

From: [ s 9(2)(a) ] @leader.ac.nz>  
Sent: Tuesday, 10 March 2009 4:26 p.m.  
To: [ s 9(2)(a) ] northshorecity.govt.nz>; [ s 9(2)(a) ] dtz.co.nz>  
Cc: [ s 9(2)(a) ] leader.ac.nz>  
Subject: RE: Land instability at 58 Akoranga Drive

Kia ora korua

Thanks for copying me on the correspondence [ s 9(2) ]

[ s 9(2) ] Just adding - that the land subsidence that [ s 9(2) ] described near the Wharenui has happened around the speaking platform or *Mare Atea -Areare* making the area unusable in its current state without some sort of remedial solution.

This is a very serious cultural breach for us as the formal speechmaking can no longer occur in this area.

So from our side the sooner we can determine the cause of the subsidence the sooner we can hopefully resolve this matter for all concerned.

Kind regards to you both.

[ s 9(2)(a) ]

From: [ s 9(2)(a) ] [mailto:[ s 9(2)(a) ] @northshorecity.govt.nz]  
Sent: Tuesday, 10 March 2009 10:30 a.m.  
To: [ s 9(2)(a) ] @dtz.co.nz  
Cc: [ s 9(2) ]  
Subject: Land instability at 58 Akoranga Drive

Hi [ s 9(2) ]

Thanks for your time yesterday.

As we discussed, there are a couple of issues pertaining to the Awataha Marae site at 58 Akoranga Drive, Northcote that need progressing.

#### 1. Land instability

We have a wastewater pump station located in the council reserve next to 27 Kitewao St. This is situated adjacent and to the north of your site. There is a band of unstable ground through the area that appears to extend from the reserve some hundred meters or so into 58 Akoranga. This land movement is effecting the integrity of the pump station and council is currently investigating methods of securing the ground around the pump station. Council staff have met with representatives from the Marae and NZTA (formally Transit) to discuss risk to property assets. We observed that land movement had occurred on your site. This was particularly evident near the meeting house which had subsided some 1-2m. I apologise for not including you in these conversations as there was confusion as to who was the land owner. In order for us to design a stabilisation structure for the pump station, to understand the extent of the instability and to better establish the causes of the land movement we are interested in undertaking a more detailed geotechnical investigation which we propose to extend into your site. This will involve the drilling of several boreholes and the excavation of one or two test pits. We would undertake monitoring of ground water and land movement as part of the programme. Any access to the site for the purposes of the geotechnical investigation will be done in liaison with the Marae staff and someone from DTZ if required.

We need your consent to get this investigation underway.

## 2. Stormwater Management

There appears to be several causal factors for the instability, one of which is the input of stormwater into the area of instability. This was identified in a previous geotechnical investigation and became evident when the integrity of the wastewater and stormwater pipes were inspected by remote closed circuit TV (CCTV). One of the pipes that was identified as being damaged by the ground movement was the pipe draining the stormwater from the large carpark beneath the health center (all council pipes identified as being damaged have since been repaired). This pipe was designed to collect rainwater runoff from the carpark and discharge it onto the ground surface some distance downslope. A breakage in the pipe in the area where the ground has moved means that most of the stormwater entering this pipe is being discharged directly into the ground. Water entering this area may be contributing to the ground movement by acting as a lubricant between soil layers. A redundant public wastewater pipe is currently being used to remove ground water from this area in an attempt to slow the ground movement. This is not ideal because the stormwater is entering the wastewater system and will be utilising precious capacity in the pipes - this may contribute to a wastewater overflow. The ground movement in the area below the carpark is putting several assets at risk: The council wastewater pump station (and local environment in the event of a sewer overflow), the NZTA stormwater pond (and potentially the motorway), and the carpark and Marae buildings on your land.

This stormwater pipe draining the carpark needs to be repaired or redirected away from the area of instability.

I will detail these issues in a letter to you. I will also send you the email correspondence to-date so that you are fully up to speed with the situation.

In the interim, as the land owner, are you able to please provide permission (in an email) for council to conduct the geotechnical investigation on your site.

Regards,

[ s  
9(2)

[ s 9(2)(a) ]

Environmental Planning Engineer  
Infrastructure Services  
North Shore City Council  
Telephone [ s 9(2)(a) ]  
[ s 9(2)(a) ] [@northshorecity.govt.nz](mailto:[ s 9(2)(a) ]@northshorecity.govt.nz)

North Shore City Council  
1 The Strand, Takapuna  
Private Bag 93500, Takapuna,  
North Shore City, New Zealand

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