

## Memorandum

**To:** Devonport-Takapuna Local Board

**From:** Darren Cunningham – Senior Land Use Advisor, Land Advisory Services, Auckland Council

**Date:** 26/09/17

**Subject:** Land Owner Approval request for landfill cover improvement/remedial and storm water improvement works at the Barry's Point Closed Landfill Reserve

### 1. Purpose

To obtain delegation from the Devonport-Takapuna Local Board to the Manager Land Advisory Services to issue landowner approval to the applicant, Auckland Council's Closed Landfills team, for landfill cover improvement/remedial works and storm water improvement works at the Barry's Point Closed Landfill Reserve.

### 2. Applicant's proposal

The applicant, Auckland Council's Closed Landfills team, is seeking land owner approval for landfill cover improvement/remedial works and storm water improvement works at the Barry's Point Closed Landfill Reserve, which includes the following:

#### Golf Driving Range improvements

The improvement/remediation works to the golf driving range involves increasing cover thickness and improving surface water drainage. There is currently no formalised surface water/storm water management within the golf driving range and settlement of the refuse has resulted in the surface being uneven, with little or no grade evident. This has led to surface water ponding across this portion of the site, with the south-western portion having significant areas of standing water. Surface water ponding combined with thin landfill cover materials across this portion of the site is contributing to infiltration and leachate generation. An estimated 15,000m<sup>3</sup> of fill material is required, which will be placed and contoured such that future surface water flows are directed towards existing overland flow paths which ultimately discharge to the Hillcrest Creek.

The applicant has advised that an early opportunity to obtain this fill has arisen with the planned development works including excavation scheduled to commence at the Milford Mall in October 2017. It is proposed for the material excavated from the Milford Mall site to be temporarily stockpiled at the Barry's

Point Closed Landfill ready for re-use in the cover improvement/remediation works later in the earthworks season.

### Northern Swale Improvements (adjacent to Rosmini College)

The works to the northern swale (wetland area) include the installation of two new scruffy dome manholes at the low points of the swale and connecting these to an existing manhole, which is in-turn connected to an existing 1200mm diameter concrete storm water pipe that runs through the closed landfill and discharges into Hillcrest Creek. New cover material will also be placed and contoured in the swale location such that surface water flows are directed towards the new scruffy domes. The maximum depth of fill is approximately 1.5 metres with an estimated volume up to 5,000m<sup>3</sup>.

It should also be noted that resource consent has been applied for in relation to the works and all necessary environmental controls required by the resource consent will be monitored and implemented as required. It is anticipated that the stockpiling of material will occur in October 2017 and the remedial works for both the golf driving range and northern swale will occur from 1 February 2018 until the end of April 2018.

### **3. Recommended conditions**

Conditions will be placed on any landowner approval granted and will include (but are not limited to):

- a Health and Safety plan,
- standard liability conditions including insurance and full reinstatement of any disturbed ground,
- litter and rubbish control
- sediment control
- accidental discovery protocol
- pedestrian access and use of the reserve being maintained
- fencing off of the work area

### **4. Analysis**

Overall, the applicant's proposal is considered to be acceptable to the Community Facilities Department because;

- The proposed works will minimise potential adverse effects on human health and the environment by:
  - Creating an effective barrier to human contact with refuse materials

- Reducing surface water infiltration into refuse materials, which in-turn act to reduce leachate volumes generated.
- Removing water hazards presented by ponded water
- Conveying storm water towards Hillcrest Creek, thus reducing infiltration and leachate volumes generated.
- Making the site more usable, appealing and safer for the public to use as a recreational reserve.
- Reinstatement work to Barry’s Point Landfill Reserve will occur and there will be no disturbance to the operational maintenance of the park.
- Access to, and use of, Barry’s Point Reserve will be maintained.

## 5. Options

- a) Support/accept the Land Owner Approval. This is the recommended option as it will allow the remediation and storm water management works to take place and minimise potential adverse effects on human health and the environment.
- b) Reject the Land owner Approval application. This option is not recommended as it will not allow the applicant to undertake the remediation and storm water management works.

## 6. Recommendation

That the Devonport-Takapuna Board:

- a) Support the Land Owner Approval application from the applicant, Auckland Council’s Closed Landfills team, to undertake remediation and storm water improvement works at Barry’s Point Closed Landfill Reserve.
- b) Delegate to the Manager Land Advisory Services to issue landowner approval to the applicant, Auckland Council’s Closed Landfills team, to undertake remediation and storm water improvement works at the Barry’s Point Closed Landfill Reserve
- c) Recommend that the Manager of Land Advisory Services, Community Facilities determines all relevant conditions and signs off a Land Owner Approval letter.

Signed: \_\_\_\_\_ [Chair]

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_ [Deputy Chair]

Dated: \_\_\_\_\_

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