

Auckland Council

18 May 2020

Attention: Petra Burns

Dear Petra

Proposed Updates to the Land Requirement Plans for State Highway 16 Safety Improvement Works between Huapai to Waimauku

Below is some further information relating to the Land Requirement Plans, which will be included with the notification of the Notice of Requirement (NoR) for an alternation to the existing Unitary Plan Designation 6766.

1 Introduction

State Highway 16 (SH16) is designated by the NZ Transport Agency (NZTA) for motorway purposes. An alteration to the existing Unitary Plan Designation 6766 is required to accommodate the proposed safety improvement works on SH16 between Waimauku and Huapai. Land Requirement Plans (LRP's) have been prepared for 17 private properties to identify the proposed areas of temporary and permanent land requirement. The LRP's were lodged with Auckland Council with the Notice of Requirement to alter the designation on 29 November 2019.

Throughout the development of the LRP's for the 17 properties, mapping discrepancies were identified for 7 properties due to different data sources and inaccuracies.

Auckland Council and Land Information New Zealand (LINZ) are currently in the process of updating the electronic map data to reflect the correct property parcel boundaries. We understand that, Auckland Council will then undertake a correction of the Unitary Plan in accordance with Schedule 1 Clause 20A of the Resource Management Act 1991 (RMA) to correct the Designation 6766 boundary identified on the Auckland Council Unitary Plan GeoMaps. This is a separate process to the NoR that has been lodged by NZTA.

This memorandum details the correction process and how this will be reflected on the LRPs for the following 7 properties once the Unitary Plan GeoMaps amendment is completed.

Address	Legal Description	Certificate of Title (CT)	Total Area Required
779 State Highway 16 Waimauku 0883	Part Lot 11 DP 11482	NA35B/1208	664 m ²
771 State Highway 16 Waimauku 0883	Part Lot 12 DP 11482	NA69A/908	772 m ²
763 State Highway 16 Waimauku 0883	Lot 1 DP 57556	NA17D/930	82 m ²
757 State Highway 16 Waimauku 0883	Lot 1 DP 178620	NA110A/678	213 m ²

631 State Highway 16 Huapai 0891	Lot 1 DP 53028	NZ4A/515	346 m ²
623 State Highway 16 Huapai 0891	Part Lot 1 DP 49593	NA35A/319	32 m ²
619 State Highway 16 Huapai 0891	Lot 1 DP 79435	NA36B/228	15 m ²

2 Updated Land Requirement Plans

For each of the 7 properties, the LRP's illustrate the parcel boundaries as black dotted lines, and the Unitary Plan Designation 6766 boundary as a red line. Permanent land acquisition is illustrated by the black dashed areas, and temporary occupation areas are identified by the green hatched areas.

Below is a before and after snapshot of how these LRP's were lodged and how they will be updated to reflect the separate Unitary Plan minor amendment process.

Image A illustrates the original LRP's that were lodged with Auckland Council on 29 November 2019.

The LRP's were originally prepared with the boundary data extracted from the LINZ boundary website (Landonline) and Auckland Council Unitary Plan GeoMaps. Following the identification of the mapping discrepancies, the property boundaries were updated on the LRP's (the Landonline dataset was replaced with a recalculated property boundary dataset). However, the Auckland Council Unitary Plan dataset (for the designation boundary) was retained. The lodged LRP's still show the designation boundary as supplied by the Auckland Council GeoMaps.

For the 7 properties listed in the table above, the Unitary Plan Designation 6766 (red line) and the front parcel boundary (black dotted line) do not align. Yet the LRP's accurately represent the temporary occupation areas and permanent land acquisition of private property that is required as part of the alteration to the existing designation. Therefore, there is no change to the area of land requirement illustrated on the lodged LRP's. For example, the original LRP's suggest that the front strip of some property parcels is already located within the Unitary Plan Designation 6766, which is incorrect.

Image B illustrates the updated LRP's as they will appear once the Unitary Plan minor amendment process (Clause 20A) is completed. The location of the current Unitary Plan Designation 6766 (red line) is corrected to appear along the front parcel boundaries (dotted black line) adjoining the state highway. The proposed temporary occupation areas and permanent land acquisition are accurately represented.

2.1 779 State Highway 16

Image A: Original LRP

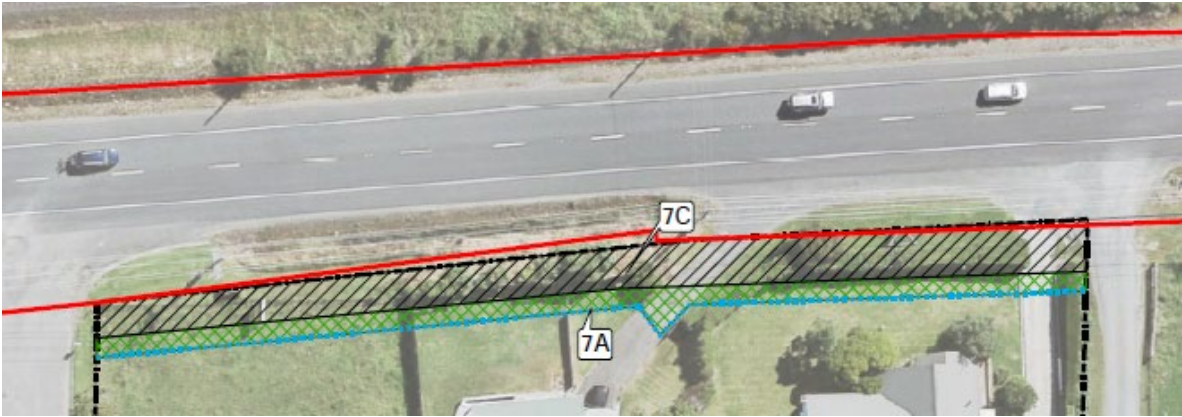
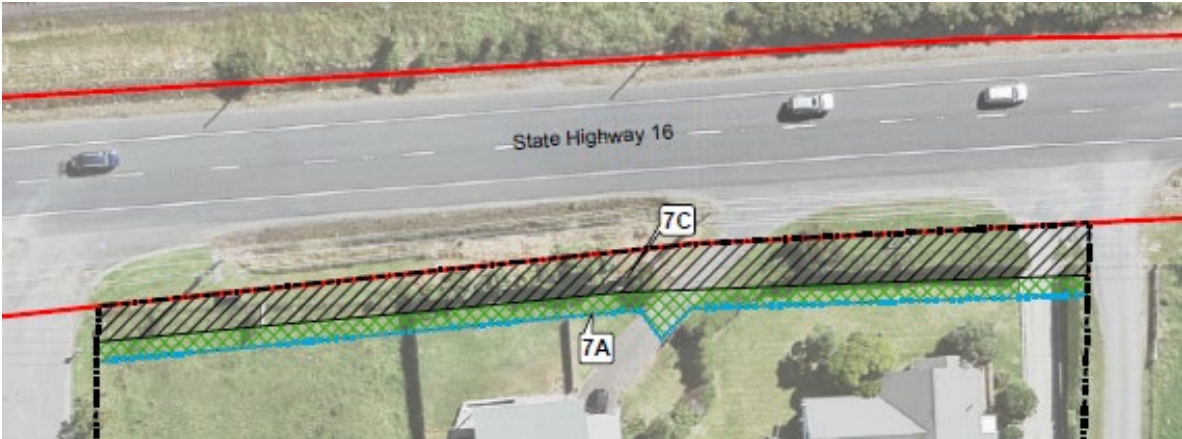


Image B: Updated LRP



2.2 771 State Highway 16

Image A: Original LRP

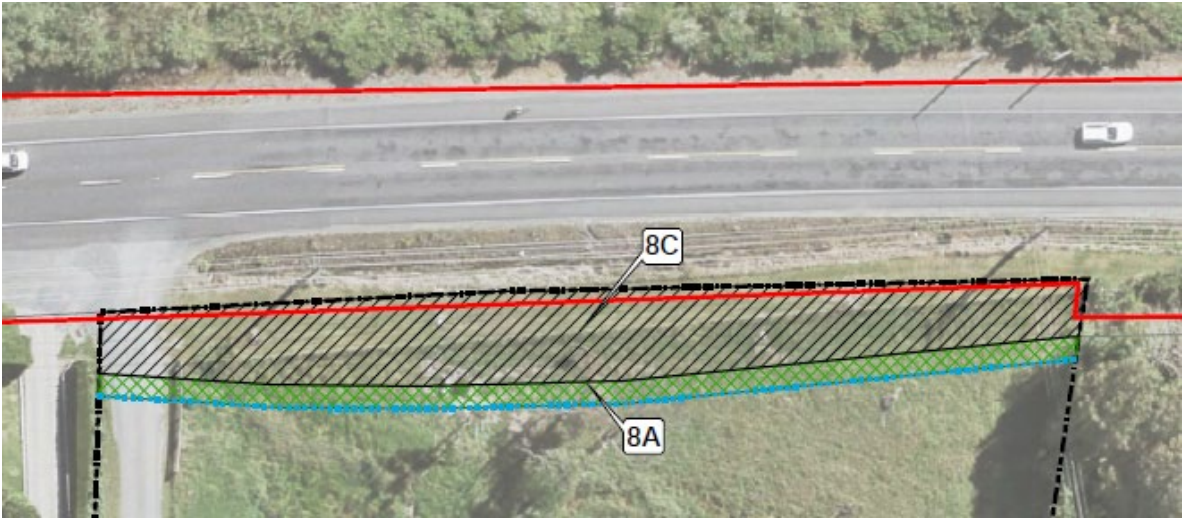
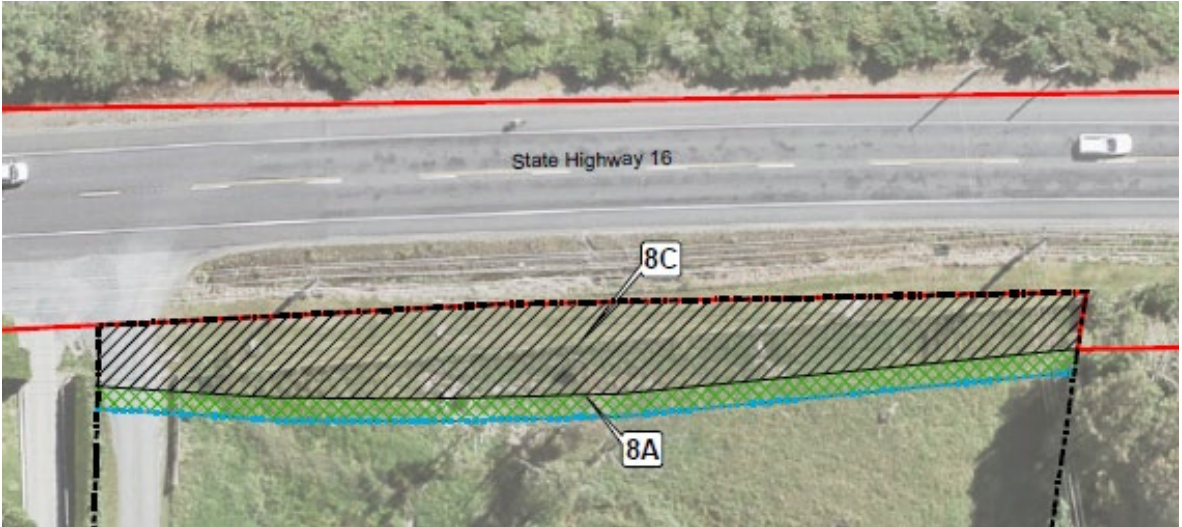


Image B: Updated LRP



2.3 763 State Highway 16

Image A: Original LRP



Image B: Updated LRP



2.4 757 State Highway 16

Image A: Original LRP

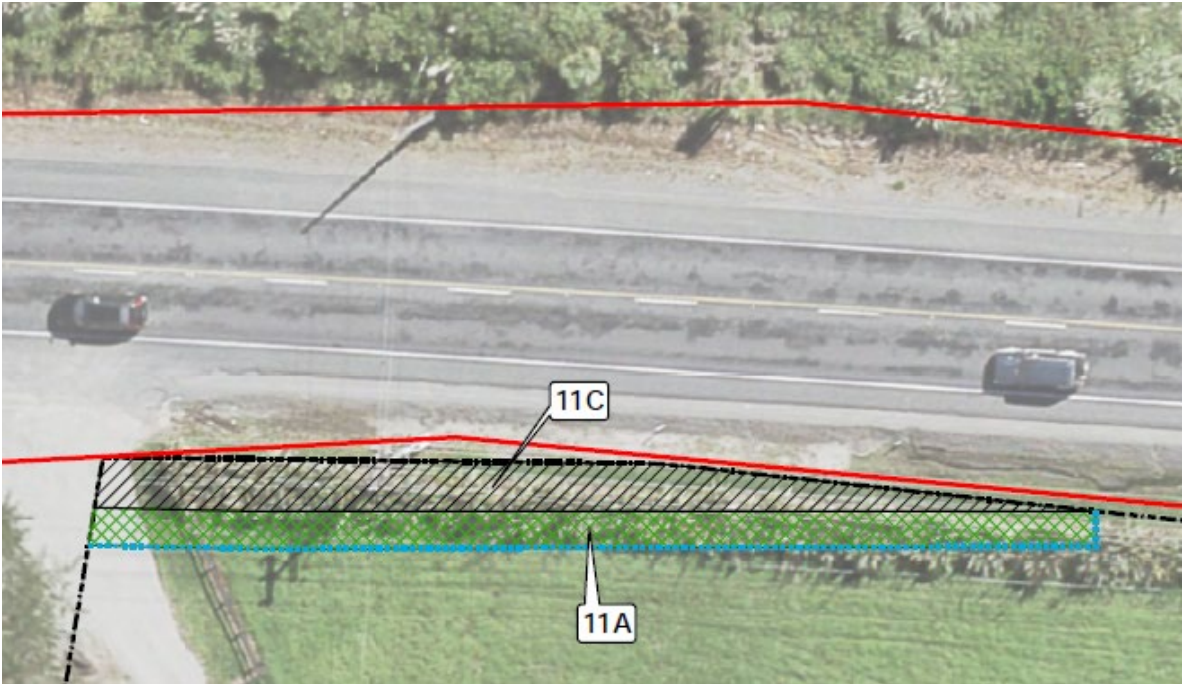
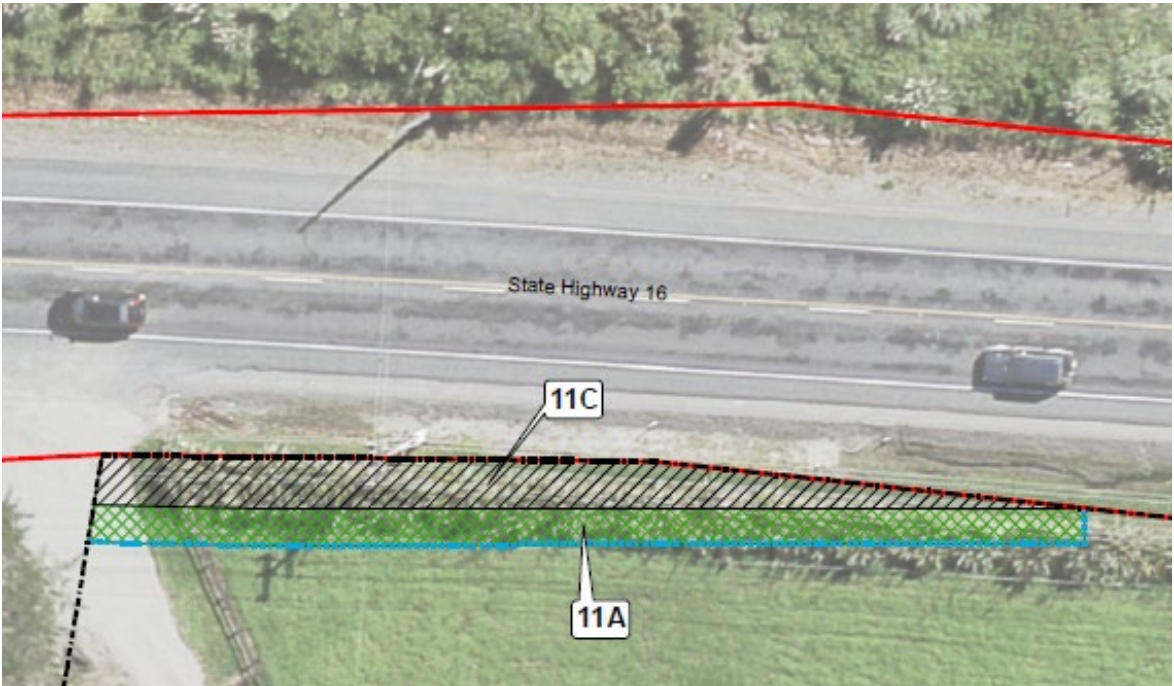


Image B: Updated LRP



2.5 631 State Highway 16

Image A: Original LRP



Image B: Updated LRP



2.6 623 State Highway 16

Image A: Original LRP

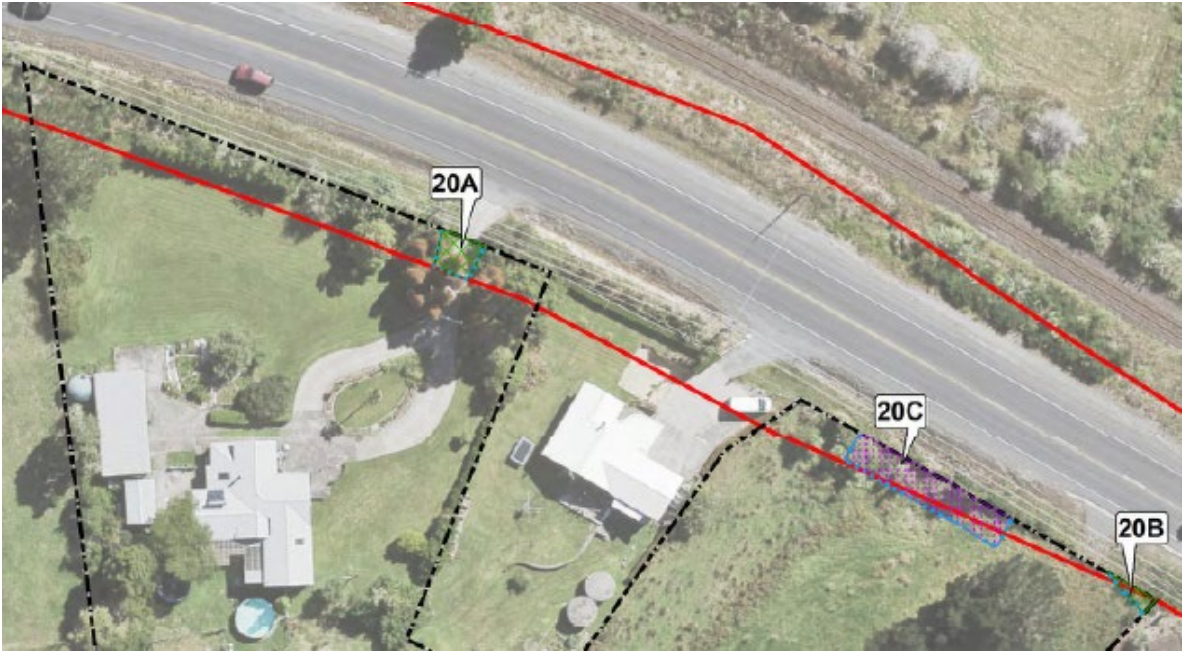


Image B: Updated LRP



2.7 619 State Highway 16

Image A: Original LRP



Image B: Updated LRP



3 Conclusion

This information has been prepared to accompany the notification package in order to assist landowners to understand how the Schedule 1 Clause 20A of the RMA process relates to the NoR lodged by NZTA. The LRP's will be formally updated once the amendment is completed by Auckland Council.

Kind Regards,



Kristina Gurshin

Planner

Direct Dial: +64 9 336 9496

Email: kristina.gurshin@beca.com