

Rawene Road Update

Monday 19th February 2018



Public Meeting and Feedback

This is a gentle reminder that we need your feedback by the end of tomorrow, Tuesday 20th February.

We are very keen to hear from you about your aspirations for the area, and how we can make the most of these unfortunate circumstances to improve the area. This early stage in the design process is the best point to really change the direction of our work, so please use this opportunity.

Some concepts for the repairs are presented in the presentation, (available [here](#) for the next 25 days), to give ideas and encourage feedback. Whether the ideas presented through these options are feasible will depend on the cost (which has not yet been assessed), the consenting requirements, and your feedback.

The current phase of feedback is designed to start a conversation with the local community about how you would like to see the area used in the future, which will help us steer the design process but will not result in the selection of a single final option. **This is just our first phase of consultation.**

We will listen to all your concerns and ideas, balance them with the requirements of the landowners, residents, tenants, iwi, local board and other ratepayers, and technical considerations, with a goal to try and produce an end product that will be great for Birkenhead and affordable for the ratepayers. Please send your feedback by email to rawene@aucklandcouncil.govt.nz by the end of **Tuesday 20th February.**

We will have further consultation over the coming months in which you will have more opportunities to give feedback and to help us determine the best way forward.

Activities on site

The removal of unused sheet piles is scheduled to occur tomorrow morning (Tuesday 20th February). The car park will need to be closed from about 5.15 am. It is expected that this work will conclude at approximately 11.00am, (it may be open earlier depending on progress). There will be a site manager onsite to co-ordinate the closure and opening of the car park. Please be advised that there will be noise early in the morning due to the trucks and loading machinery. We apologise for this inconvenience, but it is preferable to undertake this work early in the day to minimise disruption in the neighbourhood, as much as possible, during normal business hours.

Maintenance work is underway on the retaining wall opposite the Rawene Centre on Rawene Road. Although not part of the Rawene Landslip project,

	<p>we are keeping an eye on this work as it will be of interest to local residents. This work involves repairs to the retaining wall and an assessment of the stormwater system to check that it's not been damaged by movement of the wall or by tree roots.</p> <p>Additional boreholes are still being formed on site. There is likely to be a helicopter used this week, (weather (Cyclone Gita) permitting), to drop some drilling equipment (drill rig) onto the site to assist with borehole formation. At this stage we cannot give an exact time for this, but it will only be during daylight hours and when the weather is suitable. The helicopter will also be used to move the drill rig around the site as required. Again, apologies for any noise and disruption during this work.</p>
<p>Safety exclusion zones</p>	<p>New safety signs have been ordered. These will replace the AT signs on the exclusion fences at both the western and eastern areas of the site. The new signs will be Auckland Council signs and have the rawene@aucklandcouncil.govt.nz email address clearly visible and the Council contact phone number.</p> <p>With security guards no longer present on site, we ask that the signage and fence lines are respected as they are there for public safety.</p>
<p>Future activity</p>	<p>With regards to physical works in the immediate future, only survey and monitoring activities will be carried out on site. As the design options are consulted upon and programme for the next phase of the remediation becomes clear we will provide updates on the potential construction activities and timeframes.</p> <p>We are also currently working on options for the overland drainage to potentially remove the pumps and lay-flat pipes that are present on site.</p> <p>Consultation as part of the preparation of resource consent documentation has begun, as outlined above, with the Public Meeting last night being the first opportunity for the community to see and talk about future remediation options. Please send any queries or comments to rawene@aucklandcouncil.govt.nz.</p> <p>We are currently working on re-opening more of the car park once safety precautions have been finalised and put in place.</p>
<p>Initial Feedback from the Community</p>	<p>Thank you for the responses so far. Here is a quick list of some of the ideas that have been sent through:</p> <ul style="list-style-type: none"> • Re-instate the carpark then level the area at the bottom of the slip and grass it to be used as park land for residents and visitors. • Build a large greenhouse at the bottom with exotic plants to serve as a tourist attraction for the area. • Consider filling the gully with scoria as this allows water through and is more stable than earth. Use pipes and turn unused land into a small reservoir deep in the gully. • I am not happy about a hotel. I prefer a carpark.

- Please restore a good parking area for Birkenhead - we need the parking for our shops, doctor's rooms, etc. I think that one underground floor would be a good idea, with a good open air car park above, at street level parking.
- Please develop the remaining area after a new carpark... into a greenbelt of native greenery.
- We strongly oppose putting up a hotel on Rawene Road. Surely our street has had to put up with enough development to last a lifetime. As it is the car parking situation in the area is still critical. There won't be any shops left in Birkenhead due to lack of business.
- The hotel is interesting but was planned prior to the slip as I understand. The problem with the hotel is it blocks what could be natural open flow from city to bush to water.
- I know some businesses do have issues with car parks, but personally I have never had trouble finding a car park.
- I think utilising the features that nature has now created is more sensible.
- My thoughts would be terraced retaining zig zagging down the gully, off which could be garden, walkways, and an access road with some additional car parking, maybe some buildings, like say Waitakere information centre, building, on stilts, +/- viewing platform which could rise above the information centre. Walkway would link up Chelsea sugar bush walks / ponds with town centre.
- Build a gondola system from the back of the existing buildings, running down to the sugar works, which will eventually become apartments. Move the ferry terminal from Birkenhead to Chelsea or add a new ferry terminal.
- I would really like to see the Local council and government do something to enhance the area; not more concrete buildings.
- The boardwalk that was constructed linking the top of Hinemoa to Le Roys Bush is a shining example and is well used now that it links up with the other paths. Can we look at returning the Reserve that was destroyed back to Reserve and allow public access by use of a path which will then increase the pathway network around Birkenhead.
- A chairlift of some type from top to bottom ?!!! This would be great for those unable to currently access the paths due to mobility issues and with the Sugar Factory about to open its doors too it would link it all up. It would reduce the cars driving to the Sugar Factory and keep people in Birkenhead afterwards for eating/drinking at the many great restaurants.
- Some of the enterprises throughout NZ that build boardwalks through the trees are brilliant - imagine us having one here! One thing we kiwis do well is have innovative ideas so let's not fill Birkenhead with more soulless concrete blocks which bear no resemblance to the historical nature of the area.
- While the slip has created havoc and turmoil to the local community the silver lining with some forward thinking and planning is under our noses. In conjunction with or as part of the retaining wall provide vehicle ramps so the cars and then get down to where the rubble is now and then clean up the rubble to form a new much larger carpark.

	<p>Provision would also need to be made for pedestrians to have easy access back up the slope to the shops. Maybe be an escalator?</p> <ul style="list-style-type: none"> • Provide pedestrian access down through the valley to the Chelsea heritage park and create a positive link to the business precinct. • I am not in favour of a hotel on the site. It is difficult enough to move from the Rawene Car Park to past the Birkenhead roundabout as it is, we do not need any more traffic here. • A suggestion was made to have a restaurant on top as the view is rather good, but if any such establishment is built then it should serve the entire community and not just those with obscenely inflated bank balances. • A family entertainment area with laser games, a water slide, a "foofie" slide (one in which you hang from a cable), and a rock climbing wall, coupled with an obstacle course of sorts to climb back up to the top. • A kart-racing facility with a bit of a slope to add literally a new dimension and differentiate it from other attractions in the city. • I am strongly in favour of a multi-storey car park staggered down the hill constructed on suitable ground rather than loose unconstrained fill, as this will immensely benefit the residents, workers, and Customers in Birkenhead. • I would strongly support a tunnel access under the Mokoia Road shops to emerge on the Highbury Bypass to alleviate the congestion at the roundabout. • I would like to see the entire gully cleared of all weed species (manually if needed, since the biological program has now been destroyed) and planted up with indigenous, preferably endemic, species of trees, shrubs, and ground-covers, to act as a refuge for New Zealand flora and fauna. • Green belt areas are constantly getting squeezed out, so let's at least try to keep and improve the few we do have left. • We would like you to think about what has been done at the Takapuna Playground site. This is a very popular family space where EVERYONE can enjoy the fantastic equipment and family friendly environment. Why not consider a similar setup for the gully and surrounding area?
<p>How you can get more information</p>	<p>If you have any questions or feedback please email rawene@aucklandcouncil.govt.nz and we will endeavour to answer as quickly and comprehensively as possible. This email address can be used to contact the project team, and is regularly monitored by Amanda, John and Ross. The Auckland Council Contact Centre is also be available on 09 301 0101.</p> <p>You can get more information from the following sources:</p> <ul style="list-style-type: none"> • There is an introduction to the project on the Auckland Council website • Frequently asked questions about the project are answered here (email us if you have new questions to add). • A record of project updates up to 18 December is available here, and more recent updates here

Frequently asked questions	We will continue to provide Q and A's when we have information to share. A number of previous questions are on OurAuckland .
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Rawene Road Update

Thursday 15th February 2018 – Activity on site tomorrow (Friday) and next Tuesday



Activities on site	<p>We have just been made aware of some work required on site tomorrow (Friday).</p> <p>The collection and removal of some left over construction material from site, is now scheduled for Friday 16th February. The car park will need to be closed from 5.30am until approximately 11.00am that day (it may be open earlier depending on progress). There will be a site manager onsite from 5.15am to co-ordinate the closure and opening of the car park. Please be advised that there will be noise early in the morning due to the trucks and loading machinery. We apologise for this inconvenience, but it is preferable to undertake this work early in the day to minimise disruption in the neighbourhood, as much as possible, during normal business hours.</p> <p>In addition, the removal of unused sheet piles is scheduled to occur next Tuesday morning (20th February). Again, the car park will need to be closed. It is expected that this work will begin from 5.30am until approximately 11.00am that day (it may be open earlier depending on progress). There will be a site manager onsite to co-ordinate the closure and opening of the car park.</p> <p>Additional boreholes are still being formed on site. There is likely to be a helicopter used this week (weather permitting) to drop some drilling equipment (drill rig) onto the site to assist with borehole formation. At this stage we cannot give an exact time for this, but it will only be during daylight hours and when the weather is suitable. The helicopter will also be used to move the drill rig around the site as required. Again, apologies for any noise and disruption during this work.</p>
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Rawene Road Update



Thursday 15th February 2018

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Public Meeting

Thank you to those that attended Tuesday night's Public Meeting. Approximately 65 members of the local community attended the meeting. In addition to the project team and senior staff, members of the Kaipātiki Local Board and Auckland Councillors also attended and assisted with queries. Thank you also to Arlene Tyler, of the Rawene Centre, for your assistance and organisation of the venue.

The slides from the meeting are available [here](#) for the next 30 days.

We are very keen to hear from you about your aspirations for the area, and how we can make the most of these unfortunate circumstances to improve the area. This early stage in the design process – over the next week or so - is the best point to really change the direction of our work, so please use this opportunity. Some conceptual concepts for the repairs are presented in the presentation to give ideas and encourage feedback – whether the ideas presented through these options are feasible will depend on the cost (which has not yet been assessed), the consenting requirements, and your feedback. We will listen to all your concerns and ideas, balance them with the requirements of the landowners, residents, tenants, iwi, local board and other ratepayers, and technical considerations, with a goal to try and produce an end product that will be great for Birkenhead and affordable for the ratepayers. Please send your feedback by email to rawene@aucklandcouncil.govt.nz.

	<p>The meeting concluded with a question and answer session. The key questions have been documented below. Please note that some comments made related to individual sites and not the actual landslide site, but we have tried to faithfully transcribe those questions and answers that would be of use to everyone.</p>
<p>Activities on site</p>	<p>Additional boreholes are still being formed on site. There is likely to be a helicopter used this week (weather permitting) to drop some drilling equipment (drill rig) onto the site to assist with borehole formation. At this stage we cannot give an exact time for this, but it will only be during daylight hours and when the weather is suitable. The helicopter will also be used to move the drill rig around the site as required. Again, apologies for any noise and disruption during this work.</p>
<p>Safety exclusion zones</p>	<p>New safety signs have been ordered. These will replace the AT signs on the exclusion fences at both the western and eastern areas of the site. The new signs will be Auckland Council signs and have the rawene@aucklandcouncil.govt.nz email address clearly visible and the Council contact phone number.</p> <p>With security guards no longer present on site, we ask that the signage and fence lines are respected as they are there for public safety.</p>
<p>Future activity</p>	<p>With regards to physical works in the immediate future, only survey and monitoring activities will be carried out on site. As the design options are consulted upon and programme for the next phase of the remediation becomes clear we will provide updates on the potential construction activities and timeframes. We are also currently working on options for the overland drainage to potentially remove the pumps and lay-flat pipes that are present on site.</p> <p>Consultation as part of the preparation of resource consent documentation has begun, as outlined above, with the Public Meeting last night being the first opportunity for the community to see and talk about future remediation options. Please send any queries or comments to rawene@aucklandcouncil.govt.nz.</p> <p>We are currently working on re-opening more of the car park once safety precautions have been finalised and put in place.</p>
<p>Frequently asked questions</p>	<p>We will continue to provide Q and A's when we have information to share. A number of previous questions are on OurAuckland.</p> <p>The following are some questions and answers from the public meeting. If you have any other questions that need answering please contact us by email.</p> <p>What was the stream like before the slip and how was it affected by the slip?</p> <p>It is believed that the gully area included both regenerating native bush and several invasive weed species. There had been a trial 'caterpillar' introduced to try and reduce the weeds. Unfortunately, this has now probably been lost in the slip.</p>

Can you give details of how high a hotel might be on site?

Whilst Council has a proposal of interest from a developer relating to the site, in this case for a multi-level hotel which would include more public car parking than had been available before the slip, detailed plans have not yet been presented to council. Any detailed proposal would require resource consent, which we expect would be publically notified, so there would be opportunity to give specific feedback on heights at this later stage. We are currently asking for broader feedback on what the community might like to see on the site. This may or may not be a building, and the potential height for any such development is certainly undecided at this point. Please let us know what you would like to see on the site.

Can you tell us how high a building could be under the Unitary Plan for this site?

Currently the bulk of the site is still zoned for reserve purposes, although some of the landslide has impacted on private land (generally zoned for residential purposes). The process of removing 'reserve status' from the land would be lengthy and complicated and would require consultation. As it stands, the previous car park area was zoned 'Business – Town Centre Zone' with a height limit of 21 m or 27 m, varying across the site.

Comments from a representative of the developer of the proposed boutique hotel

A representative from the 'boutique hotel' concept team attended the meeting. He indicated that the conversation about the hotel had started some time ago. He said that the idea might help improve access, parking and amenity values of the site. He said the design would be unobtrusive, replace all the lost car parks with new public car parking, that the developer is a local resident and that they wished to benefit and enhance the local area.

Has anyone thought of a car park building?

A parking building may be considered, but – as with any other development – would require a private developer to be involved in funding it, and it may need other uses (such as shops, apartments or hotels) to make the development financially viable. It would also need to take into account the pressure that additional parking would put on the local roads. To avoid gridlock there may have to be a cap on the number of spaces.

What is happening in the north west corner with sheet piling?

We intend to stabilise this zone with soil nails in Phase 1 of the works. The exact details may change as the design work is happening over the next few weeks.

How can we get more car parking now?

We will open as much of the carpark as we can as soon as we can. The Rawene Road carpark will be needed again in the future for access to the site as we fix the landslide, so parking can only be available temporarily while site works are stopped. AT noted that the carpark will be re-marked so that as many spaces as can be fitted would be accommodated on the carpark. We will do our best to keep as many sites open as we can during the work, and to work as fast as we can to minimize the impact.

What is the timeframe for access to more carparks?

This is constantly changing. Currently, access is required on site to remove unused sheet piles. We are trying to communicate in the Rawene Updates exactly when the carpark is open and closed – there may be times when this fails, e.g. for an emergency closure, or unforeseen access is required.

What is the likelihood of slips/subsidence in other areas of Highbury/Birkenhead?

We are aware of other places in Birkenhead with damaged land, cracks, rough terrain, often in car parks, but in all instances, there is evidence that it is localised (isn't spreading in depth or width) and more importantly, there is no evidence of more large scale landslides.

There has been no enforcement in the car park and people have seen misuse of the disabled car park – when is this going to be dealt with?

There have been some incidents of misuse of the disabled car parks. We apologise for this and can confirm that we did find the culprit and reprimand them. Please report this to us if you see this again. AT confirmed that, in consultation with the Birkenhead Town Centre Association, enforcement of parking times will begin again on Monday 19th February.

When will the parking sign outside Jonathon Coleman's office be fixed?

The sign has been replaced. AT noted that the sign has been vandalised, knocked down, on at least two other occasions. They schedule repairs and replacement signs as required.

If there is a third-party enterprise on public land, would the land remain in public ownership?

The landslide site is currently reserve land. There are a lot of steps required to revoke reserve status, including consultation. In a situation like this, Council might continue to own the land and have an agreement to lease the land with the third-party, or in some circumstances might consider sale of the land.

Where will the storm water drain in the gully go?

The drain will go from the crest of the slip to the inlet culvert at the top end of the Chelsea Estate, then into the ponds.

Rawene Road Public Meeting Reminder



Public meeting

The public meeting is tomorrow - **Tuesday 13th February at 6pm.**

We are aware that the venue is likely to be very busy as other activities are also happening on this night. There will be no car parking at the Rawene Centre.

The project team wish to discuss what's happened so far, discuss the plans for the next few months, and take questions from the community.

Venue:

The Auditorium, Rawene Centre, 33 Rawene Rd,
Birkenhead www.rawenecentre.org.nz

Outline of topics for discussion:

- Update of emergency works
- What next? We will discuss the next stages of design, the construction programme, and what to expect.
- Parking: issues raised and feedback

Schedule of Meeting

- Welcome and introduction of speakers – Danielle Grant, Kaipātiki Local Board Chair
- MC to introduce panel and topics – Dean Kimpton, Auckland Council's Chief Operating Officer
- Background and work to date – Ross Roberts, Auckland Council's Geotechnical & Geological Practice Lead
- Parking – John Strawbridge, Auckland Transport
- Public Engagement and Timeframes - Danielle Grant, Kaipātiki Local Board Chair
- Questions and Answers

On arrival, please sign in at the table in the reception area. All are welcome.

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Rawene Road Update



Wednesday 7th February 2018

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Public Meeting

The public meeting has been rescheduled for next week - **Tuesday 13th February at 6pm**. Please note the new date and the time change. We are aware that the venue is likely to be very busy as other activities are also happening on this night. There will be no car parking at the Rawene Centre, and the weather forecast also looks gloomy, so if possible please allow plenty of time and bring an umbrella.

The project team wish to discuss what's happened so far, discuss the plans for the next few months, and take questions from the community.

Venue:

The Auditorium
Rawene Centre
33 Rawene Rd
Birkenhead

www.rawenecentre.org.nz

Outline of topics for discussion:

Update of emergency works

What next? We will discuss the next stages of design, the construction programme, and what to expect.

Parking: issues raised and feedback

On arrival, please sign in at the table that will be in the reception area. All are welcome.

Activities on site	<p>Additional boreholes are still being formed on site to assist with developing potential options for the site. In addition to the boreholes survey work in the form of land based survey and drone surveys are being carried out.</p> <p>Public consultation will be carried out prior to any remedial option being selected and we will discuss this further in the upcoming public meeting.</p>
Safety exclusion zones	<p>With security guards no longer present on site, we ask that the signage and fence lines are respected as they are there for public safety.</p>
Future activity	<p>With regards to physical works in the immediate future, only survey and monitoring activities will be carried out on site. As the design options are consulted upon and programme for the next phase of the remediation becomes clear we will provide updates on the potential construction activities and timeframes. We are also currently working on options for the overland drainage to potentially remove the pumps and lay-flat pipes that are present on site.</p> <p>Preparation of resource consent documentation is underway for both the emergency works to date, and for potential future remediation options. We are currently working on re-opening more of the car park once safety precautions have been finalised and put in place.</p>
Frequently asked questions	<p>We will continue to provide Q and A's when we have information to share. A number of previous questions are on OurAuckland.</p> <p>Why was the car park closed on Saturday morning? What is the latest re carparking?</p> <p>We are currently investigating why the car park was temporarily closed on Saturday morning. The closure wasn't undertaken by the Rawene project, and we have not yet identified who did close it. Separately from this, we are finalising plans to provide some additional car parking on site and will make them available as soon as the safety reviews are complete.</p> <p>What are the generators being used for? They are noisy.</p> <p>The generators are being used when heavy rain is forecast. These remove the over land flow further down the gully away from the landslide helping to reduce erosion at the top of the landslide.</p> <p>Who can I call if during heavy rain I see a potential threat/flood hazard?</p> <p>If life is at risk please call 111 to request emergency services, followed by a call to Auckland Council Building Control. If you are concerned about property please contact Building Control in the first instance. The help centre phone number is 09 301 0101.</p>

Rawene Road Update

Thursday 1st February 2018



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Public Meeting

The public meeting on Friday 2nd February at 7pm has been *postponed* following a request from the Birkenhead Town Centre Association and the Kaipatiki Local Board. The chair of the local board asked, on behalf of the business association, that we delay the meeting to avoid disrupting Friday night shopping.

We are currently working on a [new date](#) that is likely to be within the next two weeks, and we will confirm that new date over the next day or two.

We will be describing what's happened so far, discussing the plans for the next few months, and taking questions from the community.

Venue:

The Auditorium
Rawene Centre
33 Rawene Rd
Birkenhead
www.rawenecentre.org.nz

Outline of topics for discussion:

Update of emergency works
What next? We will discuss the next stages of design, the construction programme, and what to expect.
Parking: issues raised and feedback
Stormwater

	<p>Parties to be present: Auckland Council Building Control Healthy Waters Auckland Transport Watercare Councillors</p>
<p>Activities on site</p>	<p>The most recent work on site was the formation of some additional boreholes required to better understand the underlying soil and rock structures. That work will be used to inform the design options for a permanent engineering solution.</p> <p>Other recent work on site was the removal of equipment, including the digger that previously fell into the slip, from the top of the site during earlier emergency work. We can confirm that the digger was successfully retrieved and has been taken off site. We thank HiWay Geotechnical for their efforts, which included working during a few challenging weather events, from wind and rain to extreme heat. HiWay Geotechnical have now demobilised their equipment.</p>
<p>Safety exclusion zones</p>	<p>The security arrangements on site are changing. Following the completion of the emergency works and demobilisation of equipment required to achieve that, the two security guards on site were reduced to one. We can now confirm that as of this Friday, 2nd February 2018, there will be no further security guard on site. This is because there is presently not a lot happening on site and there is sufficient signage around the site to ensure that the public is aware of any hazards. Fencing will remain around the perimeter of the slip site.</p>
<p>Future activity</p>	<p>There has been a consultant selected to investigate a number of future design options for the site. We are pleased to announce that Tonkin & Taylor have been successfully appointed to this role and have made a start. Initial options for the remediation of the site will be tabled at the public meeting to gauge public opinions and ideas.</p> <p>Council and AT are closely looking at the parking availability on site. There are a number of options to possibly reinstate some, both, or either, public and private parking and we are hopeful that some of the parking will soon be available again. We will keep you informed and are intending to cover this issue at the public meeting. As always, the parking availability will continue to fluctuate as works are progressed on site. Obviously, works are currently in a hiatus, and therefore the opportunity to re-open parking is available.</p>
<p>Frequently asked questions</p>	<p>We will continue to provide Q and A's when we have information to share. A number of previous questions are on OurAuckland.</p>