



STAFF REPORT

TO: Environment & Planning Subcommittee

FROM: Glenn Thorn, Reserves Officer/AMS Officer, Community Services Department

REFERENCE: RM 070582, RM070583, RM070584, RM070585, RM070586, RM070587, RM0701007

SUBJECT: **SEBASTIEN VINEYARD LTD – REPORT EP08/02/002 –**
Report prepared for 1 February 2008 hearing

BACKGROUND

I have been asked to provide Council with a memorandum outlining Community Services recommendations with respect to the formation of a walkway within the applicant's site and to provide some anecdotal comments with respect to the day to day functioning of walkways within the district.

A site visit was undertaken on 22 August with the Reserves Manager and Planner, Subdivision Officer, site manager and the applicant's consultant. We walked over the site and obtained a feel for the lay of the land along with the layout of the subdivision in order to determine if a walkway could follow the boundary to the rear of the property.

The following issues have been raised by the applicant and submitters:

Topography

The topography is mainly gentle rolling low hillside with only two sections of terrain that would exceed the standard straight line walkway/cycleway formation of 1 in 5.7. However depending on the classification of this walkway/cycleway we have a grade range that can be worked within that would allow the formation of a 1.5-2 metre wide compacted gravel walkway/cycleway within a 5 metre wide easement.

The first being a section approx 140 metre long running up from the wetland area from Horton Road to lot 7. Within this section we could look at options of meandering the path to keep within the required grade or creating short flatter sections of the walkway/cycleway approximately every 50 metres.

The second section is within one of the hollows running along the rear boundary behind lots 6 and 8. The placement of either a culvert or section of boardwalk across the base of the hollow would help reduce the steeper grade from within this hollow and allow the walkway/cycleway to be developed along the existing boundary line.

The land is clean clear pasture and orchard headland which would allow ease of walkway/cycleway formation.

Mitigation of cross boundary and privacy issues

There are a number of ways to mitigate cross boundary and privacy issues if they were to arise. Other locations within the district we have used signage in order to inform users of the walkway/cycleway or the surrounding activities that may occur along the section of access. These have included information on Horticultural and Agricultural activities (including but not limited to noise, spray drift, stock) along with general information about privacy control of dogs on the access.

In order to provide some privacy sections of screening via vegetative planting can be carried out.

Fencing the access is also an option to keep users within the formed access.

Proximity of walkway to wetland

A submitter has raised concerns about the proximity of a walkway to the proposed wetland on the site however the walkway can be formed in a manner which minimises any adverse effects on vegetation and wildlife within the wetland.

RECOMMENDATION

Formation standards

It is recommended that the walkway/cycleways shall have a formation width of 1.5-2 metres generally within a 5 metre wide public access easement. The formation of the walk/cycleways shall be undertaken in accordance with the TDC Engineering Standards and the New Zealand Walkway Standard SNZ HB 8630:2004 as part of the development works. The costs of formation may be credited against the reserve fund contributions (subject to a quote acceptable to Council).

Community Services staff are happy to work through design details in order to achieve an outcome which best meets both the Councils and applicants objectives.

Glenn Thorn
Reserves Officer/AMS Officer