

[s 9(2)(a)]

From: [s 9(2)(a)]
Sent: Thursday, 26 March 2009 2:34 p.m.
To: [s 9(2)(a)]
Cc: [s 9(2)(a)]
Subject: 58 Akoranga Drive, Northcote - Stability and Drainage Issues
Attachments: 10598 Response NCSS drain 260309.pdf

Hello [s 9(2)(a)]

Please find attached a response to your letter dated 23 March 2009.

I have copied [s 9(2)(a)] into this email as per the content of the letter we believe the Marae is the owner of the problematic drain and should therefore rectify the problem.

Regards

[s 9(2)(a)]

Property Services

DTZ

DTZ New Zealand Ltd MREINZ
Level 10, State Insurance Tower, 1 Willis Street,
PO Box 1545, Wellington 6140, New Zealand

Tel: [s 9(2)(a)]
Fax: [s 9(2)(a)]
Dire [s 9(2)(a)]

www.dtz.com/nz

DTZ Core Values - Integrity, Teamwork, Service Excellence, Creativity, Enjoyment, Make it Happen

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[s 9(2)(a)]

From: [s 9(2)(a)]
Sent: Thursday, 26 March 2009 2:30 p.m.
To: jwebster@linz.govt.nz
Cc: [s 9(2)(a)]
Subject: 10598 Awataha Marae - Drainage and instability Issues
Attachments: 10598 NSCC drain let 230309.pdf; 10598 Response NCSS drain 260309.pdf

Hi Jan,

Please find attached a letter received to day from the Northshore City Council and DTZ's response.

Regards

[s 9(2)(a)]

Property Services

DTZ

DTZ New Zealand Ltd MREINZ
Level 10, State Insurance Tower, 1 Willis Street,
PO Box 1545, Wellington 6140, New Zealand

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[s 9(2)(a)]

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[s 9(2)(a)]

North Shore City Council
Private Bag 93500
Takapuna
North Shore City

Email: [s 9(2)(a)]
Direct
Direct

Our ref: 10598

26 March 2009

Dear Sir,

**LAND INSTABILITY & STORMWATER MANAGEMENT
58 AKORANGA DRIVE, NORTHCOTE, AUCKLAND**

I am in receipt of your letter dated 23 March 2009, in which you have summarised the current issues regarding Land Instability and Stormwater Management at the above site.

I refer to your final paragraph of page 2 of your letter and advise that Land Information New Zealand (LINZ) is the owner of the property not DTZ, DTZ is LINZ's property manager. Please also note the correct spelling of my name for future reference.

I look forward to receiving a copy of the geotechnical report on the site in due course and to assisting council where possible to resolve the current issues.

I wish to point out that while LINZ is the owner of the property, the development of the property including the construction/relocation of a number of the buildings and other facilities including the carpark in question and the infrastructure supporting those facilities has been undertaken by the Marae, I assume with the consent of Council, without consultation or the prior knowledge of LINZ.

In this regard while the storm water drain serving the carpark is as you have correctly pointed out, on LINZ's property, The Marae (not LINZ) is the owner of the drain/pipe. This should be reflected in the consent applications that were lodged by the Marae for this work.

We acknowledge that something must be done as soon as possible to rectify the failure of the pipe to remove the effects of that problem on adjacent property. In this regard I have cc'd Anthony Wilson the representative of the Marae in this matter who I note is also copied into your letter, into this response.

We trust that the Marae as owner of the pipe will take immediate action to rectify the problem within the timeframe indicated in your letter to ensure LINZ is not put into a position of being in breach of the bylaw.

DTZ

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A list of directors' names is open to inspect at the above address
DTZ New Zealand Limited MREINZ Licence Number 203336
Registered Office Level 16, 34 Shortland Street, Auckland



If we are able to assist further in any way please contact me.

Yours faithfully

[s 9(2)(a)]

Property Services

Released under the Official Information Act 1982

23 March 2009

DTZ New Zealand
PO Box 1545
Wellington

Attention: [s 9(2)(a)]

Dear [s 9(2)(a)]

**LAND INSTABILITY & STORMWATER MANAGEMENT – 58 Akoranga
Drive, Northcote, Auckland**

Council is of the understanding that DTZ is the real estate service provider who administers crown land (including 58 Akoranga Drive, Northcote) on behalf of LINZ. This site is currently occupied by the Awataha Marae and associated educational facilities.

As we discussed during our telephone conversation on 10 March 2009 (and in an email sent later that day), there are a couple of issues pertaining to the site at 58 Akoranga Drive, Northcote that need addressing. These are land instability and a defective stormwater pipe.

Land Instability

For some time now council has been experiencing land instability issues around a public wastewater pump station, located adjacent to 27 Kitewao St, to the northwest of your site. In recent times this land deformation appears to have worsened and has compromised the integrity of the pump station and pipe network, putting the local wastewater network and surrounding environment at risk.

Last year council had a consultant undertake a geotechnical investigation that determined there was a band of unstable ground extending from the area of the pump station in a southerly direction into the 58 Akoranga Drive property. Many factors potentially contributing to the instability were identified, including; soft local soils, unconsolidated fill, excavation of the toe of the slope for the emplacement of the NZTA stormwater quality pond, lack of vegetation, lack of adequate drainage and stormwater ingress from the private drainage pipes.

In August last year council staff met on site with representatives from the Marae and NZTA (formally Transit) to discuss risk to property assets. We observed that land movement had occurred at 58 Akoranga Drive. This was particularly evident beneath the health centre car-park and on the lawn outside the meeting house, which had subsided some 0.5-2m. Representatives from NZTA were concerned about the risk to their stormwater quality pond and the motorway. I apologise for not including DTZ in these conversations as there was confusion as to who was the land owner at this time.

As discussed, council would like to undertake a more detailed geotechnical investigation in order for us to design a stabilisation structure for the pump station, to understand the extent of the instability (thus the risk to council assets) and to better establish the causes of the land movement. This geotechnical investigation will involve the drilling of several boreholes and the excavation of one or two test pits. We propose to undertake monitoring of ground water and land movement as part of the programme. As discussed, any access to the site for the purposes of the geotechnical investigation will be done in liaison with the Marae staff and a nominated representative from DTZ (we'll use you as that contact in the first instance).

In your email dated 16 March 2009 you gave landowners permission to undertake this proposed geotechnical investigation on 58 Akoranga Drive, Northcote, provided that it was at council's cost and was done so in consultation with the Marae.

Stormwater Management

As mentioned above, there appears to be several causal factors for the instability, one of which may be the input of stormwater into the area of instability. This causal factor was identified in the initial geotechnical investigation and the extent to which this could be a problem became more evident when the integrity of the wastewater and stormwater pipes were inspected by remote closed circuit TV (CCTV).

Several public pipes had experienced displacement or collapse. These public pipes have since been repaired. One privately owned pipe (draining the stormwater from the large car park beneath the health centre on 58 Akoranga Drive) was surveyed and was recorded as being damaged. This pipe appears to have been designed to collect rainwater runoff from the car park and discharge it onto the ground surface some distance down slope. A breakage in the pipe in the area of ground instability means that stormwater entering this pipe is being discharged directly into the ground. Stormwater entering the ground in this area may be contributing to the ground movement by acting as a lubricant between soil layers.

A wastewater pipe located in the same area was also displaced by the ground instability. To rectify this issue a new public wastewater pipe was installed that re-directs the pipe alignment away from the unstable area. This has alleviated concerns of wastewater contamination from the defective wastewater pipe. However, due to concerns regarding stormwater runoff from the car park exacerbating ground instability, council decided to retain the old wastewater pipe, which has effectively been operating as a stormwater drainage pipe. This is not ideal because the stormwater is entering the wastewater system, thereby reducing the capacity of the pipes to carry wastewater. This additional flow within the wastewater line may contribute to a wastewater overflow.

Council proposes to cap the redundant wastewater pipe once the DTZ-owned stormwater pipe on your property is fixed. This is a serious issue that needs attending to as a matter of urgency.

Under Section 22.6.4 of North Shore City Council Bylaw 2000, you are required to maintain your drainage system in accordance with that which was approved and in good operating condition.

This work must be done within 28 days of the date of this letter. This letter will remain on the file until you've rectified the problem. Could you please notify me in writing when this work has been completed so that I can close off this aspect of the file.

If you are experiencing difficulty in obtaining a contractor, please give me a call. Council has a list of approved drain layers we can refer you to.

As discussed above, the ground movement in the area below the car park is placing 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 car park and Marae buildings/speaking platforms on your land. Council will undertake a second, more detailed geotechnical assessment of the area to assist with our remedial work around the wastewater pump station. This investigation will also help to determine the extent of the ground movement and the causal factors involved. A copy of the report will be made available to DTZ.

The stormwater pipe draining the car park needs to be repaired or redirected away from the area of instability. Your prompt action regarding remediation of the damaged stormwater drainage will be appreciated. Council will assist with advice on appropriate stormwater design (in reference to the issue at hand) if required.

Yours faithfully,

[s 9(2)(a)]

Environmental Planning Engineer
NORTH SHORE CITY COUNCIL

Ph.

[s 9(2)(a)]

E-mail

[s 9(2)(a)]

northshorecity.govt.nz

Attached – Marked up map of area referred to in letter

cc. [s 9(2)(a)] – Awataha Marae

58 Akoranga Drive, Northcote - Screen print from Council GIS

