



Stakeholder and Consultation Summary

Milldale Development Infrastructure Project 1 - Argent Lane
Extension

07 October 2020



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Authority and Signoff

Change History and Approval

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01 April 2019	0.1	Sonya McCall	First draft
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Authorisation / Distribution

Approver Name	Title	Signature	Date
Sonya McCall	Team Leader		07/10/2020



1 Introduction

The owners/occupiers of 10 and 36 Old Pine Valley Road, 1687, 1700, 1731 and 1732 Dairy Flat Highway were provided with hard copies of the relevant plans and a project background summary sheet in the meetings held with each party in early September 2020. A follow up email was sent to all parties at the end of September 2020 with a link to the electronic plans set and indicative dates for the construction period. In the case of 1700 Dairy Flat Highway, this information was provided in hard copy and discussed in the follow up meeting.

The owner of Sec 6 Dairy Flat Highway was sent general arrangement plans for the relevant stormwater plans.

Further details of the engagement with the parties is provided below.

1.1 10 Old Pine Valley Road, Silverdale

PART LOT 5 DEPOSITED PLAN 136559 AND SECTION 7-8 SURVEY OFFICE PLAN 315843

Shirley Richards (SR), Apiti Trustee Limited

Consultation with the owner of 10 Old Pine Valley Road, Shirley Richards Apiti Trustees and her family commenced in late March/early April 2019.

Meetings were held on 01 April 2019, 06 May 2019, 11 June, 18 November 2019 and 4 September 2020. Regular contact has also occurred through phone calls and emails.

The main points raised and resulting actions are:

- Auckland Council's (AC) structure plan process is causing uncertainty and concern particularly around timing. In response Auckland Transport (AT) contacted Dave Paul from AC and separate meetings have been held to discuss the concerns.
- SR suggested that the proposed roundabout could be located on Fulton Hogan Land Development (FHLd) land and the proposed road could be moved to the southern end of 10 Old Pine Valley Road. These changes have been made to the project.
- If the project progresses and Pine Valley Road is stopped the land is to be contoured. AT advised that they would apply for the decommissioning works as a separate resource consent application. A draft plan with two cross sections were sent through to SR for consideration. AT will continue to meet with SR to work through this detail.
- Noise and geotechnical surveys could be carried out on the property as long as SR was contacted prior to the surveys being carried out. These surveys were carried out.
- AT went through the plans and cross sections for the Notice of Requirements (NoRs) / Resource Consent (RC) applications, discussed the various types of effects, proposed management plans as part of recommended conditions and specialist reports that could be shared once reviewed by AT. That AT had recommended in its Assessment of Environmental Effects report (AEE) that the NoR be limited notified to her property and the RCs application be non-notified. Discussed making a submission and the Council Hearing process. Timing around AT lodging their NoRs/RCs applications.
- Could improvements be made to the school bus stop outside 10 Old Pine Valley Road. FHLd advised that they could accommodate this bus stop in their design.
- Asked about services to be provided along the new road alignment. AT advised that a stormwater system would be provided to treat the stormwater from the new road but no Watercare involvement.



1.2 36 Old Pine Valley Road, Silverdale

Lot 6 DP 136559

Owner: Young Jin Seo (YJS) and Jinny Noh (JN)

Consultation with the owners of 36 Old Pine Valley Road, commenced in May 2019. Regular contact has also occurred through phone calls and emails.

Meetings were held on 06 May 2019, 17 June 2019, 3 July 2019 and 9 September 2020.

The main points raised and resulting actions are:

- Questions raised on the status and timing of the Silverdale West Dairy Flat Industrial Area Structure Plan, in particular in regard to the black dotted line through their site identified as 'Indicative New Collector including Cycleways' and the grey dotted line 'Indicative Rapid Transit Network Corridor (e.g. Busway)' close to their site. AT provided answers to these queries from colleagues in Te Tupu Ngatahi (Supporting Growth Alliance). AT advised that the Structure Plan is a non-statutory document.
- The suggestion that the road be located on 36 Old Pine Valley Road came as a surprise. They asked what alternative had been looked at as they did not want the road on their property if an alternative was available. Information was provided re what designs had been looked at as part of the long list process.
- It was suggested that the proposed roundabout could be located on Fulton Hogan land and the proposed road could be moved to the southern end of 10 Old Pine Valley Road. These changes have been made to the project.
- A series of design questions were asked. A meeting was arranged for 3 July 2019. Greg Booth from Mott Macdonald attended the meeting and explained the design of the proposed road.
- Could improvements be made to the school bus stop outside 10 Old Pine Valley Road. Fulton Hogan advised that they could accommodate this bus stop in their design.
- Questions were asked relating to FHLD's current construction works to build the roundabout and realign the road outside their property. AT provided a copy of the resource consent decision/conditions and approved plans and put them in touch with Grant Fahey (Construction Manager at FHLD) to answer any concerns/questions raised in regard to the current construction works. In particular, in regard to the low level of their pond, erosion and sediment control devices.
- AT went through the draft plans and cross sections for the NoRs/RCs applications, discussed the various types of effects, proposed management plans as part of recommended conditions and specialist reports that could be shared once reviewed by AT. That AT had recommended in its AEE that the NoRs be limited notified to their property and the RCs application be non-notified. Discussed making a submission and the Council Hearing process. Timing around AT lodging their NoRs/RCs applications.

1.3 1687 Dairy Flat Highway

Lot 1 DP 131154

Owner: Ian (IP) and Janis Philp (JP)

Introductory letter sent on 5 August 2019 and 1 September 2020. This was followed up by phone calls or emails explaining the Geotech works and land access.

- AT met with JP on 1 September 2020 to show the General Arrangement Plans for the Argent Lane Extension Project as well as cross sections and a Land Requirement Plan in relation to her property. The overall project was discussed as



well as types of effects they could experience as a consequence of the project. The NoRs/RCs application was discussed and the process for limited notification, writing a submission and a potential Council hearing. JP advised she accepted that the project needed to happen and would work through the process with AT.

- AT followed up with an email to advise the earthworks would encroach into the area where a 25 year old Oak Tree and some Poplar trees are located and would need to be removed.
- JP had concerns related to fencing that maybe required to be removed. AT advised that replacement fencing would be provided.

1.4 1700 Dairy Flat Highway

Lot 1 DP 68886

Owner: Elaine Butler-Stoney (EBS)

Introductory letter sent on 5 August 2019. Meeting 13 August 2019, 1 September 2020 and 18 September 2020. This was followed up by phone calls or emails explaining the Geotech works and land access.

- A meeting was held on 13 August 2019. The meeting was to explain the potential proposed works. Elaine Butler-Stoney doesn't own a car and is a regular bus user. She asked if we could look at making access to the bus stop better (i.e. a footpath). This was followed up with various departments in AT. No avenue was found to provide a footpath as part of any planned works. A request was made to FHLD to potentially look at this as part of the project. The footpath is outside the projects work area and they also indicated that the footpath is not part of the works.
- A meeting was held on 1 September 2020 to show the General Arrangement Plans for the Argent Lane Extension Project as well as cross sections and a Land Requirement Plan in relation to her property. The overall project was discussed as well as types of effects that could be experienced as a consequence of the project. The NoRs/RCs application was discussed and the process for limited notification, writing a submission and a potential Council hearing.
- A meeting was held 18 September 2020 to confirm the trees that will need to be removed from the property boundary to allow for the earthworks to construct the batters of the road. This included three totara trees and another two small pine trees next to the totara tree in the far western corner of the property. AT provided hard copies of enlarged A1 size plans and cross sections. AT went through the detail of the cross sections and explained/quantified the cut and fill areas and how the contours of the boundary would change to construct the batters to the road. AT confirmed replacement fencing would be provided and temporary fencing during construction works to keep stock off the road.
- EBS asked about the contour changes outside the main gate and a farm gate located close to the Pine Valley Road intersection; noted the farm gate needed to be maintained as it was difficult to access the balance of the land holding from the main entry.
- Confirmed the Structure Plan captured EBS' property. That the Structure Plan is a non-statutory document and 'Future Urban' is the current zoning.



1.5 1731 Dairy Flat Highway

Sec 5 SO 315843, Sec 6 SO 315843, Pt Lot 1 DP 101886

Previous Owner: Howard Cooper

One meeting was held with Howard Cooper on 1 May 2019. The draft options were presented to him. The land owner advised that he has sold the property with the deal being finalised in August 2019 and that he would forward the information to Mr Zhao the new owner.

Sec 5 SO 315843, Sec 6 SO 315843, Pt Lot 1 DP 101886

Current Owner: Bin Zhao (BZ)

Introductory letter sent on 5 August 2019. This was followed up by phone calls or emails explaining the Geotech works and land access.

- AT phone called on 26 August 2020 to set up a meeting with Mr Zhao. The call was taken by Grace an employee of Mr Zhao's to act as a translator and pass the information on. A meeting was held with Grace and Tianqi Zhao on 1 September 2020 at the property. AT went through the draft plans and cross sections for the NoRs/RCs applications, discussed the various types of effects, proposed management plans as part of recommended conditions and specialist reports that could be shared once reviewed by AT. That AT had recommended in its AEE that the NoRs be limited notified to their property and the RCs application be non-notified. Discussed making a submission and the Council Hearing process. Timing around AT lodging their NoRs/RCs applications.
- Discussed the super rain garden and the reasons why it was located where it was: it had to be outside the flood plain extent but in a low area; it needed to be of a size to accommodate a truck which would need to periodically or from time to time clear out the rain garden. That the super rain garden is proposed to treat the contaminants in the stormwater from the road.
- An email was received from Grace on 3 September 2020 on behalf of Mr Zhao concern was raised in relation to the proposed location of the super rain garden. The question was raised as to whether it could be located on top of the existing stream which is close to the 1731 boundary? AT sought technical input from their consultant engineers at Mott MacDonald and responded with an email on 17 September 2020 stating that we cannot locate the super raingarden within the floodplain (or within the watercourse). This relates to the purpose of the raingarden to function to remove contaminants from the water.
- BZ supports the project in principle but not the location of the super rain garden. On 28 September 2020 met with BZ, TZ and Grace. AT and their consultants, Greg Booth and Hannah Law ,discussed that the super rain garden needed to be located outside of the flood plain and that the change in levels for the pipes to move the water down was a requirement for the device to work. It would not be feasible to locate the rain garden in other areas due to the flood plain and ground level/contours of the land. Concern was raised by BZ that the device will be a burden to his property and future development of the site.
- The question was raised why AT could not wait for the re-zoning of the 'Future Urban' zone to construct this road. It was explained that AT's project was separate to the Structure Plan and that it was to provide a connection to support Auckland's Growth, particularly in the Milldale area.



1.6 1732 Dairy Flat Highway

Lot 2 DP 68886

Owner: Yijun (Bill) Sun (BS)

Introductory letter sent on 5 August 2019. This was followed up by phone calls or emails explaining the Geotech works and land access.

- AT met in a video call with BS on 4 September 2020. Explained the background to the project and went through the draft plans and cross sections for the NoRs/RCs applications, discussed the stormwater management proposal, discussed the various types of effects, proposed management plans as part of recommended conditions and specialist reports that could be shared once reviewed by AT. That AT had recommended in the that the NoRs be limited notified to their property and the RCs application be non-notified. Discussed making a submission and the Council Hearing process. Timing around AT lodging their NoRs/RCs applications.
- BS commented he was in favour of this proposed roading project. BS forwarded the contact details for the occupier living at the property.
- In the follow up email sent from AT to BS on 29 September 2020, AT identified the various trees that would need to be removed from the property in order to carry out the earthworks to construct the batters, noting that these were a permitted activity to remove under the Auckland Unitary Plan (Operative in Part). AT also identified that the front fence line of the property does not follow the legal boundary. The legal boundary is noticeably closer to the house.

Occupier: Michelle Russell (MR)

- AT held the same discussion as held with BS (noted above in the first bullet point under the Section 1.6).
- MR supported the proposal in principle but raised concern toward construction noise during the night. AT advised that they had recommended preparation of a Construction Noise Vibration Management Plan as a condition of their NoR application. AT identified the various trees that would need to be removed from the property in order to carry out the earthworks to construct the batters, noting that these were a permitted activity to remove under the Auckland Unitary Plan (Operative in Part). Replacement fencing was raised. AT also discussed and followed up with an email to identify that the front fence line of the property does not follow the legal boundary. The legal boundary is noticeably closer to the house.

1.7 Pt Allot 16 SO 18072, Old Pine Valley Road (part of 46 Old Pine Valley Road)

AT phone called the owner Leslie Hawken (LH) on 16 September 2020 offering to meet to take him through the background, plans for the proposal. LH advised that his neighbour had shown him the plans and he did not consider his property to be affected. Supported the project in principle. AT advised that they had not recommended limited notification in the AEE to him.



1.8 Sec 6 SO 308591 Dairy Flat Highway

Papanui Station House Limited – sole director is Garry Robertson (GR)

- AT met with GR on 9 September 2020. GR agreed to the proposed stormwater pipe in principle but did not want to preclude future uses of the development potential of the site.
- AT followed up and sent an email on 23 September 2020 setting out the Auckland Unitary Plan (Operative in Part) provisions and constraints on the site. An additional email was sent on 29 September 2020 and discussions will be on going.

1.9 Waka Kotahi (NZTA) State Highway 1 Northern Motorway

AT and their consultants at Mott MacDonald have been engaging with Waka Kotahi (NZTA) and have applied for s176 approval under the RMA and landowner approval.

2 Local Board Engagement

AT engaged with the Rodney Local Board on 4 July 2019 and are scheduled to provide an update to the Local Board on 14 October 2020, on the project information and background.

3 Conclusion

AT will continue to meet with the affected land owners and work with Waka Kotahi to seek the s176 RMA approval.