

13 July 2023

Mr Simon Titter  
Warkworth Planning Lead  
Te Tupu Ngātahi Supporting Growth Alliance  
Level 5,  
203 Queen Street,  
Auckland  
Via Email:

Dear Simon

**Informal Request for Further Information Regarding the Eight Notices of Requirement for Warkworth by Auckland Transport**

We write further to the informal further information response provided by Te Tupu Ngātahi (**SGA**) dated 23 June 2023 regarding the eight notices of requirement lodged by Auckland Transport and the Supporting Growth Alliance described above.

Council specialists have reviewed the SGA responses. They consider that the majority of items raised have been satisfied or, where responses may have been provided but they are not agreed with by Council specialists, it is considered that these can be further addressed in reporting. However, there are four items where Council's specialists consider that the responses provided are insufficient therefore the further information (or parts of it) remains outstanding.

It is reiterated that the further information is required to enable a better analysis of the notices of requirement and their effects, management and mitigation; and that it is not considered to impact on a person's understanding of the notices of requirement in a manner that would affect notification.

The items that require further information/consideration are as follows.

**Traffic – TR10**

The response to TR10 for NoR7 provided refers to the CTMP for construction, which is satisfactory (and dealt with by TR11). However, we are not clear how permanent access to the quarry and other properties would be provided as this is not explained nor shown on the drawings.

**Can this please be further clarified / information provided.**

**Landscape – LS3**

The response to LS3 is not considered to be adequate and the effects remain difficult to assess. In order to satisfactorily assess the landscape effects, unless the required mapping at the scales

identified are provided by the Applicant, the Council will be required to undertake its own GIS mapping analysis of elevation and hydrology. We note that the time and cost of this will be passed onto the Applicant.

**Please advise if the Applicant will provide the additional mapping requested.**

#### **Landscape - LS5**

The response to LS5 continues to leave a gap in the assessment and will mean that Council is unable to consider Māori cultural landscape values either (unless a relevant submission(s) is received from tangata whenua). At this stage there does not appear to be any such submission. This will likely also make this aspect difficult for the Hearings Panel to make a decision on.

**Are any parts of the CVA or any details of iwi interests able to be provided to address this gap? Furthermore, is a statement able to be provided from iwi confirming that they are satisfied with the proposed conditions such that, in their view, cultural effects are avoided or mitigated.**

#### **Landscape – LS6**

The further information response provides clarification that there will be various 'significant' adverse landscape effects, if recommended 'mitigation' measures are not included; and that various remaining 'more than minor' adverse landscape effects that will continue to arise, even with the mitigation measures in place. Therefore, it would appear to us that there are landscape effects that cannot be avoided, remedied or mitigated by the proposed conditions. From the SGA landscape report, the NoRs where this situation arises include the following:

- NoR 4 – Matakana Road Upgrade - Relating to construction (temporary) and operational (permanent) effects on landscape character.
- NoR 5 – Sandspit Road Upgrade - Relating to construction (temporary) and operational (permanent) effects on landscape and natural character.
- NoR 6 – Western Link (South) - Relating to construction (temporary) effects on landscape character.
- NoR 8 – Wider Western Link (North) - Relating to construction (temporary) effects on landscape and natural character.

We understand that for the North-West NoRs, the Council's landscape specialists undertook a joint site visit with the SGA landscape specialist following the close of submissions and prior to drafting specialist review memos. That was a helpful exercise. We therefore suggest a similar exercise be undertaken for the Warkworth NoR's, sometime in the week of 17-21 July 2023. This would assist with landscape reporting and the above landscape issues could also be further discussed.

**Can you please confirm if a joint landscape specialist site visit is able to be arranged.**

Please note the Council specialists are now also reviewing the submissions received. We will let you know in due course if, in our view, these raise the need for any additional information.

We would appreciate a response to above outstanding matters by 23 July 2023.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Warren MacLennan". The signature is written in a cursive style with a period at the end.

**Warren MacLennan**  
Manager, Planning Regional, North West and Islands