

**Date:** Thursday 16 April 2015  
**Time:** 9.30am  
**Meeting Room:** Reception Lounge  
**Venue:** Auckland Town Hall  
301-305 Queen Street  
Auckland

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## **Auckland Development Committee**

### **INFORMATION MEMOS AND BRIEFINGS**

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## MEMO

**From:** Clive Fuhr, Manager Acquisitions and Disposals, Auckland Council Property Limited  
**To:** His Worship, the Mayor, Deputy Mayor Penny Hulse, All Councillors and Puketapapa Local Board  
**Subject:** Consultation on the Three Kings land exchange proposal  
**Date:** 30 March 2015

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The Auckland Development Committee resolved in March 2015 that the land exchange proposal from Fletcher Residential Ltd at Three Kings Quarry should be subject to public consultation.

Attached is material prepared for the public consultation for your information.

Consultation begins on the 31 March 2015 and closes at 4pm on Tuesday 28 April 2015

Two drop in events to find out more are scheduled. These are an opportunity for the public to talk to the team and look at the plans. The community can drop in any time between the hours given below.

- Mt Roskill Library, 546 Mt Albert Road, Saturday 11th April, 11am – 1 pm
- Three Kings Plaza, 532 Mt Albert Road, outside Countdown, Thursday 16th April 4pm-7pm

The flyer and feedback will be delivered in the local area, and the feedback form is available online at [www.aucklandcouncil.govt.nz/haveyoursay](http://www.aucklandcouncil.govt.nz/haveyoursay) or available at the drop in events.

**Attachments:**

Copy of the letter to residents  
Copy of flyer and feedback form

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31 March 2015

Dear resident

**Council would like your feedback on a potential swap of reserve land at Three Kings Quarry**

Auckland Council is looking for your feedback on a proposal for a land swap adjacent to the Three Kings quarry. Fletcher is planning to develop housing in the quarry on the land it owns. As part of its planning, Fletcher has put a land swap proposal to the council. This land swap is being suggested as a way of improving the overall development outcome. The council is now considering all the issues associated with this proposal. Your input will assist the council on how to respond to the land swap.

The proposed land swap would see an exchange of four parcels of reserve land totalling 2.3ha for 2.67ha of Fletcher land that will become new reserve. After the exchange, the reserve would be landscaped to provide sports fields, urban park, a civic plaza area, roads and connecting pathways. Fletcher would pay for all the work and the improvements would be at no cost to the council. Fletcher would own and be able to develop the land that it receives in the land swap for residential use.

**Drop in events**

To talk to one of the team come to one of two drop in events. These are an opportunity to talk to the team and look at plans. Feel free to drop in any time between the hours given below.

- Mt Roskill Library, 546 Mt Albert Road Saturday 11 April, 11am – 1pm
- Three Kings Plaza, 532 Mt Albert Road, outside Countdown, Thursday 16 April, 4pm-7pm.

Feedback closes 4pm on Tuesday 28 April 2015. You can use the feedback form enclosed or submit your feedback online at [www.aucklandcouncil.govt.nz/haveyoursay](http://www.aucklandcouncil.govt.nz/haveyoursay).

Visit [www.shapeauckland.co.nz](http://www.shapeauckland.co.nz) where there is more background information available or if you have any questions about the proposal please email [Consultation@aucklandcouncil.govt.nz](mailto:Consultation@aucklandcouncil.govt.nz) or phone 09 301 0101.

Yours sincerely



Clive Fuhr  
Manager Acquisitions and Disposals  
Auckland Council Property Limited

Level 9, Bledisloe House, 24 Wellesley St, Auckland Central | Private Bag 92320, Auckland 1142 | Ph 09 301 0101

## Have your say on a potential swap of reserve land at **Three Kings Quarry**

### Auckland Council would like your feedback on a land swap proposal

The council is looking for your feedback on a proposal for a land swap adjacent to the Three Kings Quarry. Fletcher Residential Ltd, is planning to develop housing in the quarry, and has put a land swap proposal to the council. The council is now considering all the issues associated with this. Your input will assist the council on how to respond.

The proposed land swap would see an exchange of four parcels of reserve land totalling 2.3ha for 2.67ha of Fletcher land that will become new reserve. After the exchange the reserve will be landscaped to provide sports fields, urban park, a civic plaza area and connecting pathways and roads. Fletcher would pay for all the work and the improvements, and these will be at no cost to the council. Fletcher would own and be able to develop the land that it receives in the land swap for residential use.



Shape  
Auckland  
.co.nz

Have your say to help create the world's most liveable city.

- Visit [shapeauckland.co.nz](http://shapeauckland.co.nz) where you can view the proposal and provide us with your comments on the feedback form
- ✉ Email [consultation@aucklandcouncil.govt.nz](mailto:consultation@aucklandcouncil.govt.nz)
- ☎ For more information, phone 09 301 0101

### Three Kings Plan Change(s)

Fletcher lodged two plan changes in September 2014 with council. One is based on a possible land exchange (PA 372) involving some of the land in the Three Kings Reserve and another, (PA 373), that involves only land owned by Fletcher. Both proposals relate to the redevelopment of the quarry for housing. The council is currently processing both of these Plan Changes and they are not the subject of this consultation (they are a separate process).

### About the land swap

The land swap proposal results in current reserve land being used for the residential redevelopment, swapping it for privately owned land. This swap creates the opportunity to better integrate the Three Kings town centre into the proposed new residential development in the quarry. It will also enable the creation of a plaza area and two high quality sports fields. New public roads will also

be built connecting the town centre to the new development. The land exchange will only proceed if the plan change is adopted by the council (if there is no plan change, the reserve will stay as it is).

### How the land exchange process works

The land exchange is subject to the Reserves Act 1977. The council needs to consider people's views of the option of a land swap and prepare a report on all the issues. As the land is currently vested reserve, any decision to undertake the land swap can only be made with approval of the Minister of Conservation. The minister must be satisfied that the reconfigured reserve serves the purpose of the reserve – recreation – better than the current reserve.

Under the proposal, Fletcher will pay for all the costs of exchanging the land, creating the improvements to the reserve and building the public roads. In return, the reserve areas being transferred to Fletcher would be used for residential development.



### Three Kings Plan

The Puketāpapa Local Board adopted an area plan for Three Kings in August 2014. This Plan guides how the area should develop. The plan also identifies specific actions and projects that can facilitate the desired outcomes. The land swap has the potential to improve open space outcomes identified in the plan with better configuration of sports fields, a civic node or plaza area, and improved connectivity and open space.



### Key issues

Some of the key issues the council needs your input on are:

- The current use and state of the southern area and western area of the reserve
- The potential opportunities the land swap has for the area
- Any negative aspects of the proposed land swap

### Option 1 – no land swap

The plan on the right shows what the development of this area might be like if Fletcher develop their own land under plan change PA373 if that plan change was approved.



**Key points:**

- No change to council or crown land
- Fletcher's residential development only takes place on their own land
- Any improvements to council open space/reserve subject to funding

### Option 2 – land swap

The plan on the right shows what the land swap between council and Fletcher may look like if the plan change PA372 was approved and the land swap was accepted by the council.



**Key points:**

- Brings development closer to town centre
- Part of existing western sports field used for housing
- Improved vehicle and pedestrian to town centre
- Two new sports fields constructed by Fletcher for the council
- Public plaza area



#### Find out more

Visit [shapeauckland.co.nz](http://shapeauckland.co.nz) to find out more.

If you have any questions about the proposal please email [consultation@aucklandcouncil.govt.nz](mailto:consultation@aucklandcouncil.govt.nz) or phone 09 301 0101

**Feedback closes 4pm on Tuesday 28 April 2015.**

You can use the feedback form or submit your feedback online at [shapeauckland.co.nz](http://shapeauckland.co.nz)

#### Drop in events

You can also come to one of two drop in events – these are an opportunity to talk to the team and look at plans. Feel free to drop in any time between the hours given below.

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- Three Kings Plaza, 532 Mt Albert Road, outside Countdown, Thursday 16th April at 4-7pm

Have your say to help create the world's most liveable city.

- Visit [shapeauckland.co.nz](http://shapeauckland.co.nz) where you can view the proposal and provide us with your comments on the feedback form
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- ☎ For more information, phone 09 301 0101



# POTENTIAL SWAP OF RESERVE LAND AT THREE KINGS QUARRY FEEDBACK FORM



## Your details

Name: \_\_\_\_\_

Email or street address: \_\_\_\_\_

OR which suburb do you live in? \_\_\_\_\_

Public Information statement: Comments to Council consultations are public information. Your comments may be included in reports that are available to the public. All information collated will be held by Auckland Council.

## Please give us your thoughts on the Land Swap Proposal:

1. Which of the options as shown on information sheet do you support?

Option 1       Option 2       Neither

Please give your reasons for the above response:

2. Please give us your comments on the key issues

a) The current use and state of the southern area and western area of the reserve:

b) The potential advantages/disadvantages the land swap has for the area:

Cut here

3. Do you have other comments to make on the land swap proposal?

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Fill out and Freepost this form to us or visit: [aucklandcouncil.govt.nz/haveyoursay](http://aucklandcouncil.govt.nz/haveyoursay) to give online feedback.

Send your feedback to:

Auckland Council, Attention: Nigel Hewitson, Auckland Freepost Authority 182382, Private Bag 92300, Auckland 1142  
(no stamp required)

If you have any questions about the proposal, please:

✉ email [consultation@aucklandcouncil.govt.nz](mailto:consultation@aucklandcouncil.govt.nz)

☎ or phone 09 301 0101

📍 submit feedback online at [shapeauckland.co.nz](http://shapeauckland.co.nz)

Feedback closes 4pm on Tuesday 28 April 2015.

**Puketāpapa  
Local Board**  
Auckland Council

