

From: [Murray Burt \(AT\)](#)
To: [Kylie Brown \(AT\)](#); [CustomerLiaison \(AT\)](#); [Suresh Patel \(AT\)](#)
Subject: RE: Project K - CRM:022580000556; CAS-938560-Z5V0K5
Date: Monday, 22 July 2024 9:05:17 am
Attachments: [image008.jpg](#)
[image010.jpg](#)
[image012.png](#)
[image016.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

Dear Luke,

See below for a comprehensive response to the query on Project K. A project website has been established and additional information can be found here:

<https://at.govt.nz/projects-initiatives/city-centre-projects-and-initiatives/karanga-a-hape-station-neighbourhood-and-bus-improvements-project>

Auckland Transport representatives have spent the last 6 weeks meeting with and discussing the project with people and business owners in the Mercury Lane area.

AT would welcome the opportunity to meet with any others who may have concerns about the project, either one to one or via the Community Reference Group (CRG).

Invitations to the CRG meetings are sent out to a list contacts Auckland Transport has established through its meetings over the past 6 weeks as well as via the Link Alliance and Karangahape Business Association. Anyone can join the community reference group via this link: [Join the Community Reference Group](#).

Public consultation for the Karanga-a-hape CRL Station Precinct integration project ran from 17 April 2023 to 26 May 2023.

Over a thousand items of feedback were received on the proposed changes to redesign the Karanga-a-Hape Station neighbourhood.

[Download the Engagement Feedback and Recommended Decisions Report \(PDF 1.27MB\)](#)

Following public engagement, AT conducted three community workshops.

AT invited locals with a diverse range of perspectives to join the conversation. [Download the workshop summary \(PDF 7MB\)](#).

Since December 2023, Auckland Transport has been working closely with the Body Corporate of the George Court apartment building to work through a design for the upper part of Mercury Lane between Cross Street and Karangahape Road. A series of five meetings took place on 11 December 2023, 26 February 2024, 18 March 2024, 11 April 2024 and 20 May 2024. Minutes of these meetings were shared with attendees. All residents and owners should have been notified through the Body Corporate of the discussions and agreements with Auckland Transport.

The current proposal is that upper Mercury Lane from Cross to K Road will initially be resolved as and operated as a shared zone, open to general traffic at slow speeds and pedestrians.

Once CRL opens then both pedestrian and general traffic volumes will be monitored, and if

required the upper portion of Mercury Lane could be converted to a full pedestrian mall. In any case, full access will be maintained for residents/owners of the properties on Mercury Lane, together with delivery vehicles, service vehicles and emergency services.

Ducting and future proofing for a range of underground services (electricity, fibre optic, etc) is included in the design to avoid the need for future disruptive road works.

Any elements of the design related to retractable bollards, would only be constructed if the space was legally designated as shared zone and/or pedestrian mall.

This will not be known until the conclusion of the Traffic Control Committee (TCC) process.

A letter to representatives for the property owners in the upper Mercury Lane section regarding the construction in that area was also emailed on 27 May 2024. The letter clearly states this section of road would only become a Pedestrian Mall 'subject to Traffic Control Committee resolution approval'. A George Court Committee representative received the email for distribution to the building owners and residents.

A regulatory legal process is followed by the AT Traffic Control Committee (TCC) to declare any road space a pedestrian mall, and as part of that process stakeholder feedback and public submissions will be considered. Until such time as a TCC resolution is passed, Upper Mercury Lane will continue to operate as a road open to all vehicles (except for locations where temporary traffic management controls are in place to facilitate construction for the CRL Station precinct).

The legislative process for TCC to consider and reach a resolution on the proposal has already started:

- the TCC has formally adopting the statement of proposal
- the one calendar month public consultation
- the TCC hearing one requested oral submission from the George Court Body Corporate
- further discussions between the project team and the neighbouring buildings
- the full report for TCC to consider is almost complete and will be lodged for resolution in the next month.

Briefly, the design for the upper section of Mercury Lane includes:

1. A pedestrian priority area:
 - a. this space is not described as a pedestrian mall in Auckland Transport's communications materials as it has not yet been through the formal traffic resolution process that is required.
 - b. the pedestrian priority space starts to the north of the George Court apartment car park and to the north of the laneway next to the Mercury Theatre.
 - c. pedestrian safety will be prioritised through the reversal of the flow of traffic in the upper section of Mercury Lane (please see the next topic point below) from south to north.
2. Reversing the flow of traffic

- a. Cross Street one way traffic will be returned to its original west to east direction of flow, and a right turn from K Road to Upper Queen Street enabled.
 - b. Traffic will flow one-way south to north in the upper section of Mercury Lane, with a left turn from Mercury Lane to K Road. This will enable vehicles to access all properties on upper Mercury Lane and enhance the traffic flow through the K Road – Pitt Street intersection and allow more green time for the major traffic flows.
 - c. vehicles accessing upper Mercury Lane are expected to be predominantly those associated with residents, businesses, and delivery vehicles requiring access to those properties.
 - d. The lower portion of Mercury Lane will be open to two way traffic.
3. Access to existing properties
- a. this will be maintained both throughout the construction period and following the project.
 - b. the proposed pedestrian priority area starts to the north of both the laneway next to the Mercury Theatre (residences and businesses require access to parking via this laneway) and the George Court apartment driveway.

Construction will take place from July 2024 to October 2025. The work will be completed before the CRL opens to avoid on-going disruption and take advantage of the current construction closures. Mercury Lane will be temporarily closed to traffic during construction but will remain open to people on foot.

Kind Regards,

Murray Burt | Director Infrastructure and Place
Auckland Transport
20 Viaduct Harbour Avenue, Auckland 1010
M: [REDACTED]
murray.burt@at.govt.nz | www.at.govt.nz

Executive Assistant | Kylie [REDACTED]
M: [REDACTED] | E: [Kylie.\[REDACTED\]@at.govt.nz](mailto:Kylie.[REDACTED]@at.govt.nz)



From: Luke Christensen <luke.christensen@aucklandcouncil.govt.nz>
Sent: Thursday, July 4, 2024 11:14:59 AM
To: Murray Burt (AT) <Murray.Burt@at.govt.nz>

Cc: Stu Mullin <stu.mullin@aucklandcouncil.govt.nz>

Subject: FW: [EXTERNAL] Project K - AT to construct something they have no legal right to implement

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Hi Murray

The Mayor has received this correspondence from a resident of an apartment on Mercury Lane. So we can understand the issues, can you provide us with your perspective on the issues the customer raise including consultation closeout, access issues and outline the next steps for the legal process to create a pedestrian mall?

Regards

Luke Christensen | Principal Advisor, Transport
Office of the Mayor

Mobile [REDACTED]

Auckland Council, Level 27, Te Wharau o Tāmaki Auckland House, 135 Albert Street,
Auckland

Visit our website: www.aucklandcouncil.govt.nz



From: Stu Mullin <stu.mullin@aucklandcouncil.govt.nz>

Sent: Thursday, July 4, 2024 9:30 AM

To: Luke Christensen <luke.christensen@aucklandcouncil.govt.nz>

Subject: RE: [EXTERNAL] Project K - AT to construct something they have no legal right to implement

Luke – could we confirm the facts on this from AT?

From: Desiree Tukutama <desiree.tukutama@aucklandcouncil.govt.nz> **On Behalf Of** Mayor Wayne Brown

Sent: Thursday, July 4, 2024 9:16 AM

To: Stu Mullin <stu.mullin@aucklandcouncil.govt.nz>

Cc: Luke Christensen <luke.christensen@aucklandcouncil.govt.nz>

Subject: FW: [EXTERNAL] Project K - AT to construct something they have no legal right to implement

Importance: High

Kia ora Stu

Please see below from Project K – AT to construct where they have no legal right to implement.

Thank you,

Ngā mihi

Desiree Tukutama | Mayoral Correspondence Advisor
Office of the Mayor of Auckland
Auckland Council | Te Kaunihera o Tāmaki Makaurau
Contact: [REDACTED]
Visit our website: www.aucklandcouncil.govt.nz



From: [REDACTED] >

Sent: Thursday, July 4, 2024 8:47 AM

To: Mayor Wayne Brown <Mayor.Wayne.Brown@aucklandcouncil.govt.nz>

Cc: Sarah Trotman (Waitemata Local Board Member) <sarah.trotman@aucklandcouncil.govt.nz>

Subject: [EXTERNAL] Project K - AT to construct something they have no legal right to implement

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Dear Mayor Brown

I'm writing to make you aware of the continuing fiasco that is AT's 'Project K'. You may recall that I presented to the Transport and Infrastructure Committee on this project earlier this year.

I recently received an email update via Member Trotman (copied) that included a link to AT's approved design for the project. This was a surprise to us, as AT has not yet communicated this design decision to us as submitters.

AT's website states that the permanent closure of upper Mercury Lane to traffic to create a pedestrian mall has been approved - despite the fact that AT has not progressed the statutory process necessary to allow it to close the Lane. I.e. they do not have the legal right to close the road but intend to spend ratepayers' money building it first, then seeking permission later.

AT is very aware of our body corporate's opposition to the closure (shared by

neighbouring building owners), and (as far as I'm aware) has not yet identified any solutions to the various safety and access issues we (and an expert engineer) have raised about the mall option. We have made it clear that we will lodge an objection with the Environment Court as soon as the TCC resolves to go ahead with the mall option.

We have now just received the email below advising us that this project will begin construction this month, and that the 'upgrade' of the upper section of Mercury Lane alone will take 18-months to complete. I'm not sure how many weeks (and \$\$\$) per metre of road that is, but it seems extremely high.

I have also been contacted by a neighbouring building owner, to say they were contacted by AT asking for a meeting , but their reply agreeing to the requested meeting has not received a reply.

I'm not sure how or why AT has become so utterly incapable of communicating with the communities it is supposed to serve. It appears that if you don't agree with their plans, they choose to ignore and avoid contact altogether, and to progress plans regardless of the evidence against it.

Those of us who live and work in upper Mercury Lane - and use our driveways - know that AT's plan will create significant pedestrian safety issues and severely restrict our ability to service our properties.

We would welcome an opportunity to sit down and take someone through these issues in detail. We are also seeking some reassurance that AT will not be spending public funds on a bollard system it has no statutory right to operate.

Kind regards

[REDACTED]

----- Forwarded message -----

From: [REDACTED]

Date: Wed, 3 Jul 2024, 2:28 pm

Subject: BC [182621] - George Court - Project K Commencement Notice

To: <k[REDACTED]>

3rd July 2024

[REDACTED]

[REDACTED]

[REDACTED]

Auckland 1010

Dear Owner

[REDACTED]

[REDACTED] **Karangahape Road, Auckland, 1010**

Please see attached a Notice from Auckland Transport regarding the works planned for the street environment upgrades in the Karangahape Rd station precinct, including Mercury Lane.

Kind regards

[REDACTED]

Senior Account Manager

Crockers Body Corporate Management Limited

Manager, Body Corporate 182621

DDI [REDACTED]

Fax [REDACTED]

Email [REDACTED]@crockers.co.nz

Web www.crockers.co.nz



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