

21 April 2015

Steve van Kampen
Auckland Council
Private Bag
Wellesley Street
Auckland

Dear Steve

RE: Private Plan Change 372 and 373 – Three Kings

Further to my letter of 17 December 2014, attached is a further set of information that is intended to respond to issues raised by Council. The further information covers:

1. Stormwater

Attachment A contains the stormwater information that has already been supplied to either Council or Chris Simpson in December 2014 or February 2015. The Stormwater Management Plan (Sept 2014) and the 1st addendum (6th October 2014) are included for completeness.

3. Geotechnical

A copy of the letter that has been sent to Rileys from Graeme Twose of Tonkin and Taylor is attached in **Attachment B**.

4. Plan Change Maps/Revised Plan Change

Attachment C contains a revised plan change. The Council's urban design review following the completion of the Three Kings Plan, identified a changed view of wanting to move the green corridor further west to abut the stairs and plaza area. Fletcher has been accepting of the redesign. As a consequence there have been necessary changes to the detailed zoning in the Three Kings Plaza area and green corridor.

The second significant change is the increase in the size of the Open Space 3 zoning applied to the sports fields and the consequent reallocation of development space to the western terraces. The revisions have been driven by the Council request to significantly increase the size of the sports field area through the provision of an

approximate 20m run off buffer around the perimeter of the fields; and the related view that the suggested open space land on the rim of the western terraces is not functional public land which Council wants to accept ongoing operational costs for.

I have also included a zoning map in colour for your information.

4. Areas of Open Space

The areas of Open Space and the size of the Depot land is shown in the table below:

Location	Zone	Length	Width	Area
Bush road planting	Open Space 2	565 m long	Average 21 m wide	12,000 m ²
Stormwater treatment stream	Open Space 2	660 m long	Average 21 m wide	13,500 m ²
Western field	Open Space 2	175 m long	Average 41 m wide	7,200 m ²
Koru sculptural walk	Open Space 2	115 m long	Average 68 m wide	7,800 m ²
Bank below depot site	Open Space 2	75 m long	Average 14 m wide	1,000 m ²
Access at town centre	Open Space 2	55 m long	Average 44 m wide	2,400 m ²
Sports field and buffer	Open Space 3	255 m long	Average 107 m wide	27,200 m ²
Parks depot and Slip Rd	Business 2	185 m long	Average 25 m wide	4,700 m ²
Parks depot only	Business 2	100 m long	Average 32 m wide	3,200 m ²

The above areas are indicative only and have been measured off the zoning map contained in Part A of the Plan Change.

4. Noise Effects

A revised Noise Report dated February 2015 from Marshall Day is contained in **Attachment D**.

In addition to the above, we acknowledge the Council's perspective that the Hearing should deal with plan change 372 and that plan change 373 should be deferred. Fletcher has agreed that 373 would only proceed if there is no landswap. Consequently, we agree with the Council's proposal that the hearing deal with 372 at this stage and we reactivate 373 if this proves appropriate in the future.

If there is anything else I can do to assist, please do not hesitate to contact me.

Yours faithfully



John Duthie

Tattico Limited