

THREE KINGS QUARRY SITE LIAISON GROUP MEETING

MINUTES OF THE MEETING HELD ON MONDAY 26TH FEBRUARY 2018 AT THE WAIKOWHAI ROOM, FICKLING CONVENTION CENTRE, COMMENCING 7.05 PM

PRESENT:

Winstone Aggregates / Fletcher Attendees:

Andrea Cave, Chris Edmonds, Mike Harris, Angela Klein – Winstone Aggregates
Jane Bennett (Community & Stakeholder Manager, Fletcher Living)
Nicolas Giraldo (Development Manager, Fletcher Residential)

Elected Representative Attendees:

Harry Doig (Puketapapa Local Board)

Auckland Council Attendees:

Richard Preece (Team Leader Compliance Monitoring Central)
Celia Davison

Residents and Interested Parties:

Miriam Hartmann

David Towle (Chairperson/Facilitator)
Sandra Kelly (Minute Taker)

1. WELCOME BY CHAIR

David Towle welcomed attendees to the February 2018 Meeting.

Chris Edmonds advised that William Hay has relocated from Three Kings to Hunua Quarry, therefore Angela Klein is now Acting Manager at the Three Kings site.

2. APOLOGIES

Sonia Blanchett, Stephen Evans and Gerry Wright (residents).

Moved: D. Towle, THAT the Apologies be accepted.

Carried

3. CONFIRMATION OF PREVIOUS MINUTES

Moved: D. Towle, THAT the Minutes of the Meeting dated 27th November 2017 be accepted as a true and accurate record. **Carried**

4. MATTERS ARISING / ACTION ITEMS

Action 1

Angela Klein to add Weed Management to future Agendas.

Actioned

5. PUBLIC FORUM

No matters had been requested for discussion under this section.

6. SITE MONITORING REPORT

M. Harris, Engineering Geologist, presented his Report (a copy of which is also on the company's website). Points to note included:

Groundwater Level Monitoring

Groundwater levels are generally following seasonal trends with the groundwater level at Three Kings Quarry being held above RL34m.

Groundwater Chemistry Monitoring

Samples for chemical analysis are required to be taken at six monthly intervals from the pumping bore within Three Kings Quarry and from BH 7 on Landscape Road (March and September). The next round of groundwater chemistry sampling is scheduled for March 2018.

Continuous Groundwater Quality Monitoring

Continuous monitoring of electrical conductivity (EC) and pH is required to be undertaken in the Three Kings Quarry pumping bore. New pH and EC probes were installed at the Three Kings pumping bore in August 2015. The pH and EC probes are calibrated quarterly by an external technician and the pH electrode has been replaced annually in July 2016 and July 2017. No pH triggers have been recorded since the last SLG Meeting.

Air Quality Monitoring

Air quality monitoring equipment at Three Kings Quarry consists of two Continuous Real Time Beta Attenuation Monitors (BAM), time lapse video cameras and a metrological station. Air quality monitoring results recorded since the last SLG Meeting have been less than 41 micrograms per cubic metre as a 24 hour average. No air quality triggers have been recorded since the last SLG Meeting.

Noise Monitoring

To ensure that the noise performance standards set in the District Plan and Consents authorising filling are met, monitoring on two representative occasions per year is undertaken. Noise monitoring was undertaken on 28th November 2017 by Marshall Day Acoustics Ltd. The cumulative acoustic emission from fill operations resulted in sound levels which complied with the relevant noise rules for consented operations on the site at both the Fyvie Avenue measurement position and the Grahame Breed Drive position.

7. QUARRY AND FILL OPERATIONS

The Report was included as part of the Meeting papers:

Daily Truck Movements – the total number of trucks to enter site per day has been below the consented limit of 375. An average of 41 trucks entered site per day over the last six months.

Weed Management and Pest Control – weed control within the site is undertaken fortnightly by an external company on an as-needed basis by certified staff using knapsacks and best product for application. Possum traps and rat bait stations continue to be checked and baited. Four possums have been caught since the last SLG Meeting.

Complaints / Incidents – no complaints have been received since the last SLG Meeting.

Deep Fill and Shallow Fill Weighted Rolling Means – all parameters are less than trigger limits.

Miriam Hartmann asked if the external company undertaking weed control at the Three Kings site could address the moth plants and Wolly nightshade along the western boundary. **Action: A. Klein**

Rat bait stations and possum traps are still in place and DOC have also looked at the area.

8. FUTURE DEVELOPMENT

N. Giraldo gave a PowerPoint presentation titled “Join the Village within a City” – a copy of which has since been placed on the Three Kings website. His presentation covered three main topics, namely:

1. Update on Special Housing Area Conditions.
2. Plan Change.
3. Update on the Land Exchange.

1. Update on Special Housing Area Conditions

Stage 1 contains the Onyx apartments immediately next to the quarry entrance and the Terrace homes completed, with all Terrace homes now sold. 11 apartments have been sold out of 22. Reasonably good numbers have been through the open homes.

Construction of the stage 2 apartments on Mt Eden Road has a target completion date of October/November 2018. One, two and three bedroom apartments will be available.

10% of the development will be affordable housing, selling for between approximately \$520k to \$550k, however N. Giraldo will confirm these figures. It was noted that there is special legislation in place detailing the criteria required for people wishing to purchase these particular homes.

Complaint received from one of the neighbours who works from home regarding noise, therefore visited her and she has our contact details if any problems arise in the future.

Roof will be constructed/added within the next few weeks.

Any questions on the SHA should be directed to Nic or Jane.

2. Plan Change

A Plan Change is required as Fletchers made submissions to the panel on the Unitary Plan and were following up with the Environment Court. As this process was with the Environment Court, South Epsom Planning Group, Three Kings United Group and Fletcher agreed to a series of changes to the Unitary Plan to arrive to a better outcome. The current plan change aligns the Unitary Plan to the Environment Court outcomes and the agreement between the Societies and Fletcher. The notification period for the plan change runs until 20th March 2018.

The proposed changes are as follows:

- A. Finished ground levels for playing fields and the Southern terrace – the area can be raised by approximately 4 metres.
- B. Remnant Volcanic Features – N. Giraldo explained the two areas which will be kept enhanced on the site.
- C. Maximum building height – will be increasing the height along Mt Eden Road to match the zone across the road and includes enhanced controls to the roof lines.
- D. Cascading apartment setbacks.
- E. Sight lines – new sight lines around the South Eastern bluff.
- F. Other controls from making the above changes include improved connectivity, enhanced storm water management and car access to the cascading apartments

3. Land Exchange

Diagrams of the first and second land exchanges were displayed. The first land exchange has received the appropriate Government/OIE approvals so are almost ready to proceed.

A resident asked about the connectivity between the Maunga and the development of the Town Centre. N. Giraldo replied that the Environment Court were strong about not touching the Western Reserve so we have stayed away from this. He further explained where two public lifts would be installed, as well as stairs, to the area in question to allow connectivity to the Town Centre to take place.

9. GENERAL BUSINESS

Does Winstones have a view as to when they might stop pumping? N. Giraldo advised as soon as possible, but on the Western side there are two areas of fill which have not been compacted yet but should be done by the end of this season. Therefore we are two to three weeks behind due to the weather conditions. He hesitates putting an actual date on it due to being unable to predict the weather. Have found a lot of rock in the stockpile which can damage machines – this also slows down progress. Therefore, probably at the end of the next earthworks season but will report on this issue at further SLG meetings.

10. NEXT MEETING

Monday 28th May 2018

Meeting declared closed at 7.45 pm