

Auckland Council  
c/o Mark Ross  
via email

Attention: Mark Ross

Dear Mark

**Central Interceptor Connection Works**  
**Addendum to project-wide land use consent application for minor infrastructure in natural hazard areas**

## Introduction and background

In February 2022 Watercare Services Limited (Watercare) lodged a project-wide resource consent application for minor infrastructure in natural hazard areas in relation to the Central Interceptor (CI) Project<sup>1</sup>. This application relates to fifteen sites located along the CI main tunnel and link sewer alignment that lie immediately outside of Watercare designation 9466 (designated for the purpose of '*construction, operation, and maintenance of wastewater infrastructure*').

Since the lodgement of this application, design has further progressed on the Grey Lynn Tunnel (an extension of the CI project from Western Springs through to Tawariki Street in Grey Lynn). Similar to CI, the Grey Lynn tunnel also has a designation that applies to the surface work sites located along the alignment (designation 9468 for the purpose of '*construction, operation, and maintenance of wastewater infrastructure*'). Through further design the requirement for a construction laydown area located outside of Designation 9468 at 42 Tawariki Street, and minor infrastructure within the road reserve, has been identified. The construction laydown site is located within a flood plain and two overland flow paths as identified on Auckland Council GeoMaps. The minor infrastructure within the road reserve may be within one overland flow path (maps attached in **Appendix A**). Watercare wishes to add this work to the existing resource consent application for minor infrastructure in natural hazard areas.

## Proposed works

The proposed construction laydown area will be temporary during construction activities at the adjacent designated shaft site at Tawariki Street. The use of this site will be primarily for the purposes of the storage of materials and equipment and potentially providing required amenities for the construction crew over the duration of construction activities at the shaft site. At the completion of the works, the construction laydown area will be removed and the site reinstated.

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<sup>1</sup> LUC60397719

Additionally minor infrastructure may be required outside of the designation within 42 Tawariki Street and within the road reserve. Any permanent works that step outside the designation would comply with the proposed conditions of consent in Section 3 of report titled Central Interceptor Connection Works: Project Wide land use consent for minor infrastructure in a natural hazard area lodged as part of resource consent application LUC60397719.

## Site description

The site is located adjacent to the designated shaft site located at 44 – 48 Tawariki Street which is the termination site of the Grey Lynn Tunnel. The designated site is required to provide access to the tunnel boring machine (TBM) and also provides for a secondary shaft for future sewer connections.

42 Tawariki Street is currently occupied by a residential dwelling which will be removed prior to the commencement of works<sup>2</sup>. There is one flood plain identified on Auckland Council Geomaps that enters the site from the west and covers the majority of the property and two small overland flow paths (2,000 m<sup>2</sup> to 1 ha) located within the flood plain which traverse across the north western corner and the south of the site.

The road reserve is located to the south of the designation. There is one overland flow path identified that traverses along the road reserve.

Table 1 below sets out the property descriptions and the zones and overlays that apply in the Auckland Unitary Plan – Operative in Part (AUP).

**Table 1: Property details and AUP zones and overlays**

Address	Legal description and owner	Record of Title reference	AUP zones and overlays
42 Tawariki Street, Ponsonby	Lot 37 Deposited Plan 38075 (SKC Limited)	NA44C/1088	Residential - Mixed Housing Urban Zone
			Controls: Macroinvertebrate Community Index – Urban
Road Reserve	N/A	N/A	Road
			Controls: Macroinvertebrate Community Index - Urban

## Resource consent requirements

As the proposed laydown area may impact on the entry and exit points of the overland flow paths and is within a floodplain, and there may be minor infrastructure required to be located within overland flow paths, resource consent is potentially required under Rule E36.4.1 (A56) as a **restricted discretionary** activity. To ensure a conservative approach, and one that is both efficient and consistent with the current approach, Watercare proposes to include this additional site in the project-wide application currently being considered by AC.

Similar to the CI project<sup>3</sup>, the remaining consent requirements for the works are covered by existing resource consents and the designation for the Grey Lynn tunnel or are otherwise a permitted activity under the AUP<sup>4</sup>.

<sup>2</sup> Watercare is currently in the process of acquiring this property

<sup>3</sup> As outlined in Section 3.2 of the 'Central Interceptor Connection Works: Project-wide land use consent for minor infrastructure in natural hazard areas' AEE

<sup>4</sup> The construction laydown area at 42 Tawariki Street is expected to be a permitted activity. This will be confirmed at a later date and prior to works commencing.

## Closing

As set out above, we request that the proposed works at 42 Tawariki Street and any permanent works that may step out of the designation in the final design are included in Section 2 of the *'Central Interceptor Connection Works: Project-wide land use consent for minor infrastructure in natural hazard areas'* assessment of effects on the environment report (AEE) and application<sup>5</sup>. This site is subject to the same statutory assessment, assessment of effects, and proposed conditions included in this AEE.

Please contact Keeley Clayton ([KClayton@tonkintaylor.co.nz](mailto:KClayton@tonkintaylor.co.nz)) if you would like to discuss anything further regarding this project.

Yours sincerely,



Karen Baverstock  
Project Director



Keeley Clayton  
Planner

28-Mar-22

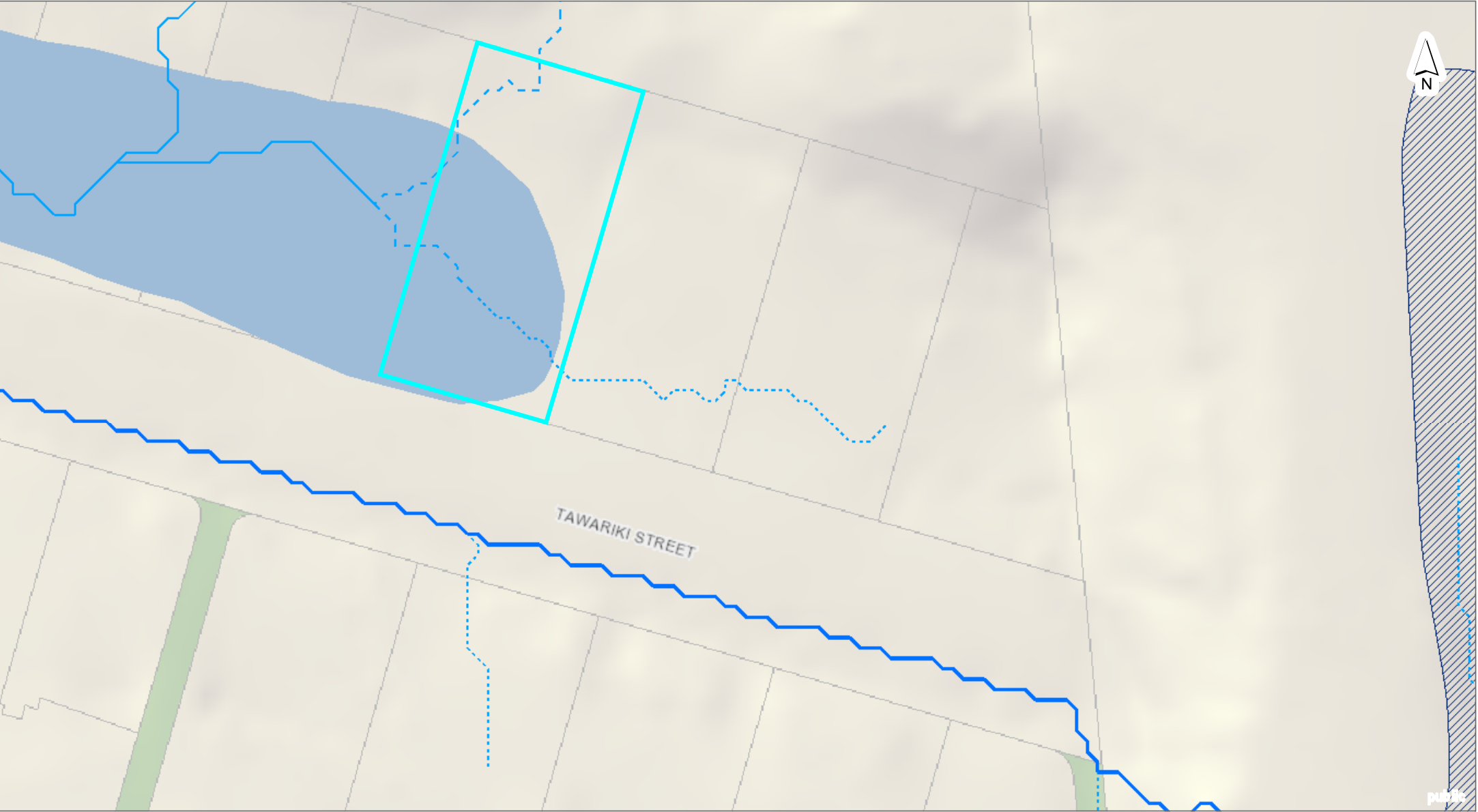
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<sup>5</sup> LUC60397719

## **Appendix A: Natural hazard map**

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DISCLAIMER:  
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Tawariki Street


0 3.5 7 10.5  
Meters  
Scale @ A4  
= 1:500  
Date Printed:  
29/03/2022




**Overland Flow Paths****Overland Flow Paths - 100ha and above (25,000)**

 Overland Flow Paths - 100ha and above (25,000)


**Overland Flow Paths - 3ha to 100ha (25,000)**

 Overland Flow Paths - 3ha to 100ha (25,000)


**Overland Flow Paths - 1ha to 3ha (15,000)**

 Overland Flow Paths - 1ha to 3ha (15,000)

**Overland Flow Paths - 4000m2 to 1ha (8,000)**

 Overland Flow Paths - 4000m2 to 1ha (8,000)

**Overland Flow Paths - 2000m2 to 4000m2 (5,000)**

 Overland Flow Paths - 2000m2 to 4000m2 (5,000)

**Flood Prone Areas**

 Flood Prone Areas

**Flood Plains**

 Flood Plains

**Place Names****Public Open Space Names (8,000)**

Public Open Space Names (8,000)

**Place Name Search**

Place Name Search


**Rail Stations****Rail Stations (8,000)**

 Rail Stations (8,000)

**Railway Lines****Railway (2,500)**

 Railway (2,500)

**Auckland Council Boundary**

 Auckland Council Boundary

**Roads****Roads (1,000)**

Motorway

 Motorway Under Construction


Secondary Arterial Road

 Secondary Arterial Road Under Construction


Primary Arterial Road

 Primary Arterial Under Construction

Collector Road

 Collector Road Under Construction

Local Road

 Local Road Under Construction

**Property**

Property


**Rate Assessment**

Rate Assessment

**Parcels**

 Parcels

**Coastline****Base Region (CRS)**


 Land Outside

 Water


**Region Cache Public Open Space Extent**

 Region Cache Public Open Space Extent

**LIDAR2006 1m DEM Hillshade**

 High : 254 - Low : 0

**NZ Hillshade**

 High : 254 - Low : 0

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Legend

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