

TAURANGA DISTRICT COUNCIL

TO: POLICY & RESOURCES COMMITTEE **REPORT NO:** DC 599
FROM: DIRECTOR OF FINANCE **DATE:** 4 OCTOBER 1999
SUBJECT: SLOPE STABILISATION: MOUNT MOTOR CAMP **FILE:** 1880/29/99

PURPOSE

The purpose of this report is to approve unbudgeted expenditure to protect campsites from slips and falling debris off Mauao.

RECOMMENDATION

That it be Resolved

- (a) ***That the Director of Finances Report (DC 599) be received.***
- (b) ***That Council approve expenditure of \$32,000.00 for the purpose of building retention walls to stabilise land at the Mount Domain Motor Camp. Anticipated additional revenue of \$22,000 will offset this cost.***
- (c) ***That the shortfall in additional revenue be funded from the Reserves Property Purchase and Development Fund.***

1. BACKGROUND

In July 1998, following a period of intense rainfall, a small debris flow entered the northern end of the camp. The area from which the debris emanated had been sprayed some time earlier and trees and shrubs planted. It is possible that this activity disturbed the soil cover and made the area more prone to the effects of unusually high-density rainfall. At that time caravans were moved from at risk sites and some small retaining structures were installed. Caravans were then returned to the sites.

Specialist engineering consultant Dr Laurie Richards was engaged by Council's Facilities and Reserves staff to assess and advise on the risks associated with the Motor Camp site. Dr Richard's report on 31 May 1999 recommended that caravans not be permitted on the adjacent nine caravan sites until the slopes were stabilised and retaining walls put in place. Local consulting engineers were then asked to prepare a Hazard Management Plan for the site and to assist Council by supervising the remedial work.

Shrimpton and Lipinski have reported back on 29 September estimating total costs of completing the Hazard Plan and undertaking the required works at \$32,000.

Deposits have been accepted for bookings on the affected sites. Annual revenue from these sites last financial year was \$17,100.00.

The proposed expenditure of \$32,000 on the remedial works will enable Council to meet its obligations to campers and will also secure revenue streams for the years to come. The affected sites are at the rear of the Ocean Camp. Ocean campsites are generally more sought after by campers than some other sites in the Pilot Bay and Harbour camps.

Work on the site must commence immediately if existing bookings from campers are to be honoured for the coming summer season.

2. LEGISLATION

The Mount Maunganui Domain Motor camp is situated on land classified as Recreational Reserve and therefore is subject to the Reserves Act 1977.

A Reserve Management Plan is in place for Mauao.

The proposed works are a risk management initiative aimed at protecting life and property to enable the Reserve to continue to be used for public purposes consistent with the Reserves Act and the Mauao Management Plan.

3. STRATEGIC AND RESOURCE CONSIDERATIONS

- **Strategic Directions**

Council has a responsibility for wise stewardship of this community asset and for protecting our natural environment.

- **Policy**

Policy M31.32(A) dated 20 March 1990:

That as a matter of policy, the Tauranga District Council agrees that Mount Maunganui Domain Motor Camping Ground continue to operate and be promoted as a family camping ground, but that this policy be further reviewed when an operational review of the camp is undertaken

- **Asset Management Plans**

No separate Asset Management Plan has been prepared for the Motor Camp.

- **Long Term Financial Strategy**

No provision has been made for this expenditure in the LTFS.

- **Funding Policy**

The funding policy requires that the camp be funded from user charges and be totally self-sufficient. An operating surplus in the

vicinity of \$150,000 is budgeted for the Motor Camp for the 1999/2000 financial year

- **Annual Plan/Budget**

User Fees	\$250,000
Operational Expenditure	\$95,460
Capital Expenditure	\$16,000

Surpluses from the Motor Camp are paid into the Reserves Property Purchase and Development Fund.

It is anticipated that there will be a shortfall of approximately \$10,000 between the cost of the slope stabilisation and additional revenues generated from the management contract renewal and the increased area made available as a result of the land stabilisation. It is proposed that this deficit be funded from the Reserves Property Purchase and Development Fund.

This expenditure was not provided for in the Annual Plan because the need to undertake remedial work had not been identified at that time.

The expenditure is required now to secure future revenue streams and to enable Council to honour customer bookings for the coming summer.

No separate consultation is necessary given that the expenditure is to allow Council to continue to provide planned and budgeted services consistent with existing Council policy for the Motor Camp.

- **Future Annual Plan/Budget Implications**

While the expense will be incurred in the 1999/2000 financial year it will enable revenues in the vicinity of \$17,000 per year to be produced in future budget periods.

4. **OPTIONS**

Should Council not commit to the proposed \$32,000 expenditure then annual revenues from the Motor camp will reduce by \$17,000 p.a., accepted bookings for the current year will not be honoured and a portion of the camping ground will not be utilised for its intended purpose. The loss of use and revenue from the site will be ongoing in future years.

Adoption of this proposal would enable Council to honour bookings (except for one site that would remain unsafe) and make full use of the reserve and motor camp facilities.

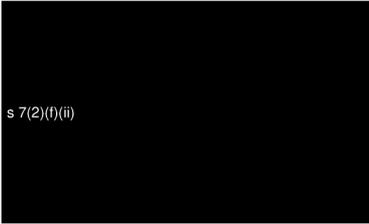
5. **COMMUNICATION ISSUES**

Provided that the remedial work is undertaken, no communication issues are anticipated.

Should Council decide not to proceed with the work it will be necessary to communicate this to campers with existing bookings for the affected sites. For those who have booked over the peak summer period there is no room in the camp to provide them with alternative sites.

CONCLUSION/SUMMARY

Approval of the additional expenditure is recommended for the purposes of ensuring the ongoing use of the affected area for camping activities, honouring the existing bookings of campers and protecting future revenue streams.



§ 7(2)(f)(ii)