

[s 9(2)(a)]

From: [s 9(2)(a)]
Sent: Thursday, 4 February 2010 9:28 a.m.
To: [s 9(2)(a)]
Cc: [s 9(2)(a)]
Subject: Minutes - Land Instability at 58 Akoranga Drive_290110.doc
Attachments: Minutes - Land Instability at 58 Akoranga Drive_290110.doc

Hi folks,

Thanks to those who could make the meeting last week. It was good to discuss the issues, particularly regarding the wastewater pump station remedial works, as this is a matter that needs progressing with urgency.

I've attached the minutes and actions from the meeting. Please let me know if i missed anything.

Regards,

[s 9(2)(a)]

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Land Instability at 58 Akoranga Drive, Northcote Meeting Minutes

Meeting held at North Shore City Council (NSCC) Head Office on 28 January 2010

Purpose: To discuss land instability issues at 58 Akoranga Drive and implications on the wastewater pump station located on adjacent council land and steps to resolve this risk. Also to discuss actions to help reduce the risk of further land movement.

Present: North Shore City Council: [s 9(2)(a)]

[s 9(2)(a)]

Darroch Ltd (DTZ – administers land for LINZ) [s 9(2)(a)]

Apologies: Awataha Marae: [s 9(2)(a)]

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

It was agreed that while [s 9(2)(a)] were absent, it was still worthwhile proceeding with the meeting due to the urgency, particularly regarding the pump station works. [s 9(2)(a)] had also made the trip from Wellington and was the representative of the land owner.

[s 9(2)(a)] provided some history of the issue and briefly discussed the outcomes of the latest Riley geotechnical investigation which covered the pump station area and extended into the LINZ/Marae grounds. This extension of the investigation was done in good faith by NSCC to assist all parties in better understanding the extent of the instability and the contributing factors.

Wastewater Pump Station

[s 9(2)(a)] Need to progress with stabilising the pump station.

[s 9(2)(a)] Riley geotechnical report indicates that the land stability issues affecting the pump station and land at 58 Akoranga Drive should be dealt with independently. The pump station work is urgent in order to prevent potential sewage overflows into the Hillcrest Stream and Waitemata Harbour and will require consent from the land owner to conduct the construction works.

[s 9(2)(a)] Remedial works will involve the construction of a palisade wall around the pump station

[s 9(2)(a)] Don't see any reason why Darroch on behalf of LINZ wouldn't provide consent for this work. NSCC can use [s 9(2)(a)] as a contact for this purpose. NSCC will also need to obtain consent from the Marae as occupier of the land.

[s 9(2)(a)] If consent is not forthcoming then NSCC can use our powers under the Local Government Act.

[s 9(2)(a)] This shouldn't be necessary. We can discuss further with [s 9(2)(a)]

Damaged stormwater pipe

[s 9(2)(a)] All damaged council stormwater pipes have been fixed. The private 225mm diameter pipe owned by the Awataha Marae, servicing the carpark needs to be fixed.

[s 9(2)(a)] Currently stormwater exiting this pipe is being collected by a redundant wastewater pipe which is draining the area. This is not a desirable situation because our wastewater pumpstation is pumping wastewater and stormwater.

[s 9(2)(a)] LINZ was not aware of the stormwater pipe or the carpark when they were constructed. There have been many permanent structures placed on this land by the Marae without consultation with LINZ. The Marae is the owner of these assets and not LINZ therefore the Marae is responsible for the management and maintenance of these structures, including the stormwater pipe.

[s 9(2)(a)] The Marae haven't been particularly forthcoming with accepting responsibility for fixing this stormwater pipe and have already indicated that they have no money to deal with this.

[s 9(2)(a)] Rectifying this stormwater issue is important to reduce risk of continued land movement affecting the pump station. This may be able to be sorted at the same time as the palisade wall construction. The pipe probably needs to be extended to the pond either over the surface of the slope or just underneath the surface.

[s 9(2)(a)] Could utilise the existing, redundant 150mm dia wastewater pipe.

Probably not large enough diameter.

So to options available. 1. Ask Marae to fix as it appears that it is their asset. 2. NSCC fix – we need further work to establish what is required re best solution, cost estimates etc.

[s 9(2)(a)] If NSCC was to do the work it would be done on the agreement that NSCC has no liability. There would be some complex issues to resolve here.

Marae Speaking Platform

[s 9(2)(a)] Riley have identified that the solutions for the pump station and the land through 58 Akoranga Dve are independant and that the land movement is to the east. The pump station is not causing the land movement. Counterfort drainage recommended by Riley is estimated to cost around \$100,000. Reinstatement of the speaking platform with retaining etc will add to this cost. Drainage was recommended by Riley because their assessment had identified the ground water as the most significant contributing factor to the slope movement. A secondary factor is the unstable fill material and the excavation of the slope toe to form the stormwater pond is described as having minimal influence on land stability. The land movement is not new, as evident in past aerial photographs (1997). A further meeting is required with [s 9(2)(a)] (Awataha Marae) to discuss permission to go on site to undertake the wastewater pump station remedial works. Council will be available to discuss the outcomes of the geotechnical report as they relate to 58 Akoranga Drive if required.

ACTIONS:

- [s 9(2)(a)] will discuss instability and liability issues at 58 Akoranga Dve with LINZ on or about 9 January and will get back to [s 9(2)(a)] with meeting outcome.
- [s 9(2)(a)] to organise meeting with [s 9(2)(a)] (Awataha Marae) and wastewater staff to progress pump station upgrade (including consent to construct) and any other matters.
- [s 9(2)(a)] to discuss options for stormwater pipe fix
- [s 9(2)(a)] to request consent from LINZ (through CR) to go on site and undertake pump station works