

## 80 KORERE TERRACE, STONEFIELDS

### SUBMISSION OF THE ORAKEI LOCAL BOARD

1. The Orakei Local Board wishes to address the Commissioners on certain aspects of the proposed development at 80 Korere Terrace, Stonefields, particularly as the development relates to the Heritage Trail, presently being developed by the Orakei Local Board. The Board's Deputy Chair, Mr Parkinson, and I have been authorised to make this presentation on behalf of the Orakei Local Board. The submission expands on the Board's earlier and brief comments dated 16 January 2017 which are contained in the Addendum Hearing Agenda at pages 1337-1338.
2. By way of background, the Orakei Local Board is not a committee of the Auckland Council, nor is it a community board. It is part of the Auckland Council in the legislated two-tier shared governance structure between the Governing Body and local boards. Accordingly, the Orakei Local Board has a local governance and decision-making role. It is in this role that the Orakei Local Board has developed plans for a Heritage Trail making use of the former quarry truck haul out road running along the face of the former Stonefields quarry, which had been vested in the former Auckland City Council as part of the development of Stonefields.
3. The Board has named this walking trail: the Heritage Trail, previously referred to by the developer of Stonefields as the Iwi Trail. This Trail is part of a network of recreation walking and cycling trails being developed by the Board throughout the Orakei Ward and which will connect with other routes in other suburbs. The Board has budgeted nearly two million dollars to develop the Trail, principally funded from the legacy financial reserve contribution from the Stonefields development. The alignment of the Trail will follow the haul out route.
4. As far as is possible, the Trail will retain a natural look, keeping the gravel surface reflecting the industrial heritage of the quarry with little impact on the environment, apart from fencing and steps. A significant element of the cost is in major engineering works required to construct a bridge which will connect two ends of the Trail where the levels change. The bulk of the cost is in constructing the engineered steps and the safety fencing. The Board will progressively fund other elements of the Trail, such as planting and landscaping, in future financial years as well as budgeting for the costs of ongoing maintenance.
5. Being sensitive to the aspirations of Ngati Paoa to protect the environment, and in the Board's role as *kaitiaki* also, and recognising the importance of sightlines of nearby Maungarei/Mt Wellington as a feature, the Board directed staff to work with Ngati Paoa to ensure that views of the mountain are maintained and that the fencing and planting will incorporate appropriate iwi cultural elements.
6. The Board believes that the Heritage Trail will also provide a unique opportunity for recreational walkers to have elevated views of the surrounding and wider landscape, including views of the Gulf and Rangitoto, and Maungarei/Mt Wellington.
7. The Auckland Council acting in its statutory capacity has granted resource consent for the development of the Heritage Trail.
8. As the Commissioners will know, the applicant's proposal is to develop part of its property at 80 Korere Terrace for residential dwellings/units contained in 11 terraced houses and three

apartment buildings containing 90 units on a residentially zoned site. The proposed apartment buildings significantly exceed the maximum building height limit and would be a large departure from the established character of the area. Their placement, relatively close to the rear wall of the former quarry, is also close to and will be higher than the Heritage Trail presently being developed and will therefore dominate part of the Trail.

9. The Board is concerned at the extent and scale of the actual and potential effects of the proposed development on the Heritage Trail and those using the Trail, compromising their enjoyment of this new amenity and the openness and lookout from the Trail. Indeed, the upper portions of the apartment buildings will be visible to users of the Trail, resulting in a dominating effect, likely to produce what might be considered an enclosed space, notwithstanding any setback distances. There is also to be considered the possible loss of privacy for the occupants of the buildings. Many users of the Trail may consider this an undesirable feature of the Trail.
10. Even with greater separation distances between the apartment buildings which could provide wider viewshafts, views from the Trail will still be restricted or obstructed at certain locations. Further, at certain locations the view from the Trail to Maungarei/Mt Wellington will be partially obscured.
11. It is noted that experts consider that the height of the buildings, as proposed, would shade the Trail. This would affect the pleasurable amenity of the Trail, where and when it is shaded particularly in winter months, although it is acknowledged that the shading effects would be temporary for users of the Trail as they traverse it.
12. The Orakei Local Board supports Ngati Paoa in seeking a reduction in the buildings' heights to what would be permitted as of right and certainly would not support heights greater than the height of the Heritage Trail for the reasons outlined earlier.
13. The Board supports the reporting planner's recommendation that the application as submitted, be declined and would ask the Commissioners if they are minded, after hearing and considering all the evidence and the submissions, to grant the application, to order that the height of the apartments be reduced to below the Heritage Trail.

Colin R.J. Davis JP

Chairman

Orakei Local Board

22 February 2017