

SAVE OUR STONEFIELD'S PARK, SAVE OUR GREENSPACES

Templeton Group are proposing a land exchange with Auckland Council, which will result in the planned Rockpile Park (corner Ngahue Drive and College Rd) becoming a new development site for Terrace Housing or up to *five, six or seven storeys Apartment Block*.

Auckland Council has put this proposal out for public consultation.

Please join other residents and say NO to this land swap and keep our park

Your (Public) feedback on this proposal is *very simple*. There are just two questions to answer online.

1. Do you 'support' or 'oppose' the land exchange?
2. Do you wish to share your comments in person?

A number of residents are **OPPOSING** this land exchange for these reasons:

- We want to *keep and enjoy* our neighbourhood *greenspaces and parks*. We have recently lost the Donnelly Street Reserve, off Ngahue Drive.
- Stonefield residents moved into the suburb based on the Stonefields Masterplan (see below) and the planned Rockpile Park greenspace.
- Is this a financially prudent proposal for ratepayers? Swapping land that *appears unable to be developed*, for land that is relatively flat and is earmarked as a reserve.
- AND we support the preservation of the Heritage Trail on 50 Tihi St

Have your say, please go to <https://akhaveyoursay.aucklandcouncil.govt.nz/stonefield-land-exchange> or www.aucklandcouncil.govt.nz and search "land exchange 50 Tihi street"

Feedback closes on 9 March 2021

Thank you



Figure 1 Stonefields Master Plan

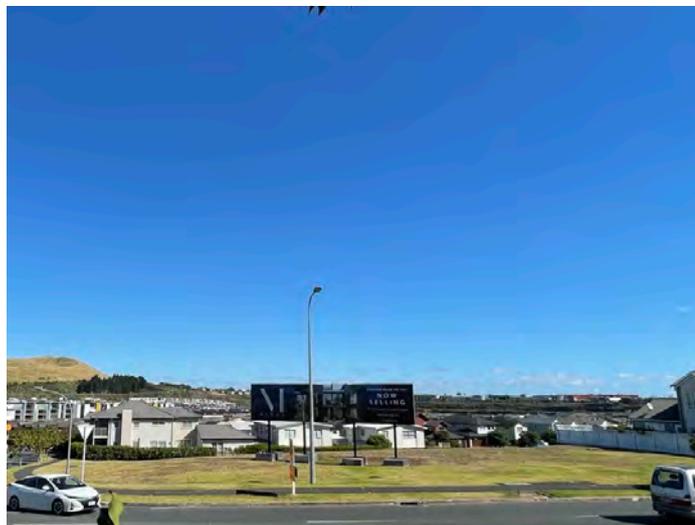


Figure 2 Proposed Rockpile Park and views that will be lost

Background information

In summary

- Templeton Group are proposing to swap 50 Tihi Street with the planned Rockpile Park area (25 Barbarich Drive, corner Ngahue Drive and College Rd)
- Templeton have applied for Resource Consent for 25 Barbarich Drive to build Terrace Housing or Apartment Buildings up to *five, six or seven storeys*. A non-notifiable Resource Consent was issued Sept 2020. Once the land swap is completed the land can be developed.
- Rockpile Park is shown in the Stonefields Masterplan as a reserve, as part of the original Stonefield Development
- 50 Tihi St, would become a reserve, including the start of the Heritage Trail. *We support this area becoming a reserve.* We understand the Trail was a 'gift' to Stonefields residents by the Developer, to support the ethos of creating a strong Stonefields community.
- The site at 50 Tihi St is steep and contains quarried faces. Council staff have described it as "all steep cliff faces and impossible to develop"
- The Stonefield's suburb continues to support housing intensification, with ongoing Terrace Housing development further down College Rd.

25 Barbarich Drive

- 25 Barbarich Drive was designated as a reserve area as part of the Stonefields Master Plan. This land would transfer to Auckland Council, near of the end of the Stonefields development in lieu of their "Developer Contributions"
- Over the years this area has been enjoyed by many residents, and Donnelly Street school kids, walking and biking for access to Ngahae and College Road and Stonefields school.
- In September 2018 an Auckland Council Parks, Sports and Recreation staff member recommended to the Orakei Local Board that "*Rockpile Reserve site has value as a green space. I do not recommend that it is exchanged and turned into housing.*"
 - *It would be a passive reserve. ideal as an area to be planted to establish into a mature tree grove. There are lots of specimen trees within Stonefields and low level planting, but no dense tree planting.*
 - *The connection between Barbarich Drive/Brian Slater Way and Ngahue Drive/College Road will be useful. This is a direct link to one of only two*

safe, signal-controlled crossing points for pedestrians.

50 Tihi St

- The site that is proposed to be swapped, including part of the heritage trail, appears to be a challenging development site. An Auckland Council staff member in 2018 described 50 Tihi Street as "*This is all steep cliff faces and impossible to develop*"



Figure 3 50 Tihi St - light blue - proposed area to be swapped

- The Heritage Trail is a great addition to Stonefields suburb and is valued by residents
 - The Trail came about as part of the Stonefields development, a development contribution from Landco Limited (Todd Property) was made to the legacy Auckland City Council, so that council could develop the haul out road as a pedestrian trail.
 - There was an understanding by residents at the time that when this track was first developed, it was a 'gift' to Stonefields residents, by the Developer, to support the Developers ethos to build a strong community.
- We have read that "*the zoning of this land [50 Tihi Street] was subject to an Environment Court decision in 2008.*"
 - *The developer applied for a private plan change to rezone this land from a quarrying zone (Business 7) to a medium density housing zone. The court did not support the rezoning*
- At a Local Board workshop (Oct 2020) it was commented that "*Templeton is trying to liquidate non-profitable land (not able to develop).*"

Please "**Have your say**" and **oppose the land swap**

Information was obtained from websites and an official information request. Opinions are from local and proud residents.