

9 November 2023

Te Tupu Ngātahi
Supporting Growth
PO Box 105218
Auckland 1143

Joy LaNauze
Auckland Council
135 Albert Street
Auckland
Private Bag 92300, Auckland 1142

Issued via email:

Dear Joy

MINOR ALTERATION TO NOTIFIED EXTENT OF AUCKLAND TRANSPORT'S NOTICE OF REQUIREMENT – TAKAANINI LEVEL CROSSINGS NOR 1 – TAKA STREET PROJECT AREA (WEST)

Overview and request

As you are aware, the Takaanini Level Crossings (TLC) Notices of Requirement (NoRs) were lodged on 13 October 2023, and are scheduled to be publicly notified on 16 November. We are grateful to the Council processing team for its assistance with that process to date.

Since lodgement, the project team has continued to engage with affected parties. In some instances, new information has necessitated further work on the proposed design and localised refinements to designation boundaries in response to the matters raised by those parties.

We understand it is not possible at this late stage to make changes to notification information due to logistical constraints. However, to ensure that affected landowners and interested parties are kept up to date on all recent project developments and designation extents, Auckland Transport has requested that we provide this letter update as part of the section 92 response.

Auckland Transport respectfully requests that this letter is provided along with responses to the section 92 requests in the relevant notification information and/or online. This will ensure that the affected landowners are provided with accurate information showing the proposed property impact of NoR 1 as it relates to their property. We note that we have been in contact with affected landowners directly, but also wanted to formally provide this communication as part of the section 92 responses so that it forms part of the record for processing purposes.

We would be happy to discuss these boundary refinements with the Council processing team in due course.

Proposed change to NoR 1 – Taka Street project area

The western end of the Taka Street project area includes provision for a stormwater dry detention pond, access lanes along either side of the existing Taka Street alignment, and active mode upgrades. The lodged designation extent includes the following land requirements on the immediately adjoining properties for these works.

Table 1 – Land requirements for western end of Taka Street project area

Address	Title No.	Legal Description	Approx. land to be designated (m ²) – as lodged
162 Great South Road	NA31B/458	Part Lot 4 DP 19534	303
166-168 Great South Road	NA89D/604	Lot 1 DP 150630	1,453

Following lodgement, additional engagement has been undertaken with affected parties. New information identified through this engagement has necessitated a revision to the proposed design, and a consequent change in the proposed designation boundary. The resultant change in NoR extent is summarised in Table 2, and is shown in Figure 1.

Table 2 – Change in land requirements for Popes / Porchester intersection resulting from proposed designation change

Address	Approx. land to be designated (m ²) – as lodged	Approx. land to be designated (m ²) – as proposed under revised design	Change (m ²)
162 Great South Road	303	665	362
166-168 Great South Road	1,453	755	-698

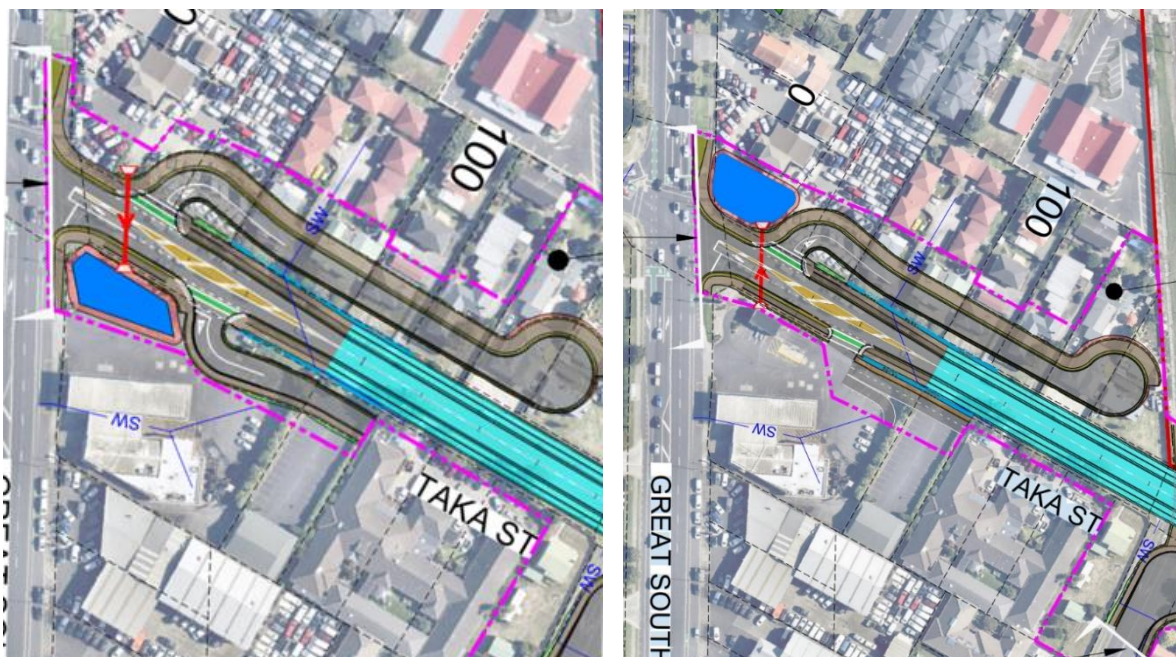


Figure 1 – Comparison between design/designation as lodged (left) and as currently proposed (right)

Rationale

The full rationale for the proposed change and implications for the assessment of environmental effects will be addressed in evidence moving forward. However, by way of summary, the changes aim to reduce impacts on essential operational elements of the Z Energy petrol station at 166-168 Great South Road predominantly being the need to avoid conflict between the proposed works and presence of underground fuel storage tanks on the Z Energy site, which includes set back areas for hazardous storage purposes.

For this reason, it was determined that the stormwater dry detention pond needed to be moved off the Z Energy site to avoid underground fuel storage tanks and associated areas of contamination. As a result, the revised design reduces the impact on 166-168 Great South Road; and a small additional extent of designation is now required at 162 Great South Road to accommodate a revised dry detention pond location (see Figure 1 and Table 2).

Additionally, minor refinements have been made to the access lane configuration on the southern side of Taka Street to further optimise the layout of the Z Energy site and to set back the access lane from the storage tanks onsite. These refinements do not necessitate further changes for adjoining sites to the east.

We trust this letter is of assistance in understanding likely changes to the design and designation following notification.

Kind regards



Liam Winter
Planning Lead