



**Greater East Tamaki
Business Association Inc.**

The Manager – Resource Consents & Compliance
Manukau City Council
Private Bag 76917
Manukau City Council

Attn: Resource Consents and Compliance Team, Level 4, Kotuku House

8th April 2010

Dear Sir

Submission on:

1. Notice of Requirement MCC1: Application by Manukau City Council (Transport Planning) to waive the requirement for an Outline Plan of Works – Smales, Allens, Springs and Harris Roads, East Tamaki.
2. Notice of Requirement MCC2: Application by Manukau City Council (Transport Planning) to waive the requirement for an Outline Plan of Works – Smales, Allens, Springs and Harris Roads, East Tamaki.

The Greater East Tamaki Business Association Inc. (GETBA) supports the Applications.

The completion of the four laning of both Allens and Springs Roads and the development of a new signalised intersection are projects which the Association has supported over many years. We note with some disappointment that the widening of the full length of Allens Road is not included in these notices and would encourage the immediate prioritisation of this work.

The works identified in the Notices have been on the District Plan for close to two decades and have become significantly more urgent since the completion of the Highbrook motorway intersection and the partial four-laning of both Allens and Smales since then. The intersection is rarely straightforward to negotiate and is the cause of severe traffic backlogs at all times of day.

The intersection of Springs, Harris, Smales and Allens Roads is the heart of the East Tamaki Industrial and Commercial area. In the mid-1990s Manukau City Council commissioned a report from Boffa Miskell which identified this fact and created a Concept Plan (adopted by Council at the time) for development of a signature intersection design. It is to be hoped that the Works will include the creation of an intersection design that is worthy of this major industrial and commercial area which contributes over \$15 million in rates annually and which employs over 31,000 people each day.

GETBA supports the Applications on the following grounds:

1. Economic benefit to the city through better traffic flow through the industrial area and regionally;
2. Creation of a signature intersection to lift the “sense of place” for the industrial area.

GETBA submits that the Works need to involve careful consultation with each property and take cognisance of commercial requirements when planning implementation of each stage of the plan.

GETBA would expect to be involved in dissemination of information to businesses and in the planning for mitigation of the effects of construction.

GETBA requests to be heard on this submission.

Elspeth Mount
Executive Chair
Greater East Tamaki Business Association Inc.
PO Box 58260
Botany
AUCKLAND

Mobile: 021 537 114

Email: chair@getba.org.nz