

TAURANGA DISTRICT COUNCIL

TO: POLICY/RESOURCES COMMITTEE

REPORT NO: DC 12

FROM: § 7(2)(f)(ii)

DATE: 2 FEBRUARY 1999

SUBJECT: MAUAO STUDIES

FILE: P260-1-11

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**C O N F I D E N T I A L**

**PURPOSE**

To initiate the first stage of a staged study to assess the risk to the public from the slopes above the camp sites at Mauao and develop any remedial actions required.

**REASON FOR CONFIDENTIALITY**

There is a possibility that a stability appraisal of the slopes on Mauao may result in a recommendation for closure of the Mount Camp Ground and/or remedial works for the Hot Pools complex. Disclosure of this information prior to all the facts being available may have commercial implications both for the Council and the current operators.

This report should therefore be in confidential to avoid prejudice to the commercial position of the camping ground and hot pool operators.

**TRANSFER TO OPEN**

The Report/Recommendation can be transferred into the Open upon completion of the stability's studies reports and the acceptance by Council of the recommendations.

**RECOMMENDATION**

**That it be Resolved**

- (a) ***That the § 7(2)(f)(ii) Report (DC12) be received.***
- (b) ***That a stability study be initiated that will assess the risk (if any) to the public from the slopes and rock faces on Mauao. The first stage of the study to be funded from the Reserves Property Purchase and Development Fund for a total cost of no more than \$15,000.***
- (c) ***That the Director of City Services report back the findings and recommendations of the study to the Committee at the end of Stage 1, and include proposed costs for the Stage Two study.***

- (d) ***That Resolution M. (and associated report) be transferred into the open section of the meeting when the final stability studies reports have been completed and the recommendations accepted by Council.***

## 1. BACKGROUND

The Mount Maunganui Borough Council prepared a management plan for Mount Maunganui reserve (as it was then known) which was adopted by that Council in 1980. As a part of this management plan there was policy requiring “*frequent geological inspections.....to determine the stability of the Mount in relation to public safety, with particular regard to camping.....facilities...*”. A copy of this policy is attached. It would appear that this policy was never carried through the Council amalgamation process.

In June of last year a small landslide occurred at the Mount Camp ground following an extended period of wet weather. The slip debris damaged a caravan awning and would have probably caused an injury or worse had the awning been occupied at the time of the slip. The slip site has subsequently been stabilised.

A walk over inspection by Council staff revealed that there is evidence of geologically recent large scale landslide activity of the soil slopes in the immediate vicinity of the camp site. It is understood that several slips have occurred at several locations around Mauao since the 1930’s although nothing specific is recalled by local residents in direct proximity to the camp site.

The inspection also revealed that there are a large number of what appears to be loose boulders and rock blocks evident in the rock faces in the escarpment above the camp site. It is considered that there is a high possibility that these boulders could be dislodged through natural weathering processes or through an earthquake.

It is therefore recommended that a staged stability study be organised to assess the risk to the public from land slides and/or boulder falls. The first phase of the study would be an overview of the site together with an assessment of the likely risk and threats. It is expected this report will recommend a course of action and mitigation measures (Stage 2) and is likely to recommend further more detailed ground investigations and analysis.

## 2. LEGISLATION

The Health and Safety in Employment Act 1992 creates legal obligations for Council as a Principal to the Mount Hot Pools and Mount Camp Ground Contracts. Council also has a “duty of care” to the public pursuant to the law of tort.

### 3. STRATEGIC AND RESOURCE CONSIDERATIONS

- **Strategic Directions**

This policy is aligned with Councils Strategic Directions document Section 2, specifically the need to monitor the environment.

- **Policy**

There is no current policy. It is expected that a new policy will be the outcome of the stability study(s).

- **Asset Management Plans**

The recommendations from the study will need to be included in the asset management plans where relevant.

- **Long Term Financial Strategy**

The financial implications of the study will need to be included in the LTFS where relevant.

- **Funding Policy**

This site is a Passive Reserve and hence the study will be rate funded. The first stage of the study will be funded from the Reserves Property Purchase and Development Fund.

- **Annual Plan/Budget**

This expenditure has not been budgeted in the Annual Plan process. The first stage of the study will be funded from the Reserves Property Purchase and Development Fund for a total cost of no more than \$15,000.

- **Future Annual Plan/Budget Implications**

Should further stages of the study be necessary, funding will be included in the 1999/2000 Annual Plan.

### 4. CONSIDERATIONS

It is possible that closure of the camp ground and/or Hot Pool complex could be a recommended outcome of this study. As such there may be commercial implications to both the camp ground and hot pool operators.

Council's obligations in terms of public safety are also an important consideration in this matter.

## 5. COMMUNICATION ISSUES

This study has the potential to have significant media implications. It is recommended that the Director of Communications is actively involved in all phases of information release. It is further recommended that no information be released until the outcome of the study(s) is completed.

## CONCLUSION/SUMMARY

It is recommended that a study be initiated which will assess what the risk is to the public and what measures are required to quantify and mitigate this risk.

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