

CONFIDENTIAL

Road Stopping

For decision: For noting:

Ngā tūtohunga / Recommendations

That the Auckland Transport Board (board):

- a) approves the commencement of road stopping procedures under the Public Works Act 1981 (PWA) and subject to no mana whenua objections being received, and the approval of the Minister of Land Information being received, notification to Auckland Council (AC) of the following sections of legal road for disposal:
 - i. part Game Place, Papakura adjoining 25 Game Place and 16R Redcrest Avenue being an area of approximately 0.0011 hectares (subject to survey) shown as Section 10 and shaded blue on the attached Scheme Plan (Attachment 1).
 - ii. part Harrison Road, Drury adjoining 263 Quarry Road, 37 Harrison Road and Section 103 SO 514032 being an area of approximately 0.5952 hectares (subject to survey) shown as Section 112 on the attached SO Plan 559918 (Attachment 2).
 - iii. part Wellesley Street West, Auckland Central adjoining 32-42 Wellesley Street West being an area of approximately 0.0005 hectares (subject to survey) shown as Section 1 on the attached SO Plan 556981 (Attachment 3).
 - iv. parts Alamein Terrace, Hargest Terrace and Olympus Street, Owairaka adjoining 3, 4, 6-8, 10, 12 and 14 Alamein Terrace; 3, 5, 7, 9, 11, 13, 15, 17, 22A, 22B, 24, 26, 28 and 30 Hargest Terrace; 7-25 and 27 Olympus Street; and 117 Richardson Road being a total area of approximately 0.3214 hectares (subject to survey) shown as Sections 2, 3, 19, 23 and 29 on the SO Plan 562696 (Attachment 4).

Te whakarāpopototanga matua / Executive summary

This report seeks board approval to commence road stopping procedures for four road stoppings under the PWA and the subsequent disposal of the stopped road land by AC to the adjoining owner.

1. Corner Game Place and Redcrest Avenue, Papakura (corner Game Place):
 - a. The section of unformed legal road adjoining 25 Game Place and 16R Redcrest Avenue to be stopped and amalgamated with the adjoining property owned by the applicant, Kāinga Ora – Homes and Communities (KO).

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- b. The land shaded blue being approximately 0.0011 ha (subject to survey) and shown as Section 10 on the Scheme Plan is part of a master planned superlot subdivision for new housing which includes land exchange and will improve the connectivity of the roading network.
2. Harrison Road, Drury:
 - a. The section of formed legal road adjoining 263 Quarry Road, 37 Harrison Road and Section 103 SO 514032 to be stopped and amalgamated with the adjoining property owned by the applicant, Drury South Limited (DSL).
 - b. The land shaded blue being approximately 0.5952 hectares (subject to survey) shown as Section 112 on the SO 559918 is required to facilitate the next stage of the Drury South development.
 3. Wellesley Street West, Auckland Central:
 - a. The section of formed legal road adjoining 32-42 Wellesley Street West to be stopped and amalgamated with the adjoining property owned by AC.
 - b. The land shaded blue being approximately 0.0005 hectares (subject to survey) and shown as Section 1 on SO 556981 is required by Panuku Development Auckland for transportation purposes as a part of the wider site development of the Aotea Train Station and the City Rail Link.
 4. Alamein Terrace, Hargest Terrace and Olympus Street, Owairaka (Owairaka Stage 4):
 - a. The section of formed legal road adjoining parts of Alamein Terrace, Hargest Terrace, Olympus Street and 117 Richardson Road to be stopped and amalgamated with the adjoining properties owned by the applicant, KO.
 - b. The land shaded blue being approximately 0.3214 hectares (subject to survey) and shown as Sections 2, 3, 19, 23 and 29 on SO 562696 is required to facilitate the redevelopment of the wider Owairaka neighbourhood.

Ngā tuhinga ō mua / Previous deliberations

Date	Report Title	Key Outcomes
29 April 2021	Road Stoppings	The Game Place road stopping application was included in the previous Board Report but was missing Section 10 (corner Game Place).
1 August 2017	Drury South Stoppings	Part of Harrison Road was stopped previously and transferred to AC. The report was submitted to the board for noting regarding the stopping of roads in the Drury area which included part of Harrison Road (now known as Section 103 SO 514032).

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Te horopaki me te tīaroaro rautaki / Context and strategic alignment

5. Auckland Transport (AT) as manager of the road corridor is required to consider applications for the stopping of roads or sections of roads. Prior to proceeding to publicly notify an application under the Local Government Act (LGA) or to recommend to the Minister of Land that the road be stopped under the PWA, consultation is undertaken with AT internal technical teams. This includes Development Consents, Network Operations and Safety, Road Corridor Delivery, Road Corridor Access, Planning and Investment, Property and Planning, Asset Management Planning and Policy, Māori Policy and Engagement and Elected Member Liaison.
6. The corner Game Place and Owairaka Stage 4 applications have been progressed on the basis that AC has agreed to a land exchange with KO and both applications would be documented by way of a land exchange agreement between AC and KO.
7. The Harrison Road application has been progressed on the basis that the section Harrison Road (Section 103 SO 514032), owned by AC and stopped previously is intended to be transferred to DSL by way of agreement between AC and DSL. Therefore, the section of Harrison Road proposed to be stopped (section 112) will not result in a severance as the only adjoining owner will be DSL.
8. The Wellesley Street West application has no other adjoining owners and so it is appropriate to utilise the PWA road stopping process.

Ngā matapakinga me ngā tātaritanga / Discussion and analysis

9. The road stopping applications were all requested by the owners immediately adjoining the road land to be stopped or their representatives.
10. KO will procure the written consent of AC as the only other adjoining land owner to the corner Game Place and Owairaka Stage 4 applications and will be party to a land exchange agreement. DSL will also procure the written consent of AC as the only other adjoining land owner to the Harrison Road application. Survey identified a building over a small corner of an area legalised as road on Wellesley Street. To rectify this the area legalised as road must be stopped. AC owns both the road land and the adjoining site at Wellesley Street. As no adjoining owners are affected, it is recommended that the PWA process be used to stop all sections of road in the four applications as public notification of the road stopping is not required.
11. The AT strategic planning team undertook extensive internal consultation prior to submission of the Owairaka Stage 4 application. All properties affected are owned by the applicant except 16 and 18 Alamein Terrace. The area of road to be stopped currently services but does not adjoin these two properties. To mitigate the potential effect to these properties, Alamein Terrace will be extended prior to the road being stopped so there will be no severance.
12. Internal consultation is currently in progress with AT technical staff for the other applications. No objections have been received to date and any comments received from AT technical staff will be addressed prior to the road stoppings proceeding further.
13. The market value of the road land for each road stopping application will be determined by an AT appointed valuer, as required under the legislation. The value of the road land (including any land exchange arrangements) can be approved by the Group Manager, Property and Planning as per the board's delegated authority provided in April 2018.

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Ngā tūraru matua / Key risks and mitigations

Key risk	Mitigation
Mana whenua consultation may identify issues with stopping the road.	There are no currently identified cultural or Māori Land issues related to the road stopping applications. A kanohi ki te kanohi meeting with mana whenua will be facilitated through AT Māori Policy and Engagement team to discuss any issues which may arise through consultation.

Ngā ritenga-ā-pūtea me ngā rauemi / Financial and resource impacts

14. All costs involved to stop the sections of road are the responsibility of the respective applicants and will be recovered on settlement.
15. The consideration for the road land for corner Game Place and Owairaka Stage 4 will be as provided in the respective land exchange agreements between KO and AC for the development.

Ngā whaiwhakaaro o te taiao me te panonitanga o te āhuarangi / Environment and climate change considerations

16. There are no environmental or climate change considerations identified.

Ngā whakaaweawe me ngā whakaaro / Impacts and perspectives

Mana whenua

17. Direct consultation with mana whenua will be undertaken with assistance from the AT Māori Policy and Engagement team.

Ngā mema pōti / Elected members

18. The AT Elected Member Relationship team and AC have been advised of the road stopping applications. Any comments received about the stopping will be addressed.

Ngā rōpū kei raro i te Kaunihera / Council Controlled Organisations

19. Engagement with Council Controlled Organisations is not required for these applications.

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Ngā kiritaki / Customers

20. No impact on customer experience has been identified. The road stopping applications are to be progressed under the PWA in which public consultation is not a statutory requirement.

Ngā whaiwhakaaro haumarū me ngā whaiwhakaaro hauora / Health, safety and wellbeing considerations

21. This is a statutory road stopping. There are no health, safety or wellbeing considerations.

Ā muri ake nei / Next steps

22. In accordance with the statutory process under the PWA for road stoppings, the next steps include:

- complete internal and mana whenua consultation;
- review of Land Status Reports;
- obtain final Survey Office Plans;
- obtain valuation reports for the land; and
- apply to the Minister for Land Information to stop the sections of road.



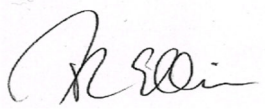
23. Following board approval and the above steps, AT will advise AC of the outcomes and request execution of the sale and purchase agreements where applicable.

Ngā whakapiringa / Attachments

Attachment number	Description
1	Corner Game Place, Papakura– Scheme Plan – road stopping area approximately 0.0011 ha shown as Section 10
2	Part Harrison Road – Survey Office Plan SO559918 – road stopping area approximately 0.5952 hectares shown as Section 11
3	Part Wellesley Street, Auckland Central – Survey Office Plan SO 556981 – road stopping area approximately 0.0005 hectares shown as Section 1
4	Parts Alamein Terrace, Hargest Terrace and Olympus Street, Owairaka – Survey Office Plan SO 562696 – road stopping area approximately 0.3214 hectares shown a Sections 2, 3, 19, 23 and 29

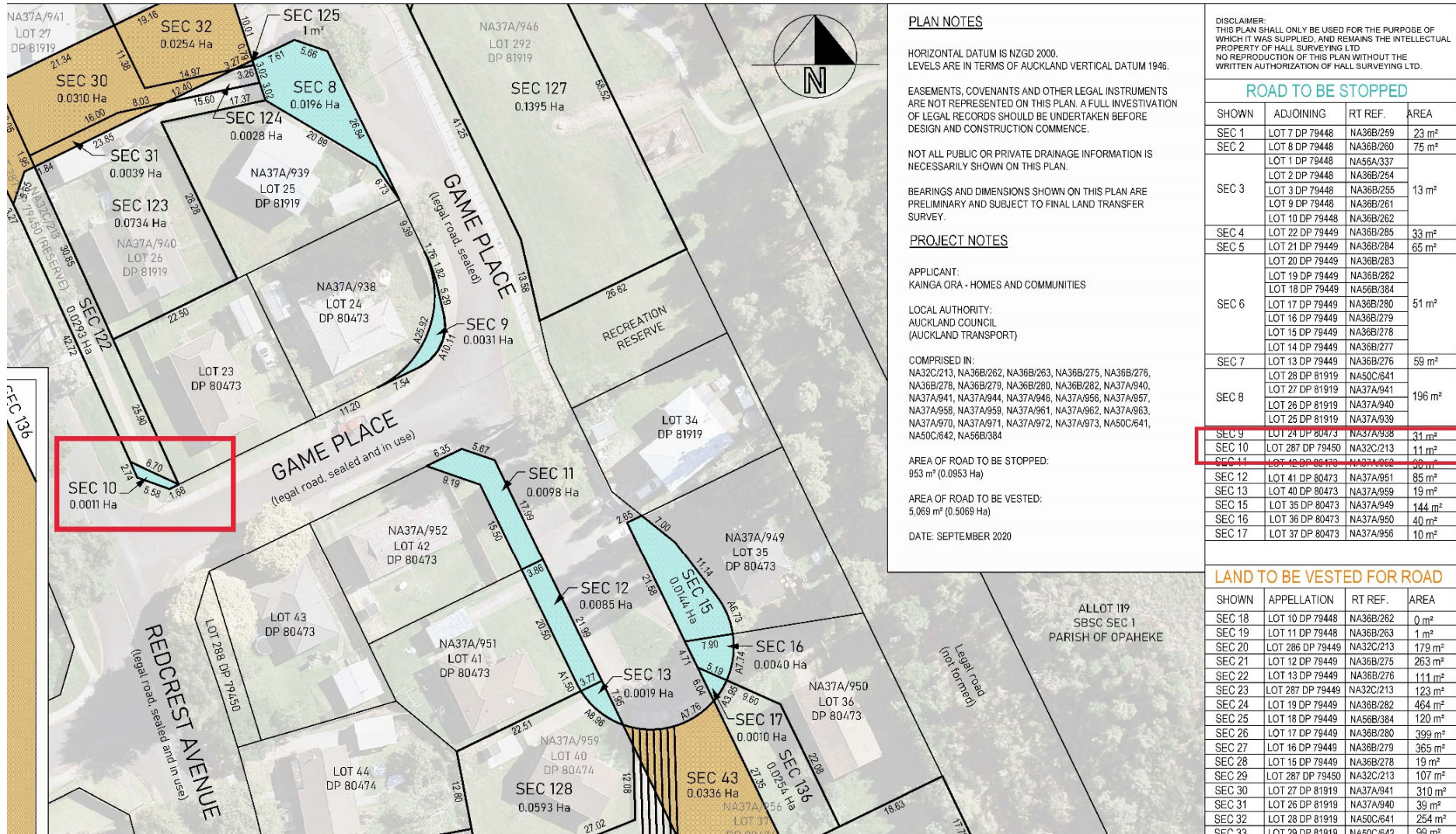
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Te pou whenua tuhinga / Document ownership

Submitted by	Jane Small Group Manager Property and Planning 
Recommended by	Mark Lambert Executive General Manager Integrated Networks 
Approved for Submission	Shane Ellison Chief Executive 

Attachment 1

Corner Game Place, Papakura– Scheme Plan - road stopping area approximately 0.0011 ha shown as Section 10



PLAN NOTES

HORIZONTAL DATUM IS NZGD 2000.
LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946.

EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS ARE NOT REPRESENTED ON THIS PLAN. A FULL INVESTIGATION OF LEGAL RECORDS SHOULD BE UNDERTAKEN BEFORE DESIGN AND CONSTRUCTION COMMENCE.

NOT ALL PUBLIC OR PRIVATE DRAINAGE INFORMATION IS NECESSARILY SHOWN ON THIS PLAN.

BEARINGS AND DIMENSIONS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO FINAL LAND TRANSFER SURVEY.

PROJECT NOTES

APPLICANT:
KAINGA ORA - HOMES AND COMMUNITIES

LOCAL AUTHORITY:
AUCKLAND COUNCIL
(AUCKLAND TRANSPORT)

COMPRISED IN:
NA32C/213, NA36B/262, NA36B/263, NA36B/275, NA36B/276, NA36B/278, NA36B/279, NA36B/280, NA36B/282, NA37A/940, NA37A/941, NA37A/944, NA37A/946, NA37A/956, NA37A/957, NA37A/958, NA37A/959, NA37A/961, NA37A/962, NA37A/963, NA37A/970, NA37A/971, NA37A/972, NA37A/973, NA50C/641, NA50C/642, NA56B/384

AREA OF ROAD TO BE STOPPED:
953 m² (0.0953 Ha)

AREA OF ROAD TO BE VESTED:
5,069 m² (0.5069 Ha)

DATE: SEPTEMBER 2020

DISCLAIMER:
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ROAD TO BE STOPPED

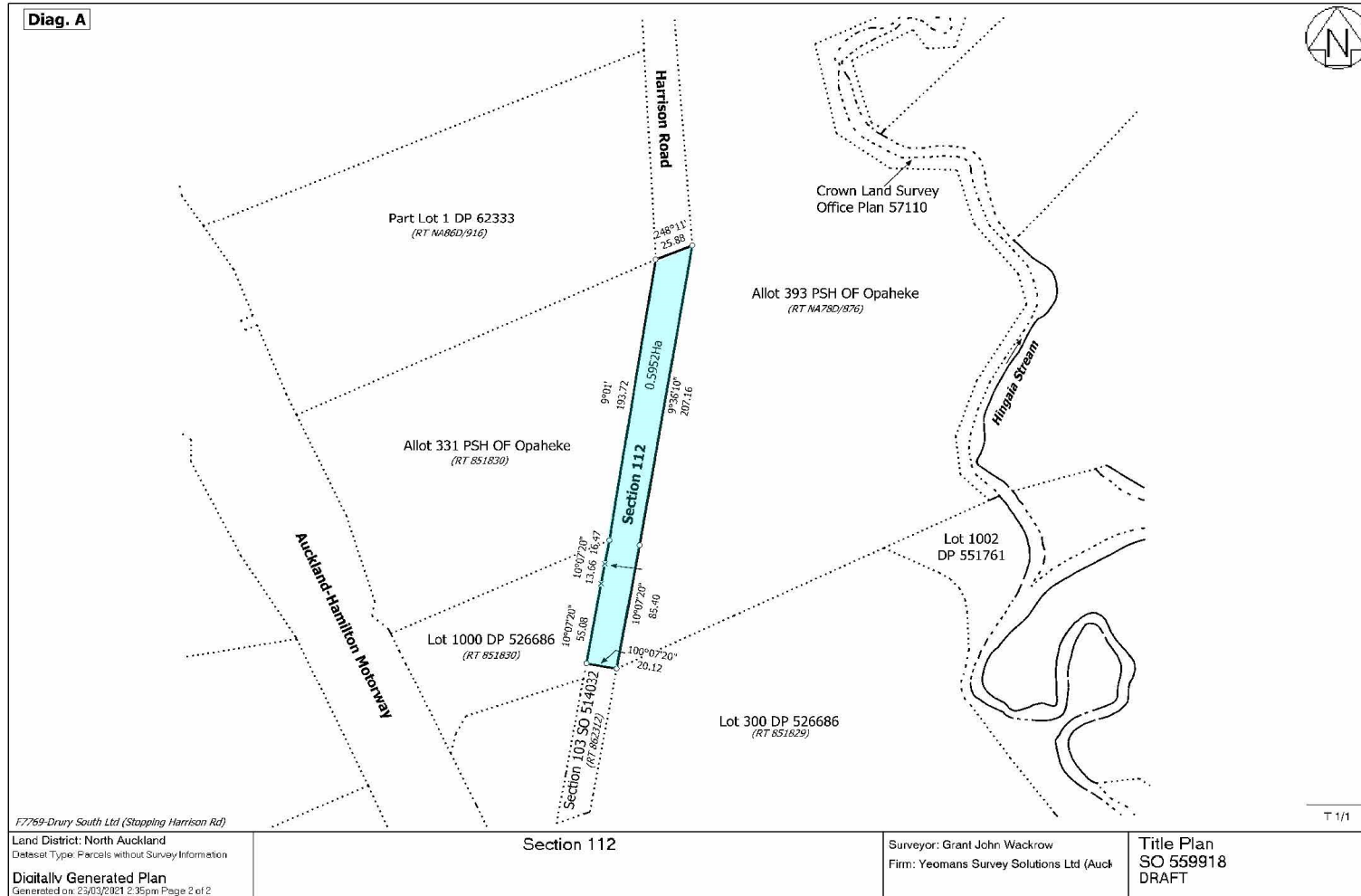
SHOWN	ADJOINING	RT REF.	AREA
SEC 1	LOT 7 DP 79448	NA36B/259	23 m ²
SEC 2	LOT 8 DP 79448	NA36B/260	75 m ²
SEC 3	LOT 1 DP 79448	NA56A/337	13 m ²
	LOT 2 DP 79448	NA36B/254	
	LOT 3 DP 79448	NA36B/255	
	LOT 9 DP 79448	NA36B/261	
SEC 4	LOT 22 DP 79449	NA36B/282	33 m ²
	LOT 21 DP 79449	NA36B/284	65 m ²
SEC 6	LOT 20 DP 79449	NA36B/283	51 m ²
	LOT 19 DP 79449	NA36B/282	
	LOT 18 DP 79449	NA56B/384	
	LOT 17 DP 79449	NA36B/280	
	LOT 16 DP 79449	NA36B/278	
SEC 7	LOT 14 DP 79449	NA36B/277	59 m ²
	LOT 13 DP 79449	NA36B/276	
SEC 8	LOT 28 DP 81919	NA50C/641	196 m ²
	LOT 27 DP 81919	NA37A/941	
	LOT 26 DP 81919	NA37A/940	
	LOT 25 DP 81919	NA37A/939	
SEC 9	LOT 24 DP 80473	NA37A/938	31 m ²
SEC 10	LOT 287 DP 79450	NA32C/213	11 m ²
SEC 11	LOT 41 DP 80473	NA37A/951	85 m ²
SEC 12	LOT 40 DP 80473	NA37A/959	19 m ²
SEC 13	LOT 35 DP 80473	NA37A/949	144 m ²
SEC 15	LOT 36 DP 80473	NA37A/950	40 m ²
SEC 16	LOT 37 DP 80473	NA37A/956	10 m ²

LAND TO BE VESTED FOR ROAD

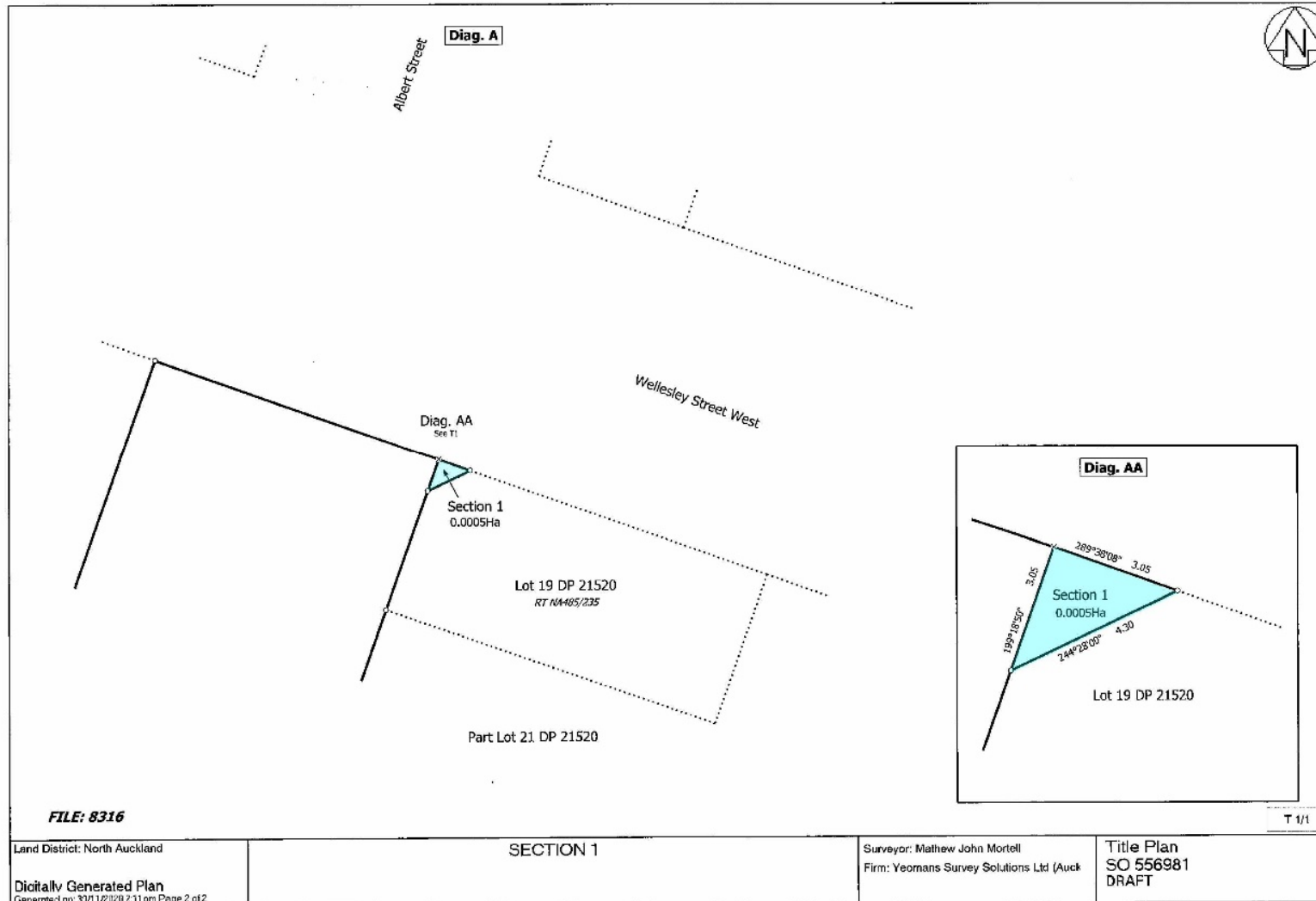
SHOWN	APPELLATION	RT REF.	AREA
SEC 18	LOT 10 DP 79448	NA36B/262	0 m ²
SEC 19	LOT 11 DP 79448	NA36B/263	1 m ²
SEC 20	LOT 286 DP 79449	NA32C/213	179 m ²
SEC 21	LOT 12 DP 79449	NA36B/275	263 m ²
SEC 22	LOT 13 DP 79449	NA36B/276	111 m ²
SEC 23	LOT 287 DP 79449	NA32C/213	123 m ²
SEC 24	LOT 19 DP 79449	NA36B/282	464 m ²
SEC 25	LOT 18 DP 79449	NA56B/384	120 m ²
SEC 26	LOT 17 DP 79449	NA36B/280	399 m ²
SEC 27	LOT 16 DP 79449	NA36B/279	365 m ²
SEC 28	LOT 15 DP 79449	NA36B/278	19 m ²
SEC 29	LOT 287 DP 79450	NA32C/213	107 m ²
SEC 30	LOT 27 DP 81919	NA37A/941	310 m ²
SEC 31	LOT 26 DP 81919	NA37A/940	39 m ²
SEC 32	LOT 28 DP 81919	NA50C/641	254 m ²
SEC 33	LOT 29 DP 81919	NA50C/642	99 m ²

Attachment 2

Part Harrison Road – Survey Office Plan SO559918 – road stopping area approximately 0.5952 hectares shown as Section 112



Attachment 3
Part Wellesley Street, Auckland Central – Survey Office Plan SO 556981 –
road stopping area approximately 0.0005 hectares shown as Section 1



Attachment 4

Parts Alamein Terrace, Hargest Terrace and Olympus Street, Owairaka – Survey Office Plan SO 562696 – road stopping area approximately 0.3214 hectares shown as Sections 2, 3, 19, 23 and 29

