

Urgent landowner approval for proposed container at Ōtara Dam (Aka Birmingham Dam), 1 Stancombe Road, Flat Bush

To: Ōtara-Papatoetoe Local Board

From: Devin Grant-Miles, Landuse Advisor

Date: 24/11/16

Subject: Urgent Landowner Approval for proposed container at Ōtara Dam, 1 Stancombe Road, Flat Bush

1. Introduction

Healthy Waters wish to install a small container at Ōtara Dam in order to protect the monitoring equipment they currently have installed there. This is following a recent event of vandalism and theft of this equipment. This memo seeks the Local Board's urgent approval for the proposal.

2. Details

In 2013 a Comprehensive Safety Review was carried out on the Ōtara Dam. This review determined that the dam is a High Potential Impact Category (PIC) Dam. Given the potential flood hazard and H&S issues downstream of the dam during extreme events, it was recommended that Council monitor the dam as part of the Comprehensive Dam Safety Review. This application is to re-install the flood monitoring equipment enclosure at the Ōtara Dam that was vandalised and stolen in June 2016.

In December 2015 Stormwater installed the monitoring equipment as per the attached LOA. Earlier this year the monitoring equipment box was vandalised and the equipment was stolen. As a result of this incident Healthy Waters would like to relocate the enclosure and upgrade the box to provide better security for the site. The most suitable option for the new enclosure is a 2.4m cut down shipping container. This meets the requirements for the site security and provides a vandal proof mount for solar panels which are used to power the site.

Figure 1 and 2 below show the location that Healthy Waters wish to install the container at, as well as the location of the trenches they will need to dig for the equipment.

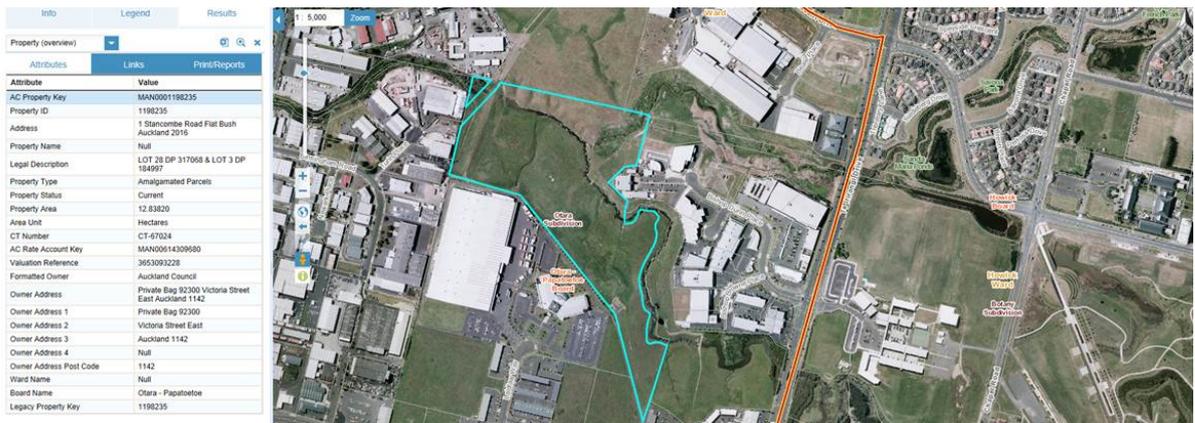


Figure 1: GIS screenshot showing 1 Stancombe Road, Flat Bush. Note that it is within the boundaries of the Ōtara-Papatoetoe Local Board



Figure 2: GIS screenshot showing the proposed location for the container (shown in red) and the trenches required to install the equipment (black lines)

The container will be delivered by a HIAB truck which will access the site using the dam's existing access road. The container will sit on the ground which will need to be levelled to accommodate for this. For security of the installation Healthy Waters intend on providing a footing or concrete pad that the container will be attached to.

As above, the proposed new location will require re-running the equipment cables in 300mm trenches to the proposed shipping container. These will be either dug by hand or using a trenching machine. There is underground infrastructure present in the area which will dictate the methodology used.



Figure 3: Photo of the proposed location for the container, facing north-west

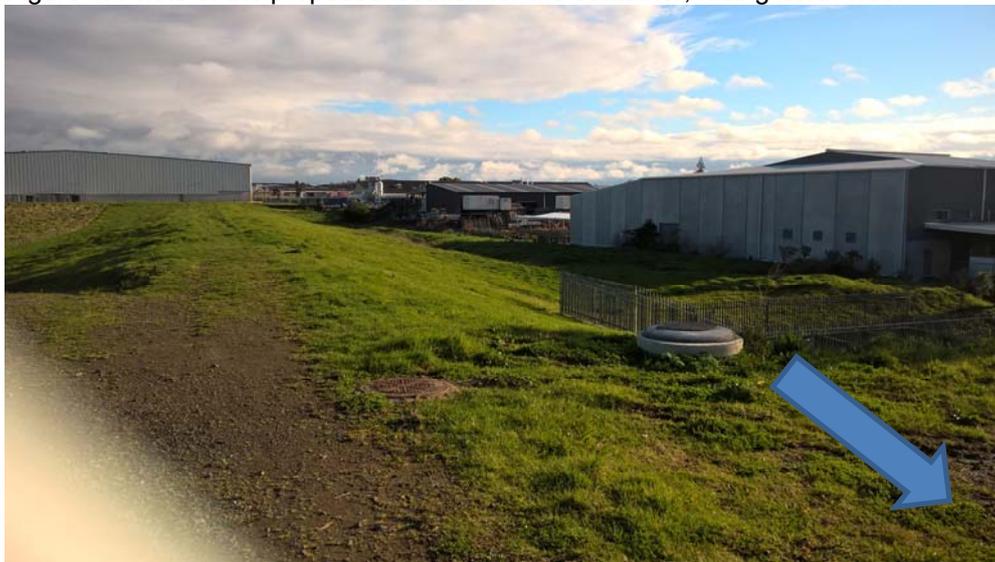


Figure 4: Photo facing the dam with the proposed location for the container to the left (photo facing south)



Figure 5: Image showing the size of the proposed container to be installed onsite

3. Discussion and Officers Comments

Lucy Ulrich, Parks Advisor supports the proposal on the condition that it is painted the standard Parks dark green. Lucy also advised that we speak to Katie Jones; Project Manager of the Ōtara Waterways and Lake Trust regarding any planting that might be required for this area. Katie advised that this would not be necessary given the small footprint of the container.

Maureen Sheldon, Property Co-ordinator (South) has confirmed that she has no issues with the proposal.

Dave Bayley, Specialist Technical Statutory Advisor has advised that there are no special statutory requirements applicable to the proposed site.

According to Neil Taylor, Senior Local board Advisor this land, or part of it, has recently been identified as a dog exercise area. I am not fully aware of these plans; however as above, Lucy Ulrich has not raised any potential issues regarding this. Healthy Waters have also reiterated to me that the vast majority of this park is listed as a Flood Prone Area and Flood Plain in GIS (see Figure 6) and that this will likely restrict any future planning for this particular area.



Figure 6: GIS screenshot showing the Flood Prone Areas and Flood Plains present at the site in question

Standard conditions around the maintenance of the container will be included in the LOA letter to ensure that graffiti and any other vandalism that may occur are dealt with promptly and appropriately.

4. Reasons for Urgency

This proposal is considered urgent due to the fact that Ōtara Dam has been placed in the High Potential Impact Category following a safety review undertaken in 2013. This review strongly recommended that Council monitor this Dam.

Currently there is no monitoring equipment following the recent incident of vandalism and theft and it is important that we a) install new equipment, and b) ensure that the new equipment is kept safe and secure. This will save Council time and money in preventing future vandalism attempts, and also increase overall health and safety by ensuring the equipment remains operational.

5. Recommendation/Action

That the Ōtara-Papatoetoe Local Board:

Gives land owner approval for the proposed storage container at Ōtara Dam subject to the conditions attached to this memo.

6. Next Steps

If the Board approves the proposal then the next steps will be to issue a Landowner Approval letter to Healthy Waters so they can begin works.

Attachments:

1. "Signed LOA_1 Stancombe Rd.pdf"
2. "Standard conditions.docx"

Note: This memo (or similar) is required to accompany all workshop items and should be completed and returned to the Democracy Advisor a minimum of 7 working days before the workshop.

Authorisation of the urgent decision-making process:



Signed by Carol McKenzie-Rex
Relationship Manager, Ōtara-Papatoetoe Local Board

Date 5/12/16

Approval for the urgent decision:

That the Ōtara-Papatoetoe Local Board:

Gives land owner approval for the proposed storage container at Ōtara Dam subject to the conditions attached to this memo.



Lotu Fuli
Chairperson, Ōtara-Papatoetoe Local Board

Date: 5/12/16



Ross Robertson
Deputy Chairperson, Ōtara-Papatoetoe Local Board

Date: 5/12/16