

Three Kings Plan

Te Tātua o Riu-ki-uta

August 2014



**Puketāpapa
Local Board**



Auckland Council

HE MIHI

Tēnei au te noho atu nei
i te kāhiwi o Waikōwhai ki te uru.
Ka mihi iho au ki raro ki te ākau o Manukau moana,
he taunga kawau tiketike, te eke ki te tāhuna tōrea.
Ka huri whakateraki aku kamo,
ka kite atu au i te ara hou e kokoti mai rā i taku manawa
me te Ahikāroa o Rakataura,
kia tae au ki Te Tāpapakanga a Hape
ka hoki mai anō taku hā,
kei reira nei hoki kō Pukewīwī.
Ka kite atu au i ngā wai kaukau o Rakataura
ka hoki whakararo ano ōku whakaaro
ki Te Tātua o Riu-ki-uta
e tu ārai mai rā mōku i te whitinga mai o te rā.
Kei tua ki te raki, ko te Puku o te Tipua nei o Tāmaki Makaurau,
kei raro ko te Onehunga.
Kātahi au ka hoki mā te Kāhiwi Pūpuke
kia ū atu anō au ki a koe Waikōwhai.
I kona ka tau aku mihi,
ka eke, kua eke, hui e, taiki e!

Here I sit
on the western ridge overlooking Waikōwhai.
I send my greetings below to the shores of the Manukau Harbour,
landing place of visiting cormorant on the domain of the oystercatcher.
My gaze turns northward,
along the new path that cuts through the heart
of the ancient fire-line of Rakataura,
that takes me to Hape's repose,
to Pukewīwī
where I can catch my breath.
I gaze upon the bathing waters of Rakatarua - Ōwairaka
my thoughts turn south
to Te Tātua o Riu-ki-uta
my boundary to the east.
Beyond lies the Central Business District
and to the south, Onehunga.
From here I follow the ridgeline that is Hillsborough
till I am back at Waikōwhai.
And, there my greetings rest,
we are bound, it is done!

FOREWORD

The Three Kings Plan is an important platform to bring together aspirations of the community for the future. It will provide a strategic focus for development occurring within the area over the next 30 years. The plan provides residents, ratepayers, citizens and visitors of Three Kings a vision which has been developed in partnership with the community, iwi, major landowners and other stakeholders.

While the Puketāpapa Local Board has led the development of this plan, the board acknowledges the significant input and assistance of local residents, community groups, iwi, other partners and stakeholders in the process.

Within Three Kings, there are some existing challenges which present exciting opportunities for the future. This plan aims to address these challenges and set some parameters and guidance for future development.

Three Kings sits beneath the landmark Te Tātua o Riu-ki-uta or the Big King volcanic cone, as one of the areas foremost defining landscape and cultural features. The area has the potential to be an exciting and vibrant well-connected community for its residents. Protecting, enhancing and celebrating its unique heritage and building a strong and attractive town centre has been the focus for the consultative process that has led to the formation of this document.

The Puketāpapa Local Board hope that this plan will serve and guide the community, Auckland Council and other partners to create a positive and flourishing community in Three Kings over the next 30 years.

Puketāpapa Local Board

Three Kings Reserve

Mt. Eden Road entrance

Mt Roskill Community House
Fickling Convention Centre
Citizens Advice Bureau
Old Pump House
Mt Roskill Library
Tennis Pavilion
Old Quarry

For sports field bookings Ph (09) 379 2020

P



WELLINGTON
MOUNTAIN
CITY



Living Parks
Mt Eden

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ABOUT THIS PLAN

The purpose of the Three Kings Plan is to guide the development of Three Kings as a well-connected place for people while protecting, enhancing and celebrating its unique heritage, and to help create a vibrant town centre.

The Three Kings Plan is a 30-year strategic document that shows how the Auckland Plan will be implemented at a local level. To move from a high level strategy to on the ground projects, the plan uses a tiered approach.

Key Moves

This plan identifies five 'key moves,' which demonstrate, at a high level, how the area should respond to local issues and constraints.

The key moves are thematic summaries of the most important and the most desired changes that can be delivered during the next 30 years.

Outcomes

Outcomes are the local 'on the ground' results we want to see happen over the next 30 years.

Three Kings is a diverse and multi-faceted area so sustainable, positive change will need to address several factors over the long term. For this reason, the outcomes work as a package and should be read collectively.

Outcomes will be achieved through specific actions and projects.

Actions

Actions are general or specific undertakings that can be carried out to help achieve the desired outcomes. Some actions may need to continue over many years.

Projects

Projects are specific, targeted actions that have an identifiable output. Projects that have funding allocated may have already undergone some degree of research and planning. Projects that are unfunded or require further consideration are 'aspirational'.

Scope and limitations

The Three Kings Plan is a non-statutory document that provides strategic guidance about how the area should develop to achieve long-term aspirational outcomes. The plan identifies specific actions and projects that can be undertaken by the local board to facilitate the outcomes.

Rules or development controls applying to individual private sites are determined through consenting or other statutory processes according to the Operative Isthmus District Plan and/or the Proposed Auckland Unitary Plan and are not within the scope of this document. The content of the Three Kings Plan will however, provide important information for consideration as part of any future plan change.

Issues raised during the consultation process for the plan that require further work include the final fill contour in the quarry, the appropriate density of residential developments, infrastructure constraints including stormwater and wastewater issues and in the quarry area fill rates and compaction factors.

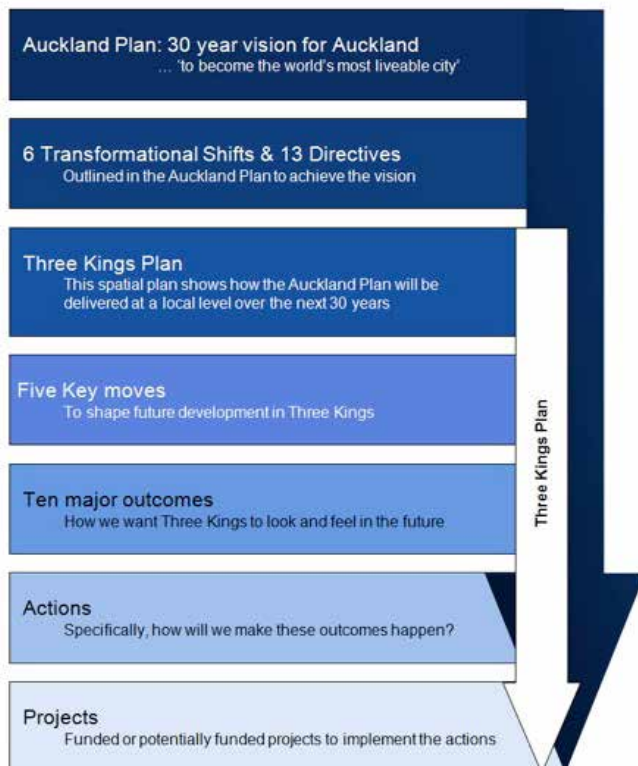
AUCKLAND PLANNING FRAMEWORK

The Auckland Plan

The Auckland Region is expected to grow by an additional one million people and 400,000 households by 2040. The Auckland Plan provides strategic direction at a regional level about how growth will be managed without affecting the things we love most about living in Auckland. The Auckland Plan has identified six 'transformational shifts' required to achieve the vision of Auckland becoming 'the world's most liveable city'. These are:

1. Dramatically accelerate the prospects of Auckland's children and young people
2. Strongly commit to environmental action and green growth
3. Move to outstanding public transport within one network
4. Radically improve the quality of urban living
5. Substantially raise living standards for all Aucklanders and focus on those in need
6. Significantly lift Māori social and economic wellbeing

These six shifts are key drivers for the development of Auckland and form the basis for the Three Kings Plan.



Local spatial plans

Local spatial plans are non-statutory plans that show how the Auckland Plan will be implemented at a local level. The Three Kings Plan is a local spatial plan that provides a long-term strategy for development in the plan area.

As a 30-year strategic document, the Three Kings Plan requires a level of flexibility to accommodate changing circumstances. Rather than prescribe detailed design solutions, the plan provides guidance around what environmental outcomes could be achieved through future development.

Proposed Auckland Unitary Plan

Prepared under the Resource Management Act 1991 (RMA), the Proposed Auckland Unitary Plan (PAUP) will be the rulebook for Auckland that determines the zones and rules that control what can be built and where. The Three Kings Plan will be used to inform decisions made on submissions to the PAUP regarding the Three Kings area.

Other processes

Non-permitted development in the Three Kings Plan area requires other RMA processes before implementation can occur. For example, redevelopment of the quarry site and town centre may require changes to zoning and subsequent resource consents. The Three Kings Plan will be used to inform future statutory and non-statutory processes when considering the future direction of development and growth in the area.

Maunga Authority

Given that the Three Kings area contains significant volcanic features, Tūpuna Maunga o Tāmaki Makaurau Authority (the Maunga Authority) is also relevant to this plan. The Maunga Authority is comprised of equal representatives of the Tāmaki Collective and Auckland Council, as well as a non-voting Crown representative, and is responsible for the management of Auckland's volcanic cones. The establishment of the Maunga Authority ensures the protection of the cones, whilst also maintaining public access.

CONSULTATION AND ENGAGEMENT

The quarry site has been a dominant local feature in Three Kings for over 100 years but in recent years there has been an increasing level of community interest in the future of the site.

The former Auckland City Council first began looking at this issue in 2009, as part of the ten-year review of the Operative Isthmus District Plan. Through this process, the council identified the quarry as a potential site for future mixed-use development.

The Puketāpapa Local Board, established as part of Auckland's local government reforms, also recognised the potential to revitalise the area and formally endorsed the development of the Three Kings Plan in February 2013.

Following an initial scoping exercise, which included defining a study area and establishing guiding principles, council staff and the local board began gathering feedback from the local community to help inform the development of the plan.

Consultation with the local community and stakeholders was undertaken in three phases:

- An **initial engagement phase**, which included various community workshops. Feedback gathered through the workshops was used to create a discussion document with five broad options for the development of the area.

- **Engagement on the discussion document** (May 2013), which involved community open days and the opportunity for the public and stakeholders to provide written feedback on the different options being considered. Following this a draft plan was developed.
- A **formal consultation process** (June 2014), through which the public could provide formal written submissions on the draft plan.

Throughout each phase, the local board received a significant amount of feedback from the public, as well as from key stakeholders. Community feedback has played a significant role in informing the development of this plan and a separate feedback summary document has been prepared to accompany this plan.

Key stakeholders

Key stakeholders involved throughout the consultation and engagement process included:

- Antipodean Properties Limited
- Auckland Council
- Auckland Transport
- Fletcher Developments Ltd
- Housing New Zealand Ltd
- Mana Whenua
- Ministry of Education
- South Epsom Planning Group
- Three Kings United
- Watercare Services Ltd



Community workshop held in early 2013

PRINCIPLES TO GUIDE DEVELOPMENT

In order to guide the development of this plan, and to provide direction for future processes, the Puketāpapa Local Board developed a set of principles, in consultation with the community. These principles should be read in conjunction with the purpose, key moves and outcomes of this plan. The principles are:

- Increase the total amount of quality public open space, including playing fields and informal recreation spaces
- Improve and manage appropriate access to Te Tātua o Riu-ki-uta/Big King and rehabilitate the landscape values of the maunga as a defining cultural and environmental taonga and landmark
- Ensure that topography and contours of previously quarried land integrates connections between residential areas, open spaces, Mt Eden Road and the town centre
- Retain key views to Te Tātua o Riu-ki-uta/Big King from Mt Albert and Mt Eden Road
- Create an attractive and appropriately scaled town centre with open and inviting public spaces
- Focus town centre development on the northern side of Mt Albert Road with improved connections to the southern side
- Provide good quality, safe pedestrian and cycle linkages across and between the residential, open space and town centre
- Provide a well-designed transport interchange that enhances public transport use
- Provide affordable and social housing
- Consideration for existing and revealed heritage sites to be integrated into future development
- Provide a range of high quality housing types and densities that support a more intensive and active town centre in any future development
- Integrate Te Aranga Māori design principles in future development.

THE KEY MOVES:

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

- 1. Recognise and restore the mana of Te Tātua o Riu-ki-uta/Big King and enhance the public open space network**
- 2. Revitalise the Three Kings town centre**
- 3. Encourage high quality residential development**
- 4. Improve connections between people and places**
- 5. Develop a sense of local character and identity around the presence of Te Tātua o Riu-ki-uta/Big King**



PUKETĀPAPA AND THE THREE KINGS PLAN AREA

Place and people

The Puketāpapa Local Board borders the Manukau Harbour and includes the suburbs of Three Kings, Hillsborough, Waikowhai, Lynfield and Wesley. There are approximately 53,000 people and 20,000 dwellings in the Puketāpapa Local Board area, and the population is expected to grow to approximately 65,000 by 2041.

Three Kings is located at the intersection of Mt Eden and Mt Albert Roads at the southern end of the Auckland Isthmus. The area takes its name from the volcanic cones, which were formed in an eruption around 30,000 years ago. The plan boundary loosely follows the remnants of the volcanic 'tuff ring', covering an area of approximately 112ha. The plan area comprises the following:

- Residential - 52 ha (46%)
- Open space (incl. streets)- 32 ha (29%)
- Quarry - 15 ha (13%)
- Commercial - 7ha (6%)
- Institutional / Community - 5ha (5%)

Approximately 3000 people live within the plan area and there are around 900 dwellings.

Mana Whenua and iwi

The Māori name for Three Kings is Te Tātua-o-Riu-ki-uta, meaning the belt of Riu-ki-uta. Riu-ki-uta was a Tainui ancestor who settled in the area and his descendants Ngāti Riu-ki-uta, were known as the local hapū at that time.

Three Kings was once intensely settled and gardened by Māori and locally constructed pa were noted for their unusual use of stone masonry to strengthen fortifications. This led to a saying 'ka tū he pari tokatoka, ka horo he pari oneone' - a rampart built from stone stands; those built from earth will crumble'. Three Kings is also noted for its numerous recorded burial caves.

Approximately 3000 people who identify as Māori still live in the Puketāpapa Local Board area. The development of the Three Kings Plan has provided a unique opportunity for the local board to build relationships with Mana Whenua. The board is committed to furthering those relationships through the implementation of this plan.

Historic development

Europeans first settled and began farming in the Puketāpapa area in the mid 1800s. The area remained largely rural until after World War 1.

The end of the war resulted in increased demand for housing. This, combined with widely available government loans encouraged speculative development on the rural fringes of Auckland, including parts of Puketāpapa.

The extension of the tram lines to Mt Albert Road in 1930 was a catalyst for further housing development in the area. The 1940s and 1950s then saw a significant expansion of state housing, including the Wesley Block development to the west of Te Tātua o Riu-ki-uta/Big King. The architectural style and building orientation patterns characteristic of this development are still largely intact today.

The increasing population in the area led to greater demand for local services and shops. Three Kings Plaza was opened in 1968 and the Fickling Centre and Mt Roskill Library were developed around 1975. Over time, the subdivision of farmland allowed new secondary industries, such as sheet metal, joinery and textiles, to establish along Carr and Stoddard Roads. Today, the area still exhibits a wide variety of development scales and land uses.

Three Kings topography

The topography of Three Kings is largely characterised by the formation and subsequent modification of the volcanic landscape of Te Tātua o Riu-ki-uta/Big King. The maunga was formed around 28,500 years ago and sits within the centre of a large explosion crater.

Quarrying first began in the area in the late 1800s. Originally there were five volcanic cones however, four of these have been quarried away to provide drainage material for central Auckland. Today, Te Tātua o Riu-ki-uta is the last remaining cone, and the primary landmark and cultural feature for the area.

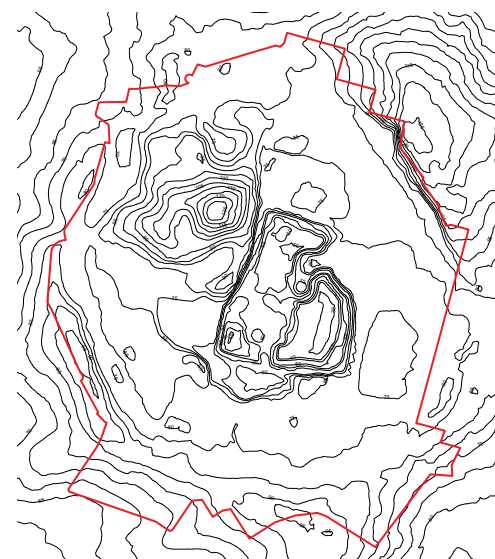
The highly modified environment of the adjacent quarry site is in stark contrast to the natural volcanic landscape and is the second defining feature within the plan area.



Three Kings 1940



Three Kings 1960



Three Kings Topography

THREE KINGS LOCAL URBAN ANALYSIS

The Three Kings Plan provides strategic direction for the organisation of the key structural elements of the local urban environment. To make informed recommendations, it is important to first understand how the existing environment functions. This section provides the evidential basis for discussing local issues by examining the fundamental physical elements of the local urban environment - plot, block, buildings and land use.

Plot pattern

Plots are units of land ownership. Plot boundaries change as land is (re)subdivided, amalgamated, and sold so patterns over time tend to be associated with variations in land value.

In Three Kings, there is an area of large, irregularly shaped plots surrounding the central quarry site. This suggests the quarry was established early in the development of Three Kings and that it has been subdivided off incrementally over time, allowing new activities to establish around the periphery of the site.

Surrounding the irregular plots are different sized areas of smaller regularly shaped sites. The regularity is evidence that these sites were part of large scale planned subdivisions typically associated with economic booms. The fact that they completely surround the larger irregular plots suggests they were developed as part of a later period of residential expansion after the quarry was already established.

Block pattern

The block pattern shows the layout of the urban block structure and the streets between the blocks. The block pattern determines the options people have when choosing a route to a destination. This characteristic is referred to as permeability. Areas that have many small blocks and a large number of streets are said to have a fine grain. Areas with a few large blocks and a small number of connections are said to have a coarse grain. Once established, the street pattern tends to be resilient to change and provides the framework around which other features of the environment develop.

Three Kings is currently characterised by a large central block with many no exit streets. This is primarily due to the steep volcanic topography and large industrial and commercial sites being barriers to establishing connections. Surrounding this, the older streets to the north and east of the maunga, follow a traditional grid style street pattern.



Three Kings Plot Pattern



Three Kings Block Pattern

Building pattern

The building pattern shows how buildings are arranged in relation to each other. The Three Kings building pattern clearly shows the majority of buildings are independent structures surrounded by sometimes significant areas of empty space. The reason for this pattern is that many of the commercial buildings are later developments designed according to their internal functional requirements and to facilitate travel by car.

The main type of housing in Three Kings is single detached dwellings. Areas to the north and east of the quarry are older residential areas developed during the inter-war period of the early 1900s. The predominant architectural style is Californian bungalows, however there has been significant infill development in this area.

Most of the dwellings to the west of the town centre are part of a large social housing development constructed in the post-war period. Compared to the older areas, there has been very little infill development in this area and the architectural style and pattern of building orientation is largely intact.



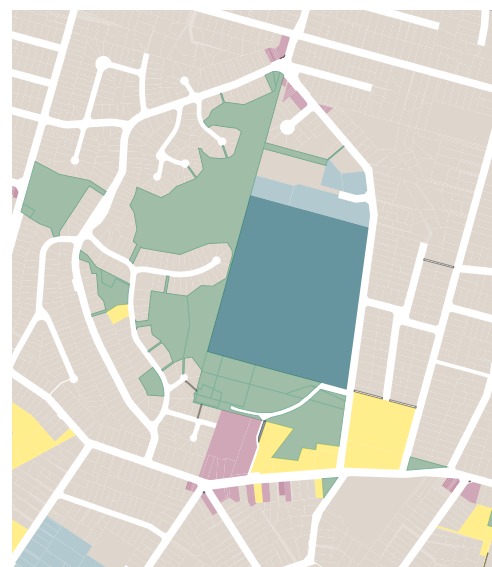
Three Kings Building Coverage

Land Use pattern

Land use patterns show the variety and spatial arrangement of local activities. Land use is closely related to property values and can change through time. New land uses often lead the process of change by providing a catalyst for subdivision or plot amalgamation.

In Three Kings, the land use pattern shows a variety of different activities in the central area surrounded by extensive areas of homogeneous residential development.

The variation in activities around the quarry is due to different market responses to the incremental subdivision. As a result, development is fragmented with small areas of land use located around the quarry. Each of these clusters have developed a different character, for example, the northern commercial area has a different character and function to the Three Kings town centre.



Three Kings Land Use

| | |
|----------------------------|--|
| Community or institutional | Residential |
| Retail, business or trade | Quarry |
| Leisure | Industrial, warehouse or manufacturing |

KEY MOVE 1:

RECOGNISE AND RESTORE THE MANA OF TE TĀTUA O RIU-KI-UTA/BIG KING AND ENHANCE THE PUBLIC OPEN SPACE NETWORK

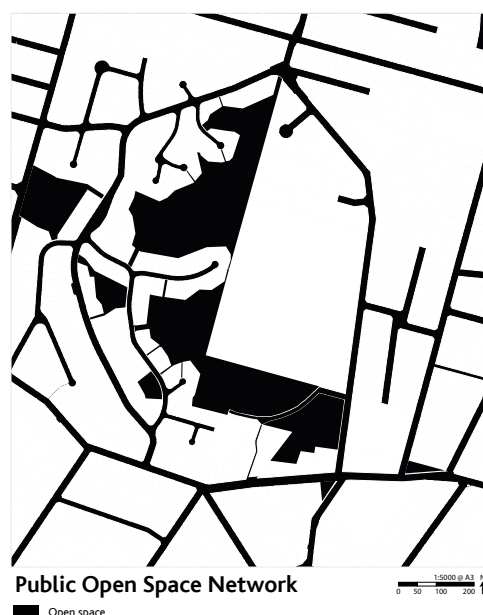
Public space relates to all parts of the built and natural environment where the public have free access. The local urban analysis section showed that, while there is a large overall quantity of open space within Three Kings, some areas are underused or poorly quality. This is primarily due to some of the open space areas being poorly connected and integrated with the surrounding environment.

Community feedback indicated that Te Tātua o Riu-ki-uta and Three Kings Reserve are important local spaces, valued for both their aesthetic qualities and the opportunities they provide for interaction and activity. Creating a strong open space connection between the town centre and the maunga, and rehabilitating the landscape character of the maunga, were recurring themes during the plan development process.

A network of spaces

Public open space is more than just green areas. It includes streets, plazas and publicly accessible buildings that collectively define local patterns of movement and social interaction.

In Three Kings, two open space areas to the south and south-west of the quarry site (referred to as the central and western open spaces respectively) are relatively recent subdivisions of previously quarried land. These areas were never planned or designed with a particular use in mind and are poorly integrated and connected, both to each other, and their surrounding land uses.



An opportunity to reshape the network

The future redevelopment of the quarry site provides a unique opportunity to proactively shape the open space network to best support community needs.

Based on community feedback, the spatial strategy involves creating a 'green spine' of open space that connects the maunga to the town centre. From there, hard spaces like plazas and a pedestrian-oriented mainstreet could be used to continue the connection to other areas.

Once completed, the series of spaces would provide a complete open space link from Mt Albert Road through to the Duke Street neighbourhood shops.

Providing a balance of recreational opportunities

Public space is about more than just physical location, it also includes the activity that occurs within that setting. Different kinds of spaces provide opportunities for both formal and informal use. It is important to ensure that the public open space network provides opportunities for as many users as possible.

Council data on provision of open space indicates that there is currently a shortfall of sports fields in the local area. New sports fields with a better configuration could be provided within the plan area. There are many technical factors that are likely to affect where any sports fields would be located and these issues will need to be addressed through future processes.

KEY MOVE 1: OPEN SPACE CONTEXT & ISSUES

Te Tātua o Riu-ki-uta/Big King:

- the natural landscape has been heavily modified from quarrying
- residential development is encroaching on the western slopes
- no/poor connections to Te Tātua o Riu-ki-uta/Big King, particularly from the east
- low local bio-diversity

Western open space:

- previously quarried land
- poorly connected and integrated with surrounding environment
- shortage of sports fields in local area
- single field configuration limits flexibility of use
- poor access to toilets and changing facilities
- poor surveillance

Central open space:






- previously quarried land
- poorly connected and integrated with surrounding area
- potentially contaminated
- the shape of the plot limits potential usability

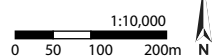
Town centre:

- weak physical and psychological relationship to Te Tātua o Riu-ki-uta/Big King
- the town centre has no true 'civic heart' or quality public spaces

Steep topography is a barrier to connection and integration between spaces

Three Kings Reserve and other facilities are well used but poorly integrated with the town centre and other open spaces

-  Open space
-  Poor/weak integration
-  Local cultural landmark
-  Poor/weak physical connection
-  Steep grade change



KEY MOVE 1:

RECOGNISE AND RESTORE THE MANA OF TE TĀTUA O RIU-KI-UTA/BIG KING AND ENHANCE THE PUBLIC OPEN SPACE NETWORK

OUTCOMES AND ACTIONS

OUTCOME 1: TE TĀTUA O RIU-KI-UTA/ BIG KING IS RECOGNISED AS A SITE OF IMMENSE CULTURAL AND HISTORICAL VALUE BY REHABILITATING THE LANDSCAPE, IMPROVING ACCESS, PROVIDING FOR APPROPRIATE USES AND PROTECTING VIEWS

OUTCOME 2: A HIGH QUALITY OPEN SPACE NETWORK IS CREATED THAT INTEGRATES SURROUNDING LAND USE AND SUPPORTS CYCLE AND WALKING LINKS

Actions:

- 1.1 Retain key views to Te Tātua o Riu-ki-uta/ Big King from the town centre and main arterial routes
- 1.2 Advocate for the rehabilitation of the landscape character of Te Tātua o Riu-ki-uta/Big King through adequate and appropriate contours of all developed land
- 1.3 Provide appropriate and legible pedestrian and cycle connections to Te Tātua o Riu-ki-uta/Big King and other reserve land, particularly from the town centre

Actions:

- 2.1 Investigate filling and/or exchanging portions of council owned or managed land to improve the quality of the open space network and improve integration with surrounding land uses
- 2.2 Advocate for public open space connecting Te Tātua o Riu-ki-uta/Big King with the town centre
- 2.3 Investigate options to increase public sports field provision in balance with quality passive open space

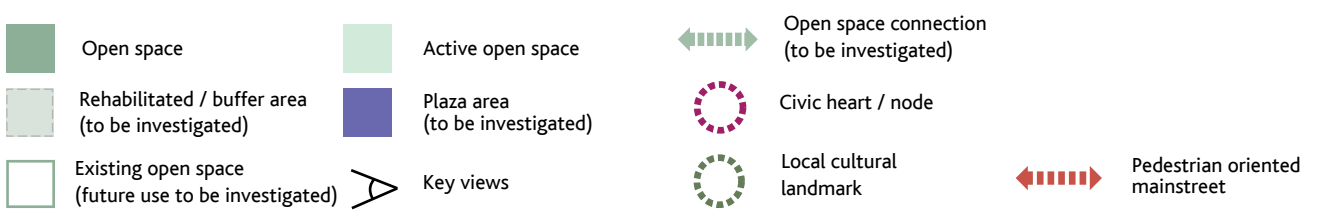
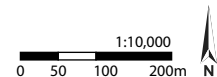


The formally quarried central and western open space areas viewed from Te Tātua o Riu-ki-uta/Big King

KEY MOVE 1:

RECOGNISE AND RESTORE THE MANA OF TE TĀTUA O RIU-KI-UTA/BIG KING AND ENHANCE THE PUBLIC OPEN SPACE NETWORK

SPATIAL STRATEGY MAP



KEY MOVE 2:

REVITALISE THE THREE KINGS TOWN CENTRE

The local urban analysis showed that Three Kings has a very weak commercial mainstreet. The large format buildings in the Three Kings Plaza provide for essential daily needs but their relationship to adjoining spaces undermines the quality of the local environment. Under the Auckland Plan, Three Kings is identified as an 'emergent town centre' requiring significant change through redevelopment to support its transition to a more intensive, mixed use centre.

Throughout the development of the Three Kings Plan, feedback has indicated a strong community desire to create a town centre with a 'vibrant, mixed-use village atmosphere'. This section discusses what that means and what practical measures could be undertaken to help achieve that goal.

The relationship between buildings and space

The way in which buildings are organised plays an important role in shaping the character of the environment.

In traditional 'village-like' town centres, buildings are typically located close to one another and adjacent or close to the street. This development pattern helps to define and activate public areas.

Where possible, buildings should adjoin street edges in a way that creates a positive sense of enclosure.

Activity and the public private interface

The relationship between public and private spaces is an important source of interest in town centres. This interface usually happens at building entrances.

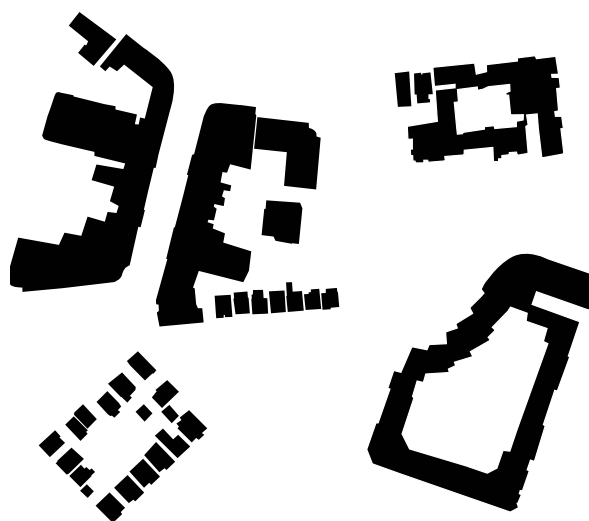
Where possible, buildings entrances should face streets and plazas to encourage activity around the edges. Parking, rubbish and other clutter can be hidden at the rear of the building without compromising the public environment. When this pattern is applied consistently, this creates a type of development called a perimeter block.

Encouraging a mixture of uses

A more vibrant public realm comes from an intensification of activity. Large-scale magnet stores like the supermarket play a vital role in attracting people to an area. However, a mixed use environment will require different kinds of adaptable buildings to accommodate a variety of different tenants and uses over their life time.



Traditional (left) and modern (right) centre development

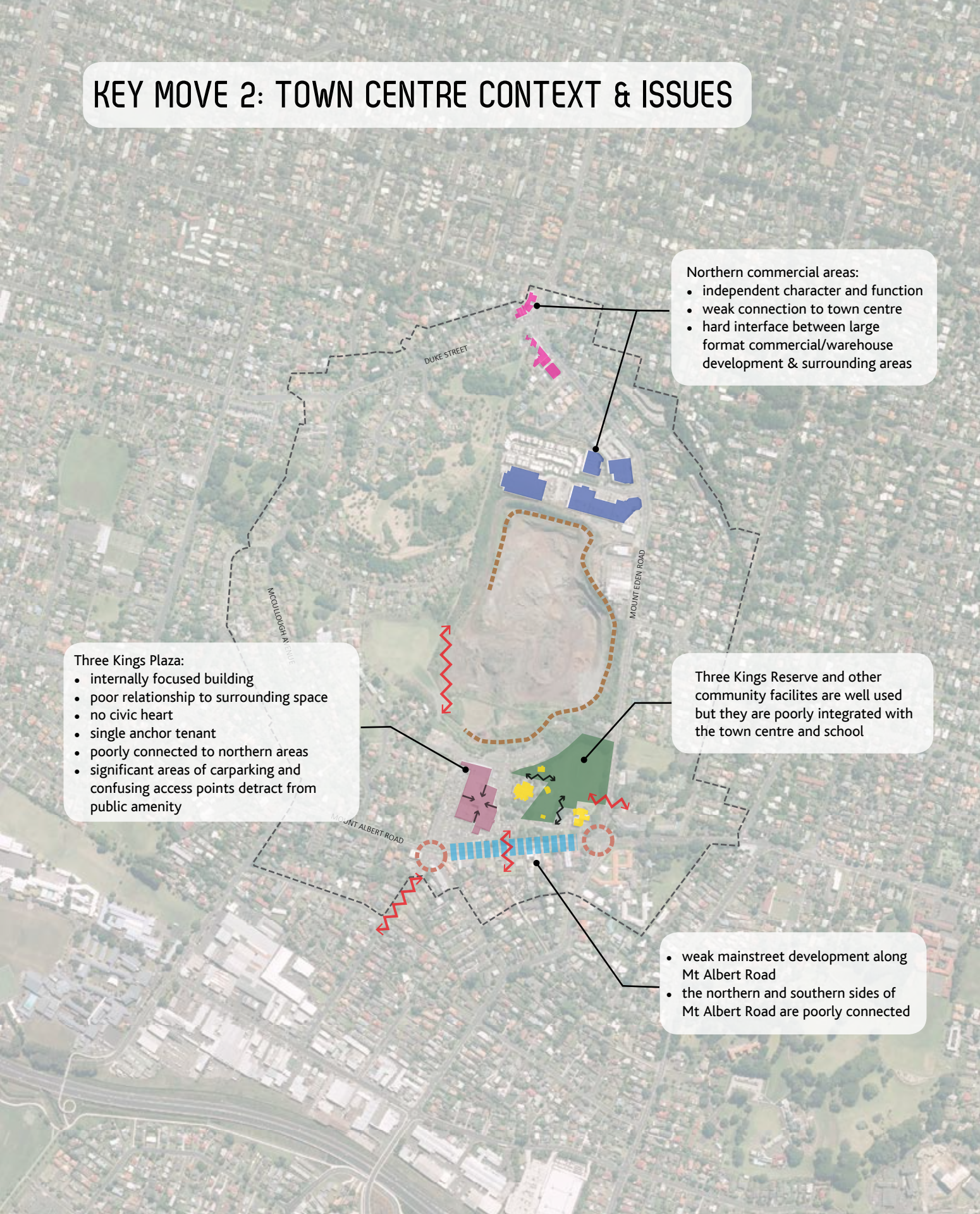


Different examples of perimeter block development

Enclosure and building height

To provide a positive feeling of enclosure while maintaining a 'human scale', building heights should relate to the width of adjacent streets. An approximate height to width ratio of 2:1 can be used as a rule of thumb. Set backs at upper levels can be used to provide additional height without compromising the 'village feel'.

KEY MOVE 2: TOWN CENTRE CONTEXT & ISSUES



Northern commercial areas:










- independent character and function
- weak connection to town centre
- hard interface between large format commercial/warehouse development & surrounding areas

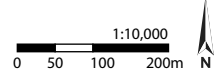
Three Kings Plaza:

- internally focused building
- poor relationship to surrounding space
- no civic heart
- single anchor tenant
- poorly connected to northern areas
- significant areas of carparking and confusing access points detract from public amenity

Three Kings Reserve and other community facilities are well used but they are poorly integrated with the town centre and school

• weak mainstreet development along Mt Albert Road
 • the northern and southern sides of Mt Albert Road are poorly connected

- | | | | | | |
|--|-----------------|---|--------------------|---|-------------------------------|
|  | Retail focus |  | Community building |  | Poor/weak integration |
|  | Weak mainstreet |  | Large format |  | Poor/weak physical connection |
|  | Open space |  | Local retail focus |  | Node |



KEY MOVE 2:

REVITALISE THE THREE KINGS TOWN CENTRE

OUTCOMES AND ACTIONS

OUTCOME 3: THREE KINGS IS A PEOPLE-ORIENTED TOWN CENTRE WITH A VIBRANT MAINSTREET, QUALITY PUBLIC SPACES AND LEGIBLE, CIVIC AND OPEN SPACE QUARTERS

Actions:

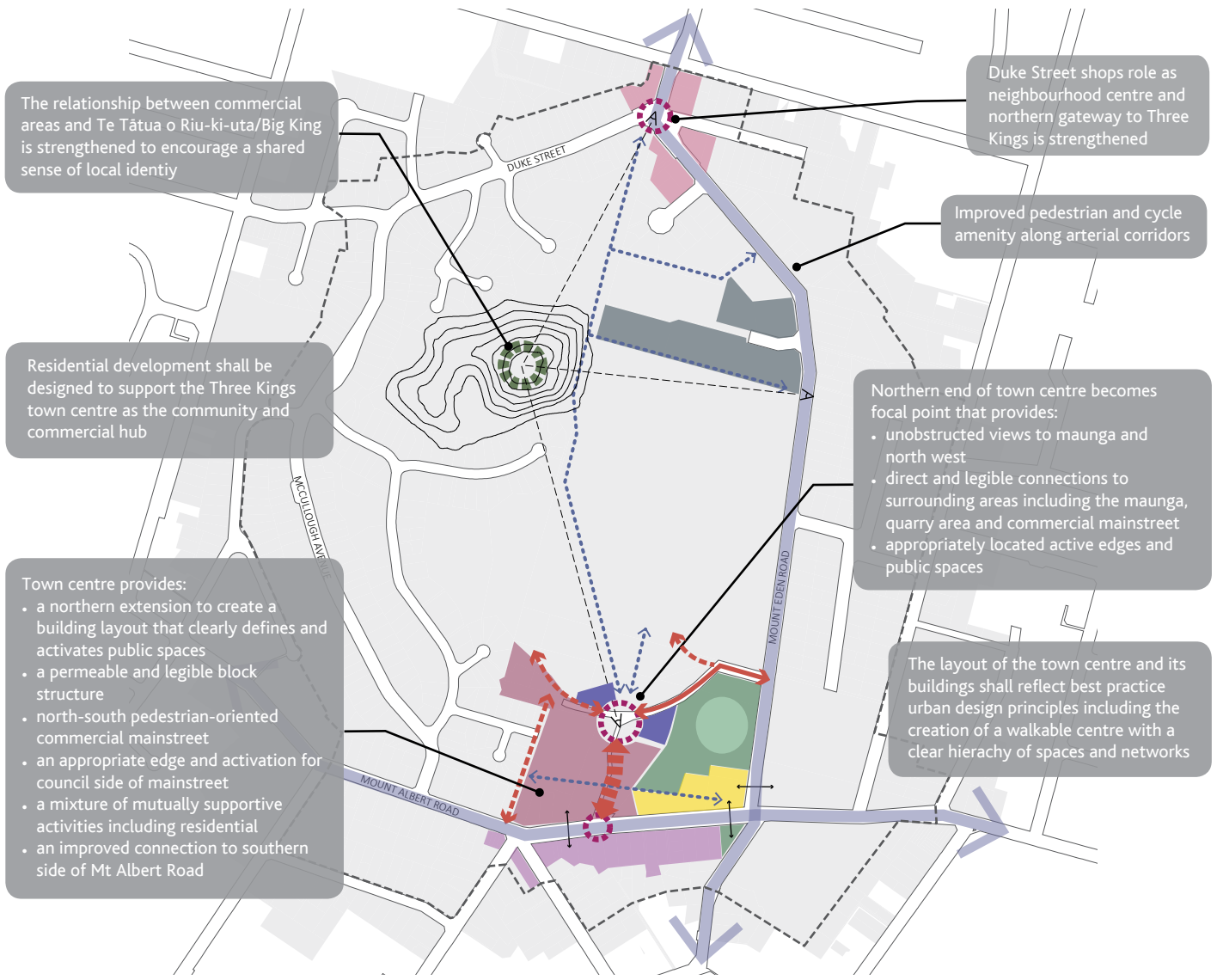
- 3.1** Advocate for the development of a town centre masterplan to enable coherent and viable use of the town centre which includes:
- a new pedestrian-oriented main street northwards from Mt Albert Road towards the quarry with interactive edges adjoining other open spaces
 - attractive commercial and/or retail developments that are well integrated with the overall mixed use environment
 - an attractive public plaza that acts as a community node
 - rationalised car parking and better use of public parking areas
 - improved connections to the southern side of Mt Albert Road and from the intersection of Mt Eden/Mt Albert Roads to the town centre and community facilities
- 3.2** Retain the commercial area to the north of the quarry (to provide local employment) that is of a size and scale compatible with surrounding development
- 3.3** Advocate for high quality mixed use development that enables people to live, work and play in the town centre
- 3.4** Support an active and inviting street frontage along both sides of Mt Albert Road with retail activities focused on the northern side

OUTCOME 4: RESIDENTS HAVE ACCESS TO EXCELLENT COMMUNITY FACILITIES AND SERVICES THAT MEET THEIR NEEDS

Actions:

- 4.1** Develop a community/civic quarter around existing Council facilities, including refurbishing the Roskill Borough Building for civic and community use
- 4.2** Investigate future use of the existing depot site on Grahame Breed Drive for community (including Mana Whenua) uses
- 4.3** Investigate the need for appropriate services and community facilities that could be accommodated in the civic quarter
- 4.4** Support a community needs assessment for Three Kings

KEY MOVE 2: REVITALISE THE THREE KINGS TOWN CENTRE SPATIAL STRATEGY MAP



The relationship between commercial areas and Te Tātua o Riu-ki-uta/Big King is strengthened to encourage a shared sense of local identity

Duke Street shops role as neighbourhood centre and northern gateway to Three Kings is strengthened

Residential development shall be designed to support the Three Kings town centre as the community and commercial hub

Improved pedestrian and cycle amenity along arterial corridors

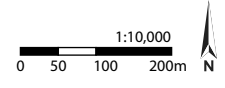
Town centre provides:

- a northern extension to create a building layout that clearly defines and activates public spaces
- a permeable and legible block structure
- north-south pedestrian-oriented commercial mainstreet
- an appropriate edge and activation for council side of mainstreet
- a mixture of mutually supportive activities including residential
- an improved connection to southern side of Mt Albert Road

Northern end of town centre becomes focal point that provides:

- unobstructed views to maunga and north west
- direct and legible connections to surrounding areas including the maunga, quarry area and commercial mainstreet
- appropriately located active edges and public spaces

The layout of the town centre and its buildings shall reflect best practice urban design principles including the creation of a walkable centre with a clear hierarchy of spaces and networks



| | | | |
|--------------------|---|-------------------------------------|--|
| Retail focus | Civic plaza spaces (to be investigated) | Civic heart / node | Key views |
| Community focus | Open space | Local cultural landmark | Pedestrian / cycle connection (to be investigated) |
| Mixed focus | Large format focus | Vehicle access (to be investigated) | Improved public transport & corridor design |
| Local retail focus | Pedestrian oriented mainstreet | Existing vehicle access | Improved connection |

KEY MOVE 3:

ENCOURAGE HIGH QUALITY RESIDENTIAL DEVELOPMENT

The local urban analysis section showed that residential development in Three Kings is characterised by single detached dwellings and a noticeable difference in housing intensity between the western and eastern residential areas. The quarry site provides a significant opportunity to provide additional residential capacity within walkable distance of the town centre.

Feedback received through community engagement indicated a desire for Three Kings to be a diverse and inclusive community but that new residential development should be well integrated, accessible and responsive to the existing environment.

The strategic context

Three Kings is a strategically attractive area to accommodate growth for a number of reasons:

- It is located at the intersection of two major road corridors so land use can be more easily co-ordinated with transport infrastructure.
- The quarry site is a 15ha brownfield opportunity located close to the Three Kings town centre.
- Redevelopment of the quarry could provide a catalyst for redevelopment of Three Kings town centre.
- The relatively small number of major landowners makes it easier to undertake a co-ordinated development response.
- Rising land values are providing a necessary market incentive.

Encouraging a diverse and inclusive community

A diverse and inclusive community will require a range of housing types, sizes and tenures. This will help to ensure local residents can make a housing choice appropriate for their circumstance and needs. It also means that long term residents have the flexibility to change dwelling-type without necessarily having to leave the community.

Development that is well integrated and responsive to the environment

To encourage the character of Three Kings to evolve in a positive manner, new development should be provided in a coherent and co-ordinated manner.

Where possible, higher intensity development should be provided closer to established centres to support a walkable environment and the viable provision of local infrastructure.

Although areas to the east and south of the town centre have already undergone significant infill housing, the quarry and the residential area to the west of the town centre provide opportunities for high quality, integrated housing provision.

Infrastructure

A key issue for growth is that the combined wastewater and stormwater system is currently at capacity meaning any future developments will need to consider potential impacts on the system and how these can be mitigated. Solutions to the issue will need to involve a combination of smaller scale management solutions to reduce strain on the system, as well as splitting the combined system over the medium to long term.

Topography

The existing topography of the quarry provides challenges for integration and connection. However, it also provides an opportunity to develop more intensive residential typology close to the town centre, while minimising effects on the existing character.

In 2011, Winstone Aggregates was granted resource consent to begin filling the quarry site. The final contour of previously quarried land will be a key factor in determining how the outcomes identified in this plan are to be achieved. The current situation is that the final contour will be as set out in the 2011 resource consent.

Since that consent was granted, Fletcher Developments have released a revised vision indicating how they intend to develop the quarry for residential use. Community feedback has indicated a strong desire for the quarry to be filled prior to being redeveloped.

KEY MOVE 3: RESIDENTIAL CONTEXT & ISSUES

Te Tātua o Riu-ki-uta/Big King

- new development will need to be sensitive to the cultural significance of the volcanic landscape

Intensive residential development is not close to town centre or responsive to local context

Quarry site:

- significant gap in built form disrupts integration between adjacent residential areas
- strong community desire for the quarry to be filled before redevelopment
- in 2011 the Environment Court granted Winstone Aggregates consent to fill the quarry. This consent remains in place until any alternative proposal gains approval

Western residential area:

- predominantly single detached dwellings
- 1950s social housing architecture and building orientation still intact
- high levels of public sector ownership
- low levels of infill housing
- development is encroaching on the sensitive volcanic landscape
- poor pedestrian connections to the town centre and school
- combined stormwater and wastewater infrastructure is at capacity

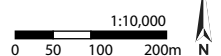
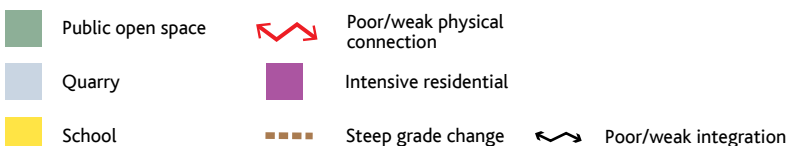
Residential areas to the east and south of town centre have already undergone significant infill development

Central Open Space:

- could segregate town centre from redeveloped quarry
- residents in the quarry would have to walk an additional block to access local services
- significant break in built form potentially means streets and buildings in the town centre and the quarry are unlikely to relate to each other

Three Kings School roll at capacity

Significant grade changes create a barrier to north-south and east-east movement and make establishing new connections difficult



KEY MOVE 3:

ENCOURAGE HIGH QUALITY RESIDENTIAL DEVELOPMENT

OUTCOMES AND ACTIONS

OUTCOME 5: NEW RESIDENTIAL DEVELOPMENT IS WELL INTEGRATED AND CONNECTED TO THE SURROUNDING ENVIRONMENT, RESPONDS TO THE APPROPRIATELY REHABILITATED LOCAL LANDSCAPE, BUILT CHARACTER AND HERITAGE FEATURES

Actions:

- 5.1 Advocate for a variety of appropriate residential typologies in quarry redevelopment
- 5.2 Support appropriate levels of social and affordable housing to ensure a mixed and inclusive community
- 5.3 Advocate for residential development south of Mt Albert Road to take into account ridge line and sunlight issues and for higher intensity development to be broken up with open space
- 5.4 New developments incorporate appropriate levels of landscaping that utilise native species to enhance biodiversity

OUTCOME 6: DEVELOPMENT IS SERVICED BY ADEQUATE PROVISION OF SUSTAINABLE NETWORK AND SOCIAL INFRASTRUCTURE

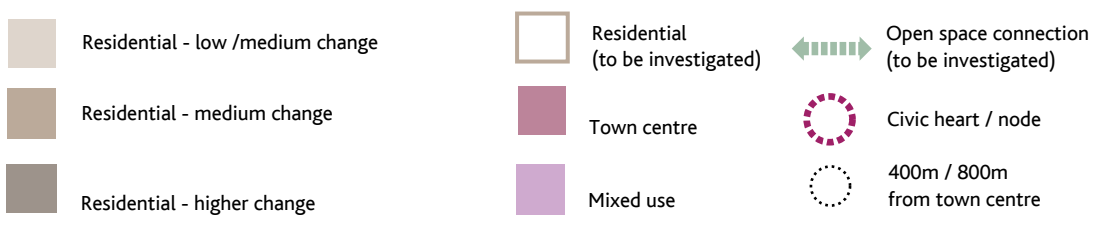
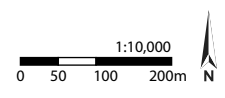
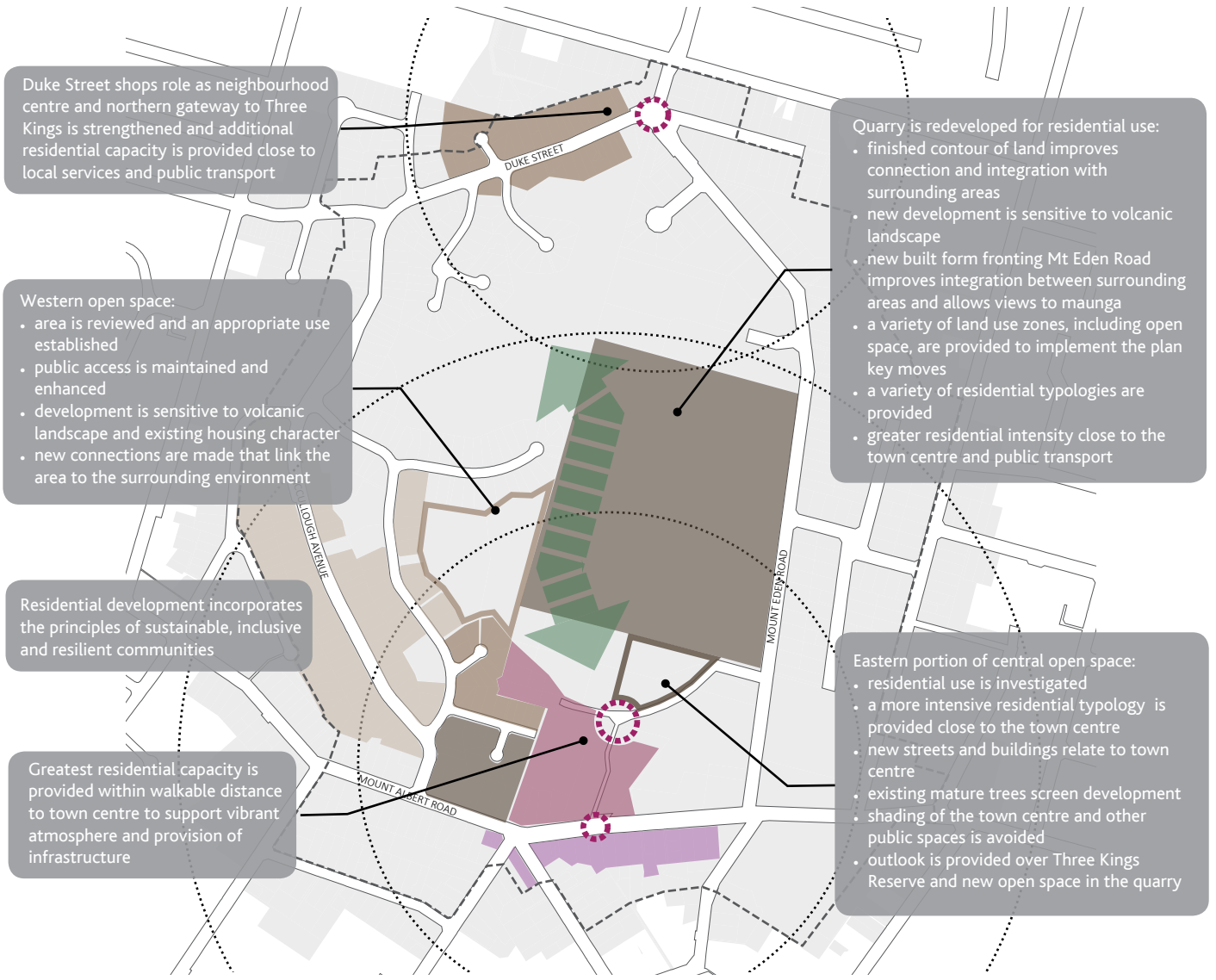
Actions:

- 6.1 Support investigation into how existing quarry infrastructure could be used to address stormwater/wastewater infrastructure network constraints in surrounding areas
- 6.2 Advocate for new development to incorporate water sensitive urban design principles to manage stormwater on site where practical
- 6.3 Work with appropriate agencies to enable long-term improvements in education, health and social services in the area
- 6.4 The design, energy and systems of building should be designed to reduce their environmental impact. They shall incorporate water efficiency and conservation, and utilise materials that have reduced impacts on the environment over their entire life cycle

OUTCOME 7: FILL LEVELS AND RESULTING TOPOGRAPHY AND CONTOURS IN THE QUARRIED AREAS AVOID PHYSICAL SEGREGATION WITH ADJACENT LAND AND ENABLE STRONG AND HIGHLY ACCESSIBLE CONNECTIONS

- 7.1 Advocate for final fill contour that provides improved connections and integration with surrounding areas

KEY MOVE 3: ENCOURAGE HIGH QUALITY RESIDENTIAL DEVELOPMENT SPATIAL STRATEGY MAP



KEY MOVE 4:

IMPROVE CONNECTIONS BETWEEN PEOPLE AND PLACES

Local urban analysis showed that Three Kings has a large block structure with few street connections, particularly between the east and west. Three Kings is located at the intersection of Mt Albert and Mt Eden Roads, which are identified as arterial roads under Auckland Transport’s Integrated Transport Plan (ITP). While a hierarchical street network is useful for facilitating vehicle circulation, large roads can be barriers to pedestrian movement.

Public feedback during the plan development process consistently expressed a desire for a well connected and accessible environment that supports walking and cycling.

Movement in Three Kings

Understanding movement patterns is fundamental to understanding how a place functions. In Three Kings the large block structure and hierarchical road network create barriers to pedestrian movement and reinforce car dependency.

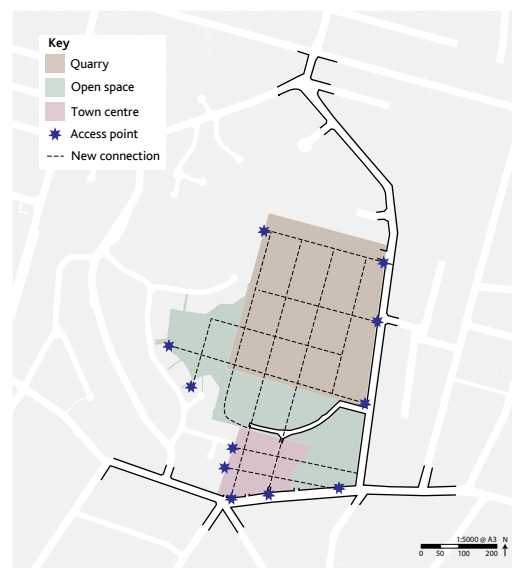
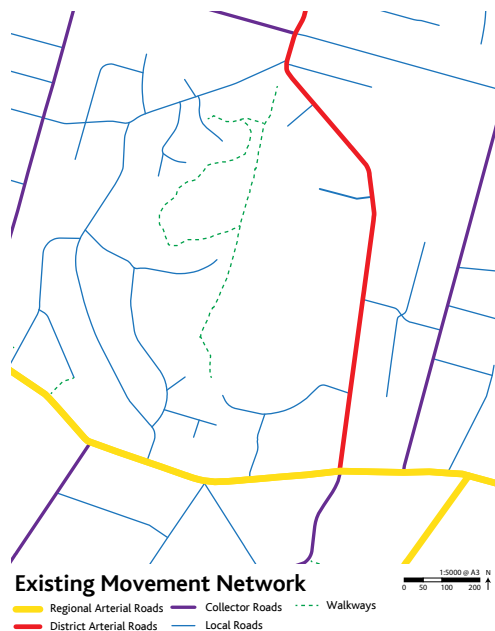
Cars provide a convenient mode of transport but vehicle circulation does not provide the same opportunity for social and economic exchange as pedestrian movement. Facilitating easy pedestrian travel is a vital part of encouraging a vibrant urban centre. Areas like Three Kings that have been designed around cars often have gaps in the pedestrian network that contribute to a fragmented environment.

Permeability and block pattern

Large blocks reduce permeability because they restrict the choices a person has when determining a route to their destination. Redevelopment of the quarry site provides a rare opportunity to ‘break up’ the large central block and improve permeability within the local area. Block lengths between 80-100m help to create a more permeable walking environment.

Designing new connections

Visual permeability is an important aspect of improving physical connection as it allows someone to understand how to get to their next destination. Visual permeability largely depends on where blocks are located in relation to access points. In areas with more than one block, it is important that paths are designed in relation to access points from the neighbouring environment so people can easily move through the site.



Example of how new connections could create smaller blocks that integrate with the existing network

KEY MOVE 4: MOVEMENT CONTEXT & ISSUES

Volcanic Landscape:

- many no-exit roads
- topography makes establishing direct connections difficult
- cycling can damage the sensitive volcanic landscape

Mt Eden Road prone to traffic congestion

Quarry site is a very large block with no connections, particularly between the east and west but also north and south

Three Kings town centre:

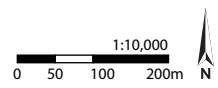
- pedestrian connections are segregated and hidden
- poor pedestrian amenity around town centre
- car oriented development reduces incentive to walk or use public transport

Arterial street network has poor pedestrian and cycle amenity and is a barrier to movement

Poor pedestrian connection between town centre and Carr Road commercial area and Mt Roskill Grammar

Steep grade change
Open space

Poor pedestrian/cycle amenity
Poor/weak physical connection



KEY MOVE 4:

IMPROVE CONNECTIONS BETWEEN PEOPLE AND PLACES

OUTCOMES AND ACTIONS

OUTCOME 8: DEVELOPMENT SUPPORTS ALTERNATIVE MODES OF TRANSPORT AND REDUCES RELIANCE ON THE PRIVATE VEHICLE OR ENCOURAGES THE USE OF PUBLIC TRANSPORT

Actions:

- 8.1 Advocate for an appropriate intensity of development that encourages the use of reliable, high frequency public transport
- 8.2 Advocate for improved connections between the town centre with surrounding land uses and public transport routes, including possible future rail
- 8.3 Work with Auckland Transport to ensure the development of a bus interchange for Mt Albert and Mt Eden Roads that meets the needs of the community and helps increased use of the public transport network

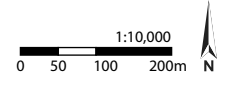
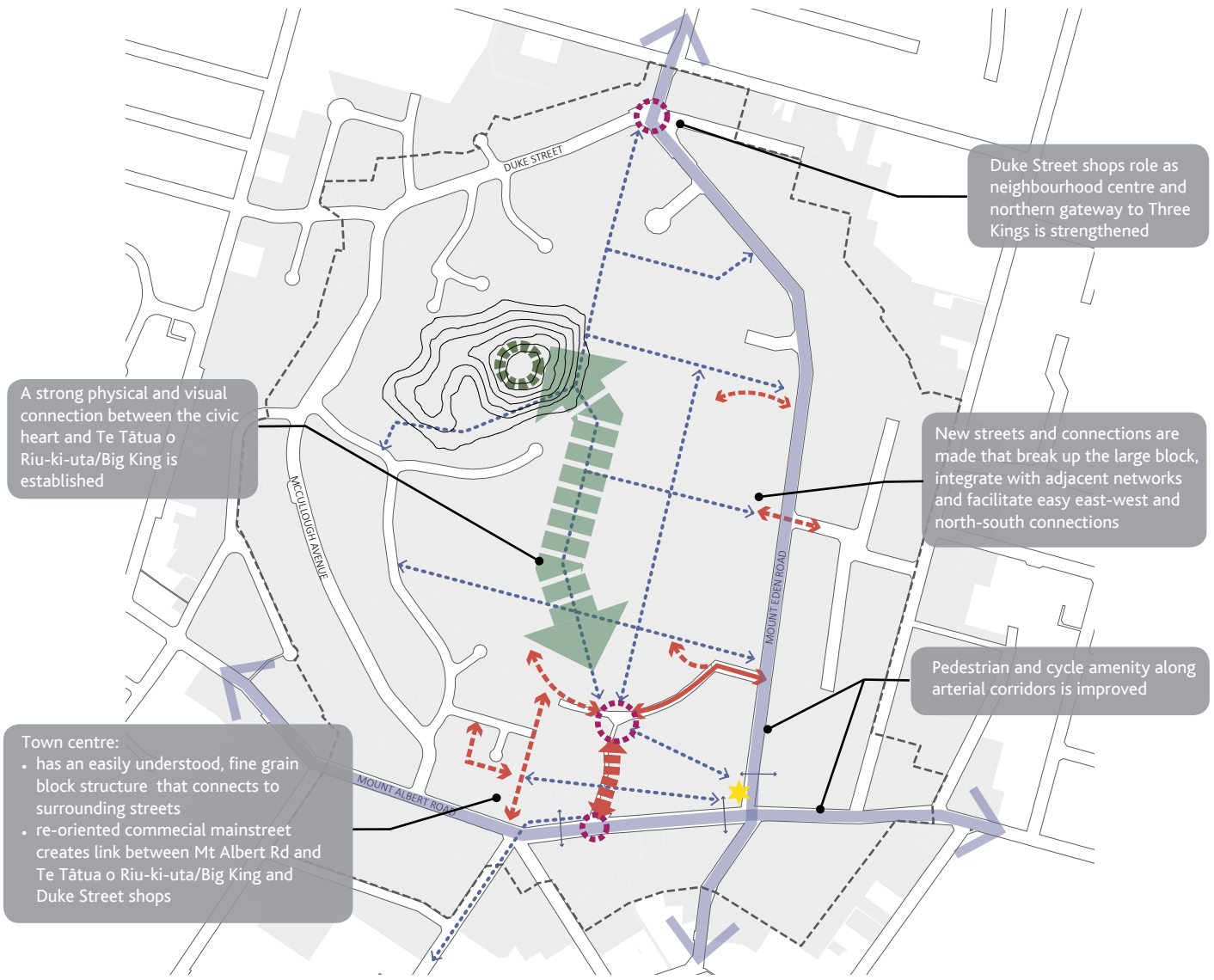
OUTCOME 9: THE STREET AND MOVEMENT NETWORK SUPPORTS A PERMEABLE, LEGIBLE AND ACCESSIBLE ENVIRONMENT FOR ALL









Actions:

- 9.1 Advocate for direct, legible, safe and universally accessible pedestrian and cycle links (including suitable gradients) between residential, open space and town centre areas:
 - the western residential area to Mt Eden Road;
 - from the town centre to and around Te Tātua o Riu-ki-uta/Big King where appropriate; and
 - from Fyvie, Smallfield and Barrister Ave to open space areas
- 9.2 Integrate open space with connections to expand the Puketāpapa Greenways Network to assist in creating a network of city wide pedestrian and cycle links
- 9.3 Support a study to understand the impact of development on local transport needs
- 9.4 Advocate for good local outcomes through the completion of a Corridor Management Plan for Mt Eden Road



KEY MOVE 4: IMPROVE CONNECTIONS BETWEEN PEOPLE AND PLACES SPATIAL STRATEGY MAP



- | | | | | | |
|--|--|---|---|--|---------------------|
|  | Open space connection (to be investigated) |  | Pedestrian / cycle connection (to be investigated) |  | Bus interchange |
|  | Pedestrian oriented mainstreet |  | Existing vehicle access |  | Improved connection |
|  | Improved public transport & corridor design |  | Vehicle access (to be investigated) | | |

KEY MOVE 5:

DEVELOP A SENSE OF LOCAL CHARACTER AND IDENTITY AROUND THE PRESENCE OF TE TĀTUA O RIU-KI-UTA/BIG KING

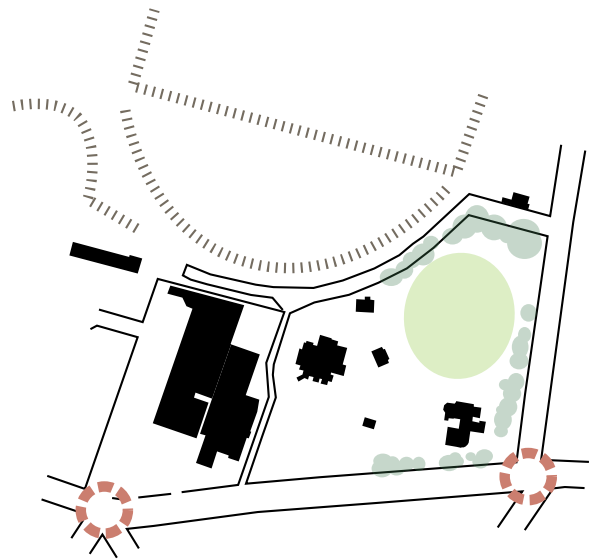
Character and identity are shaped by people's feelings and perceptions of their environment. However, perception is about more than how a place looks. The urban environment is experienced in many ways at once, creating patterns in our mind that make a particular place feel distinct. Modern large format retail developments however, often have few defining features that can make them feel 'placeless.'

Community feedback expressed a sentiment that the town centre lacked character and local urban analysis showed that the majority of buildings in Three Kings are independent developments that have only weak relationships to their surroundings. Creating a more clearly structured urban environment will encourage a stronger sense of local identity by creating spaces that are easily understood, functional and inviting.

Legibility

A legible environment is one which allows people to make clear mental images about how a place is organised and arranged. Certain features are more important than others in shaping how people perceive a place. These features can loosely be categorised into:

- Paths – streets, pedestrian routes and movement channels
- Nodes – focal points and junctions
- Landmarks – points of reference
- Edges – barriers to movement
- Districts – areas with similar character or qualities.

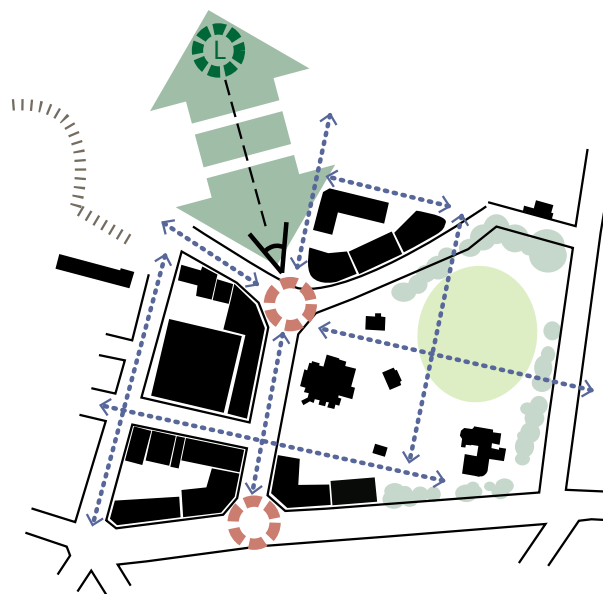


Simple representation of how the current structure of Three Kings has few clear and legible patterns

Legibility, character and identity

The Three Kings town centre is the primary area for public activity and interaction but there are few clear patterns that define the relative importance of buildings and spaces. Where possible, the design and layout of future development should create a structured environment that is easy to understand and navigate.

Landmarks can be important features for both their cultural and social meaning, and helping people orient themselves. Te Tātua o Riu-ki-uta/ Big King is the primary landmark and cultural feature for the area. Where possible, the design and layout of future development should respond to the maunga to help improve legibility and reinforce the sense of local identity.



Example of how redevelopment could create a more structured and legible environment

KEY MOVE 5: CHARACTER CONTEXT & ISSUES

Te Tātua o Riu-ki-uta/Big King:

- fundamental local landmark and cultural feature
- residential development encroaching on landscape
- landscape heavily modified by quarrying
- volcanic tuff ring mostly obscured by development

Northern commercial areas:

- weak gateway into Three Kings
- independent function and weak relationship to each other

Western residential area:

- large mid-century social housing development
- architectural style and building orientation still intact

Quarry site:

- significant gap in built form disrupts integration between adjacent areas
- significant grade changes create physical barrier that segregates surrounding areas

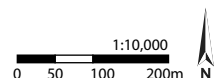
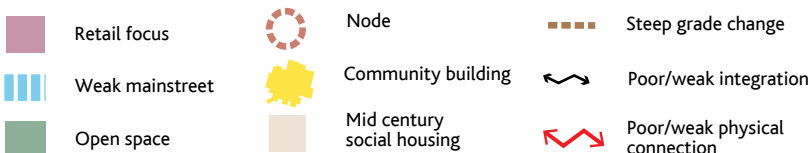
Pedestrian connections hidden and hard to comprehend

Community facilities:

- poor definition and connection of public spaces and buildings
- historic and culturally significant buildings poorly integrated into environment
- poor connection between school and town centre

Town centre:

- internally focused building has poor relationship to surrounding spaces
- car oriented development reduces opportunity for social interaction
- no true civic heart
- no visual relationship to local landmark
- physical connections to surrounding area not clear or direct
- confusing intersection and entrance to town centre
- weak/no commercial mainstreet



KEY MOVE 5:

DEVELOP A SENSE OF LOCAL CHARACTER AND IDENTITY AROUND THE PRESENCE OF TE TĀTUA O RIU-KI-UTA/BIG KING

OUTCOMES AND ACTIONS

OUTCOME 10: THREE KINGS IS A VIBRANT AND ATTRACTIVE PLACE THAT MEETS THE NEEDS OF THE COMMUNITY

Actions:

- 10.1 Investigate and support the creation of community facilities and spaces within the town centre
- 10.2 Advocate for Grahame Breed Drive to be a high amenity pedestrian friendly road
- 10.3 Strengthen the role of Duke Street shops as a neighbourhood centre and gateway to Three Kings
- 10.4 Advocate for the redevelopment of the town centre and residential areas to incorporate best practice urban design principles
- 10.5 Support the development of public art and sculpture in the area

OUTCOME 11: THREE KINGS HAS AN IDENTITY THAT REFLECTS ITS LOCAL CULTURE, HERITAGE AND HISTORY

Actions:

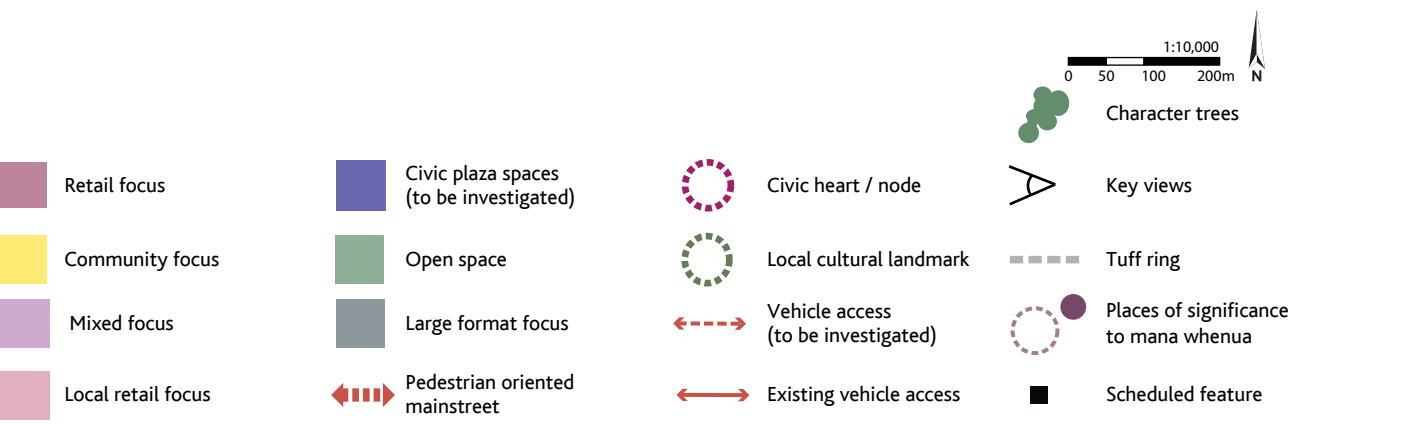
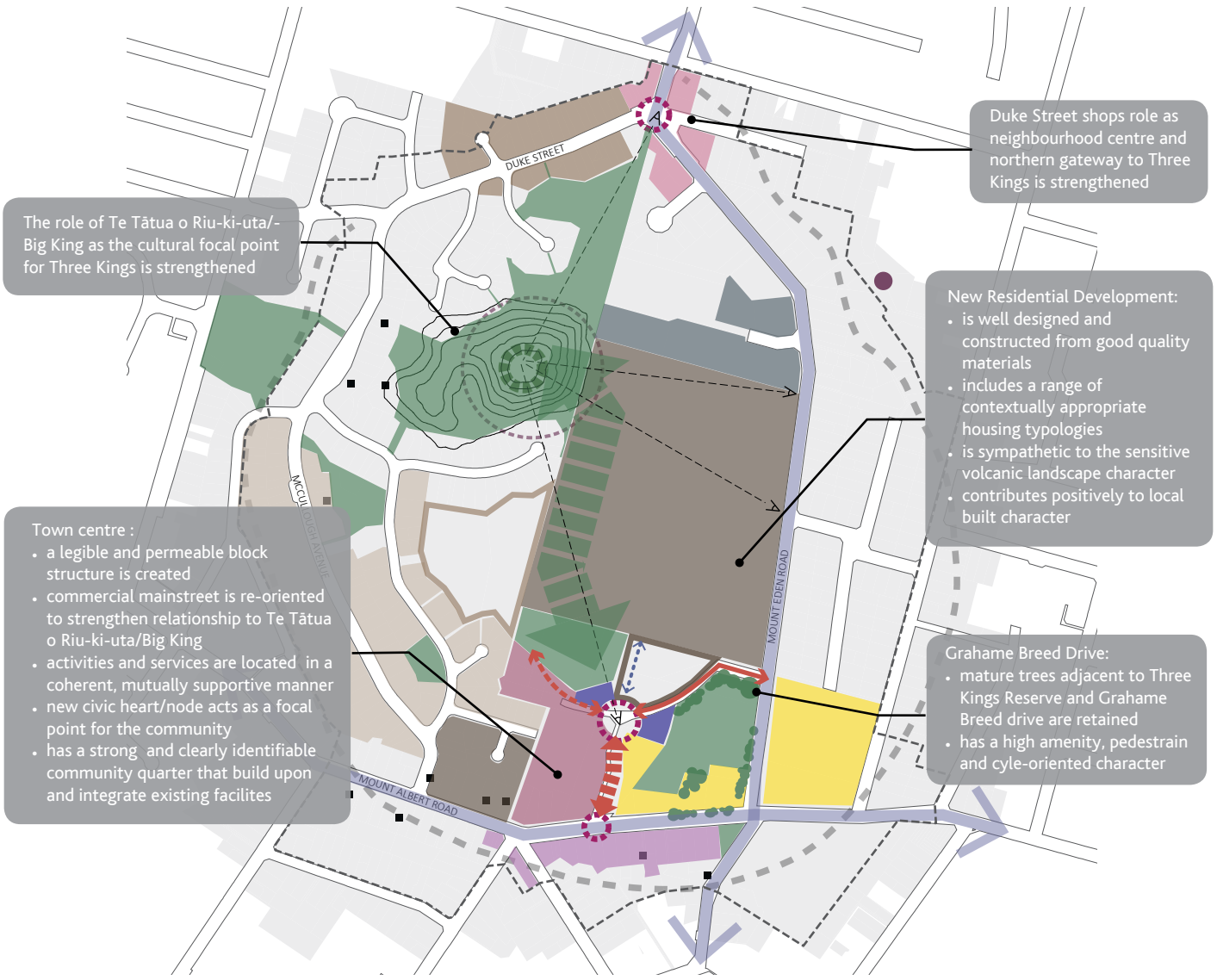
- 11.1 Advocate for the maunga, as a fundamental feature and landmark to inform the design of new development
- 11.2 Advocate for a public plaza that acts as a focal point for the town centre and provides views of Te Tātua o Riu-ki-uta/ Big King
- 11.3 Work with the community to create gateway features to Three Kings on Mt Eden Road and Mt Albert Road
- 11.4 Work with Mana Whenua to research sites of significance for protection through statutory and non-statutory processes
- 11.5 Retain and celebrate the character and heritage of Three Kings Reserve and its immediate surrounds
- 11.6 Investigate the potential for a Volcanic Discovery Centre in Three Kings



KEY MOVE 5:

DEVELOP A SENSE OF LOCAL CHARACTER AND IDENTITY AROUND THE PRESENCE OF TE TĀTUA O RIU-KI-UTA/BIG KING

SPATIAL STRATEGY MAP



IMPLEMENTING THE PLAN

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

The Puketāpapa Local Board is committed to working with the community and stakeholders to implement the outcomes set out in the plan.

The Proposed Auckland Unitary Plan

The Unitary Plan will replace the district and regional plans of the former Auckland-based city, district and regional councils. Prepared under the RMA, the Unitary Plan will be the council's main land use planning document.

The Three Kings Plan will help inform the Unitary Plan, particularly the decisions that will be made on submissions relating to the future direction of this area.

Long-Term Plan and Annual Plan

The Long-Term Plan (LTP) is the council's main budgetary tool that combines all council and council-controlled organisation (CCO) funding across Auckland over a ten-year period.

This plan will inform the LTP review cycle and include those projects already funded within council's 2012-2022. This plan will also inform the council's and the Puketāpapa Local Board's Annual Plan review process.

Local Board Plans

The Puketāpapa Local Board Plan provides community-level vision and the priorities and projects for the Puketāpapa Local Board area. The Puketāpapa Local Board Plan has played a key role in helping to define this Plan's priorities, projects and community aspirations. Local Board Plans are

reviewed every three years and future plans will in turn be informed by this plan. If desired, spatial features and projects outlined in this plan can be included into future local board plans.

Projects

The table on the facing page lists projects that could be implemented to help achieve the outcomes identified in the Three Kings Plan.

This table describes projects, whether they are funded or aspirational and the stakeholders responsible for their delivery.

Projects listed in the aspirational column do not have any funding or resources allocated. These projects will be investigated for possible future funding.

The local board will need to advocate for funding through the LTP process for unfunded projects.

THREE KINGS PLAN – PROJECTS

| Project | Timeframe | Funded / unfunded | Delivery Partners |
|---|-------------|-------------------|--|
| Continue to work on establishing good relationships to enable better partnerships with Māori | Ongoing | Funded | Mana Whenua |
| Work with adjoining landowners to facilitate future land configuration | Ongoing | N/A | Auckland Council Private landowners |
| Investigate and design a mural for the reservoir at the summit of Te Tātua o Riu-ki-uta/Big King in the short term | Short term | Unfunded | Maunga Authority Watercare |
| Continue to develop and implement the Puketāpapa Greenways Network | Short term | Funded | Auckland Council |
| Undertake a review of the need and provision for community leased space in the area | Short term | Funded | Auckland Council |
| Advocate for implementation of the Corridor Management Plan for Mt Albert Road to incorporate the outcomes and actions identified in this Plan | Short term | Funded | Auckland Transport |
| Investigate future use of the existing depot site on Grahame Breed Drive for community use such as a community resource recovery/drop-off depot | Short term | Unfunded | Auckland Council |
| Complete the local cultural heritage report | Short term | Funded | Mana Whenua Auckland Council |
| Work with local business to initiate a formal business group that is connected to other Puketāpapa business associations | Short term | Unfunded | Auckland Council |
| Advocate for the protection of the landscape values of the maunga and key heritage structures | Short term | Unfunded | Maunga Authority Auckland Council |
| Investigate pedestrian access to Big King Reserve from Mt Eden Road through network of existing reserve land | Medium term | Unfunded | Maunga Authority Auckland Council |
| Increase signage, lighting that meets CPTED guidelines for walking and cycling paths around the town centre and open space areas | Medium term | Unfunded | Auckland Council Auckland Transport |
| Establish heritage trails and signage to celebrate Puketāpapa's heritage and create a sense of place for the community | Medium term | Unfunded | Auckland Council Auckland Transport |
| Develop a promotional/marketing strategy for the town centre as a busy, vibrant and safe environment | Medium term | Unfunded | Local businesses |
| Improve pedestrian connections between the town centre and Three Kings School and Ranfurly Village, particularly at the intersection of Mt Albert and Mt Eden Roads | Medium term | Unfunded | Auckland Transport |
| Identify important land mark trees within the Plan area (for example, those along Grahame Breed Drive and within the Three Kings Reserve along Mt Albert and Mt Eden Roads) | Medium term | Unfunded | Auckland Council |
| Investigate and develop ideas for public art and sculpture in the town centre | Medium term | Unfunded | Auckland Council |
| Investigate establishing a regular farmers market or urban food hub in public space within the town centre | Medium term | Unfunded | Auckland Council |
| Investigate removal of the water reservoir from Te Tātua o Riu-ki-uta/Big King in the longer term | Long term | Unfunded | Maunga Authority Watercare |

ACKNOWLEDGEMENTS

The Puketāpapa Local Board would like to sincerely thank all those individuals, groups and organisations that have taken part in any part of the engagement process that has preceded this final plan. The board would particularly like to thank the Auckland Council Central Area Planning team.

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