

## 7. DUVAUCHELLE RESERVE MANAGER'S RESIDENCE

<b>General Manager responsible:</b>	General Manager Community Services, DDI 941-8607
<b>Officer responsible:</b>	Recreation and Sport Manager
<b>Author:</b>	David Rowland, Property Consultant

### PURPOSE OF REPORT

1. The purpose of this report is to obtain the Council's approval to replace the existing Camp Manager's residence at the Duvauchelle Camp Ground.

### EXECUTIVE SUMMARY

2. The Duvauchelle Reserve Management Committee have made an application to the Council to erect a new Camp Manager's residence at the camp ground in Duvauchelle. A copy of that application is **attached** along with proposed floor and site plans.
3. The present quarters are a combined garage/studio unit, they are small and cramped and no longer satisfactory. Such accommodation is also a limiting factor for future appointees to the position of Camp Manager to couples without children. If consent is granted the current residence will be added to the camp rental pool and be available for rental.
4. The new residence is estimated to cost close to \$165,000 based on a recent quote and the Management Committee has available funds of around \$120,000. It is considered that camp operating surpluses from the coming season will fund the balance of the cost.
5. The project will be overseen by the Council's Capital Programme Group.
6. The proposed residence has a timber floor and will be elevated on concrete piles allowing it to be relocated at any time in the future should that be deemed necessary. All specifications would be considered and approved before formal application is made for building and or resource consent.
7. The Duvauchelle Reserve Management Committee is a subcommittee of the Council. However, they report to the Akaroa/Wairewa Community Board through the Recreation and Sports Unit. The Board has been advised of the application and on 21 August 2008 resolved to support the Committee in its proposal to build a manager's residence.

### FINANCIAL IMPLICATIONS

8. The Duvauchelle Reserve Management Committee has accumulated \$120,000 from operating surpluses to fund this capital expenditure. Profits from the 2008/09 summer are considered sufficient to fund the balance of the project estimated at \$45,000.
9. Since amalgamation the camp ground, its assets and operating budgets have become the property of the Council administered by the Recreation and Sports Unit. This being the case it is appropriate to fund the project from the Recreation and Sports Unit capital budget. The Recreation and Sports unit capital budget will, in turn, be refunded from the accumulated operating surpluses of the camp.
10. Depreciation and maintenance will be funded from the Duvauchelle Reserve Management Committee's annual operating surplus.

### Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

11. The current level of service will be maintained at pre-amalgamation levels in that a suitable Camp Manager's residence is provided on site. However, this project is not provided for in the LTCCP. Any adjustments required will be incorporated into the next Recreation and Sports Unit capital budget.

## **LEGAL CONSIDERATIONS**

12. The Duvauchelle Reserve Management Committee is a subcommittee of the Council. However, it reports to the Akaroa/Wairewa Community Board and they manage the Duvauchelle Reserve (Camp) on the Council's behalf through the Recreation and Sports Unit. The current account balance are effectively the property of the Council.
13. The reserve (camp) by notice in the NZ Gazette 1992 at page 1431 was vested in the former Banks Peninsula District Council "in trust as recreation reserves". The Council is the administering authority of the reserve.

### **Have you considered the legal implications of the issue under consideration?**

14. Yes. The authority to consent to erect residences for officers and servants of an administering authority is contained in Section 53(k) of the Reserves Act 1977. There is further provision that where the administering body is a local authority the consent of the Minister of Conservation (DOC) shall not be necessary.
15. This reserve does not have an approved Management Plan, it follows therefore that a resource consent will be required before construction can commence. The Management Plan is currently under consideration and a new building would have been contemplated as there has been a desire to erect a new residence for a number of years.

## **ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

15. Current level of service will be maintained.

### **Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

17. Current level of service will be maintained at pre amalgamation levels in that a suitable Camp Manager's residence is provided on site. However, this project is not provided for in the LTCCP.

## **ALIGNMENT WITH STRATEGIES**

18. Not applicable.

### **Do the recommendations align with the Council's strategies?**

19. Not applicable.

## **CONSULTATION FULFILMENT**

20. Consultation is not required to erect the residence as proposed.

## **STAFF RECOMMENDATION**

It is recommended that the Council:

- (a) As the administering authority of the Duvauchelle Reserve under the Reserves Act 1977 grant consent to the Duvauchelle Reserve Management Committee and Recreation and Sports Unit to erect a new Camp Manager's residence at the Camp.
- (b) Approve funding of up to \$165,000 from the Recreation and Sport Capital Programme which will be fully funded from operating surpluses.
- (c) Authorise the Recreation and Sports Manager to approve any final building plans and specifications along with the final position of the residence within the camp grounds.