre and to the open space network and to public transport,
- (e) respects the cultural significance of Te Tatua a Riukiuta and provides visual connections to the Maunga, and
- (f) provides a quality open space network integrated into the residential development.

Assessment:

The master plan will result in a high quality residential development which is well connected into the landscape and which responds to the heritage of the area and wider environment. This is achieved by:

- Taking account of how Maori occupation and industrial quarrying has shaped the existing landscape. This is reflected in the urban form of the development and particularly the layout of development and sculptural elements.
- The use of the landform to define the development such as terraced gardens.
- The use of planting which reflects the volcanic landscape and cultural associations with the site.
- The use of a wetland ring for habitat and amenity as well as stormwater management.

A significant amount of infrastructure will be provided as part of the Fletcher proposal. In terms of social and community infrastructure, the open space network and the sports fields will be provided. These new high quality facilities with associated civic open space overlooking them will draw people to Three Kings. In terms of physical infrastructure, the roading, wastewater and stormwater networks will be created by Fletcher. In particular, the management of stormwater and the use of soakage to the aquifer, give significant opportunity to improve stormwater management in the general Three Kings area.

Through some of the community consultation there has been debate about the finished level of the floor of the valley being approximately 15m below Mt Eden Road level.

The current quarry, which at its deepest part is some 40m below Mt Eden Road level, is to be substantially filled to bring the finished level to 15m below Mt Eden Road. This approach offers a number of benefits to the area:

- It assists in achieving the Auckland Plan strategy by providing for significant growth within the existing urban area. This current land will provide 1,200-1,500 new homes.
- The nature of the topography enables a broad range of housing typologies including apartment buildings to be achieved with buildings only being 3-4 levels above Mt Eden Road/Grahame Breed Drive level.
- The landform and urban design enables a range of different typologies with west and north facing apartments around the rim of the quarry with terrace housing in the valley floor.
- The proposed landform provides a number of viewshaft opportunities of Te Tatua a Riukiuta.

The fill levels of the quarry have been designed so as to enable accessible connections to be created. In particular, a major road and associated footpaths and steps will connect the town

centre and the valley floor. A public lift may also be created to give good access for members of the public. There are currently a number of examples of such lifts at rail stations and at the end of Jacobs Ladder connecting St Marys Bay to Westhaven. There are several Auckland and international examples of how the 15m level difference between the valley floor and Mt Eden Road and town centre can be successfully managed.

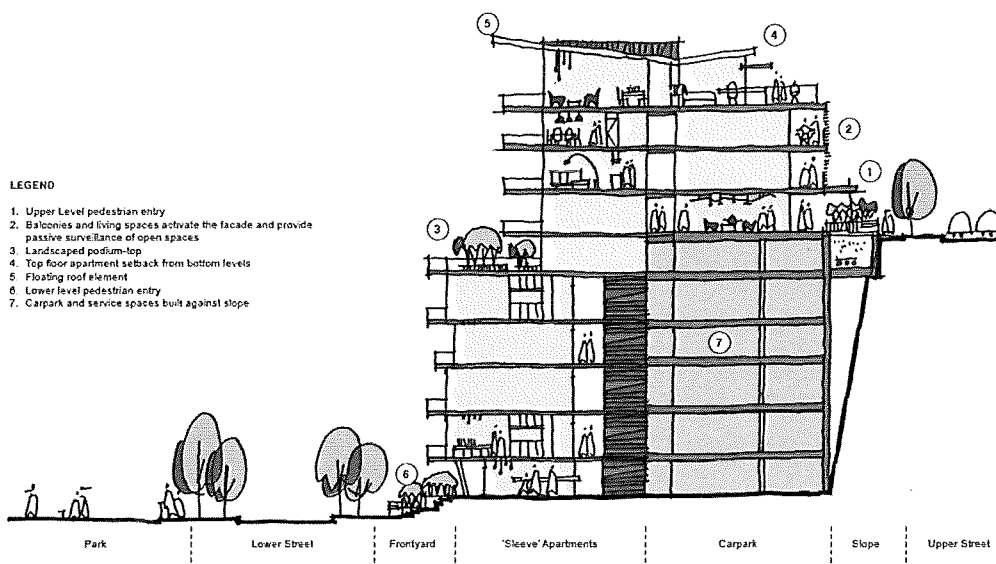
Grahame Breed Drive will be graded at a level of approximately 6% so as to provide easy access for pedestrians. The old quarry haul road (Bush Road) will be converted into a pedestrian friendly heavily vegetated access way that will have a grade of approximately 9%.

Access to upper and lower levels within the development by the majority of the new home owners will be via lift. This will be part of the decision making process of the people who choose to live in this exciting new village.

Strong connections will be created from the existing Three Kings reserve and Town Centre down to the new sportsfields through a new terraced ramp system and civic stairway. The terraced ramp will have a grade of approximately 9%.

The proposed fill level of the quarry will provide for a panoramic vista over the development and to the Maunga beyond. Alternative fill heights will create a form of built development that would severely impinge on this panorama for no perceived added benefit.

A diverse range of dwelling types including innovative cascading apartments, narrow-lot terraces, and walk-up apartments have been proposed within the master plan to promote diversity, affordability and housing choice. The proposed cascading apartment types are designed to take advantage of the height difference between the edge of the quarry and the proposed final level of the quarry floor. These apartment buildings are composed of a lower portion of 'Liner' apartments and carpark basements that sleeve the quarry slope. The upper portion is a more conventional four storey apartment block that interfaces with existing streets on the top edge of the quarry. This higher density typology is placed along the edge of the quarry on Grahame Breed Drive and Mount Eden Road, taking advantage of the northern and east/west aspects as well as views towards the Maunga.



Section through proposed cascading apartments

On gentler slopes and on the filled former quarry floor, medium density terrace homes and low rise garden apartments are proposed. These 3-4 storey typologies are designed with active edges and front yards to interface with future tree-lined streets and passive recreational spaces. Proposed pedestrian trails and bicycle paths will weave seamlessly with these dwelling types to create a relaxed, walkable and liveable community.

3.4 Key Move: Improve connections between people and places

Outcome 8: Development supports alternative modes of transportation and reduces reliance on the private car

Outcome 9: The street and movement network creates a permeable, legible and accessible environment for all

Feedback on the Key Move and Outcomes:

Fletcher supports Key Move 4 "Improve connectivity and accessibility between people and places" and Outcome 9.

Fletchers consider that Outcome 8 should be reworded to explicitly provide support for the current Auckland Transport proposals to increase the frequency and quality of bus services in the Mt Eden Road corridor. The suggested wording is as follows:

“Development supports alternative modes of transport, high frequency bus services on Mt Eden Road and Mt Albert Road and reduces reliance on private car”.

Assessment:

The Fletcher master plan will improve connections between people and places in Three Kings. This is because:

- The open space network within the development will provide for walking and cycling and will connect the development with the town centre, the Maunga and the wider area. An example of this is the green space on the western side of Three Kings reserve linking into the new sports fields and then up the ceremonial staircase to the existing green and town centre.
- The transport network within the development is connected into Mt Eden Road in a safe and efficient manner.
- The proposal provides for ready access to bus stops.
- The development provides accessible connections with the town centre.
- The parking to be provided within the development is set at a level which encourages the use of public transport.
- The access between the town centre and former quarry floor offers choice in how people connect including the normal street network and footpaths at appropriate grades, pathways and stairs and the public lift.

3.5 Key Move: Develop local character and identity

Outcome 10: Three Kings is a vibrant attractive place that meets the needs of the community.

Outcome 11: Three Kings has an identity that reflects local culture, history and heritage.

Feedback on the Key Move and Outcomes:

Fletcher supports Key Move 5 “Develop local character and identity” and Outcomes 10.

Fletcher considers that Outcome 11 should be reworded to explicitly mention the cultural importance of this area to iwi (as well as the importance of local culture). The formation of the Tamaki Collective and the new ownership and management roles for the Auckland Maunga, including Te Tatua a Riukiuta, is of fundamental importance to the character, history and culture of the area.

Assessment:

The Key Move forms a fundamental part of the Fletcher master plan. The master plan will transform a barren, industrial landscape into a high amenity development providing 1200-1500 homes. The population base and the built development will significantly increase the vibrancy and attractiveness of the area.

The residential development provides critical mass to the shopping centre within a walking distance that can be easily achieved by all ages and abilities.

The development will add to the local culture, history and identity by protecting views to the Maunga and including many elements of cultural heritage alongside elements which reflect the past quarrying of the site. The form of the landscape will evoke the principles of Te Aranga and cement the stories of iwi into the land.

The retention of symbolic industrial heritage elements within the landscape will remind the users of what the previous maunga have provided for the community.

The new open spaces will draw young people and their families throughout the week and on weekends to engage in active and passive recreation. The quality of the facilities will be such that they will cater for winter and summer sport.

The connection to these activities will be enhanced by creating a civic space/public plaza with food and beverage that overlooks these playing fields so that friends and family can enjoy watching sport in a relaxed north facing space.

This project has been evaluated under the principles of Te Aranga, as reflected in the Auckland Design Manual. The urban form in terms of respecting the Maunga, view corridors, the treatment of water and the use of wetlands, and the extensive native planting and open space network all contributes to the principles of Te Aranga. In the detailed design, additional opportunities will arise in terms of expressing the cultural values of Te Tātua a Riukiuta and the identity of the Three Kings area and community generally.

Summary

The Three Kings Plan is the result of an extensive consultation process. Fletcher is generally supportive of the Guiding Principles, Key Moves and Outcomes sought in the resulting document.

Fletcher looks forward to the Puketepapa Local Board finalising the Three Kings Plan so that it can assist in achieving quality development in the Three Kings area.

Bernie Chote



GM Fletcher Developments

4th July 2014