



Karanga-a-Hape Station Precinct Integration Project

Minutes of George Courts Meeting

20 May 2024, 5pm-6pm

Attendees: George Court: Michael [REDACTED] Rochelle [REDACTED] Paul [REDACTED] Rebekah [REDACTED]

Auckland Transport: Robyn Burrell, Manoj Nathoo

JFC: Martin Walker, Sally Logan

Apologies: Nil

Design Update	Actions
<p>Cross Street</p> <ul style="list-style-type: none">Auckland Transport provided updated design for Cross Street, which shows planters in between George Court driveways as requested at previous meeting. <p>Mercury Lane Operations</p> <ul style="list-style-type: none">Mercury Lane operations including the use of retractable bollards was discussed in detail at the previous meeting.Auckland Transport are currently working with the bollard provider to finalise functionality. It is anticipated that an app may be used to provide access.Need to consider how this will function for courier drivers, ride share services, one-off visitors etc.This will all be finalised through the development of the bollard operations plan, which George Court will have an opportunity to provide feedback on.Manoj & Michael met earlier in the week to discuss potential locations for placement of the compressor which powers the bollards. Several potential locations were identified in the George Court building. Alternatively this could be located on the street. George Court to consider and provide feedback.George Court noted concerns regarding air quality and vehicle noise with uncontrolled access.	<p>George Court</p>



<ul style="list-style-type: none">• In principle George Court are satisfied with the solution for Mercury Lane with the items outlined above still to be worked through. <p>Public Toilet</p> <ul style="list-style-type: none">• Auckland Transport are taking direction from Auckland Council regarding the integration of a Public Toilet at Mercury Lane.• George Court queried whether any amendments had been made to the slope of Mercury Lane. At this stage the slope will largely remain as per the existing condition with minor adjustments to tie into the new levels at Karangahape Road. Auckland Transport understand that Auckland Council may decide not to make this an accessible toilet.• George Court have previously requested that Auckland Council provide pre-Covid data regarding demand for a public toilet in this space. This data has not been provided to date.• George Court noted they may seek to escalate this matter including to the Environment Court.• Auckland Transport will provide all feedback regarding the public toilet from this meeting to Auckland Council.	Robyn Burrell
Construction Update	
<p>Introductions</p> <ul style="list-style-type: none">• Robyn Burrell – Construction Project Manager representing Auckland Transport.• Manoj Nathoo – Development Response lead on this project for Auckland Transport.• Sally Logan – Stakeholder Liaison Manager for JFC. Sally will be the day-to-day contact person during construction.• Martin Walker – Contracts Manager for JFC. <p>Timeframes</p> <ul style="list-style-type: none">• Commencement of construction has shifted to early July, following the completion of the Vector works in Mercury Lane.• Auckland Transport provided preliminary staging plans which have been updated to reflect this new anticipated start date.• Auckland Transport to confirm date for works on Cross St.	Robyn Burrell



Pedestrian Access


- Pedestrian access will be maintained to the main entrance on Mercury Lane. It is anticipated that the footpath in front of this doorway can be constructed in two halves utilising bridges as required.
- Egress from the two emergency exits on Mercury Lane will be maintained at all times. The current emergency evacuation point is located on the western side of Mercury Lane. Any changes to this evacuation point will be communicated to George Court.
- Wheelchair access needs to be maintained during construction.

Vehicle Access

- Due to width constraints it is not possible to construct the new pavement in front of the Mercury Lane driveway in two halves. George Court noted that the carpark houses several vehicle types including some large SUVs.
- It is anticipated that the driveway on Mercury Lane will need to be closed for periods of time to enable construction of the footpath/driveway directly in front of the accessway. There are several options to consider including:
 - A 24-hour closure for approximately 7 days with replacement parking provided at the Wilson Carpark. George Court noted safety and security concerns with this option.
 - A night time only closure for approximately 10 days with construction works to take place on night shift only. It was noted this will likely result in noise disturbance for residents.
 - An off-peak only closure (e.g. 10am to 4pm) for approximately 14 days with replacement parking provided at the Wilson Carpark as required.
- Auckland Transport & JFC appreciate that this will cause disruption for George Court residents and are seeking feedback on which option is preferred. George Court will discuss and provide feedback.
- The timing of this closure will likely be in early 2025, JFC will provide adequate notice prior to implementation.

George Court



<p>Communication During Construction</p> <ul style="list-style-type: none">• George Court will be notified at several key stages during the project including prior to construction commencement and prior to any key changes to site layouts.• It is anticipated that an update will be provided by JFC monthly or as and when required.• Closer communication will be required prior to the construction works around the Mercury Lane driveway.• George Court requested that communication during the construction phase is to go through Michael & Crockers in the first instance. Michael will then circulate information to the committee. Michael to confirm contact details for Crockers.• JFC can provide printed material or circulate email updates to a wider audience if required. George Court will confirm on a case-by-case basis. <p>Contact Details</p> <ul style="list-style-type: none">• Robyn Burrell – AT Construction PM Robyn.Burrell@altacon.co.nz 022 513 7319• Manoj Nathoo – AT Development Response Manoj.Nathoo@at.govt.nz 021 353 675• Sally Logan – JFC Stakeholder Liaison Manager Sally.Logan@jfc ltd.co.nz 021 420 794	<p>Michael </p>
<p>Next meeting – As required</p>	