

LOCAL GOVERNMENT ACT NOTIFICATION

13 December 2016

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

PROJECT: Clinker Place Stormwater Pipeline

DESCRIPTION: Proposed construction work affecting 9 Astley Avenue

Further to the recent meeting held at the Auckland Council office on 13 October 2016 regarding the above project, and prior meetings and correspondence since March 2015 to discuss temporary and permanent construction effects, access requirements, construction timeline and injurious affection, we would like to inform you that Council is proceeding with the project.

As discussed, Council is proceeding with plans to construct the new stormwater pipeline between Clinker Place and the Avondale Stream as part of its stormwater programme in New Lynn. The proposed public work will impact on the property at 9 Astley Avenue, New Lynn [LOT 12 DP 41000, LOT 13 DP 41000, LOT 14 DP 41000 and LOT 15 DP 41000].

Formal Notification Process

The Local Government Act 2002 (**LGA**) – section 181 enables Auckland Council to give formal notice in writing to the occupiers, and owners of the land above the proposed stormwater pipe, before we start work.

This letter and the attached plans therefore comprise the formal notice under section 181 of the LGA to gain access and construct the stormwater pipeline through this property.

Outline of the Proposal

The proposed work on your property will be undertaken in accordance with all relevant legislation and will involve the following works.

Temporary Structures:

- Construction of two temporary shafts to enable the installation of the pipe and the construction of the manholes. These two temporary shafts are likely to be between 5m and 9m in diameter and 9.5m deep. The temporary structures are likely to be constructed using reinforced concrete piles to ensure settlement restriction can be adhered to. These concrete piles are unable to be removed following construction completion and will remain permanently in place but the top 1.5m of the piles will be removed.

- Construction of a temporary car park for 42 cars. The car park will have asphalt surface and will be in place for the duration of the works within your property.

Permanent Structures:

- Construction of one permanent 3m diameter stormwater manholes (SWMH 6). This manhole has an approximate depth to invert of 8m.
- Approximately 90m of 1500mm internal diameter stormwater pipe. The pipeline will be constructed by pipe jacking (tunnelling) and will be approximately 8.15m deep.
- A short section of this pipe (between BEND 5 and SWMH 6) maybe installed using open cut (trenching). If this is the case than reinforced concrete piles will be used to support the excavation.

The attached plan (DWG NO 004314.L003) indicates the permanent works by showing the overall alignment of the proposed stormwater pipeline and the locations of manhole SWMH 6 and BEND 5.

This project may affect your property as follows:

- Temporary occupancy of the section of your property indicated on the drawing (temporary affected area). The duration of the works affecting your property are largely dependent on the successful contractors works programme. An estimated duration is stated further below and we will provide you with actual dates as soon as the contract is awarded and timelines are fixed.
- Construction related noise. These will be in accordance with district plan requirements.
- Vibration related to construction activities. Vibration is also likely to be caused by diggers tracking over the ground surface. No vibration is to be expected from the pipe installation process as well as the installation of the concrete piles.
- The full work area will be fenced off with 1.8m high security fencing to ensure the safety of the public and workers.

Council, and its contractors, will endeavour to minimise any inconvenience to you caused by the construction work. As a minimum standard the land affected by the works will be reinstated to its original condition upon completion of works.

It is expected that the project will take 18 months to complete. At this stage, it is anticipated that construction will start in mid - 2017, although some preparation work may start earlier. Works affecting your properties will likely take 7 months to complete. We will keep you updated on the project and the anticipated start date. We request that should your circumstances change that the project manager is updated.

The attached Drawing 004314.L003 details the works proposed within your property and in the surrounding area. The plan also shows how the works will affect your property. The same plan is also available for public inspection at the Auckland Council office at Level 3, Bledisloe House, 24 Wellesley Street Auckland.

Local Government Act Process

As the owner or occupier you have the right (under the 12th Schedule of the LGA) to object to the proposed work, within one month of the receipt of this letter. All objections shall be lodged in writing to Auckland Council, stating the nature of the objection.

If you have no objection to the proposed work, you need do nothing. Our representative, [REDACTED] will be contacting you in the next few days to make sure you have received this notice, and to discuss any questions that you may have.

If you wish to object to the stormwater works in your property, please write to our Project Manager: [REDACTED]

[REDACTED] stating clearly what aspect you are objecting to.

If you object within one month, then the matter may be progressed to a special Council hearing if further discussions are still unable to satisfy your concerns. Council will advise the process for an objection hearing and give you reasonable notice of the day, time and place of hearing so that you may attend.

You are entitled to make a claim for injurious affection (if there is any) to the land caused by the proposed work. Please note that compensation for injurious affection (where there is any) can still be claimed, even after you have given your approval for the work.

Please do not hesitate to contact the Auckland Council Project Manager, Priya Kumar if there are any aspects of the above work you would like to discuss further.

Auckland Council Project Manager:
Mobile:
Email:

[REDACTED]

Yours faithfully

Craig Mcilroy

General Manager, Healthy Waters
Auckland Council

LOCAL GOVERNMENT ACT NOTIFICATION

27 January 2017

The Directors

Croxley Stationery Limited

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear [REDACTED]

PROJECT: Clinker Place Stormwater Pipeline

DESCRIPTION: Proposed construction work affecting 9 Astley Avenue

Further to the recent meeting with [REDACTED] held at the Auckland Council office on 13 October 2016 regarding the above project, we would like to inform you that Council is proceeding with the project. We have also communicated with you on this matter during the course of the project design.

As discussed, Council is proceeding with plans to construct the new stormwater pipeline between Clinker Place and the Avondale Stream as part of its stormwater programme in New Lynn. The proposed public work will impact on the property at 9 Astley Avenue, New Lynn [LOT 14 DP 41000, LOT 15 DP 41000, LOT 13 DP 41000 and LOT 12 DP 41000].

Formal Notification Process

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Outline of the Proposal

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- Construction of a temporary car park for 42 cars. The car park will have asphalt surface and will be in place for the duration of the works within your property.

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- The full work area will be fenced off with 1.8m high security fencing to ensure the safety of the public and workers.

Council, and its contractors, will endeavour to minimise any inconvenience to you caused by the construction work. As a minimum standard the land affected by the works will be reinstated to its original condition upon completion of works.

It is expected that the project will take 18 months to complete. At this stage, it is anticipated that construction will start in July 2017, although some preparation work may start earlier. Works affecting your properties will likely take nine and a half months to complete. We will keep you updated on the project and the anticipated start date. We request that should your circumstances change that the project manager is updated.

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Please do not hesitate to contact the Auckland Council Project Manager, [REDACTED] if there are any aspects of the above work you would like to discuss further.

Auckland Council Project Manager:
Mobile:
Email:

[REDACTED]

Yours faithfully

Craig Mcilroy

General Manager, Healthy Waters
Auckland Council

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Mobile:
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Yours faithfully

Craig Mcilroy

General Manager, Healthy Waters
Auckland Council