

30 June 2022

Stewart McKenzie
Manager, Environment and City Planning
Porirua City Council
PO Box 50218
Porirua 5240

Dear Stewart

Future Use of Lanes Flat, Pauatahanui

The purpose of this letter is to set out Waka Kotahi's future plans for the Crown owned land adjacent to the State Highway 1 (Te Aranui o Te Rangihaeta) / State highway 58 interchange at Lanes Flat, Pāuatahanui.

The entire Lanes Flat area (broadly bounded by Bradey Road to the south, Pauatahanui Stream margin to the west and north, and the old SH58 alignment to the east) is currently within the Transmission Gully (TG) project site, which the TG contractor, Wellington Gateway Partnership (WGP), has a lease over, under the TG Public-Private Partnership (PPP) contract, until the end of construction.

Once construction is complete, a new lease will be established which will cover the TG Operating Site for the remainder of the 25-year operating period under the TG PPP contract, which will include:

- the SH1 and SH58 road corridors;
- the Pāuatahanui Stream corridor and the recreational track alongside the stream;
- the area bounded by SH1 to the north, SH58 to the east, Bradey Road to the south and the Pāuatahanui Stream to the west, which will be used for ongoing operational stormwater management; and
- the area where WGP's (via it's O&M sub-contractor, Ventia) operating base is located (which is broadly the southern half of the area on the eastern side of the new SH58 alignment).

The exact areas are subject to change, but are broadly as shown within the red "Proposed Operating Boundary" line in **Figure 1** below.

The area shaded yellow in **Figure 1** is to become a new local road providing access for the various properties along the old alignment of SH58. The southern leg of that new local road (through the current TG construction site) is yet to be constructed.

The remainder of the Lanes Flat area (including the area between the recreation track alongside the Pāuatahanui Stream and the new SH58 alignment and the (roughly) triangular area where the construction site office and northern carpark are currently located) are expected to be outside the TG Operating Site, so are likely to become available, following the end of the construction phase and the legalisation survey process, for disposal by the Crown, following the disposal process specified in the Public Works Act 1981 (PWA).

Waka Kotahi anticipates the PWA disposal process for any surplus land might begin in about two years' time, but that timeframe is very much subject to change.

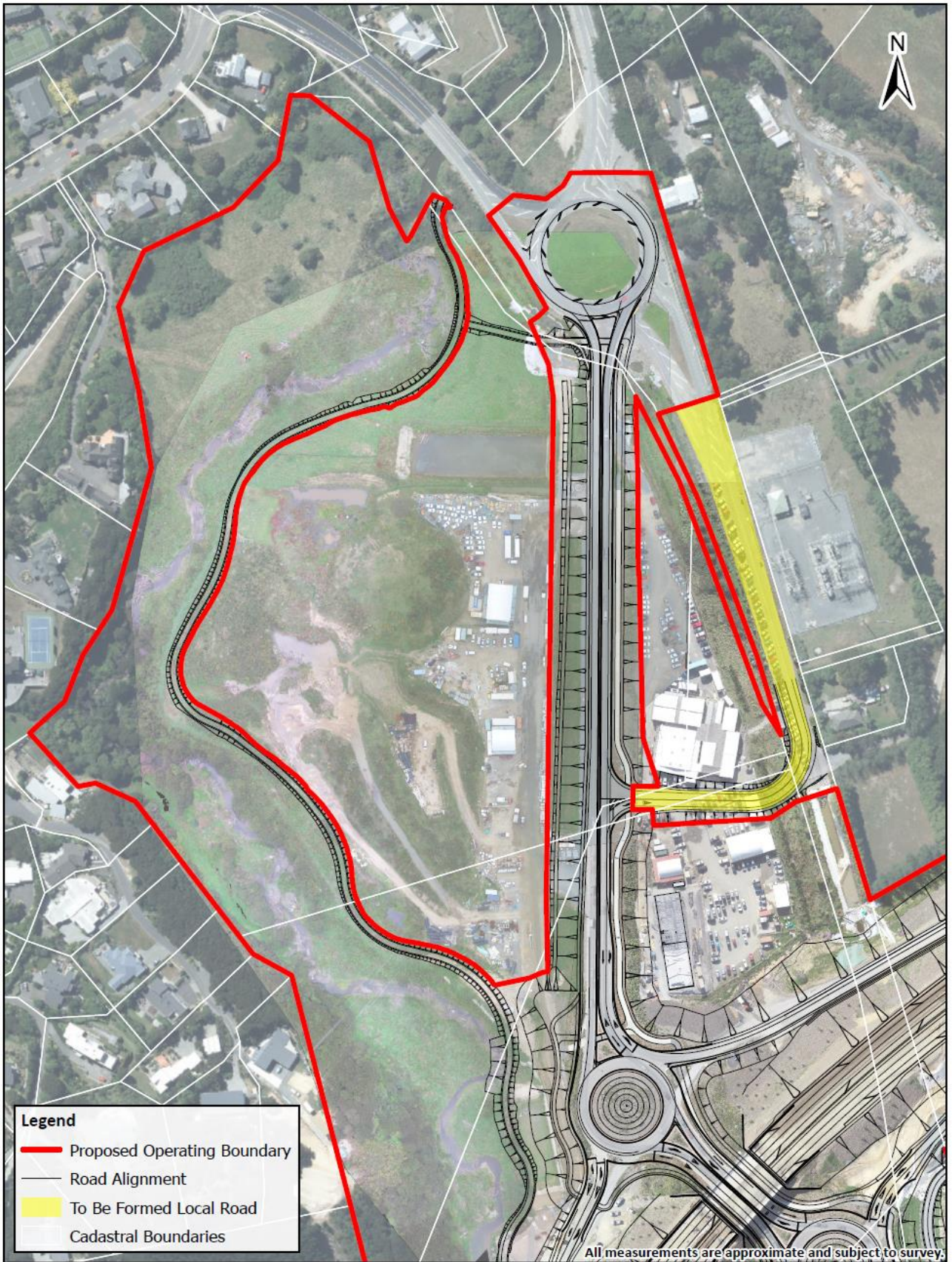


Figure 1: Proposed TG Operating Site Boundary at Lanes Flat, Pāuatahanui

Regarding the future disposal of any surplus land by the Crown, I note that Porirua City Council has previously registered its interest in purchasing any surplus land at Lanes Flat for a recreation reserve. The Crown has recorded the Council's interest, although that registration of interest is not binding. Other Crown agencies / organisations have also expressed an interest in some of the potentially surplus land. Each of the expressions of interest would be checked (and then either confirmed or removed by the relevant organisation) as part of one of the required steps in the PWA disposal process. If the various PWA disposal process steps are completed, and none of the relevant parties (including the former owner) have taken up their preferential right to purchase the land, then the land would then be offered for sale on the open market. My understanding is that the PWA disposal process is subject to whatever zoning applies to the land at the time of its disposal.

I trust the above summary provides suitable clarity about the expected future use of the Crown owned land at Lanes Flat, Pāuatahanui, but please feel free to contact me by phone (on 04 910 8183 or 021 362 320) or by email (craig.nicholson@nzta.govt.nz) if you have any questions or require any clarification.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Craig Nicholson', written in a cursive style.

Craig Nicholson Principal Project Manager, Transmission Gully PPP