

Three Kings – Private Plan Change Request

15-H2

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1.0 INTRODUCTION

- 1.1 This is a private plan change request under the Resource Management Act 1991 (“the Act”) by Fletcher Residential Ltd ("Fletcher Residential"). It seeks to amend the zoning and district plan provisions applying in the Auckland District Plan: Operative Auckland City Isthmus section 1999 (“Isthmus District Plan”) to the former Winstone Aggregates land at Three Kings.
- 1.2 This document comprises the planning report, assessment of effects, statutory analysis, and associated reports contained in the private plan change package.
- 1.3 The reports forming part of this plan change request are:
 - a) Planning report – Tattico (this report)
 - b) Report from the General Manager of Fletcher Developments, Bernie Chote
 - c) Urban design report – dKO Architecture
 - d) Landscape report – SurfaceDesign, Inc
 - e) Cultural review – Design Tribe
 - f) Transport report – Traffic Design Group (TDG)
 - g) Infrastructure report – Harrison Grierson
 - h) Stormwater management report – Pattle Delamore Partners Ltd
 - i) Geotechnical report – Tonkin and Taylor
 - j) Management of contaminated land report – Pattle Delamore Partners Ltd
 - k) Economic assessment – Property Economics.
- 1.4 This private plan change request demonstrates that this proposal meets the statutory obligations of the Act, including the assessment under section 32 of the Act. This document is the evaluation report that is required to be prepared pursuant to section 32. The document also provides technical analysis and information that will enable a full understanding of the plan change and its effects.
- 1.5 This planning report should be read in conjunction with the other technical reports and urban design analysis forming part of this private plan change request.

2.0 OVERVIEW

- 2.1 The private plan change request relates to 15.2 ha of land owned by Fletcher Concrete and Infrastructure Ltd (FCIL) at Three Kings (Fletcher land). Historically, the vast majority of the land has been used for quarrying purposes.
- 2.2 The Fletcher land is a recently completed quarry operation. The filling operation is well advanced as part of the rehabilitation of the quarry. Trimming of rock faces is in the final stages to leave the quarry ready for redevelopment.
- 2.3 Parts of the Fletcher land will be ready for redevelopment from 2015, with other parts progressively becoming available for redevelopment over the next five years.
- 2.4 In early 2013, the Auckland Council initiated a precinct plan process to identify the future planning framework for the Three Kings area.
- 2.5 Fletcher Residential has modified its proposals to take on board the evolving precinct plan for Three Kings. As a result this private plan change request is substantially in accordance with the “Three Kings Plan – June 2014 (Draft)” and the officer’s report to the Local Board on the community feedback to the recently released ‘Three Kings Plan’.
- 2.6 The Fletcher land is zoned Business 7 (quarrying) under the Isthmus District Plan.
- 2.7 Quarry zoning is demonstrably inappropriate for a property that has completed quarry operations.
- 2.8 This private plan change request seeks to rezone the 15.2 block a mix of Residential 8b and Open Space 2.
- 2.9 The requested open space zoning provides significantly enhanced opportunity for open space within the block, provides a landscaped buffer against Te Tatua a Riukiuta (Big King), and provides pedestrian and some cycle linkages throughout the area.
- 2.10 Residential 8 zoning is applied to the remaining land area to provide for intensive residential development with a mix of typologies.
- 2.11 This zoning provides the appropriate form and intensity of development to give effect to the key strategies of the Auckland Plan, and to the growth management strategy embodied within the Isthmus District Plan.

- 2.12 The private plan change request proposes particular planning controls and assessment criteria which will drive the comprehensive redevelopment of this area to meet the key requirements identified in the Auckland Plan and the work the Auckland Council has been doing on the Three Kings draft precinct plan. These are part of the Isthmus District Plan's Residential 8 zoning approach. The proposed plan change is a combination of adoption of the standard assessment criteria within the Residential 8 zone together with additional site specific criteria which address the unique circumstances of the Three Kings area.
- 2.13 The Isthmus District Plan objectives for managing growth promote a targeted urban consolidation policy for the Auckland Isthmus, with growth focused around town centres and along major public transport corridors.
- 2.14 This plan change request is in accordance with these objectives. It provides for a range of apartment typologies, to provide significant residential growth opportunity in close proximity to the Three Kings town centre, and along the high frequency public transport corridor of Mt Eden Road.
- 2.15 The plan change also meets the environmental objectives of the Isthmus District Plan in terms of providing for the recognition and protection of the important Auckland volcanic cones. This plan change protects the view corridors to the cones, and adds additional view shafts to further open up public views of the cones.
- 2.16 The plan change embodies sustainable stormwater treatment methods and provides the opportunity for the Council to better manage stormwater issues within the Three Kings area generally.
- 2.17 If approved, this plan change request will provide for comprehensive redevelopment of this Three Kings block, which will:
- Deliver 1,200 to 1,500 additional homes in accordance with the Auckland Plan's urban consolidation policies.
 - Protect identified views to Te Tatua a Riukiuta through the Three Kings Concept Plan promoted as part of this plan change request,
 - Provide an additional residential catchment to the Three Kings town centre.

- Establish an open space network providing public amenity to the broader Three Kings community.
- Fully manage stormwater within the 15.2 ha block through a series of wetlands. This will give a robust stormwater management system in terms of both capacity and quality. It will also enhance the amenity and increase the biodiversity of the area through the wetland and associated native plantings.
- Reinforce public transport and provide direct connections from the new residential community to the major public transport corridor of Mt Eden Road.
- Create a network of walkways and cycleways linking the new residential community, Mt Eden Road and the existing open space network, particularly Big King Reserve.
- Provide high amenity residential areas within an area of high quality of urban design.

3.0 LAND SUBJECT TO THIS PRIVATE PLAN CHANGE REQUEST

- 3.1 The land subject to this private plan change comprises the 15.2 ha Fletcher land which is the former Three Kings Quarry and is labelled as Parcel A on Diagram 1 below.
- 3.2 For completeness, the plan also shows the critical adjacent land of the Big King Reserve (Te Tatua a Riukiuta), being the Maunga which forms the central focus of this reserve), the nearby Three Kings town centre, and the Auckland Council land comprising community facilities, sports field and reserve at Three Kings (the areas labelled Parcel B and C are reserve lands vested in trust in Auckland Council with underlying Crown ownership).
- 3.3 Diagram 2 is an aerial photograph of the area showing these same three parcels of land.

Diagram 1– Land Subject to Private Plan Change Request and surrounding land

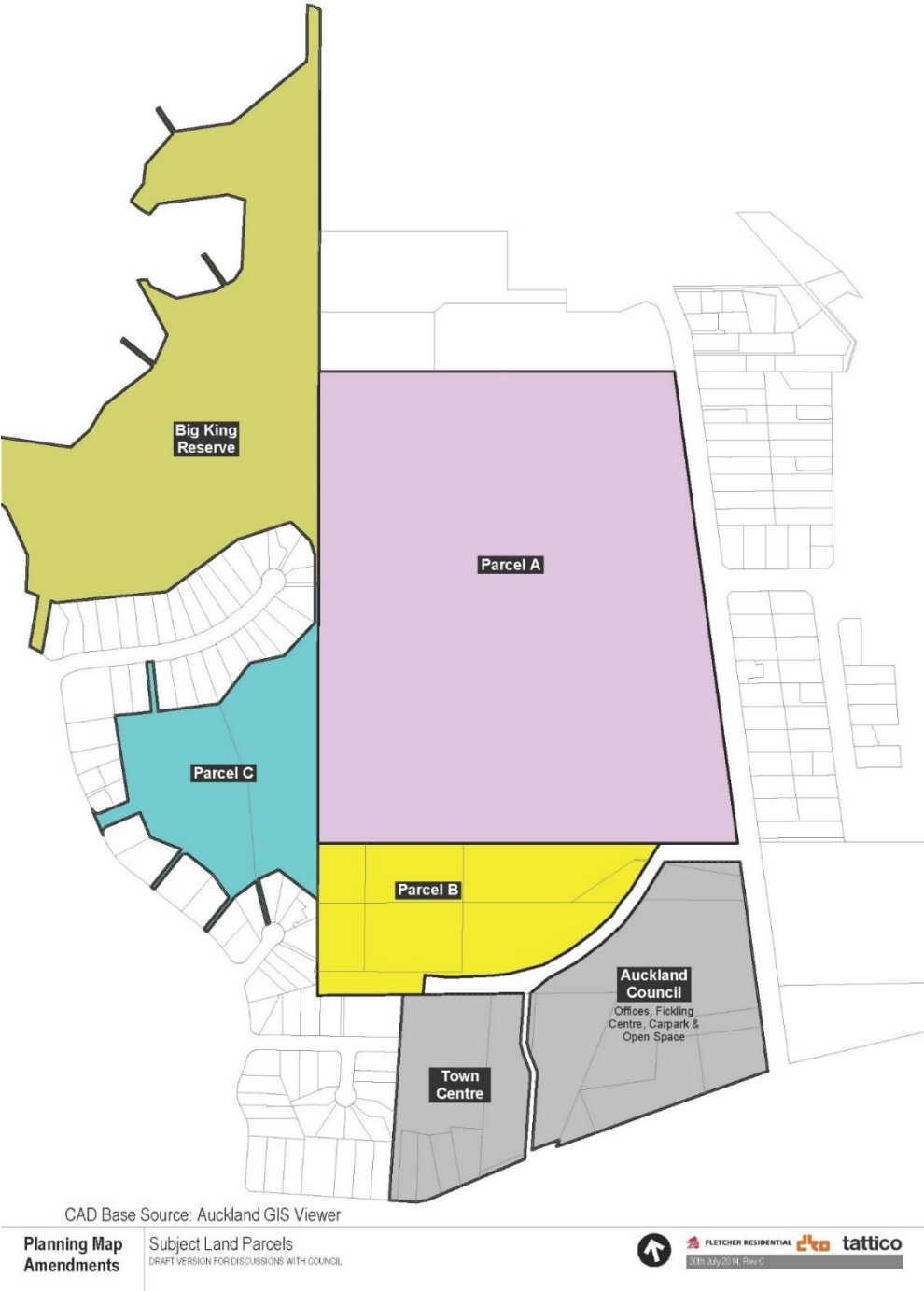


Diagram 2 – Aerial Photograph Showing the Land Subject this Private Plan Change Request



4.0 CURRENT USE

- 4.1 The Fletcher land comprises 15.2 ha. FCIL, through its predecessor companies, has been quarrying this land since 1922. There may have been some quarrying operations prior to that.
- 4.2 FCIL has operated the quarry through the Winstone Aggregates division.
- 4.3 Quarry operations are now largely complete. The primary quarrying operation is finished.
- 4.4 As part of the rehabilitation of the quarry, there needs to be stabilisation of the rock faces and trimming of faces to achieve the final gradients and “benches” to allow reuse. The only remaining quarrying operation is this trimming activity.
- 4.5 Fletcher cannot complete this trimming until there is a reasonable understanding of the future reuse of the quarry. This private plan change request will give the certainty Fletcher needs to plan and finalise the location and profile of the former quarry faces and ultimately enable the redevelopment of the site.

- 4.6 In 2009, Winstone Aggregates obtained a land use consent for the filling operations associated with rehabilitation of the quarry. The fill operation is well underway.
- 4.7 Timing to fill the quarry depends on the supply of fill material and the final fill level.
- 4.8 The 2009 consent sets a maximum fill level which was set at Mt Eden Road and graded away to the south and west. This plan change request is based on a fill level which is shown on the drawings forming part of this request, but is essentially 15m-17m below Mt Eden Road level. The reason for this is the significant advantage this final fill level brings in enabling Fletcher Residential to achieve a mix of housing typologies and achieve the densities targeted in the Three Kings Precinct Plan. This proposal helps deliver the urban consolidation strategies of the Auckland Plan, achieving appropriate intensification in this part of the isthmus, but still keeping the height of development to a maximum of four levels above the rim of the quarry.
- 4.9 There is also the added advantage of requiring significantly less fill to bring the former quarry to its final state, and therefore complete operations within a 4 to 5 year period, as opposed to the 12 to 15 year period were the quarry to be filled to the rim. There is obvious significant advantage in terms of reduced disruption in the community and significantly reduced trucking movements.
- 4.10 Of the Fletcher land, 1.2 ha is the former Vibrapac Block Plant. This plant was built in the late 1940's and was New Zealand's first concrete masonry manufacturing plant until it was disestablished in the late 1960's. The land was then used for a builder's yard and subsequently converted to a mixed retail operation, including a café, veterinary facility and retail outlet.
- 4.11 The land used by the former Vibrapac Block Plant was never quarried below Mt Eden Road level. It requires some minor trimming work and will then be available for redevelopment.

5.0 FLETCHER RESIDENTIAL

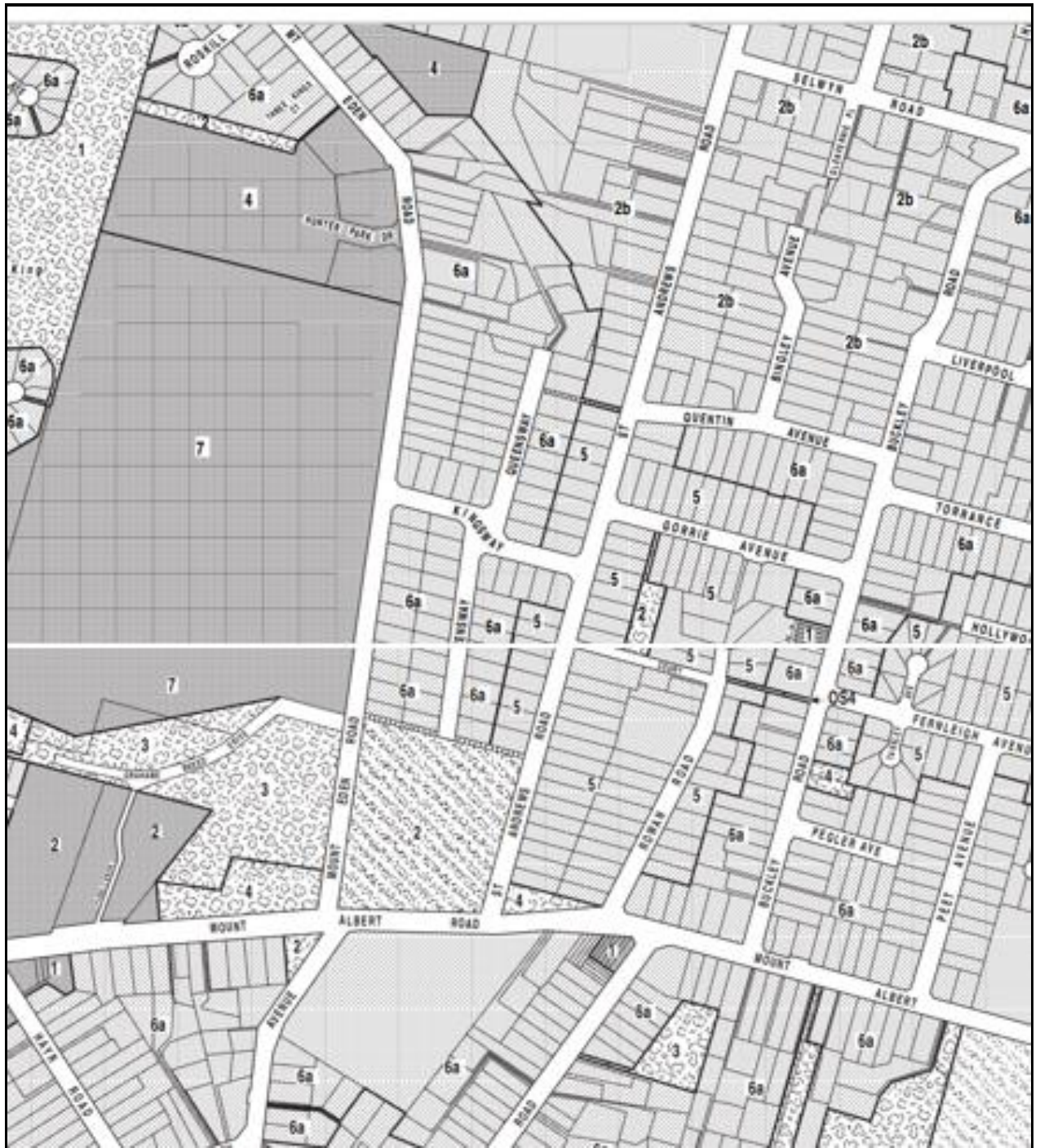
- 5.1 The applicant for this private plan change request is Fletcher Residential.
- 5.2 Fletcher Residential has extensive experience in the construction of the apartments and terrace housing typologies sought to be provided for by this private plan change.

6.0 EXISTING ZONING

6.1 PLANNING MAPS

- 6.1.1 The land subject to the private plan change request is zoned Business 7 - Quarrying in the Isthmus District Plan. This is shown diagram 3 below.

Diagram 3 – Current Zoning Isthmus District Plan



6.1.2 None of the land is subject to designation.

- 6.1.3 A small sliver of land in the north western corner is subject to control “E05 29 View Protection – Volcanic Cones Affected Areas”. The private plan change request does not seek to change this identification.

6.2 OBJECTIVES, POLICIES AND STRATEGIES

- 6.2.1 The zone strategy for Business 7 zone is set out in clause 8.6.7.2 of the Isthmus District Plan.

- 6.2.2 This states:

“The Business 7 zones are applied to long-established quarry operations within the city: the Mt Wellington and Three Kings quarries which supply a significant portion of the region’s quarried stone... The Mt Wellington and Three Kings quarries are worked continuously as major quarry operations involving the frequent use of explosives and on-site crushing and screening of stone. These rock quarries are zoned Business 7 in the Plan...”

The built nature of the Isthmus, together with environmental and amenity concerns, to a large extent precludes any new quarry operation in the district. Therefore the deposits in these existing quarries are acknowledged as scarce and valuable regional resources. The continued and efficient extraction of the existing deposits until they are exhausted is thus an important resource issue. The zone is therefore designed to facilitate the extraction operations and allied activities...

The magnitude of the problem represented by the reuse of any major quarry or clay extraction area ensures that the Council will require that extensive economic land use, engineering and environmental studies are carried out by the landowners, and in collaboration with the appropriate public authorities, before it considers any rezoning proposals, affecting land now zoned for quarry operations...” [Emphasis added]

- 6.2.3 The objectives for the Business 7 zone are:

- “(a) To provide for the careful management and extraction of mineral resources;*
- (b) To impose controls which protect neighbouring environmental and amenity standards; and*

(c) To prevent the conversion of exhausted or disused quarries to indiscriminate and unsuitable activities.”

- 6.2.4 At the time the Isthmus District Plan was published, there were three quarries within the Auckland area. In addition to Three Kings, there was the Mt Wellington basalt quarry and the Avondale clay quarry.
- 6.2.5 The Mt Wellington and Avondale quarries were exhausted some time previously. Both these quarries have gone through rezoning processes and both areas are now zoned for residential activity.
- 6.2.6 In both cases, the plan change process occurred when the quarrying operation was complete and during trimming, filling and rehabilitation of the quarry land suitable for residential purposes.
- 6.2.7 In each case, the Council correctly worked through the future zoning pattern during rehabilitation so that the final configuration of the rehabilitated quarry was known. This is critical so that landowners know the future zoning and can undertake remediation appropriate to this future zoning.
- 6.2.8 This is exactly the position for the Three Kings quarry. The mineral extraction process is complete. Fletcher Residential needs to understand the future zoning of the area so that appropriate filling, trimming and remediation processes can occur.
- 6.2.9 The zone strategy makes it clear that there was a balancing act by the Council, in the determination of the Business 7 zone, between the needs to utilise a scarce mineral resource for the benefit of the region, and the issues of amenity and environmental considerations for surrounding properties.
- 6.2.10 Because the quarries were established prior to residential development in the area, the Isthmus District Plan came down in favour of the continuation of the quarry operation. However, this was seen as a finite time and one which when exhausted, would see the land carefully considered for appropriate reuse.
- 6.2.11 The Business 7 zone provides for a very limited range of non-mineral extraction uses, primarily associated with the quarrying operation. Quarrying on the subject land is a permitted or controlled activity. Offices, buildings and residential accommodation for persons required to work or live at the quarry are permitted activities.

- 6.2.12 The only permitted non-quarrying activities are horticulture and grazing, which do not apply at Three Kings.
- 6.2.13 The Plan also provides for some activities which are seen as interim/temporary activities which could apply at the quarry. These activities have a discretionary activity status.
- 6.2.14 A good example of this is the interim use of the former “Vibrapac Block Plant” buildings in the north eastern corner of the Fletcher land. This land is used for food and beverage (coffee shop), an animal veterinary clinic, a retail bedding store and a homewares store.
- 6.2.15 The Isthmus District Plan does not provide for the range of commercial activities appropriate for a worked-out and rehabilitated quarry. The Plan clearly contemplates the examination of future long-term uses for the quarry being tested through the plan change process. That is what this application will do. It is the process that Council has set up for quarry owners to determine the long-term use of the rehabilitated land.

7.0 VISION

- 7.1 Fletcher Residential's vision is for the Three Kings area to be a vibrant, sustainable urban village.
- 7.2 Three Kings will be a world class community that Aucklanders are proud of, want to live in and invest in. Revitalisation of the quarry site will restore the area's natural and physical infrastructure. This development will assist Three Kings to become a thriving town centre.
- 7.3 Fletcher Residential's concept is of a vibrant community that is an exemplar for sustainable approaches to urban living; a community created within a highly permeable and widely connected open space network.
- 7.4 This is consistent with the Auckland Council vision for the Three Kings area as set out in the public engagement document *“Three Kings Plan – June 2014”*.

8.0 MASTER PLAN

- 8.1 Fletcher Residential has developed a master plan for Three Kings site which is the basis on which the rezoning and zone provisions of this private plan change are sought.

8.2 This master plan has been developed through the extensive consultation process set out in sections 26 and 27 below and described in the report prepared by Bernie Chote, the General Manager of Fletcher Developments.

8.3 The master plan Fletcher Residential has developed for the Fletcher land delivers on the vision. In particular:

- It contributes to the Council's urban consolidation growth strategy by providing quality housing on a major public transport route adjoining a town centre.
- The proposal embraces a high level of urban design to ensure the development of quality neighbourhoods.
- The cultural and amenity significance of Te Tatua a Riukiuta (Big King) is recognised and embraced within the design of the master plan, as well as protecting and creating new significant view corridors to the Maunga.
- The creation of wetlands and quality open space network within the quarry provides a high level amenity, as well as addressing stormwater management issues.
- The development is designed to reinforce public transport and alternative transport methods through a combination of locating growth along the major public transport route of Mt Eden Road, providing quality connections from the housing area to the public transport connections, and providing a network of walkways and cycleways through the area connecting uses within the area and beyond.
- Opening up access and connections to the Maunga, public transport routes and residential neighbourhoods through a network of cycleways and walkways.
- Providing the opportunity for the Council to better manage the broader Three Kings-wide stormwater network by utilising the established stormwater pumping facilities to effectively increase capacity in the aquifer. The Fletcher land is self-contained in dealing with its stormwater. But there is an opportunity for the Council to leverage off this and gain benefits outside the quarry precinct. This will enable land use outside the quarry to use the stormwater capacity benefits the new development brings.

Diagram 4 illustrates the master plan for this area proposed by Fletcher Residential.

Diagram 4 – Fletcher Residential Three Kings Master Plan



- 8.4 The master plan vision celebrates the locality, history, cultural heritage and natural environment of Three Kings.
- 8.5 The newly-created community will offer residents a unique lifestyle choice: residential living areas on the doorstep of an existing town centre, located near high quality recreational facilities, and on a major public transport route.
- 8.6 Significant areas of high quality public open space are created.
- 8.7 In the north western corner of the site an approximately 1.4ha green zone has been provided as suggested in the Three Kings Plan discussion document, to provide a buffer to Te Tatua a Riukiuta.

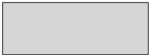
- 8.8 Te Tataua a Riukiuta is fundamental to the character and identity of Three Kings. The master plan embraces this in a number of ways including as a protected view and landmark. All other viewing opportunities as suggested in the Three Kings Precinct Plan have been adopted and enhanced.
- 8.9 A network of cycling and pedestrian trails crosses the site and links into and strengthens adjoining networks. As previously noted the visual and physical linkages to Te Tataua a Riukiuta are of paramount significance. A connection through to Te Tataua a Riukiuta on the northern edge of the former quarry is planned. This stairway connection is envisioned as a post-industrial relic that would incorporate contemporary architecture. This connection would further open up the Maunga to the communities east of Mt Eden Road.
- 8.10 Adjacent to the Kingsway intersection with Mt Eden Road is an open plaza providing additional viewing opportunities of the Maunga. This plaza also incorporates some of the industrial remnants left on the site. Public transport is embraced by the development and the pathway systems will connect with multiple bus stops.
- 8.11 The public space on the quarry floor is flanked by a mixture of 3 and 4 level residential terrace house typology units, providing surveillance and safety to the public realm. The building form is designed in a manner to address the civic nature of the Street. Almost all carparking is rear loaded through laneways maximizing the civic nature of streets. Rainwater gardens, swales and other water and stormwater urban design features will add to the high quality streetscapes.
- 8.12 Fletcher Residential's intention is that Three Kings is seen to be an exemplar development with a high regard for the public realm. All aspects of the proposal will respect the cultural, historical values that make this site special. The recognition and enhancement of Te Tataua a Riukiuta through the design, land use and additional open space and connections provide this site with a strong sense of place.
- 8.13 The attached urban design analysis by dKO Architecture and landscape analysis by Surfacedesign, Inc forming part of this plan change request, outlines the proposed approach to development of this area in detail.
- 8.14 This plan change request provides the planning framework to deliver either this master plan or a master plan of similar intent and urban design quality.

9.0 REQUESTED REZONING AND CHANGES TO THE ISTHMUS DISTRICT PLAN


9.1 REZONING

9.1.1 Diagram 5 sets out the new zoning requested by Fletcher Residential.

- The land shown



to be rezoned from Business 7 to Residential 8b
- The land shown



to be rezoned from Business 7 to Open Space 2

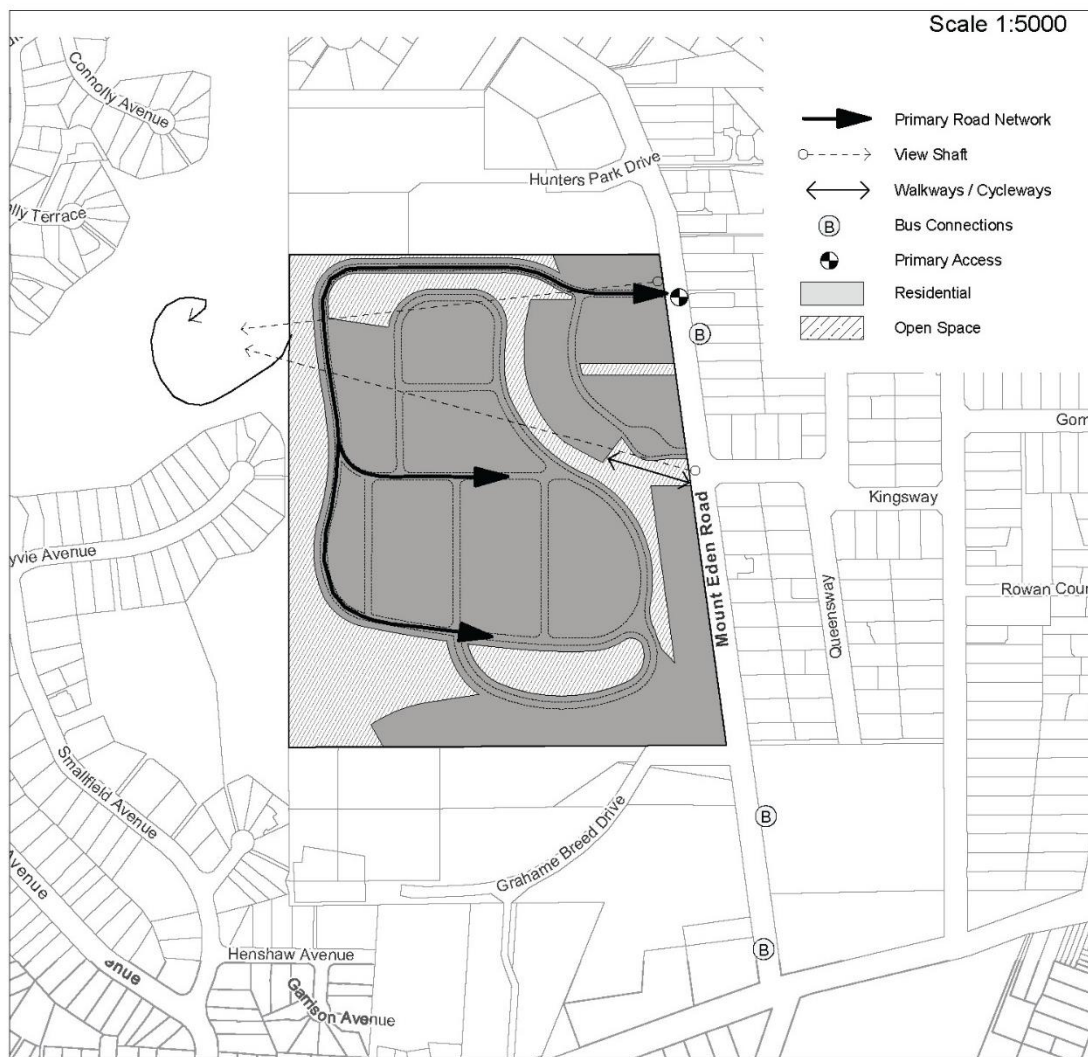


9.1.2 Fletcher Residential is seeking two basic zones:

- a) The predominantly residential development portions of the precinct are zoned Residential 8b. This reflects the strategy of the zone which seeks to provide for intensive residential development within five minutes walking distance of major public transport centres, routes and town centres.
- b) Open Space 2 (informal recreation) is applied to the extensive passive and amenity open space areas throughout the block.

9.2 **CONCEPT PLAN**

9.2.1 In addition to the new zonings sought above, this private plan change introduces a concept plan for the site. The concept plan map is shown in Diagram 6 below.



9.2.2 The concept plan provisions are summarised below:

- A concept plan map F08-84(a) which shows where residential development will be located and where areas of open space will be developed. In addition, viewshafts, access points, walkways and cycleways, bus connections and the road network area shown.

- A set of objectives and policies which are intended to achieve the purpose of the Act and to adapt the provisions of Residential 8 to reflect the particular characteristics of and development proposal for this site.
- Activity tables for the Residential 8b zone and the Open Space 2 zones. These tables have been prepared to reflect the specific activities that are intended to occur on the site e.g. planned unit developments, rehabilitation of land, earthworks required and the construction of infrastructure. The activity status of these activities has been applied on the basis of the extensive amount of work that has already been undertaken. For example, a restricted discretionary activity status has been applied to planned unit developments as the master plan work and the specialist reports have enabled the potential effects of this activity to be clearly identified and restricted to a confined set of issues.
- A density control which ensures that the number of dwellings within the concept plan area does not exceed 1500. This control reflects the development provided for in the master plan.
- Subdivision provisions which promote subdivision in accordance with planned unit developments. The use of planned unit development(s) will allow work on the site to be staged according to the development of infrastructure and as the works on the quarry rehabilitation are completed.
- The development controls of the Residential 8b zone apply except for the following controls:

7.8.2.3 Maximum Height

7.8.2.4 Height in Relation to Boundary

7.8.2.7 Maximum Building Coverage and Impermeable Surface

7.8.2.8 Minimum Stormwater Permeable Surface

7.8.2.9 Yards

7.8.2.10A Private Open Space Residential Units

7.8.2.15 Driveways and Carparking (d) amount of Road Frontage Taken Up by Accessways

7.8.2.17 Integrated Housing Developments Communal Open Space.

7.8.2.5 Daylight

The above controls have been replaced with the site specific controls which are appropriate to development on this site and the concept plan framework. For example, the height controls have been amended so that they relate to the finished RL levels of the quarry and the building coverage, impervious area and landscaping controls have been related to the area of the Planned Unit Development as opposed to the area of the site as a whole. The height in relation to boundary controls and the private open space controls have also been amended so as to be appropriate to the form of development promoted in the master plan.

- Assessment Criteria have been included to ensure that proposals for controlled and restricted discretionary activities are assessed in a consistent and comprehensive manner. The matters contained in the assessment criteria reflect the master plan and the work done by the various specialists including urban design, stormwater and the Te Aranga principles. It should also be noted that the development control rules contained in the Appendix 10 (which are used to assess the construction or relocation of residential units) are not applied to this development as it is considered that the development controls proposed are sufficient to ensure high quality development.
- Special Information requirements have been included to ensure that the information provided with any application is appropriate to development on this site and reflects the work already undertaken. For example, information is required in respect of the integration of development into Te Tātua a Ruikiuta.
- Amendments are required to Part 7 Residential to reflect the concept plan and to ensure that there is no ambiguity as to the provisions which apply.

9.2.3 The purpose of the concept plan is to ensure development proceeds in accordance with the key planning parameters as identified through the master plan process for Three Kings. This will enhance the quality of urban development of the land.

10.0 STATUTORY TESTS

- 10.1 The following sections undertake a detailed evaluation of the statutory requirements or tests the Council must address in considering any plan change request. The evaluation includes the necessary considerations the Council must address in terms of section 32 of the Act. Section 32 was amended by the Resource Management Amendment Act 2013 and this report addresses the revised requirements for evaluation reports introduced by the amendments.
- 10.2 The Environment Court, in considering a major plan change redevelopment for Long Bay, Auckland outlined a series of requirements the Council needs to address when determining a proposed new district plan, public plan change, or private plan change (*Long Bay-Okura Great Park Society Inc v North Shore City Council* (A078/08)). While section 32 has been amended since this time, the Long Bay decision still provides a useful framework around the appropriate principles to consider in evaluating a private plan change request. The following sections address the matters set out by the Court in that decision. Where the statutory test has been amended this is addressed.
- 10.3 The next section evaluates the extent to which and how this private plan change gives effect to the purposes of the Act and achieves the statutory tests for a supportable plan change.

11.0 PURPOSE OF THE RESOURCE MANAGEMENT ACT

11.1 SECTION 5 OF THE RESOURCE MANAGEMENT ACT

11.1.1 The Environment Court in the Long Bay decision stated: *“A district plan (change) should be designed to accord with and assist the territorial authority to carry out its functions so as to achieve the purpose of the Act.”*

11.1.2 Section 5 of the Act sets out the purpose as follows:

“5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

11.1.3 This plan change request enables the comprehensive and integrated use and development of the physical resource which is the former quarry lands at Three Kings.

11.1.4 A key driver for Auckland is the sustainable management of the metropolitan area and providing for the significant population growth and the associated demand for housing which Auckland faces. Adequate accommodation, in terms of number, quality and affordability, is a key determinant of a community being able to provide for its social and economic wellbeing, including in terms of the health and safety of the community.

11.1.5 The Council has clearly identified growth management as a key issue for Auckland.

11.1.6 Auckland continues to experience significant population growth and faces a range of planning issues, including where and how this growth is accommodated, providing the physical and social/community infrastructure to support growth, and providing for growth in a manner which achieves the purpose of section 5, including the protection of natural and physical resources, safeguarding the life supporting capacity of air, water, soil and ecosystems, and avoiding, remedying or mitigating adverse effects.

11.1.7 These key growth management matters are outlined in a number of Council and government policies and approaches. They all reflect how critical the Council considers successful growth management to Auckland’s future and to achieving the purposes of section 5 of the Act. The particular initiatives which demonstrate this are:

- a) The Auckland Plan identifying that housing Aucklanders in “secure, healthy homes that they can afford” as being one of the 15 strategic directions in Auckland’s Development Strategy.

- b) The government passing the Housing Accord and Special Housing Areas Act 2013, targeted at addressing significant housing shortages in Auckland and other New Zealand areas in terms of both the quantum of housing and issues of affordability.
- c) The Council and the government entering a housing accord: *“intended to result in increased housing supply and improved housing affordability in Auckland”*.
- d) The Council promoting a Unitary Plan which underpins the Auckland Plan concept of providing for growth along major public transport corridors and around town centres.
- e) The Local Government (Auckland) Amendment Act 2004. In some ways, this was the predecessor to the Auckland Plan growth issues and was an attempt to get an integrated and consolidated view across the region.
- f) Development of the Auckland growth strategy by the relevant then Auckland councils and its inclusion within the Regional Policy Statement.

11.1.8 This plan change will assist the Council in achieving the purposes of the Act. Fundamentally, the Fletcher land which has historically been focused on mineral extraction, will be transformed into a vibrant residential community which will contribute to sustainability. In particular:

- Rehabilitation of the quarry and development for an integrated urban community will contribute to Auckland’s growth. It will enable the sustainable use of the land resource for current and future generations. The land, having been rehabilitated and developed, will assume a productive use.
- The quarry will be filled to appropriate levels and all aspects made safe.
- A high quality urban community will be developed.
- A significant focus will be put on accessibility to, and through, the land connecting the Maunga, residential community and Mt Eden Road.
- Walking and cycling trails are created.

- Strong accessibility links are created to the high frequency public transport routes.
- A range of housing typologies are created to encourage and provide for a diverse community.
- Fletcher Residential is committed to providing a range of pricing products, including the Council's targets for affordable housing as set out in the proposed Unitary Plan.

11.1.9 The private plan change will assist the Council in "*safeguarding the life-supporting capacity of air, water, soil and ecosystems*" by:

- Development of a wetland network and stormwater management system.
- Filling and compaction of the former quarry land to create robust development sites.
- Careful control of sedimentation, runoff and other road-based issues, to control contaminants entering the aquifer.
- Significant native planting to promote biodiversity within what is currently a barren site.
- A strong focus on landscaping of this former quarry land.

This is further explained in the sections below and the reports accompanying this private plan change request.

11.1.10 The Council must be satisfied that the private plan change will meet the purpose of section 5, is required to avoid, remedy or mitigate any adverse effects of activities on the environment.

11.1.11 For the reasons set out later in this report and in the accompanying assessments forming part of this private plan change request, this private plan change fundamentally is a strategy which will return this worked-out quarry to a sustainable high quality urban community which achieves the purposes and principles of the Act.

11.2 MATTERS OF NATIONAL IMPORTANCE

11.2.1 Section 6 of the Act states

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

...

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

...

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

(f) The protection of historic heritage from inappropriate subdivision, use, and development.”

11.2.2 This private plan change will assist the Council to achieve the purpose of the Act in regard to matters of national importance. This private plan change:

- a) Recognises the cultural and landform/landscape importance of the area including Te Tatua a Riukiuta. Consequently, this plan change:
- Provides a significant buffer of land on the eastern side of Te Tatua a Riukiuta to provide a landscape transition from the Maunga to the residential community.
 - Provides a landscape feature to the south of Te Tatua a Riukiuta.
 - Enhances public accessibility to the area with upgraded walkways.
 - Provides critical views to enhance the amenity and signal the importance culturally and from a landscape perspective of the Maunga.
 - Introduces the cultural importance of wetland and natural stormwater management processes of water prior to its recharging the aquifer.

- Introduces extensive landscaped areas within the land.
- Extensively returns native planting to the land, to recognise the importance of the natural landscape.

11.3 OTHER MATTERS

11.3.1 Section 7 of the Act states:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) Kaitiakitanga;

(aa) The ethic of stewardship;

(b) The efficient use and development of natural and physical resources;

...:

(c) The maintenance and enhancement of amenity values;

...

(f) Maintenance and enhancement of the quality of the environment;

(g) Any finite characteristics of natural and physical resources;...”

11.3.2 This plan change will assist the Council in achieving the purpose of the Act and in particular section 7. In particular:

- Fletcher Residential recognises that this area was historically five dominant volcanic cones of important cultural significance to Maori. This landscape has been highly modified with only one maunga remaining and the impossibility to return the natural landform. As set out in the report by Bernie Chote, Fletcher Residential is working with iwi to tell the stories of the five maunga that once made up the volcanic complex and to ensure that the development of this area takes account of the key Maori perspectives as set out in the Auckland design manual.

These matters are addressed in the report by Rau Hoskins of Design Tribe.

- This private plan change will facilitate the rehabilitation of this quarry and its development for an integrated urban community. It will be for a broad range of typologies which will introduce and facilitate a diverse community which will contribute to meeting Auckland's growth targets. This will promote the efficient use and development of the natural and physical resources of this land.
- The concept plan embodied as part of this private plan change request, and the package of design controls of the Residential 8 zone, will ensure that the redevelopment will achieve a high amenity environment. It will be transformed from an area of very low amenity to one which fully contributes to urban Auckland and provides quality living spaces for the community which will be housed in Three Kings.
- The private plan change will achieve a high level of urban design as described in the report of dKO Architecture.
- The area will achieve a high landscape amenity as described in the report by Surfacedesign, Inc.
- The management of stormwater and the quality of wetlands will ensure high quality management of the aquifer and stormwater management on-site as outlined in the report of Harrison Grierson and Pattle Delamore Partners Ltd.

11.4 SECTION 8 – TREATY OF WAITANGI

11.4.1 This private plan change has taken into account matters relating to the Treaty of Waitangi, and in particular issues relating to the Tamaki Collective and the Auckland Settlement.

11.4.2 Te Tatua a Riukiuta will transfer to the Tamaki Collective under this settlement.

11.4.3 Critically, land on the eastern fringe of Te Tatua a Riukiuta will be landscaped with high quality native planting, as requested through the hui leading up to this private plan change request.

11.5 NATIONAL POLICY STATEMENT OR NZ COASTAL POLICY STATEMENT

11.5.1 There are no relevant national policy statements or New Zealand coastal policy statements applying to this plan change request.

11.6 REGIONAL POLICY STATEMENTS

11.6.1 The Long Bay Environment Court decision stated that:

“When preparing its district plan (change), the territorial authority shall:

(a) Have regard to any proposed regional policy statement.

(b) Not be inconsistent with any operative regional policy statement.”

11.6.2 The statutory test has since been amended. Pursuant to section 75 of the Act a district plan change must "give effect to" any regional policy statement. This is a stronger requirement than to "not be inconsistent".

11.6.3 Both the proposed and operative regional policy documents identify growth and built environment as key matters to be addressed for a development such as Three Kings. Each of these matters is addressed in turn below.

a) Growth

11.6.4 The Operative Regional Policy Statement and the Proposed Regional Policy Statement (as embodied within the proposed Unitary Plan), promote a balanced strategy for managing Auckland's growth. These strategies rely on significant growth being targeted within existing metropolitan urban areas. This is a fundamental change to what was Auckland's planning approach in the 1960s, 1970s and 1980s which enabled a predominance of growth by way of peripheral expansion.

11.6.5 The compact form of growth sought by these documents is reflected in the following objectives and policies:

Objectives:

“3. To achieve a compact well designed more sustainable urban form served by an integrated multimodal (private vehicles, public transport, walking and cycling) transport system”

(Operative Auckland Regional Policy Statement 2.6.1.3 Strategic Objectives)

- “1. A quality, urban, compact form within a clearly defensible limit (rural urban boundary – RUB)...*
- 2. Urban growth is primarily focused within the metropolitan area 2010.*
- 3. Land within and adjacent to centres, frequent public transport routes and facilities is the primary focus for residential intensification...”*

(Proposed Unitary Plan: Chapter B ‘Regional Policy Statement’: Clause 2.1)

Policies:

“Enable higher residential densities and efficient use of land in neighbourhoods:

- (a) Within and around centres and within moderate walking distances from the city, metropolitan, town and local centres;*
- (b) In areas close to the frequent public transport route and facilities;*
- (c) In close proximity to existing or proposed large open spaces, community facilities, education and healthcare facilities;*
- (d) Adequately serviced by existing physical infrastructure or where infrastructure can be efficiently upgraded.”*

(Proposed Unitary Plan: Chapter B ‘Regional Policy Statement’: Clause 2.1).

11.6.6 The plan change gives effect to the above objectives and policies as it is:

- in close proximity to a town centre;
- on a major high frequency/high quality bus public transport route;
- close to the community facilities of the Three Kings town centre;
- in close proximity to the existing open space of Three Kings Reserve;
- a proposal that includes new open space facilities; and
- fully serviced by adequate infrastructure or infrastructure that will be provided as part of the development.

- 11.6.7 The plan change also gives effect to the policies 2.6.5.3-2.6.5.10 of the Operative Auckland Regional Policy Statement which relate to development outside areas that are identified as High Density Centres (Three Kings was not identified as a High Density Centre in this plan as the quarry was still operating when the plan was prepared and made operative). In particular, the development will assist in creating a compact, mixed use environment at Three Kings which is focussed around the commercial core of the town centre and the public transport routes.
- 11.6.8 The Auckland Plan also provides objectives relating to the management of growth within the region. In particular, it includes a target for urban consolidation, compared to greenfields development, of between 60% and 70% of growth within existing metropolitan urban areas. The Auckland Plan seeks to achieve these significant urban intensification policies through a strategy which focuses growth close to town centres and along major public transport routes. The Auckland Plan notes that the benefits of a “quality, compact Auckland” include increased productivity and growth, more efficient use of infrastructure, protection of rural character, improved public transport and greater social and cultural vitality.
- 11.6.9 Overall, it can be seen that the Three Kings Quarry provides a unique opportunity to meet and give effect to the Council’s urban intensification policies without the need to change the character of existing established residential areas. To the contrary, the quarry provides the opportunity to allow a considerable amount of growth while at the same time significantly improving the amenity of the area and town centre.

b) Built Environment

- 11.6.10 Achieving a quality built environment is also a key aim of the Auckland Plan, the Operative Regional Policy Statement and the regional policy statement as contained within the Proposed Unitary Plan. In this regard, following objectives and policies are highlighted:

Objectives:

“To achieve a built environment within the region’s metropolitan area and rural and coastal settlements that has a sense of identity and character, has a range of densities and uses, maintains or enhances its amenity values, and is visually pleasant, functionally efficient, environmentally sustainable and economically vibrant.”

Objective 2.6.1.5 of the Auckland Regional Policy Statement

“A quality built environment where development including subdivision, across the site, street, block, neighbourhood and city scales:

- (a) Recognises Auckland’s sense of place and enriches its landscape, character, heritage and legibility (identity);*
- (b) Provides for a rich mix of choice and opportunity for our communities and can adapt to changing needs (diversity);*
- (c) Considers and reinforces use, activity centres, energy systems and movement networks which are well-connected and provide convenient and equal access for all (integration);*
- (d) Supports and optimises the full potential of a site’s intrinsic qualities, including its shape, landform, outlook and relationship to its surroundings (efficiency).”*

(Proposed Unitary Plan: Chapter B ‘Regional Policy Statement’: Clause 2.2)

Policies

1. The design of Future Urban Areas and the management and promotion of change in existing urban areas is to occur so that:

- (i) There is a diversity of urban environments (including building types and densities) and living choices for individuals and communities;*
- (ii) Buildings, public spaces and road corridors contribute to a vibrant, liveable and attractive environment with a sense of place;*
- (iii) Buildings and places with heritage and cultural value are protected;*
- (iv) Urban environments have a logical permeable and safe structure of connected routes for all modes of transport, including walking and cycling;*
- (v) Public transport, roading, cycling and walking networks are integrated with each other and the land uses they serve;*
- (vi) Roads (including new roads) and road improvements within higher density areas should be designed to provide a pleasant environment for cyclists, pedestrians and residents and minimise adverse effects on urban amenities;*

(vii) There is long term protection of public open space, and improvement in the quality, quantity and distribution of local open space;

(viii) Iconic and outstanding Auckland landscapes are protected; and in existing urban areas other urban landscapes that contribute to local character and identity are managed to ensure critical values remain;

Operative Auckland Regional Policy Statement 1999 clause 2.6.8.1.

“Require development to be designed to integrate all elements of a place, buildings, or space into a coherently designed solution.

Design development to respond positively to the site, its context and the planned future character of the place, and to reinforce the role of the public realm as the primary place for public interaction.

Require development to contribute to the safety of the street and neighbourhood.

Design development with a level of amenity that enables long-term options for living and working.

Encourage development to be designed to have equal access for people of all ages and abilities.

Require a high standard of design in areas of residential and business intensification.

Enable the development of a range of built forms within neighbourhoods to support maximum choice and recognise different lifestyles.

Design streets and block patterns that maximise connectivity, provide for a range of travel options and have a high standard of amenity and safety for pedestrians and cyclists to promote walking and cycling.

Balance the place and movement functions of streets while emphasising their role as places for people over movement of vehicles in centres and areas of residential intensification.

Require large-scale development and encourage all other development to minimise its environmental impact through best practice sustainable design, which incorporates energy efficiency, renewable energy generation, waste minimisation and water sensitive design.”

11.6.11 The Three Kings development provides the unique opportunity to meet and give effect to these objectives and policies. In particular:

- The proposed concept plan responds to the unique location, landscape and character which is dominated by Te Tatua a Riukiuta.
- The development provides for a mix of different residential typologies and housing opportunities, to give a range of lifestyle choice and encourage a diverse community.
- Quality connections to public transport are provided.
- An extensive network of walkways and cycleways throughout the block and connecting to Te Tatua a Riukiuta is provided. There is potential for a pedestrian connection to the south through the potential new parkland area located on the Crown owned former quarry land.
- High quality design is secured through the mechanisms in the Residential 8 zoning.
- A street layout and access point has been designed to carefully manage vehicle movements within the land and maximise safety for pedestrians and cyclists.

11.6.12 Three Kings provides for a range of apartment and terrace housing typologies. The unique nature of the quarry gives the opportunity to build multi-level apartment buildings within the Three Kings area, but ensuring the buildings are only four levels above the rim of the quarry. Intensification for apartment buildings can be achieved while giving the external appearance of only moderate height. This is achieved through the innovative “cascading apartment” typologies referenced in the master plan because the floor of the quarry is generally 15-17m below the rim, the apartments achieve 4-6 storeys before they reach rim level. Therefore their perceived height is only the 4-6 levels above the rim. Furthermore this typology allows the parking areas to be hidden alongside the quarry face and hence behind and below the apartments. There is no negative visual impact from the parking levels of a building.

11.6.13 A key factor in the Auckland Plan promotion of urban intensification is to ensure absolute quality of the development. This is both in terms of the built environment and the place-making nature of the neighbourhood.

11.6.14 Fletcher Residential is committed to achieving this. The unique attributes of the Three Kings land provides the opportunity to create high amenity and an attractive neighbourhood. Fletcher Residential will be undertaking the built development. The quality of urban design and architecture, and the robustness of the construction itself, will be of very high quality.

11.6.15 The Development Strategy of the Auckland Plan is relevant to the Three Kings area. It identifies that Three Kings is an emerging town centre and that the area will be subject to “moderate change”. It also provides that new housing will be mostly attached, low-rise apartments and terrace housing up to 3 or 4 storeys.

11.6.16 The Fletcher Residential proposal is generally consistent with this vision in that it provides for apartments and terrace housing in a range of typologies. Additionally, the increased population base of the development will support the emergence of the Three Kings centre as sought in the strategy.

11.6.17 The Local Government (Auckland) Amendment Act 2004 (LGAAA) provided a statutory base to ensure inclusion of the Auckland Regional Council growth strategy into the regional policy statement, and to include an integrated approach amongst the then eight Auckland councils for RMA plan changes to apply this growth strategy throughout the region.

11.6.18 For the then Auckland City Council, this strategy reinforced the principle of intensification and growth around town centres and along public transport corridors.

11.7 REGIONAL PLANS

11.7.1 The Long Bay Environment Court decision states:

“In relation to regional plans:

- (a) The district plan (change) must not be inconsistent with an operative regional plan for any matter specified in section 30(1) [or a water conservation order]; and*
- (b) Must have regard to any proposed regional plan or any matter of regional significance etc.”*

11.7.2 Two regional plans are relevant to this proposal. The first is the Regional Plan: Air, Land and Water. The second is the Regional Plan: Sediment Control.

11.7.3 Part 1 of the Regional Plan: Air, Land and Water sets out the values relating to air, land and water that need to be taken into account of and how these are affected by use and development. The Fletcher Residential proposal is considered to be consistent with the objective of this section which seeks to *“sustainably manage the quality and diversity of Auckland’s natural values”* by enhancing degraded areas. In this regard it is noted that the site was an industrial quarry with little or no biodiversity and that the proposal will put in place significant green spaces, planting and a wetland system.

11.7.4 The proposal is also considered to be consistent with the objectives in clause 2.2.3 of the Regional Plan: Air, Land and Water relating to use and development. This is because the proposal enables the efficient use of land in a manner which is consistent with the relevant growth management provisions and which enhances the amenity and cultural heritage of the site and wider area. The particular objectives are set out below:

“To enable appropriate use and development of air, land and freshwater resources, while recognising the characteristics, constraints and availability of these resources.

To manage the use and development of natural and physical resources in a sustainable, efficient and integrated manner that is consistent with the strategic growth management provisions of the Auckland Regional Policy Statement and the Auckland Regional Growth Strategy.

To enable the use and development of air, land and water in a way that provides for the efficient use of land and supports increased urban densities within the Urban Areas

To maintain and where practicable to enhance the quality and amenity values of Auckland's air, land and freshwater resources.

To protect the values of significant cultural heritage sites, buildings, places or areas from inappropriate use and development and to retain a diverse and representative range of cultural heritage resources."

11.7.5 The objectives of the Regional Plan: Sediment Control are set out below:

*"To maintain or enhance the quality of water in waterbodies and coastal water.
To sustain the mauri of water in waterbodies and coastal waters, ancestral lands, sites, waahi tapu and other taonga.
To reduce the exposure of land to the risk of surface erosion leading to sediment generation.
To minimise sediment discharge to the receiving environment"*

11.7.6 The proposal is consistent with the above objectives for the following reasons:

- The mauri of water will be sustained through the use of a wetland system to treat stormwater prior to recharging the aquifer. In addition, a water feature will be included in the proposal which will celebrate the importance of wairoa (the highest purity water) on the Three Kings site.
- The siteworks that will be undertaken on the site will be managed through the use of silt and sediment control plans to minimise silt and sediment runoff.

11.8 OTHER MANAGEMENT PLANS AND STRATEGIES

11.8.1 The Environment Court in the Long Bay decision stated:

"When preparing its district plan (change), the territorial authority must also:

- *Have regard to any relevant management plans and strategies under other Acts, and to any relevant entry in the Historic Places Register, and to various Fisheries regulations; and to consistency with plans and proposed plans of adjacent territorial authorities;*

- *Take into account any relevant planning document recognised by an iwi authority; and*
- *Not have regard to trade competition.”*

11.8.2 The Auckland Plan discussed in previous sections is the Spatial Plan for Auckland and a strategy prepared under another Act (the Local Government (Auckland Council) Amendment Act 2010) which applies to the land.

11.8.3 There is no building or feature on the site which is on the Historic Places Register, nor are there any known archaeological sites on the subject land.

11.8.4 There is no relevant planning document by an iwi authority that affects the subject land.

11.8.5 The adjacent land of Te Tatua a Riukiuta is of critical importance to iwi and the community, and is subject to a range of plans and strategies. Relevant to this is the reserve management plan for Big King Reserve, and the extensive discussions under the Tamaki Collective and the future ownership and governance of Te Tatua a Riukiuta.

11.8.6 While these matters do not directly affect the land subject to this private plan change request, nevertheless the plan change and concept plan have been developed in recognition of the significance of Big King Reserve and Te Tatua a Riukiuta. The open space zoning and other initiatives are intended to appropriately connect to this major open space, and to respect the cultural and spiritual significance of the Maunga. A significant landscape buffer is provided to the eastern side of the Maunga.

11.9 DISTRICT PLAN

11.9.1 The Long Bay decision stated that a district plan or plan change must include:

“The formal requirement that a district plan (change) must also state its objectives, policies, and the rules (if any) and may state other matters.”

11.9.2 The Isthmus District Plan at Part 2 dealing with the core resource management strategy for urban growth states:

“• To manage urban growth and development in a manner that:

a) supports compact town centres, passenger transport and business areas

- b) facilitates integrated transport management and a multi-modal transport network*
- c) integrates land transport and land use provisions to support a quality, compact sustainable and contained urban form*
- d) encourages higher density residential and commercial activity as a priority in and around specific high density town centres and sub-regional centres (urban living communities), and enables such activities in intensive corridors (which should have good access to passenger transport, a variety of housing types, jobs, services, recreational, cultural, entertainment and other activities) and in other locations (having regard to Policies 2.6.5.9 and 2.6.5.11 of the Regional Policy Statement).*

...

- f) promotes high standards for urban amenity, form and design which are applied appropriately to the circumstances to facilitate a range of quality environments around town centres, transport nodes and growth areas.*

...

- *To enhance the visual amenity and urban identity and character of identified growth areas, by encouraging well designed buildings, lively streetscapes, safe and attractive public spaces, convenient pedestrian linkages and good access to transport facilities.” (Clause 2.3.5)*

11.9.3 This approach sets the framework which promotes urban growth around town centres and along major transport corridors.

11.9.4 The strategy of this portion of the Isthmus District Plan dealing with urban growth goes on to state:

“The population of the Auckland Region is expected to grow from around one million to over two million people over the next 50 years. The Auckland Regional Growth Strategy was adopted in 1999 " to ensure that growth is accommodated in a way that meets the best interest of people in the Auckland Region". The Auckland Regional Growth Strategy contains a Regional Growth Concept, which is a snapshot of how the region could look in 2050 if growth is managed according to the vision, outcomes and principles of the regional growth strategy.

Key features of the Regional Growth Concept are;

- growth will be managed by promoting quality, compact urban environments (intensification)*
- most growth will be within the existing metropolitan urban area*
- urban growth will be focussed around town centres and major transport routes to create higher density communities with a variety of housing, jobs, services, recreational, and other activities*
- much less emphasis on general infill throughout suburban areas*
- development of the most highly valued and sensitive natural areas in the region is avoided*
- new greenfield development is contained in identified growth areas in the north, south and west of the region.*

Overall the Regional Growth Concept provides for around 70% of future growth to occur within the regions existing urban areas and around 30% elsewhere in the region in rural areas and towns.

The Council supports the vision and outcomes of the Auckland Regional Growth Strategy, and has signed a memorandum of understanding that commits the Council to implementing the Regional Growth Strategy within the city.

Together, with the Auckland Regional Council, the Council has adopted the Central Sector Agreement that sets out how capacity to cater for the next twenty years of projected growth will be planned for. In addition the Local Government (Auckland) Amendment Act 2004 requires all councils in the Auckland region to integrate their land transport and land use provisions to give effect in an integrated manner to the Regional Growth Concept in the Auckland Regional Growth Strategy.

The population of Auckland City could grow by another 141,800 people by 2021 (based on 2001 projections). While the majority of this population growth is from natural increase, the growth also comes from people moving to Auckland from other parts of New Zealand and international migration.

Much of the Isthmus is built up but to a low density. Its central location within the greater Auckland region, its proximity to major areas of work and recreation, and the high standard of amenity found in many of its suburbs, have made the Isthmus a popular place to live. The demand for more housing on some parts of the Isthmus is placing considerable pressure on the existing infrastructure and services, particularly the drainage system. To ensure that the demand does not result in adverse effects on the environment, especially the Isthmus' coastal environment, a comprehensive strategy towards residential growth is adopted.

This comprehensive strategy is based on two premises;

- The need to manage future growth through more compact living in appropriate residential and mixed use areas of the City; and*
- The need to maintain a range of housing types in order to provide for a variety of lifestyles throughout the City*

The Council, as recorded in its planning strategy documents recognises the importance of managing future growth in the city in a sustainable manner which co-ordinates areas of growth with improvements to physical and social infrastructure, passenger transport and amenities. In order to manage the effects of population growth on the City, the Council adopted a Growth Management Strategy dated December 2003 as one of its key planning documents. The Growth Management Strategy integrates land use development with transport planning and infrastructure improvements to achieve a sustainable and accessible urban form. It concentrates population growth in specified growth areas, which are located around transport nodes and around town centres with good passenger transport access.” (Clause 2.4)

11.9.5 The planning instruments of the region have consistently identified a key premise for Auckland to achieve the purpose of Section 5 and sustainable management of Auckland’s natural and physical resources is providing for growth and housing to meet Auckland’s growing population needs.

11.9.6 Consistently, this has focused on an urban consolidation policy, with growth focused around town centres and along major transport routes.

11.9.7 This approach has been adopted within the Auckland Plan and is proposed to be carried forward as a key planning principle in the proposed Unitary Plan.

11.9.8 This private plan change provides for an integrated development of 15.2 ha of land in the central Auckland isthmus in close proximity to an emerging town centre and on a major public transport corridor. It addresses issues of housing, open space and amenity, and provides a comprehensive urban development of the area. It assists the Council in achieving its function of addressing the growth needs of Auckland.

12.0 RESIDENTIAL 8 AND CONCEPT PLAN: OBJECTIVES, POLICIES AND STRATEGIES

12.1 The Long Bay Environment Court decision outlined that the objectives in a proposed plan change should be evaluated by the extent to which it is the most appropriate way to achieve the purpose of the Act. The decision further states that the policies should implement the objectives. The policies should be:

“examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account:

- (a) The benefits and costs of the proposed policies and methods (including rules);*
and
- (b) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.”*

12.2 This has been expanded by the amendments made to section 32 by the Resource Management Amendment Act 2013. Section 32 now requires that:

32 Requirements for preparing and publishing evaluation reports

- (1) An evaluation report required under this Act must—*
 - (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*

- (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
- (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
 - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

12.3 The requirements of section 32 are addressed in sections 10-24 of this report and within the accompanying reports listed in paragraph 1.3 above. Specifically the assessment of costs and benefits required by section 32(2)(a) is covered in the report prepared by Property Economics, and summarised in section 24 below.

12.4 The private plan change request largely adopts the objectives, policies, rules and methods of the Residential 8 zone. These provisions have been extensively tested through the statutory process when this new zoning was introduced into the Isthmus District Plan.

12.5 The following section therefore outlines and demonstrates why this zoning is applicable to the circumstance at Three Kings.

12.6 An evaluation of the possible alternative zonings that could be applied to the site is set out in the table below. The options considered in the table include a standard mixed use or residential zone, the status quo and the Residential 8 zone which is targeted at providing for growth.

12.7 This evaluation demonstrates that the Residential 8 zone is the most appropriate zone as it provides for the optimal amount of residential development in a manner which effectively and

efficiently takes account of the characteristics of the site, achieves the best built outcome and provides the necessary infrastructure, including open spaces.

	Alternative 1 - Mixed Use	Alternative 2 - Residential 7	Alternative 3 - Status Quo – Business 7	Preferred option - Residential 8b and concept plan
Appropriateness	<ul style="list-style-type: none"> Providing for residential activity is appropriate given the Auckland Plan directions to increase the quality and quality of housing in the region. Providing for a range of activities to occur throughout the site is less appropriate as business / retail activities in this location could detract from the Three Kings town centre. 	<ul style="list-style-type: none"> Residential activity is appropriate given the Auckland Plan directions to increase the quality and quantity of housing in the region. The density of development provided for under this zone (1:200) is inappropriate given it will not yield the optimal number of residential units on the site. The generic nature of the zone is less appropriate as it does not take account of the characteristics of the Three Kings site, particularly in terms of the layout of development and the infrastructure to be provided. 	<ul style="list-style-type: none"> The objectives, policies and rules of this zone provide for quarrying operations. This is not appropriate for land on which quarrying has ceased and trimming of the land has begun. Zoning land for a use that can no longer occur does not meet the Council's obligations to provide for "reasonable use and development". 	<ul style="list-style-type: none"> Residential activity is appropriate given that the Auckland Plan directions to increase the quality and quantity of housing in the region. Higher density residential activity is appropriate given the location of the site in close proximity to Three Kings town centre and public transport routes. This is consistent with the growth management strategy in the Isthmus District Plan. The density and scale of development is appropriate for the location having regard to the characteristics of the site, landscape, visual amenity and transport and infrastructure requirements. The use of a concept plan will ensure that development is the most appropriate it can be for the site.
Effectiveness	<ul style="list-style-type: none"> The Mixed Use zone is focussed on facilitating and managing activities located within established areas or smaller undeveloped sites. As such, it would not be effective in facilitating or controlling the development of a brownfields site of this size. The design controls would not be sufficient to address the urban design issues relating to residential development on this scale. The provisions would not be effective in ensuring that 'mix' of activities occurs on site as there are no limits on the amount of residential or business or retail activities that can be established in a particular location/site. 	<ul style="list-style-type: none"> While this zone is a proven mechanism for delivering residential development, it is a generic zone in that it is applied to many areas around the city. This means that it will not be effective in achieving specific outcomes for the Three Kings site such as open space, views and infrastructure. The design controls of the zone will not be effective in ensuring the best built outcome for the site as they are not specific to the site. 	<ul style="list-style-type: none"> Retaining a quarry zone is ineffective as quarry can no longer happen on this land. Such a zoning is also ineffective as it gives no clear indication to the public as to how the land is intended to be used in the future – as any development would need to happen through ad hoc resource consent applications. 	<ul style="list-style-type: none"> The zone is a proven mechanism for delivering higher density residential, particularly as it contains provision for planned unit developments. The development controls and design criteria of the zone and, the specific amendments through this plan change, will be effective in ensuring that a quality and high amenity built environment is created.

	Alternative 1 - Mixed Use	Alternative 2 - Residential 7	Alternative 3 - Status Quo – Business 7	Preferred option - Residential 8b and concept plan
Efficiency	<ul style="list-style-type: none"> The Mixed Use zone would be inefficient at managing the development of such a large scale 'brownfields' site as it does not contain sufficient controls to manage the overall layout of development, the staging of infrastructure and other such matters. 	<ul style="list-style-type: none"> This zone will not achieve the most efficient use of the site as the density provision of 1:200 will not make optimal use of the site. 	<ul style="list-style-type: none"> As the quarrying operations have been completed, retaining this zone would result in a very inefficient use of a scarce land resource. 	<ul style="list-style-type: none"> The controlled activity consent requirement for new residential units is an efficient mechanism for facilitating development of individual buildings on the site. The discretionary activity consent process for planned unit developments is an efficient mechanism for facilitating development across larger sites within an overall development.
Costs	<ul style="list-style-type: none"> The development of other activities on the land will mean that less land will be used for residential purposes. This will detract from the ability of the Council to meet growth projections. The unplanned nature of development in this zone means that additional areas of open space may not be provided, nor may views of the Maunga be provided or a high amenity urban environment created. The business and /or retail development may compromise the growth of Three Kings town centre. 	<ul style="list-style-type: none"> The density provisions of this zone would not result in the optimal amount of residential units on the site. The application of this zoning would not give effect to the masterplan or precinct plan work that has already been undertaken. The application of this zoning would not result in the open spaces The application of this zoning would not result in the additional views and connections will be made to the Te Tatua a Riukiuta (Big King), Maungwhau and Maungakiekie. 	<ul style="list-style-type: none"> The costs of retaining a Business 7 zone relate to the lost opportunities for enabling comprehensive and integrated development and not achieving the objectives and policies relating to growth as set out in the Auckland Plan, the Auckland Growth Strategy and the Unitary Plan. 	<ul style="list-style-type: none"> Significant investment will have to be made in creating the infrastructure to support such a development. This includes the roads, landscaping, public open spaces, transport connections and stormwater and wastewater facilities. Residential development to the scale and density provided for will mean that there is no opportunity to use the site for industrial or business activity.
Benefits	<ul style="list-style-type: none"> Mixed use developments are often described as having "vitality" and interest because of the varied nature of activities occurring Increased land would be available for business / retail purposes in the region. New homes would be added to Auckland's housing stock. 	<ul style="list-style-type: none"> This is a known and well understood zone 750 new homes would be added to Auckland's housing stock The increased population will help to stimulate the revitalisation of the Three Kings Town Centre. 	<ul style="list-style-type: none"> There would be no costs associated with the rezoning of the site. 	<ul style="list-style-type: none"> 1,200 to 1,500 new homes will be added into Auckland's housing stock The existing quarry will be transformed into a high amenity environment for residents and other users Additional views and connections will be made to the Te Tatua a Riukiuta (Big King), Maungwhau and Maungakiekie Biodiversity of the area will be increase, particularly through the creation of the wetland Significant areas of open space will be created for both organised sport and informal recreation. The increased population will help stimulate the revitalisation of the Three Kings town centre.

	Alternative 1 - Mixed Use	Alternative 2 - Residential 7	Alternative 3 - Status Quo – Business 7	Preferred option - Residential 8b and concept plan
Risks	<ul style="list-style-type: none"> A mixed use development is more uncertain in its shape and form than a residential development. This creates more of a risk that the future development may fail to create a high amenity environment which integrates well with the surrounding community. Because of the uncertain nature of the activities, there is a risk that the optimal infrastructure will not be provided. 	<ul style="list-style-type: none"> That the necessary infrastructure will not be provided in the optimal form due to the lack of controls for large scale development such as this. There is a risk that the master plan is not implemented through the planning and construction process. 	<ul style="list-style-type: none"> Retaining the Business 7 zone could result in the land being developed in an ad hoc manner and as such not achieving positive outcomes in terms of amenity, traffic, infrastructure and the protection of the Maunga. 	

12.8 The proposed concept plan for Three Kings does introduce particular policies and rules that are unique to the Three Kings site.

12.9 The following sections also outline the nature of these provisions and undertake the examination required by statute.

12.10 **GENERAL RESIDENTIAL 8 OBJECTIVES, POLICIES AND STRATEGIES**

12.11 The objectives and policies of the Residential 8 as set out in the Isthmus District Plan are:

Objective

To provide opportunities for a more compact lifestyle, in appropriate locations, while catering for future population growth within the Auckland Isthmus.

Policies

- *By promoting the development of higher density apartment, terraced housing and townhouse residential development within specified growth areas, through the application of the Residential 8 zone, in a manner which respects the surrounding built and natural environment and protects neighbouring sites from the adverse effects of development.*
- *By directing compact residential living to appropriate locations which will have sufficient infrastructure capacity to accommodate such growth and which avoid compromising significant natural, historic or cultural features.*
- *By promoting growth within locations which are within walking distance of major transport nodes, existing town centres zoned Business 2 and 3 and recreational opportunities.*
- *By promoting quality, and innovative design solutions for developments, by requiring the application of urban design criteria*

12.12 Urban development with a residential focus for the Three Kings land fully accords with the objective for the Residential 8 zone. It provides for a more compact lifestyle catering for Auckland's growth on the isthmus. It provides this in the locations identified in the Auckland Plan and Regional Growth Strategy as embodied in the Auckland Regional Policy Statement.

12.13 Rezoning this land Residential 8 is consistent with the policies for the Residential 8 zone. In particular:

- a) All the land is within easy walking distance of major transport nodes and/or the existing Three Kings town centre which is zoned Business 2.
- b) The proposed apartment typology buildings are all within 5 minutes' walk of the major public transport corridor along Mt Eden Road and in many cases the Three Kings town centre.
- c) The concept plan proposed as part of this private plan change request sets in place mechanisms which respect the surrounding built and natural environment and protects neighbouring sites from adverse effects. In particular:
- Significant buffer land is created around Te Tatua a Riukiuta.
 - Significant landscaping is introduced as part of the development.
 - The nature of development within the quarry means that no building is greater than four levels above the rim of the former quarry.
 - View corridors of the Maunga are preserved.
 - Walking and cycling connections are put in place, together with easy access for residents to public transport
- d) The area has been carefully developed and designed to meet infrastructure requirements. In particular:
- The report by TDG forming part of this plan change request undertakes a detailed traffic analysis which demonstrates that this development will provide walking and cycling opportunities, provide a living environment which will support public transport use, and provides a roading pattern which will service the community and which will successfully integrate into the surrounding street system.
 - The report by Harrison Grierson forming part of this application demonstrates that in terms of water, energy and telecommunications, there is ample capacity within the infrastructure. In terms of stormwater, the entire development is self-contained and will manage its own stormwater, treating it through a wetland system before recharging the aquifer.

- In terms of wastewater, there is adequate capacity within the infrastructure. This is created by retention of wastewater in a storage tank(s) on the site during heavy rainfall and peak usage times, and the release of wastewater during times of low volume within the network. In addition, some benefit is derived from extracting existing stormwater overload from the combined system to create capacity for additional wastewater. This is fully explained in section 22 of this report.
- e) The controls set out in the concept plan, and the standard urban design controls in the Residential 8 zone, will ensure a high quality of urban design and amenity in this part of this development.

12.14 The zone strategy for the Residential 8 zone as set out in the Isthmus District Plan states:

“The Residential 8 zone is applied to residential land close to the Central Area, adjacent to existing centres, or main transport nodes, which is located within a specified growth areas. The purpose of the zone is to facilitate the outcomes of Council’s adopted growth management strategy through the provision of more liberal densities than found in the other residential areas of the City.

To create quality neighbourhoods, and to avoid or mitigate any adverse effects arising from more compact development, specific development controls and design criteria are applied. The zone allows for a range of housing choice and lifestyles including apartment, terrace house and townhouse living.

Planning frameworks for managing future growth are developed for each community within the specified growth areas in consultation with the community and local stakeholders. The development of the planning framework for each area will be an ongoing process which will vary depending on factors such as capacity to accommodate growth, budget, infrastructure capacity and public ‘acceptance’ of process.

The principal outcomes of the growth management strategy through the identification of specified growth areas, are to:

- *accommodate expected population growth in appropriate locations*
- *reduce vehicle dependence for access to employment, retail and community facilities by promoting walkable neighbourhoods clustered around centres of compatible mixed uses,*

- *ensure walkable neighbourhoods are designed to promote access to all users, including those with disabilities,*
- *foster a sense of community and strong local identity,*
- *promote access generally by a series of interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving*
- *promote developments, which support safe and direct access to public transport for residents.*
- *promote the development of a variety of housing types to cater for the diverse housing needs of the community*
- *protect areas with environmental, cultural and historic significance*

The actual location of each Residential 8 zone is usually determined through the consultative process of developing the planning framework. The zone may also be applied to land, which is located within a specified growth area, but not subject to an adopted planning framework, where the land's characteristics satisfies the above stated outcomes.

The Residential 8 zone is applied to parcels of land with an area of one hectare or more. Parcels of land zoned Residential 8 will usually comprise a number of sites held either in individual or multiple ownership, and will be applied within distinctive urban boundaries. These boundaries could be defined by topography, built form, character, street edges or a combination.

...

The Residential 8b zone, is usually applied to parcels of residential land that are within a five minute or less walking distance of the town centre or major transport node. Multi unit development in this zone can reach 3-4 storeys high consistent with existing town centre commercial buildings.

...

Within all the Residential 8 zones, developments are required to be sensitive to the amenity of the existing residential neighbourhoods. Development Controls are applied to avoid overshadowing, over looking, visual domination and loss of privacy.

The Residential Design Guide is also applied to these Residential 8 zoned areas in order to achieve quality medium to high density residential developments, which display vitality and interest while integrating into the local neighbourhood.

Pedestrian and cycleway linkages between developments within this zone and town centres / the central area, local reserves / recreation areas and transport nodes are encouraged, so as to offer people choices in how they may move around and travel.

...”

12.15 The private plan change request:

12.15.1 Meets the minimum size requirements;

12.15.2 Meets the locational requirements as set out in strategy; and

12.15.3 Achieves the outcomes set out in the strategy section. The achievement of these outcomes is as set out in this report and the consultant reports forming part of this private plan change request. In particular:

- a) This development will provide 1,200 to 1,500 homes accommodating a population between 3,420 to 4,275 people.
- b) It will provide a mix of typologies which will foster a diverse community.
- c) The roading connections provide strong linkages to Mt Eden Road.
- d) The walking and cycling network provides alternative means for people to move around and through the site. In particular, there are strong connections to the Maunga and the public transport corridor of Mt Eden Road. There is potential for a pedestrian connection to the south through the potential new parkland area located on the Crown owned former quarry land.
- e) Many residents within major apartment buildings have direct lift access to Mt Eden Road level, and therefore direct access to public transport.
- f) High landscape and design measures are included to create a high quality environment and to recognise and celebrate the critical importance and location of Te Tatua a Riukiuta.

- g) Enhancement of the town centre is encouraged by creating a residential catchment for the centre where virtually none exists to the north at present.

12.16 These objectives and rules have been tested through the statutory process when the residential 8 plan change was introduced and worked through the process of becoming operative. This was a key policy and initiative that underpinned the regional growth strategy.

12.17 The Three Kings area demonstrably meets the objectives, policies and strategies of the Residential 8 zone. Like the application of the Residential 8 zone to the Stonefields former quarry in Glen Innes, Residential 8 is the appropriate and logical zoning to be applied to this former quarry at Three Kings.

CONCEPT PLAN OBJECTIVES, POLICIES AND STRATEGIES

12.18 The objective and policies of the Concept Plan are set out in the plan change contained in Attachment 1.

12.19 These objectives and policies are considered to be most appropriate way of achieving the purpose of the Act. This is because:

- Providing for comprehensive development of the site is an efficient way of providing for development which enables people and communities to provide for the social, economic and cultural wellbeing and is effective in ensuring that the potential adverse effects are avoided or mitigated.
- The objectives relating to the enhancement of Te Tatua a Riukiuta will ensure that cultural well-being and the landscape value of the cone is maintained and enhanced
- The provision of an open space network will provide for social wellbeing of people and communities
- The urban design and landscape analysis will ensure that the amenity values of the area are enhanced and that a quality environment is created.
- The provision for 1200-1500 homes on the site represents an efficient use of land, particularly in the context of the growth provisions of the relevant statutory documents.

13.0 RESIDENTIAL 8 AND CONCEPT PLAN: RULES

13.1 In considering this private plan change request, the Council must be satisfied that the rules will give effect to the objectives and policies of the Plan.

13.2 RESIDENTIAL 8 RULES

13.2.1 The Council has previously tested the Residential 8 rules, including the design controls and assessment criteria. These controls were tested through the plan change process that introduced the Residential 8 zone provisions. Since the introduction of the Residential 8 zone, the application of the provisions has proven appropriate to development of higher density residential development in places like Stonefields.

13.2.2 At Stonefields, an intensive form of residential development with mix of typologies in a former quarry, has been achieved by the application of these rules.

13.3 CONCEPT PLAN RULES

13.4 The concept plan promoted by this private plan change introduces a number of key rules additional to those within the Residential 8 zone.

a) View shafts

View shafts of Te Tatua a Riukiuta are identified and preserved through this private plan change request.

This gives effect to the environmental, cultural and landform objectives and policies of the Plan. This has the benefit of recognising the importance of these iconic cultural and landscape elements to Maori and to Auckland. It helps create an identity and preserve the character of the Three Kings area.

The imposition of the view shafts does impact the development capacity of the Fletcher land. However, if the plan change is approved, then the level of development across the site will make a significant contribution to the Council's growth strategy, while still preserving these views. A balance between the benefit of development and the cost of reduced growth potential is achieved.

There is significant risk in not identifying these controls in that there is a loss of identity and cultural significance to the Three Kings area.

b) Walkways and Cycleways

The concept plan identifies a network of walkways and cycleways connecting the new residential area to the north to the open space network, the residential suburbs to the west, and Mt Eden Road to the east. There is potential for a pedestrian connection to the south through the potential new parkland area located on the Crown owned former quarry land.

This network gives effect to the policy within the Residential 8 zone provisions to promote walking and cycling and interconnectivity to adjacent public transport routes.

The benefit of introducing these controls is to secure this network and ensure its implementation as part of the rollout of the Three Kings development. The applicant accepts that this is a critical part of developing a quality urban community and the costs associated with this are appropriate.

There is reasonable risk in not establishing this cycle and walkway network in that it increases car dependency within this community.

c) Transport

The concept plan identifies key roading and public transport connections to the land.

These meet the policies of the Isthmus District Plan promoting the use of public transport and having a planned approach to the roading network, such that capacity issues are fully satisfied. The benefit of this is to ensure that as growth proceeds in stages, the entire network is planned upfront to successfully manage traffic generation from the Three Kings community. There are obvious costs associated with establishing the road network early in the process. However, these are the inevitable costs of development, and appropriate to this community.

The risk of not identifying these controls now, is to lead to future debate and uncertainty as to the location and form of the major road connections. It is beneficial to all parties if these are determined upfront.

The report of TDG attached to this application sets out in some length the analysis and appropriate development of the actual transport controls, including roading, passenger transport, walkways and cycleways.

d) Open Space

The concept plan identifies upfront the key open space network for the land. This is reinforced through the zoning of this land to Open Space.

This brings significant benefit, as the master planning exercise ensures a comprehensive development of open space in terms of both function and required areas of open space.

The objectives, policies and activities set out in the concept plan are complementary to the general objectives and policies of the Open Space 2 zone.

The concept plan identifies key landscaped land along the eastern side of Te Tatua a Riukiuta to provide an appropriate buffer and cultural respect for the importance of this Maunga. It also identifies key landscape features in various parts of the precinct.

There is significant benefit in the amenity these open space and landscaped areas bring, both in terms of active recreation, passive recreation and general amenity levels. It is also noted that provision for activities such as communal gardening and cultural facilities for kaitiaki will not only provide interest and amenity for residents and visitors but will also give effect to the principles of Te Aranga which are further discussed in section 27 of this report. The report by Rau Hoskins identified the cultural importance of community gardens.

Conversely, there are significant costs associated with the provisions of this open space, both in terms of developable land and in the establishment of the high quality landscaping.

There is significant risk in not identifying open space and development land as part of this concept plan. These areas should be determined now to ensure that development proceeds in a planned in integrated manner, and investment decisions can be made in the staging and provision for housing.

e) Stormwater

The concept plan sets out the system for management of stormwater and the development of the wetland system through this area. This approach is consistent with the general objectives and policies of the Regional Plan: Air, Land and Water. The methods below give effect to the stormwater policies of the concept plan and the general intent of the Isthmus District Plan.

The wetland system brings significant benefits in terms of the natural management of stormwater before it enters the aquifer. It enables the land to be totally self-sufficient in terms of stormwater management.

The nature and operation of stormwater management has been a key consideration of this plan change. This is outlined at length in the report by Pattle Delamore Partners Ltd attached to this plan change request. It has also been a significant aspect for iwi and the response has been developed through a series of hui outlined in the attached report by Bernie Chote.

The wetland system brings significant benefits, both in terms of stormwater management, overland flow path, water quality, and amenity.

There is a significant cost to the development of the wetland system. However, the cultural and functional drivers for this, and the fact that it is a fully self-contained system and hence enables stormwater development contributions to be targeted to development of the wetland system, makes this a preferred approach.

Different alternatives were looked at including two lakes within the development. However, the strong view of iwi was that the wetland system was preferable to lakes. Fletcher Residential has accepted this cultural perspective.

The topography of this development means that failure to deal adequately with stormwater and overland flow path issues does have significant risk to the development. The approach outlined in the Pattle Delamore Partners Ltd reports provides a robust, low risk solution which also achieves high amenity and cultural advantages for the land.

- 13.5 This plan change request also entails some modifications to the general development controls in the Residential 8 zone customising these to the Three Kings situation.

In particular:

a) **Maximum height**

The maximum height in the 8b zone is four storeys or 14m.

The rule modification forming part of this plan change request sets that maximum height of buildings be measured in the number of storeys only and that the height in storeys is

effectively measured above Mt Eden Road and Grahame Breed Drive street levels. A specific plan has been prepared to assist in the implementation of this control. The maximum number of storeys provided for above street level range from 4-6 storeys.

The terrain of Three Kings offers a unique opportunity to provide for intensive housing development and apartment typologies in a suburban location, while giving the perception of only four to six storey development above the rim of the quarry.

The cascading apartments as outlined in the report by dKO Architecture forming part of this plan change request demonstrates the significant benefits of the cascading apartment typology, being that higher density apartment buildings can be constructed, with only four to six storeys above Mt Eden Road.

This brings significant benefit because it allows Three Kings to reach intensification levels and significantly contribute to the Council's urban consolidation policies as outlined in the Unitary Plan, Regional Policy Statement and Auckland Plan; without the perception of medium and high rise development.

Holding the fill level 15m below Mt Eden Road level means that development can be constructed below the street level which provides significant housing capacity.

Alternatives were looked at, including bringing the fill to the level of Mt Eden Road. However, the consequence of this level is that medium to high rise housing would then be required in order to achieve the same housing yield on the site. In turn, this would result in a loss of viewshafts to Te Tatua a Riukiuta.

While it may be argued that the yield should simply be dropped, this is not justifiable in terms of the need to ensure an efficient use of land (section 7 of the RMA) and the Council's urban consolidation policies.

The topography of the site posed through the master plan creates an advantage for the block in terms of housing typologies, intensification of development, and the opportunity to use the rock faces as part of the character and development of the area.

It also enables direct connection to the aquifer for stormwater and the development of the wetland system.

The cost of not proceeding with the intensification model is to significantly reduce the development potential of the site, or accept much more dominant building forms in Three Kings. In addition, by not proceeding with the intensification model the development would not generate the financial ability to create the extensive developed landscape. The level of intensity drives the ability to fund the public amenity within the land.

Overall, this amendment is consistent with the objectives and policies for the Residential 8 zone as it will enable higher density living and as the potential effects of the building height are mitigated by the unique topography of the site and the distance of the site from surrounding development. It is also noted that amendment will enable a diverse range of typologies, including apartments and terrace housing and the high quality built form sought by the policies of the zone.

b) Height in relation to boundary

The concept plan applies Rule 7.8.2.4 *Height in relation to boundary* to the boundary of the concept plan area.

This amendment is considered to be consistent with the policies of the Residential 8 zone relating to the protection of “neighbouring sites from the adverse effects of development”.

The sites within the concept plan area are not subject to the height in relation to boundary control, but are all subject to integrated comprehensive development. The subdivision itself and all buildings in excess of three units will trigger detailed urban design controls which can evaluate customise treatment of height in relation to boundary factors within the concept plan area.

As stated previously in this report, the Fletcher land offers a unique opportunity to provide more intensive apartment development as measured from the filled former quarry floor and using the terrain to achieve the Auckland Plan intensification objectives, while still creating a normal scale of development of the Residential 8 zone above the rim of the quarry.

The benefits of this development are to ensure protection of the amenity of adjacent land, but allow flexibility for design innovation within the concept plan area.

The cost of the alternative of applying the standard controls is to trigger in each case for apartment development discretionary activity resource consents beyond those necessary for urban design evaluation purposes.

There is minimal risk in this approach, because all developments are subject to restricted discretionary resource consent for urban design reasons which promote and ensure integrated, appropriate, quality urban design.

c) Maximum Building Coverage, Impervious Area and Landscaping

This plan change request applies these controls to the area of the planned unit development rather than on a site by site basis. This is a logical and efficient as it is expected that development on the site will largely proceed through a series of planned unit developments.

The change in percentage building coverage depending on the number of storeys within a building directly relates back to the building typologies and the stormwater work undertaken.

These provisions reflect the design philosophy of the proposal as it is better to allow for intensification in particular areas and offset this with significant areas of quality open space. This creates a better outcome than dissipated development spread over a larger area. The provisions are also considered to be consistent with the policies relating to innovative design solutions and enabling higher density development while protecting the environment.

d) Minimum stormwater permeable area

This plan change includes a minimum permeable area control of 30% of all land forming part of the Concept Plan Area. This is the corollary of the building coverage control above.

The purpose of the permeable surface area is to manage stormwater and to give effect to the policy which relates to respecting the surrounding built and natural environment and to protecting neighbouring sites from the adverse effects of development. The location of the permeable space is not critical, particularly in this land which, because of its unique terrain, requires a comprehensive approach to stormwater management and all drains to the aquifer within the site.

Furthermore, because of its location above the aquifer and its connections to the aquifer, it enables a self-contained fully manageable stormwater network.

The benefits of this is to ensure that all stormwater occurring within the concept plan area is managed on site, and none of it needs access to the public stormwater network.

The cost of this is in fact a significant saving in terms of avoiding costs associated with a major public stormwater piped system.

e) **Yards**

This plan change request seeks that the Rule 7.8.2.9 relating to the effectively 3m front yard apply to the boundaries of the concept plan. This is consistent with the policy of the Residential 8 zone protecting “neighbouring sites from the adverse effects of development”.

For similar reasons outlined above, site layout within the concept plan area is better managed through a master planning and urban design analysis as part of the restricted discretionary activities which will flow from subdivision and major development within the area.

On a number of local roads in the floor of the valley, front yards less than 3m can be achieved.

The urban design controls of the Residential 8 zone, and the common ownership / development of the block, means that quality development suitable to this area can be achieved.

The benefits are to allow flexibility in the form of typology. The urban design assessment will ensure that there is no amenity cost to the community. There is however significant cost savings in terms of having to apply for full discretionary activity resource consents for each development.

13.6 **VOLCANIC HEIGHT LIMITS**

This private plan change request accepts the volcanic view corridor application to the site. This affects Te Tatua a Riukiuta, and in particular the north western corner of the subject land.

14.0 EFFECTS OF THE PRIVATE PLAN CHANGE

14.1 The final element the Council needs to satisfy itself with in considering this private plan change request are the effects of development.

14.2 These effects are seen as:

- a) Housing
- b) Open space/parks
- c) Urban Design / architecture
- d) Landscape
- e) Cultural
- f) Transport
- g) Stormwater
- h) Infrastructure
- i) Construction
- j) Economic Impacts

The following sections address these elements.

15.0 HOUSING

15.1 The effects in terms of housing are addressed throughout this report and the accompanying reports as part of this private plan change package.

15.2 This private plan change request significantly contributes towards the Auckland Plan objectives of promoting urban consolidation within the existing urban area. It provides for high quality housing in a planned comprehensive community, with extensive housing and open space areas.

15.3 This is one of the few brownfields areas remaining on the isthmus, and one of only a couple of areas where significant urban intensification can take place on vacant land.

15.4 This development and the unique terrain offers the opportunity to provide a broad range of housing typologies which in turn will promote a diverse community.

15.5 The unique opportunity of this land, and the option of developing “cascading apartments”, provides significant benefit and positive effects. Required housing densities can be achieved with the surrounding community’s perception of three to four storey development above the rim of

the quarry, when in actual fact 9 and 10 storey apartment buildings line the western and southern edge of the block.

- 15.6 As outlined in the urban design report by dKO Architecture, the visual effects of these developments are largely internalised to the people who live within the valley floor and who move into this area in the knowledge of the form and intensity of development.
- 15.7 The potential negative effects of the development around issues like transport and stormwater are all fully mitigated in terms of the measures incorporated within this private plan change and outlined in the attached specialist reports.
- 15.8 This plan change request contains a range of planning controls and assessment criteria that in part adopt the standard controls of the Residential 8 zone, and in part provide site specific controls and design criteria. The effect of these planning provisions is to manage development of the subject land for comprehensive high quality development.

16.0 OPEN SPACE/PARKS

- 16.1 One of the key drivers of this plan change request is to create quality open spaces which provide new connections to the Maunga, creates a series of open space areas which frame the eastern edge of the Maunga and opens up the block to the surrounding area.
- 16.2 The master plan demonstrates the open space linkages in the broader Three Kings and Puketapapa area and how this precinct plan is an important part of providing the connections and linkages across this open space network.
- 16.3 Through the discussions with the Local Board and Council and through the consultation process, two important objectives for open space were identified:
 - a) To expand the area of open space along the eastern flank of the Maunga to protect its landscape dominance. In particular there was a strong call for a significant area of open space in the north-western corner of the Fletcher Residential site to provide a strong interface and buffer between future uses and the Maunga.
 - b) To provide strong linkages variously connecting, the Maunga, Mt Eden Road and the existing open space network. This was seen as a broad integrated open space network which provided connections culturally and physically between these important areas.

17.0 URBAN DESIGN / ARCHITECTURE

17.1 The attached report by dKO Architecture describes the urban design process and the architectural elements of the Three Kings renewal project.

17.2 The report identifies that the process for the preparation of the master plan has been iterative and is the result of a collaboration between Fletcher, Auckland Council, Housing New Zealand, local businesses, local board representatives, Iwi representatives and other local community stakeholders.

17.3 The report outlines the seven key themes that were crucial in the preparation of the master plan:

- In terms of environment and biodiversity the report notes the importance of protecting the “Maunga Apron” by providing a green apron on the south-eastern edge of the Maunga and expanding its footprint into the site. The report also identifies the need to ensure that the quarry land is remediated and that local volcanic flora is introduced to the quarry slopes.
- dKO Architecture identify water as a fundamental consideration in the development of the master plan and as such it was decided to improve the water quality on the site and recharge the aquifer through a network of wetlands and rain gardens. Stormwater overflow is to be directed to open space areas to enable water retention to then flow gradually towards the wetland holding zones.
- With respect to recreation and community facilities the report identifies the need to provide a range of recreational facilities and to link into the surrounding open space network. The need to ensure that these spaces are integrated, safe and accessible is also highlighted.
- In terms of transport, access and circulation, ensuring safe and convenient pedestrian access to and through the site is an essential aspect of the proposal, along with the provision of universal access and encouraging links to public transport.
- The dKO report highlights that the culture and history of the site is expressed through the visual and physical links to Te Tatua a Riukiuta and the surrounding volcanic peaks, which are also important regional topographic landmarks. The history of Maori occupation is told by references to the Pa built form and earthworks. The industrial heritage of the site is told through the use of some installations and follies. In addition

a series of stairs and platforms will be designed to have a gritty, industrial character, which will link the site to Mt Eden Road and Te Tatua a Riukiuta.

- The character and visual amenity of the site is very important theme which has been addressed by utilising views to Te Tatua a Riukiuta as a backdrop to the development and the wider community. This is achieved by creating view lines to the Maunga by the careful orientation of built form, blocks, roads and access points.
- Building and architecture is fundamental to a residential development and in this respect the dKO report identifies the need to create high quality homes for the 21st century by maximising amenities and a sense of space and also using sustainable initiatives such as solar access and cross ventilation. The report also identifies the need to use housing typologies that respect and relate to the landform, provide housing choice and integrate with the landscape.

17.4 The key themes above have culminated in an overall master plan which is an exemplar for sustainable approaches to urban living; a community created with a permeable and connected open space network and a design of development which celebrates local history, cultural heritage and the natural environment of Three Kings.

17.5 Ultimately, the master plan achieves a balance of delivering the vision for Three Kings, embracing significant elements of the public and stakeholder feedback, reflecting the local board precinct plan and achieving a commercially viable project.

18.0 LANDSCAPE

18.1 Fletcher engaged James Lord of Surfacedesign, Inc to be part of a collaborative team tasked with integrating the proposed residential development with the existing landscape and historical context.

18.2 Surfacedesign, Inc were given a broad brief and flexibility to propose landscape design outcomes within wide parameters. The landscape vision was to include a roading network for the development, pedestrian and cycle connections and connections into the existing and proposed open space.

18.3 There are 5 key elements to the resulting vision by Surfacedesign, Inc; these are summarised below:

- From a cultural perspective, the landscape of within the Three Kings master plan takes cognisance of how the Maunga have been shaped by Maori occupation and industrial quarrying. This has been realised by pulling the circular shapes of the Maunga into the language of pathways, roads, access routes and sculptural play throughout Three Kings and by the inclusion of exposed quarry rock to punctuate the landscape.
- The landform of the site is a defining and key feature of the development and is utilised in many ways. This includes the use of apartment typologies which “cascade”, terraced gardens to create useable open space, and gradually sloping roads. The report by Surfacedesign, Inc and the appendices also detail how the grade differences over the site will be managed in a way which is both accessible and interesting to the eye.
- The landscape overlay for Three Kings includes a planting palette which reflects the unique ecology of the area by pairing landscape typologies with regional plant species and species with cultural significance. The specific planting schemes will reflect the different ways native New Zealand flora interacts with volcanic slopes and wetlands.
- The use of open spaces for stormwater management and drainage is an important part of this development as they will act as retention ponds that are important tools during large flood events. To aid in the matter, the master plan seeks to employ a wetland ring that runs along the inner face of the former quarry edge to hold stormwater runoff and provide preliminary filtration. The wetland will also provide habitat and amenity for pedestrians and will also provide the opportunity for a new water feature to celebrate the importance of wairoa (highest purity ground water) on the Three Kings site.
- In terms of open space and recreation, the master plan provides the opportunity to create a connective open space experience for pedestrians. The development will also provide a central park known as The Green which represents the heart of the open space network on the site.

18.4 Overall, the report by Surfacedesign, Inc concludes that the master plan offers a legible road network and unique landscape features that:

- Heal the current site environmentally
- Educate the community
- Produce engaging spaces for play and leisure

- Create cultural connections between Maori and European understandings of the site.

19.0 CULTURAL EFFECTS

19.1 The Three Kings area has cultural significance to iwi.

19.2 As set out in the consultation section below, Fletcher has had extensive engagement over several hui with iwi.

19.3 From this, particular cultural elements of significance were identified. These are:

- a) The importance of the Maunga in terms of spiritual and cultural respect, landscape protection and views to the Maunga.
- b) Landscape treatment generally throughout the site.
- c) Water management, particularly relating to the successful development of a wetland network to treat stormwater prior to recharging the aquifer.
- d) Driving development of the land, taking into account critical Maori design issues as set out in the Auckland design manual.
- e) Telling “the story” of the area.

19.4 The single most critical factor identified through the discussions with iwi and through the local board’s public engagement process has been the importance of Te Tatua a Riukiuta. The importance relates to the cultural and landscape significance as well as view to the cone.

19.5 The Council’s draft precinct plan (not included in the notified Unitary Plan) called for two view shafts; one from Mt Eden Road and one from the town centre.

19.6 Fletcher has initiated four hui with iwi to work through the master plan. These hui have worked through the important cultural aspects of the precinct plan and the Maunga.

19.7 The culmination of this work is that:

- An important buffer on the eastern flank of the Maunga is to be established. This area of land is in the north western corner of the Fletcher block. The buffer will be heavily vegetated with native planting and will create a landscape buffer and frame the eastern flank of the Maunga.

- Symbolic and actual linkages are created between “The Green” and the Maunga. There is potential for a pedestrian connection to the south through the potential new parkland area located on the Crown owned former quarry land. These improved connections will give people greater access to the area.
- Critical view shafts of Te Tatua a Riukiuta are established. These are:
 - At the northern end of the site from Mt Eden Road; and
 - From Mt Eden Road opposite Kingsway Rd.

19.8 Fletcher has committed to work with iwi and the local board to “tell the story” of the area, both in terms of a spiritual, cultural and historical sense.

19.9 Te Tatua a Riukiuta means the “belt of Riukiuta”, who was an important priest on an early Tainui canoe. Fletcher has worked with iwi to reflect this important cultural element within the layout of the master plan. The open space areas and the roading pattern are designed to evoke the concept of the belt.

19.10 All landscaping in the area will be driven off native plantings in accordance with the work identified through the various hui.

19.11 There is one exceptions to this. Fast growing exotics will be planted to screen the industrial properties to the north. This planting is being instigated now and will be underpinned with native planting. The exotics will eventually be felled when the native species mature.

19.12 The attached report by Design Tribe (Rau Hoskins) provides an assessment of how iwi design inputs have been integrated into the Fletcher Residential proposal. In particular the report evaluates the proposal against the Te Aranga principles which are incorporated into the Auckland Design Manual.

19.13 The report commends the use of wetlands for ground / stormwater management and also notes the appropriateness of the viewshafts identified in master plan. Mr Hoskins also identifies other opportunities for iwi involvement as the development progresses e.g. the use of ancestral names for parts of the development and kaitiaki roles.

19.14 The report by Bernie Chote details Fletcher's commitments to these opportunities.

19.15 Overall, the report concludes that the master plan has captured a wide range of iwi values and cultural narratives and that iwi feel an affinity for the project and the design work and consultation undertaken.

20.0 TRANSPORT

20.1 Attached to this report is an Integrated Traffic Assessment by Traffic Design Group (TDG) of the transport effects of this development.

20.2 A review of the existing transport environment surrounding the site found that the road network provides good connectivity for vehicles and also accommodates high frequency bus services which will offer residents a viable alternative to driving. There are numerous services and amenity located within a short walk of the site including a school and a shopping centre. There are no road safety issues evident on the surrounding road network and facilities exist for pedestrians, although less so for cyclists.

20.3 Critical transport components are included within the concept plan, including the road layout, walkway network, public transport linkages and pedestrian connections.

20.4 The key elements are summarised below.

20.5 PUBLIC TRANSPORT

20.5.1 Auckland Transport has identified the importance of the Mt Eden corridor as one of their critical high frequency public transport bus routes. It will shortly be upgraded in terms of services and bus fleet. There is also the opportunity for residents to catch a bus to Mt Eden Station where interchange with rail is possible.

20.5.2 Correspondingly, Auckland Transport is looking for Fletcher Residential to develop the Fletcher land in a manner which reinforces public transport.

20.5.3 To achieve this, the master plan provides for the following transport connections (these are also shown on Diagram 7 below):

- All the development will be within a 5 minute walk of the bus stop locations.
- Fletcher Residential will introduce a high quality stop at the northern end of the Fletcher land, at the location desired by Auckland Transport.

- Depending on the location of bus stops, an additional pedestrian refuge crossing may be provided on Mt Eden Road.
- Many of the apartment buildings connect to Mt Eden Road.
- Units within the development may have direct lift access to Mt Eden Road, i.e. they will move from their apartment and take a lift to the Mt Eden Road level.
- Public accessways will be provided from the floor of the quarry to Mt Eden Road.

20.5.4 The opportunity has been provided for park and ride facilities, should Auckland Transport wish to develop such a facility within the area. There would be appropriate locations for such a facility along the Mt Eden Road frontage within the carpark areas of the cascading apartments. These carparks have been carefully designed to ensure that the carparking is placed behind the apartments so as to ensure that they are not visible from the public realm.

Diagram 7 –Transport Connections



20.6 ROADING

20.6.1 The following work will be undertaken to the roading network in order to avoid and manage the traffic effects of the development:

- a) The existing road connection with Mt Eden Road will be significantly upgraded. This connection is to the north of the site.
- b) Apartment buildings alongside Mt Eden Road will have driveways directly to/from Mt Eden Road, three in total. These apartment buildings will be designed to integrate with the Mt Eden Road frontage rather than presenting a blank façade. Carparking on site for residents and visitors will be provided at a rate in line with the Proposed Auckland Unitary Plan.
- c) Diagram 7 (above) shows the layout of the street system within the precinct. A hierarchy of five street types is identified dependent on function. These range from roads which will carry reasonable traffic volumes, to the narrower roads providing local access to superlots on the lower portion of the precinct.

20.6.2 The traffic modelling concluded that all intersections near the site will continue to operate with an acceptable level of service with full development in place. Even under a sensitivity test scenario all intersections, including the signalised intersection of Mt Eden and Mt Albert Roads, continue to operate satisfactorily. This in part attributable to the reductions in traffic on Mt Eden Road and Mt Albert Road as a result of the Waterview connection.

20.7 WALKING AND CYCLING:

20.7.1 Diagram 7 (above) illustrates the network of walkways and cycleways that will be created within road corridors, as well as off-road shared walking and cycling paths through the site, that Fletcher Residential will provide as part of this development.

20.7.2 This network provides good connections variously connecting:

- the Maunga;

- Mt Eden Road;
- connections north to Duke Street.

20.7.3 There is also potential for a pedestrian connection to the south through the potential new parkland area located on the Crown owned former quarry land. However, this connection relies totally on the Council and its development of the Crown land between the Fletcher block and the Town Centre.

20.7.4 The walking and cycling connections will be provided within internal road corridors via footpaths and on road cycling as well as via off road shared walking and cycling paths through the site.

20.7.5 Fletcher Residential will create these connections as part of the development of the land.

20.8 Overall, the TDG report concludes that the residential development as proposed by master plan supports many of the aims and objectives of Council and Government policy to provide residential accommodation in an area of high public transport accessibility and within easy walking distance to many services, amenities and schools.

20.9 It was also concluded that the master plan be achieved without significant investment in transport infrastructure.

21.0 STORMWATER

21.1 Essentially, all of the quarry is directly connected into the aquifer through the walls of the former quarry area. Because the water flows into the aquifer through the scoria walls, the area is self-managing in terms of the stormwater.

21.2 Fletcher Residential will create a network of wetlands around the lower face of the former quarry which will connect directly into the groundwater. This provides a mechanism to manage stormwater as well as create high amenity. It was an aspect particularly sought by iwi as part of the various hui hosted by Fletcher Residential to develop the master plan. Diagram 8 below shows this network of wetlands and swales.

21.3 The natural water table level, given the geology of the site, stabilises at RL 56.5 under normal conditions, peaking above that in extreme events. Between RL 48 and 56.5, the water naturally flows through the rock face to the aquifer and flows north into the Meola catchment.

- 21.4 The quarry will be filled between RL 60 to 63, so that at all times, the stormwater issues within the quarry will self-manage in terms of access to the aquifer. This is designed to be above the maximum event level.
- 21.5 Following extensive consultation with iwi and discussions with the Council, a series of wetlands is proposed around the lower rim of the former quarry faces. These wetlands will create a high amenity area which will manage stormwater and provide the access points to recharge the aquifer.
- 21.6 Fletcher Residential did look at the alternative of a single small stormwater management pond. However, iwi were strongly supportive of a necklace of connected small wetlands which could become a dominant visual feature of the neighbourhood, as well as creating the functionality of access to the aquifer.
- 21.7 Fletcher Residential understands that the Council has a significant issue with stormwater in other parts of Three Kings, because of the issues associated with the combined sewer stormwater systems.
- 21.8 As part of the quarry operations, Fletcher has major bore and pumping facilities that can hold the water at RL 34. Holding the water table below its natural level has significant benefit for the Council as it provides a significant sink for stormwater in the Three Kings area outside of the master plan block. This enables the Council to achieve greater soakage capacity in the broader Three Kings area because of the aquifer's ability to rapidly absorb this additional water.
- 21.9 This broader opportunity is of neutral impact on the master plan area. It is neither a benefit nor disbenefit. It will not improve the ability of the master plan area to manage stormwater. This is fully catered for by the current proposal. However, it will significantly increase the ability of the Council to manage stormwater in the Three Kings area surrounding the master plan location.
- 21.10 The Pattle Delamore Partners Ltd report outlines the stormwater management concept for the development. This concept requires a combination of soakage, reticulated networks, stormwater treatment and overland flow. The overall stormwater management plan is shown in Diagram 8 below.

21.11 Treatment will include sedimentation ponds, a wetland channel with four cells on the eastern side of the site, swales and rain-gardens. Surface water which does not infiltrate and is not directly discharged to soakage will be conveyed to soakage areas adjacent to the wetland and three main storage areas toward the south of the site.

21.12 The stormwater management plan concludes:

- The groundwater rise due to infiltration of water during the 10-year and 100-year ARI rainfall events is 1.5 and 2m respectively. It has therefore been assumed that soil is saturated up to RL58.0 and 58.5 for the 10-year and 100-year events respectively and no flood storage is used below these levels.
- Stormwater runoff from the 10 year and 100 year ARI rainfall events can be appropriately managed through soakage and flood storage on site.
- Flood storage can be provided so as to manage 100 year ARI floor levels while making conservative assumptions about the amount of soakage available.
- The amount of freeboard is such that all of the rainfall volume from a 100 year ARI rainfall event can be accommodated on site.
- Stormwater quality treatment is provided in swales, the eastern wetland and in individual rain-gardens for some paved areas and roads. Roof water quality will be managed through the use of non-exposed metal products such as pre-painted steel.

21.13 It is recognised that the discharge of stormwater to the aquifer will need a discharge resource consent. This will be applied for as part of any development which proceeds once the outcome of this private plan change request is known.

22.0 INFRASTRUCTURE

22.1 The transport and stormwater infrastructure are key to this development. These matters have been assessed above.

22.2 In addition to the above, it is also important to ensure that the development can be adequately serviced in terms of utilities, including wastewater, potable water, energy and telecommunications. These matters are addressed in the report by Harrison Grierson.

22.3 The report by Harrison Grierson provides an assessment of the utilities that will be required to service development on the site. In the case of wastewater, a particular customised response is proposed given the future topography of this area. The report concludes that with these particular mechanisms, wastewater can be successfully managed for development of this land. For other utilities, the report concludes that the development can be appropriately serviced in a standard manner using normal engineering designs consistent with developments of this nature in Auckland. In particular, the report notes:

- A new Watercare Services Ltd wastewater pumping station with approximately 273m³ of storage, storage tank and rising main to existing infrastructure.
- New wastewater extensions to the existing WSL 300mm sewer will be required to service the proposed development.
- New connections to the existing water supply infrastructure for both potable and fire-fighting purposes.
- New connections to existing electrical, gas and telecommunication infrastructure.

23.0 CONSTRUCTION

23.1 The most significant construction effect is the filling of the former quarry land. The fill operation is managed under the 2009 consent.

23.2 Fletcher Residential will fill the floor of the valley to between RL 60 and 63. This is well within the maximum fill level of RL 77 set out in the filling consent.

23.3 This in turn will have positive effects, because it will significantly reduce the volume of fill, and hence the time required to fill the quarry and associated truck and noise issues.

23.4 It has a very significant beneficial effect in that it provides an interesting terrain which enables the cascading apartment methodology and hence an achievement of urban intensification policies of the Auckland Plan within this area.

- 23.5 If the private plan change is approved, it will lead to extensive development in this area.
- 23.6 All development will comply with the normal construction methods in terms of noise, dust, traffic management, etc.
- 23.7 All construction will be subject to subsequent resource consents which will fully address construction effects.

GEOTECHNICAL MATTERS

- 23.8 The report by Tonkin & Taylor addresses geotechnical issues. This report identifies that the potential issues have already been addressed through the design which creates safe and stable building platforms and quarry cut slopes. Ultimately, there are no geotechnical constraints that preclude the construction of the development as depicted in Option 15H2.

MANAGEMENT OF CONTAMINATED LAND

- 23.9 Matters relating to the management of potential contaminated land are addressed in the report by Pattle Delamore Partners Ltd. This report identifies that the redevelopment of the site will be subject to the National Environmental Standard and the contaminated land rules in the Auckland Council Regional Plan: Air, Land Water and the Proposed Auckland Unitary Plan due to the historic and current HAIL land use.
- 23.10 The report concludes that the requirements of these plans will ensure that any contaminated land issues are identified and managed appropriately during the development of the site and ultimately there will be no risk to future residential occupants.

24.0 ECONOMIC IMPACTS

- 24.1 Fletcher engaged Property Economics to assess the costs and benefits associated with the development at Three Kings. The economic impact assessment includes both the initial economic injections during the construction phase through to the on-going annual benefits to the local economy of establishing residential development in this location and the commercial activity adjoining the town centre. The assessment also includes the potential costs associated with the proposal including the opportunity costs of the identified location and activity.

24.2 The Property Economics report identifies that there are four primary issues that relate to the net economic benefit of the proposed development, being:

- The potential gains in amenity that may result from the development e.g. views and visual amenity.
- Congestion: the potential effect on the existing transport and servicing infrastructure.
- Efficiencies: the potential economies of scale that may result from the development
- Opportunity cost: the assessment of the 'next best alternative' to this activity and the relative economic costs and benefits associated with it. In this situation the assessment takes account the potential costs and benefits of providing for this level of residential activity elsewhere.

24.3 Having considered these issues in detail, the report by Property Economics report sets out the following summary:

Overall quantified net economic benefits:

- Additional initial Regional economic injection \$217m
- Additional employment generation (construction) of 156 employee count
- Additional 'on-going' localised (Three Kings catchment) impact \$21.5m per annum
- Additional 'on-going' localised employment generation 435 employee count
- Reduced land use 65ha (minimal productivity value \$380,000 per annum)
- Additional wealth creation as a proxy for amenity / efficiency gains \$64m
- Reduced total infrastructure capital costs (up to 35% lower)
- Reduced total infrastructure maintenance costs (up to 9%)

Qualified economic benefits including but not limited to:

- Reduced travel time
- Reduced travel costs
- Greater travel options
- Improved safety
- Greater housing diversity and affordability

- Improved labour productivity through increased densities and agglomeration effects

Potential qualified Costs:

- Although the net economic position to the wider community (especially given the existing infrastructure provision) is undoubtedly positive the distribution of these impacts may not be entirely even. There exists the potential, as with any new development, that the development (of any number of new dwellings) of additional housing in this area may have a minimal negative impact on existing properties. It is however important to note that with the improved transport, employment and infrastructure efficiencies this is more likely to improve the overall attractiveness and value of the area.
- The proposed development at Three Kings offers the local community a valuable economic opportunity. In terms of the local area the potential to increase employment, retail and amenity levels provides increased well-being and efficiencies that are likely to continue to grow the property, as well as community, values in the area. With no real marginal impacts on infrastructure and other community assets the proposed development is likely to produce significant economic benefits without the corresponding economic costs.

24.4 Overall, it can be seen that there are significant economic benefits to be gained from the proposal and that these benefits extend over a wide range of areas. It should also be noted that the economic benefits increase at a greater rate as the density increases.

25.0 PRECINCT PLAN

25.1 In December 2012, the Puketapapa Local Board resolved to prepare a precinct plan for the Three Kings area. In May 2013, the Three Kings Precinct Plan discussion document was released by Auckland Council.

25.2 The Fletcher Residential master plan and resulting concept plan have been significantly modified over the last 18 months to take account of the Council initiatives within the Three Kings Precinct Plan discussion document, particularly options 3, 4, and 5 which had strong public support. Attachment 2 contains an analysis of how the Fletcher Residential proposal relates to the initiatives in the Three Kings Precinct Plan discussion document.

25.3 Subsequently, Auckland Council has released the Three Kings Plan dated June 2014. The table below sets out an analysis of the Fletcher Residential proposal against the initiatives in this plan.

Auckland Council Key Moves and Outcomes	Fletcher Residential Proposal
<p>Key Move: Enhance Te Tatua a Riukiuta and the public open space network</p> <p>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.</p> <p>Outcome 2: A high quality open space network is created that integrates surrounding land use and supports cycle and walking links.</p>	<p>The cultural value of Te Tatua a Riukiuta is respected through the:</p> <ul style="list-style-type: none"> • protection of critical views to the Maunga, • the creation of a heavily vegetated buffer on the eastern side of the Maunga • Symbolic and actual 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 • Reflecting the “belt of Ruikiuta” in the layout of development • The use of the Te Aranga principles in the overall master plan. <p>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.</p>
<p>Key Move: Revitalise the Three Kings Town Centre</p> <p>Outcome 3: Three Kings is a people-orientated town centre with a vibrant mainstreet, quality public spaces and legible commercial, civic and open space quarters.</p> <p>Outcome 4: Residents have access to adequate community facilities and services that meet their needs.</p>	<p>The proposal will help to re-vitalise the Three Kings town centre by the creation of 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.</p>
<p>Key Move: Encourage high quality residential development</p> <p>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</p> <p>Outcome 6: Development is serviced by adequate provision of sustainable physical and social infrastructure</p> <p>Outcome 7: Fill levels of the quarry should avoid physical</p>	<p>The proposal 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:</p> <ul style="list-style-type: none"> • Taking account of how Maori occupation and industrial quarrying has shaped the existing landscape. This is reflected in the layout of development and particularly the layout of development and sculptural elements. • The use of the landform to define 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. <p>A significant amount of infrastructure will be provided as part of the Fletcher Development proposal. In terms of social and community infrastructure, the open space network will be provided. In terms of physical</p>

Auckland Council Key Moves and Outcomes	Fletcher Residential Proposal
<p>segregation with adjacent land and enable strong and highly accessible connections.</p>	<p>infrastructure, the roading, wastewater and stormwater networks will be created by Fletcher Residential.</p> <p>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 filled former quarry floor.</p>
<p>Key Move: Improve connections between people and places</p> <p>Outcome 8: Development supports alternative modes of transportation and reduces reliance on the private car</p> <p>Outcome 9: The street and movement network creates a permeable, legible and accessible environment for all</p>	<p>The proposal will improve connections between people and places in Three Kings. This is because:</p> <ul style="list-style-type: none"> • The open space network within the development will provide for walking and cycling and will connect the development with the Maunga and the wider area. • 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 <ul style="list-style-type: none"> • The development provides the potential for future connections to the south through the potential new parkland area located on the Crown owned former quarry land. • The parking to be provided within the development is set at a level which encourages the use of public transport.
<p>Key Move: Develop Local Character and Identity</p> <p>Outcome 10:</p> <p>Three Kings is a vibrant attractive place that meets the needs of the community.</p> <p>Outcome 11: Three Kings has an identity that reflects local culture, history and heritage</p>	<p>The proposal 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.</p> <p>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.</p>

25.4 In addition to the amendments made in response to the Precinct Plan/Three King Plan process, the Fletcher Residential proposal has:

- Created a series of wetlands around the base of the quarry face as amenity areas within the site. The wetlands perform the function of providing access for stormwater to the aquifer and provide significant amenity for the public and residents. This was a critical element requested by iwi.
- Ensured that all roads and public spaces will be open to the public and will vest in the Council.
- Carefully designed the apartment buildings to keep them within four levels above the rim of the quarry, which reflects adjacent zonal heights under the draft Unitary Plan.
- Turned the old quarry haul road into the primary connection providing for pedestrians, cyclists and vehicles. This will be heavily vegetated to provide high amenity to the area and as an important buffer to the Maunga.

25.5 In February 2014, the Puketapapa Local Board lodged its submission to the proposed Unitary Plan. This called for a precinct plan for the Three Kings area and outlined the key elements the Board is seeking as part of the precinct plan. While this relates to the proposed Unitary Plan, nevertheless Fletcher Residential has taken this fully into account in the development of this private plan change request.

26.0 CONSULTATION

26.1 The Three Kings draft Precinct Plan/Three Kings Plan and the master plan forming the basis of this private plan change request has been the subject of extensive consultation. The full extent of this consultation is detailed in the attached report by Bernie Chote.

26.2 Fletcher engaged with Council and community in 2008 when a series of strategic planning sessions were held to establish a series of principles for the future development of the area.

26.3 Fletcher approached the Council in late 2012 to inform the Council of the completion of quarry operations and Fletcher's desire to identify the reuse of the Fletcher land. In particular, Fletcher sought feedback on whether the Council supported an integrated study of the full former quarry lands, including the reserve land vested in trust in Auckland Council (with underlying Crown ownership), or whether Fletcher Residential should advance its thinking independently.

- 26.4 The Council advised that the Puketepapa Local Board was considering a precinct plan for the Three Kings area, and requested that Fletcher engage in this process.
- 26.5 Fletcher agreed to this and has fully participated throughout this process.
- 26.6 The Council, through the draft Precinct Plan/Three Kings Plan, has run a series of workshops, community meetings, stakeholder meetings, and published a draft precinct plan with further workshops over a more detailed approach.
- 26.7 As outlined in section 25 above, Fletcher has fundamentally changed its concept for Three Kings based on the draft precinct plan and feedback on this plan.
- 26.8 The local board has established a community reference and stakeholder group, of which Fletcher has been a part, and presented its master plan and views.
- 26.9 The Three Kings precinct plan (now Three Kings Plan) focussed broadly across the Three Kings area but with a particular focus on redevelopment of the quarry land and the town centre. Fletcher, throughout this process, has fully engaged and at the request of the Board and community meetings, have outlined its master plan for the development of the area.
- 26.10 This has been done through a series of stakeholder meetings set out below, but also through a major public open day in early 2014.
- 26.11 Fletcher received significant and varied feedback from the open day from strong support for the master plan and proposal, through to detailed comments on specific issues, through to opposition to the development.
- 26.12 Fletcher has also had significant stakeholder engagement over the Three Kings proposal.
- 26.13 This has included:
- Auckland Council Parks Services
 - Auckland Council Stormwater
 - Auckland Council Regional & Local Planning
 - Auckland Council Housing Policy Office
 - Watercare Services Ltd
 - Auckland Transport
 - Three Kings Primary School

- South Epsom Planning Group
- Three Kings United Group
- Puketapapa Local Board
- Volcanic Cones Society
- Housing New Zealand

26.14 Key changes have been made to the private plan change request as a result of this consultation.

26.15 These changes have included:

- The introduction of a number of view shafts in addition to those provided within the Isthmus District Plan and proposed Unitary Plan. New view shafts of Te Tatua a Riukiuta are promoted through this private plan change request.
- The proposal to place two lakes within the area has been deleted in favour of a continuous wetland around the northern and eastern perimeter of the filled former quarry floor.
- Significant open space has been provided so as to provide a green corridor between the existing Three Kings open space and Te Tatua a Riukiuta.
- Access to Big King Reserve has been provided in the north western corner of the site.
- The current Watercare pump station within a character residential building is identified for retention and adaptive reuse, possibly as a restaurant/café.
- The form of development has been realigned to take account of the preferred options identified through the Council's draft Precinct Plan/Three Kings Plan process.

26.16 In terms of the consultation associated with this private plan change, Fletcher has developed the concept plan to embrace the key planning parameters within the master plan. As stated above, the master plan evolved through the Council's draft Precinct Plan /Three Kings Plan development and Fletcher's direct consultation.

27.0 ENGAGEMENT WITH IWI

27.1 Engagement

27.1.1 Fletcher has a long-established relationship with the seven key iwi for Three Kings.

These are:

- Ngāti Whātua
- Ngāi Tai ki Tāmaki
- Ngāti te Ata
- Tamaoho
- Te Akitai a Waiohua
- Te Kāwarau a Maki
- Ngāti Maru

27.1.2 Fletcher has been on a “journey” with iwi over the development of the master plan that underpins this plan change, and in terms of the approach embodied within the plan change itself. This has involved working with iwi groups individually as well as collectively.

27.1.3 Fletcher has had five hui with these iwi groups over the development of the master plan and private plan change.

27.1.4 Significant changes were made to the master plan as a result of feedback from the various hui.

27.1.5 The following sections set out the key messages from iwi to Fletcher over the master plan and plan change.

27.1.6 This journey that Fletcher, iwi and the Council representatives have been travelling has resulted in significant changes and refinement to the master plan. The key changes have been:

- A strong recognition of the cultural significance of this area.
- The agreement by iwi for a compendium of the stories and history of Te Tatua a Riukiuta and the Three Kings area. This process is outlined below.

- Recognition of the importance of Te Aranga principles and the retaining of Rau Hoskins to assist the hui and Fletcher in how Te Aranga principles can be reflected in the actual master plan and in this private plan change request. These matters are addressed more fully below.
- A fundamental change in the landscape and stormwater management approaches within the quarry. Earlier proposals suggested the creation of two lakes within the quarry area. Iwi very strongly supported a wetland approach. The integrated stormwater management and wetlands forming part of this proposal were developed as a result of the hui.
- The significance of the Fletcher land which is on the eastern side of Te Tatua a Riukiuta and iwi's identifying the strong importance of this land. As a result this land has been cleared of noxious weeds and is in the process of being planted in native vegetation. It will become a heavily vegetated area.
- A strong commitment to the long-term planting and landscaping of the area in native species.
- Using the landscape form and features to reflect the cultural aspirations of iwi.
- The April hui and June hui have worked through the Te Aranga principles put forward by Rau Hoskins and adopted these, including land ownership issues relating to the eastern side of Te Tatua a Riukiuta, refinements to the final master plan and this plan change request. All these elements have been supported by iwi through these hui.

27.1.7 Fletcher wrote to the Chair of the Tamaki Collective, who in turn circulated to all members of the Tamaki Collective the invitation to join the various hui on the Three Kings area.

27.1.8 Although five iwi chose to take an interest in the development, Fletcher remains open to consult with any iwi who claims Mana whenua status over the area.

27.1.9 The report of Rau Hoskins of Design Tribe was also presented at the April hui and worked through.

27.1.10 The following key themes emerged through the hui.

27.2 DESIGN PRINCIPLES

- 27.2.1 Through the hui, iwi spoke of the importance of including Maori design principles (Te Aranga) within the master plan for the 15.2 ha block.
- 27.2.2 Fletcher has worked with Council representatives and iwi through these hui to embrace these Maori design principles as part of the development of the master plan.
- 27.2.3 The key issue is the cultural expression through the design and process.
- 27.2.4 Iwi requested that the design strongly take account of the urban design principles for Maori outlined in the Auckland Design manual.
- 27.2.5 In response, Fletcher has modified the master plan to take account of these principles. The urban design elements of the master plan drive heavily off Te Tatua a Riukiuta (Big King). The views and cultural importance of the Maunga is recognised. Te Tatua a Riukiuta means the “belt of Riukiuta”. The urban design layout is intended to evoke the symbol of the belt. The view corridors and open space connections profile Te Tatua a Riukiuta as the dominant landscape feature within Three Kings development.
- 27.2.6 Attached to this private plan change request is a report by Rau Hoskins on Te Aranga principles as then can and should apply to the Three Kings area.
- 27.2.7 The key elements of this report that relate to district plan matters have been embedded in the overall master plan/concept plan. These include the use of wetlands and the prominence and protection given to the Maunga. Further elements have been included in the plan change. These include the provision for communal gardening and a physical base for kaitiaki and the assessment criteria relating to:
- The use of stone walls in landscaping
 - The use of culturally appropriate public art
 - The use of native planting in landscaping
 - The use of cultural narrative and names to celebrate the history of the site and its people
 - Acknowledgement of the four Maunga that were previously quarried through signage and landscaping.

27.3 TELLING THE STORY

- 27.3.1 The second key message was the importance of telling the multiplicity of stories for Te Tatua a Riukiuta and its environs.
- 27.3.2 Fletcher needs to recognise that there are a multiplicity of stories and perhaps even different perspectives. There is no single integrated story but rather a series of stories from individual iwi.
- 27.3.3 Retaining the Maori names is an important element.
- 27.3.4 Fletcher has responded 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) Fletcher will commission a children's story to encapsulate the Maori presence at Te Tatua a Riukiuta drawing from those parts of the compendium that are public.
 - e) Fletcher has commissioned a GIS study which will recreate in 3D computer model the original topography of the five maunga which made up this area.
- 27.3.5 It was agreed through the hui between iwi and the Council that the Council's senior cultural heritage adviser would work with iwi to compile the history and stories of the area. This process is well advanced with the Council officer meeting with each of the iwi groups and bringing the stories together into a single document which has been worked through at the April and June hui.
- 27.3.6 This document is a living expression of iwi culture and is still being developed. These stories are a critical cultural dimension of this area. It will be for iwi who are the owners of the stories to determine which elements of this cultural dimension are turned into a public process and when.

27.4 WATER

27.4.1 Throughout the hui the criticality of water and the treatment of water was identified as fundamental to the success of the design.

27.4.2 This related particularly to water quality and how it is treated before entering the aquifer.

27.4.3 Fletcher response to this has been:

- a) To capture and treat all stormwater associated with the Fletcher land within the site itself.
- b) To treat and then discharge stormwater back into the aquifer, rather than entering any of the Council's stormwater network systems.
- c) To develop an extensive network of wetlands to treat the stormwater. The original Fletcher proposal promoted two lakes forming part of the development. These were seen as high amenity areas. Iwi rejected this proposal and instead advocated for a wetland approach.

Consequently, Fletcher significantly redesigned its master plan to create an extensive line of naturally vegetated wetland to manage stormwater.

27.4.4 Iwi have strongly supported the wetland approach. Fletcher has committed to work with iwi throughout this project including as the details of the design and management of the wetland are developed.

27.5 **LANDSCAPING**

27.5.1 The Fletcher master plan has used landscaping as a critical element of the area. In particular:

- (i) The eastern side of Te Tatua a Riukiuta is left in its current state and heavily vegetated with native plantings to provide an interface between the Maunga and new community.
- (ii) The landscaping has been used to achieve strong connections to the Maunga and through the area.

(iii) The landscape has been “sculptured” as set out in the report of Surfacedesign, Inc, to evoke the physical and cultural history of the area. Terracing and landscaping of the area to evoke cultural aspects such as the koru have been built into the design.

27.5.2 Through the hui, iwi strongly supported the landscaped interface between the Maunga and new community. Iwi wanted the area redeveloped with exotic trees removed and new native planting to agreed specification. The hui also supported the landscaping connections and sculpturing, and evoking traditional art forms and habitation.

27.5.3 Iwi wanted the landform to reflect the traditional nature of these areas and not be too “manicured”.

27.5.4 The Fletcher response has been to:

- a) Confirm the eastern interface and to immediately commission work on weed management and replantings.
- b) Be committed to native tree landscaping throughout the area. The only exception to this is along the northern boundary against the Kennards large storage building, where some quick growing exotics will be planted with native understorey. The exotics will be removed when the native plants gain reasonable height.
- c) Work with iwi to enable them to be directly involved in the supply and planting of these areas, to ensure the landscaping fully reflects appropriate Maori forms.

27.5.5 The land on the eastern side of Te Tatua a Riukiuta is owned by Fletchers. Fletchers’ original proposal was to vest this as public open space in the Council.

27.5.6 Through the process of the hui and in consultation with Council over development of the master plan and the Three Kings Precinct Plan, it became clear that the Council did not want ownership of this land, but that iwi believed this land to be of strategic importance to the cultural framing of Te Tatua a Riukiuta

27.5.7 Fletcher is committed to significant landscaping of this area. Works are currently underway with removal of noxious weeds and an underplanting of flax.

27.6 SUSTAINABILITY

27.6.1 The hui have discussed the importance of sustainability to the project. Iwi were focused on a broad sustainability agenda.

27.6.2 Fletcher has:

- a) Dealt with all stormwater in a sustainable manner.
- b) Provided for appropriate on-site storage to enable management of the sites wastewater network so that wastewater is stored on-site during periods of high rainfall and peak flows within the network, and released to the broader wastewater network during periods of low flow and sufficient capacity.
- c) Future proofed the ability for the Council to further improve capacity within the combined network by diverting stormwater from the combined system to the aquifer.
- d) Promote an network of walkways and cycleways through the area, enabling access from this community to public transport, and park areas. This walkway and cycleway network will also allow connections to the broader Three Kings network.
- e) Provide direct access and growth along the public transport corridors.
- f) Promote “Crime Prevention Through Urban Design” principles in all design.
- g) Promote the major apartment buildings within northerly or westerly aspect, with a minimum number of apartments south-facing.

27.6.3 Iwi have supported these initiatives through the hui.

27.6.4 Fletcher have outlined the work undertaken with the five iwi groups, and invited all members of the Tamaki collective to the hui.

28.0 PROPOSED AUCKLAND UNITARY PLAN

28.1 This is a request for a private plan change under the Operative District Plan. From a legal technical assessment, the proposed Auckland Unitary Plan is not relevant to the consideration of this private plan change request.

- 28.2 Nevertheless Fletcher recognises that the development of the Three Kings area is a 10-15 year project. Consequently a significant portion of the programme will proceed under the future provisions of the proposed Auckland Unitary Plan.
- 28.3 The proposed Auckland Unitary Plan (Unitary Plan) zones the Fletcher land Special Purchase Quarrying and zones the Crown/Council land Open Space. The Three Kings Shopping Centre is zoned Town Centre with a special additional height limit of 24.5m.
- 28.4 The land is not subject to a precinct overlay under the Unitary Plan. The same view protection mechanisms as apply in the Operative District Plan have effectively been carried over into the Unitary Plan.
- 28.5 Fletcher has lodged a submission to the Unitary Plan seeking:
- (a) A rezoning of the 15.2ha of land which reflects the appropriate zones as requested in this private plan change. It requests Terrace House and Apartment Building zoning on land requested to be zoned Residential 8 under this plan change request. If this private plan change request is adopted, then the Fletcher submission will give the independent hearings panel the jurisdictional ability to deal with the Fletcher submissions and the range of further submissions applying to this land.
 - (b) Fletcher is seeking a precinct overlay to be applied to the subject land. This embodies the key elements identified in the concept plan forming part of this private plan change request.
- The objectives and policies, and planning controls of the requested precinct overlay, are similar in principle to the mechanisms requested under this private plan change request. They recognise the particular circumstances of the Three Kings area and provide a planning mechanism for the comprehensive quality development of the Three Kings Precinct.
- 28.6 As stated earlier in this planning report, the Auckland Plan identifies the key growth areas for Auckland should be focused around town centres and along major public transport corridors. The Auckland Plan identifies Three Kings as an emerging town centre and Mt Eden Road as a major public transport corridor.
- 28.7 The Unitary Plan embraces this planning approach. Mt Eden Road is seen as a major transport corridor and Three Kings Shopping Centre is zoned as a town centre.

- 28.8 The Terrace House and Apartment Building zone is therefore in Fletchers' view the logical and appropriate zoning for the residential areas within the Three Kings precinct.
- 28.9 The Special Purpose Quarry zone is demonstrably inappropriate for this area for the reasons outlined in section 6 of this planning report.
- 28.10 The Fletchers rationale for the rezonings and planning mechanisms it seeks as part of the Unitary Plan, is set out in the Fletcher submission to the Proposed Auckland Unitary Plan.

29.0 CONCLUSION

- 29.1 This report provides a comprehensive assessment of the private plan change application by Fletcher Residential.
- 29.2 It can be seen that Fletcher have worked through a long and iterative process to achieve a form of development which not only meets their commercial objectives but which will:
- Be respectful of the cultural and historical significance of the area and the Maunga in particular
 - Provide positive benefits to the community of Three Kings through the provision of an open space network and the reinvigoration of the town centre
 - Make a significant contribution to the provision of housing in the locality and region in general
 - Manage the potential effects of the development in an manner which is environmentally sensitive
 - Use of a high level of urban design to ensure the creation of a quality built environment and high amenity neighbourhoods.
- 29.3 The proposal is considered to meet the relevant tests set out in the Act and is consistent with the objectives and policies of the relevant statutory documents. The primary reasons for this are:
- The proposal provides for the efficient use of land for a residential purpose in an appropriate location (close to public transport and a town centre); and
 - The extensive design and development work undertaken will ensure that any adverse effects of the development will be effectively managed in an environmentally sensitive manner; and

- The proposed Residential 8 zoning and the associated concept plan will provide an effective and efficient basis for ensuring that the proposal will give effect to objectives of the Isthmus District Plan and the purpose of the Act. The provisions of the plan change will also ensure that the development is constructed in a planned and comprehensive manner and will give full effect to the master plan prepared by Fletcher Residential.

ATTACHMENT 1
Private Plan Change: Three Kings

ATTACHMENT 2
Three Kings Precinct Plan Discussion Document

Precinct Plan Assessment

Explanatory notes:

- Diagrams 5, 6 and 7 referred to in the table below replicate Options 3, 4 and 5 from the Three Kings Precinct Plan.
- The elements numbered 1 to 14 are the actual initiatives put forward within the Council’s Three Kings precinct plan related to Options 3, 4 and 5.
- The second column quotes and in some cases elaborates the initiatives within the precinct plan. The third column sets out how Fletcher Residential has reflected these initiatives within its proposal.
- The matters lettered A to C are drawn from the general principles within the Council’s Three Kings precinct plan (entitled “Discussion Document – Three Kings Precinct Plan May 2013”).

	Auckland Council Precinct Plan Initiatives	Fletcher Residential Proposal
A.	Mix of housing typologies	The proposal is to develop the quarry for a range of intensive housing typologies. There will be a mix of apartment housing and terrace housing. There will also be a range of home/apartment configuration, sizes, and number of bedrooms.
B.	Achievable yield within the range 700 to 1,800 dwellings.	The current proposal is to be in the 1,200 to 1,500 range.
C.	The assumption is that 60% to 70% of the quarry will be available for development, with the remainder required for the roading network and public spaces.	The final configuration is still being worked through. The proposal definitely will not exceed 70% and is more likely to be in the lower end of 60-70% range.
1.	<p>“Addition of large open space buffer area adjacent to Big King.”</p> <p>Option 5 showed a significant open space area in the north western corner of the former quarry land.</p> <p>Option 4 did not provide for this open space, but provided a linear open space connection down the western boundary of the quarry.</p>	<p>The Fletcher Residential proposal provides for a large open space in the NW corner of the site similar to option 5.</p> <p>The Fletcher Residential proposal provides for this linear connection on the western side of the boundary, in addition to the large open space in the north western corner.</p> <p>The Fletcher Residential proposal provides for both initiatives.</p>

	Auckland Council Precinct Plan Initiatives	Fletcher Residential Proposal
2.	<p>“View to Big King protected by street layout, orientation and open space configuration”</p> <p>Option 5 showed a view shaft from Mt Eden Road just north of Kingsway Rd to Big King. Option 4 showed this view shaft plus a view shaft from the end of the extended town centre main street to the Big King.</p>	The Fletcher Residential proposal provides for these two view shafts.
3.	<p>“North/South connection between possible “main street” in town centre and local road network and redeveloped quarry site”</p> <p>This was shown as an indicative road in a north-south direction aligned to the main street.</p>	The topography of the site puts constraints on the form of this connection. Fletcher Residential proposal provides for this connection as a series of steps and ramps, connecting to the park and roading in the floor of the precinct. This gives the strong north-south connection.
4.	<p>“Sports fields repositioned”</p> <p>Option 4 places the sports field in the south western area of the site, within ACPL land.</p> <p>Option 5 pushes the sports field further north onto Fletcher Residential land, but also in the southern portion of the site.</p>	This proposal does not provide for the re-positioning of the sports field.
5.	<p>“Water treatment building referred to in the precinct plan as the historic pump house included in or near open space”</p>	<p>The site of the decommissioned water treatment plant is proposed for mixed use development and may include a food and beverage element</p> <p>Initially it may also have a function for public information about the development.</p>
6.	<p>“Town centre expanding in northerly direction with mix of town</p>	The Fletcher Residential proposal relates only to the Fletcher land.

	Auckland Council Precinct Plan Initiatives	Fletcher Residential Proposal
	centre and residential activity at the northern edge" Options 4 and 5 show various expansion of the town centre for these business and residential activities north across the ACPL land.	
7.	"Redevelopment of the Three Kings plaza site"	This redevelopment takes place outside Fletcher Residential land.
8.	"New open space link between the Three Kings reserve, the town centre, and Big King"	The Fletcher Residential proposal provides for pedestrian and cycleway links throughout the area.
9.	"Possible land exchange with Housing NZ" The precinct plan suggested a land exchange between Housing NZ land adjacent to Big King and the western sports field.	The Fletcher Residential proposal does provide for a land exchange on part of the western playing field.
10.	"New civic space created in the heart of the redeveloped town centre providing connections between surrounding open space"	The town centre is outside the Fletcher Residential land and proposal.
11.	"New connection to Big King created through possible land exchange with Housing NZ"	The same comment as for Item 9 applies.
12.	"Grahame Breed Drive reconfigured"	This is outside of the Fletcher Residential proposal.
13.	"Additional access to Mt Albert Rd from the redeveloped Three Kings plaza"	This initiative relates more to the plaza than the Fletcher land.
14.	"Southern extension of town centre activities along Mt Albert Rd"	This part of the development is on the southern side of Mt Albert Rd and removed from the Fletcher Residential land. The Fletcher Residential proposal does not compromise or impact the ability for this initiative.