

Memorandum

To: Devonport Takapuna Local Board

From: Raewyn Sendles, Land Use Advisor, Stakeholder and Land Advisory, Community Facilities

CC: Jaco Marais, Senior Maintenance Delivery Coordinator; Tony Strange, Parks and Places Specialist, Athira Jayakumar, Healthy Waters Specialist

Date: 20 September 2017

Subject: **Request for landowner approval for access into Killarney Park to up-grade the stormwater pipe to mitigate flooding at 5-7 Lakeview Road, Takapuna.**

1. Background

This memo provides a summary of Healthy Water's land owner application, including relevant reserve site details, land advisory services' assessment of the risks and/or impacts of the proposal, specialist input and a recommended course of action with any required conditions.

The authority to grant land owner consent is delegated to staff (tier five) as per the Officer Delegations Register [schedule two – scope of delegated functions, powers, and duties for the Community Facilities Department, Property - power to approve works on, over or under Council land]. The local board's delegation protocols require that staff consult with the nominated local board members before exercising this delegation.

The land use advisor therefore request the Devonport- Takapuna Local Board members feedback on this proposal within the **next three business days**.

2. Applicant's proposal

Healthy Waters, the applicant, is requesting landowner approval for the up-grade of the stormwater pipe to reduce the frequency of flooding and overland flow issues to residents in Lake View Road, Takapuna. A new stormwater line through 1 Lakeview Road is required to connect to the existing public stormwater network located in Killarney Park.

The properties near the Lake Pupuke side of Lakeview Road experience frequent flooding as the existing stormwater infrastructure is in poor structural condition and has insufficient capacity. The project to resolve this issue is split into two separate networks. The eastern network extends from the top of Kowhai Street to 5 Lake View Road through Killarney Park to connect to the existing stormwater network within the park. Land owner approval is currently being sought for this section as indicated in Appendix A and Figure 1. The access to the park will be restricted during this stage.

3. Site details

The land within the Killarney Park included in the stormwater up-grade cover multiple Lot numbers as indicated in Appendix B and are legally described as follows:

- Lot 3 DP 49022 (orange) is held by Auckland Council in fee simple under the Local Government Act 2002.
- Lot 12 DP 122842 (blue) is held by Auckland Council in fee simple as an unclassified recreation reserve subject to the Reserves Act 1977.
- Part Lot 2 Section XI Deeds Plan T17 (yellow) is held by Auckland Council in fee simple as a classified recreation reserve subject to the Reserves Act 1977.

- Part Lot 3 Section XI Deeds Plan T17 (green) is held by Auckland Council in fee simple as a classified recreation reserve subject to the Reserves Act 1977.

Figure 1: Location of proposed pipe up-grade (attached as Appendix A)



The following site specific details have been obtained for this reserve:

- Auckland Unitary Plan zone – open space – conservation zone
- one notable tree in the middle of the park
- site of place and value to mana whenua
- historic heritage place & extent of place (middle of park)
- identified as a significant ecological area along the foreshore
- not a contaminated site or closed landfill.

4. Specialists comments/consultation and recommendations

Auckland Council’s parks and places specialist and senior maintenance delivery coordinator have been consulted and after review and assessment of the application, support the planned up-grade by Healthy Waters to the stormwater to alleviate flooding and overland flow issues experienced by the residents at 5-7 Lake View Road, Takapuna.

In order to replace the existing pipe the applicant must engage with mana whenua. Any recommendations or conditions will be included as part of the formal land owner approval letter.

5. Conditions

The applicant must implement the recommendations from mana whenua as part of the project implementation. Health and safety requirements including signage and temporary fencing, grass reinstatement and any replacement topsoil will form part of the land owner specifications and conditions.

6. Land Use Advisor’s recommendation

The land use advisor supports approving the land owner approval application subject to the above conditions given that the stormwater up-grade will mitigate further flooding and overland flow issues for the residents. These changes should have a positive effect on the surrounding area and reserve. Staff are confident the proposed conditions would adequately mitigate the risks associated with the proposed works.

Local Board Feedback

Could all feedback from the local board members please be emailed to the Land Use Advisor, Raewyn Sendles at raewyn.sendles@aucklandcouncil.govt.nz within three (3) business days?

Appendix A: Parks stormwater plan (see PDF attached).

Appendix B: Coloured plan – DP Lot numbers (see PDF attached).