

SMBI LAND ACQUISITION FOR TRAIL NETWORK

Objective Reference:	A261527 Reports and Attachments (Archives)
Attachments:	<u>Proposed Heritage Trail</u> <u>Aerial View</u>
Authorising Officer:	Gary Soutar General Manager Infrastructure and Operations
Responsible Officer:	Meg Warnock Acting Group Manager City Spaces
Report Author:	Allison Fergusson Acting Principal Advisor City Spaces Strategy

PURPOSE

The purpose of this report is to seek resolution from Council to delegate authority to the Chief Executive Officer (CEO) to acquire 6 Kim Crescent and 23 Tingara Street, Macleay Island, to complete the Macleay Island Heritage and Recreation Trail on the north-western side of Macleay Island.

BACKGROUND

At the General Meeting of 19 September 2012 (Item No. 12.1.3), Council resolved:

1. To negotiate to acquire either number 12 Kim Crescent, Macleay Island, described as Lot 6 on RP135015, or number 10 Kim Crescent, Macleay Island, described as Lot 5 RP135015, to complete the Site 14 link for the Macleay Island Heritage Trail, on mutually agreed terms with either owner;
2. That Council do not undertake any actions to resume either property under the *Acquisitions of Land Act 1967*;
3. To progress an amendment to the Redland Planning Scheme to rezone number 12 Kim Crescent from Open Space to SMBI Residential;
4. To delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to execute all documents in relation to the acquisition should either owner be agreeable;
5. To include the alternative route along Tingara Street, into Kate Street and then back along Dalpura Street, as part of the official Macleay Island Heritage Trail, to be amended in the event of any future negotiated acquisition; and
6. That this report remains confidential.

In relation to part 1 of the above resolution, Council officers have made

On 12 November 2012, Council received a letter from the Macleay Island Progress Association (MIPA), who put forward a proposal to secure the “final” link in a heritage trail around Macleay Island.

MIPA proposed the missing trail link is between Kim Crescent and Tingara Street. At this time, 6 Kim Crescent and 23 Tingara Street were vacant and for sale. These lots were very close in proximity to 10 and 12 Kim Crescent, lots that Council had previously attempted to acquire.

No further actions were undertaken on this matter until after Division 5 Councillor presented a Notice of Motion at the Council meeting of 29 October 2014. This Notice of Motion requested that officers identify opportunities to acquire vacant land, between Tingara Street and Dalpura Streets Macleay Island. The vacant land acquisitions would enable the completion of the missing trail link on the northern section of Macleay Island Heritage and Recreation Trail. The Division 5 Councillor also requested that a short list of surplus Council vacant land on the Southern Moreton Bay Islands (SMBI) be identified for disposal to help acquire the land identified to complete the trail network.

ISSUES

- Officers have made unsuccessful attempts to acquire [REDACTED]
- 6 Kim Crescent (617m²) and 23 Tingara Street (617m²) would provide the required trail link. These lots are both currently vacant and available for sale.
- Council could acquire 6 Kim Crescent and 23 Tingara Street through:
 - a) exchange of Council owned lots including 31 Tingara Street;
 - b) purchase of the lots.
- The Division 5 Councillor is supportive of the MIPA proposal and Council officers from City Infrastructure are also supportive of the MIPA proposal.
- The owners of the vacant lots for sale will unlikely wish to exchange their lots for other lots in the same street or on the island.
- Council will require the budget to purchase these two properties.
- Council officers have identified 31 Tingara Street as land that could be sold, which could partially offset the purchase of 6 Kim Crescent and 23 Tingara Street.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements to acquire the lots to provide the missing trail link.

Risk Management

There are no identified risks in not acquiring the lots to provide the missing trail link.

Financial

There are budget implications for the purchase of these two properties. The current real estate listed prices are:

- 6 Kim Crescent - [REDACTED] (unimproved land valuation); and
- 23 Tingara Street [REDACTED] (source Raine & Horne).

Total budget required is approximately [REDACTED]. This includes:

- [REDACTED] - combined property purchase price;
- [REDACTED] - due diligence assessments and site preparatory works including fencing, signage and initial management such as pest management, remediation, clean up and track works, and where appropriate, works required to prepare the property for development amounting to 5% to 20% of purchase costs, depending on the scope of works required;

The budget could be funded through the Environment Separate Charge.

The sale of 31 Tingara Street could partially offset the purchase of 6 Kim Crescent and 23 Tingara Street Macleay Island.

Social

There are many social benefits of the proposed trail link, particularly with a large senior and disabled population on the Southern Moreton Bay Islands:

- 21.4% are aged 65 years and over compared with 13.7% in Redland City LGA; and
- 8.9% of island residents are in need of assistance because of a profound or severe disability, which is almost double the rate of Redland City LGA at 4.7%.

These benefits include:

- close proximity to many of the island's recreation venues and a new pedestrian bridge that has just been installed 400 metres around the corner in Attunga Street;
- reduces 500 metres off the journey for residents and visitors providing a more contiguous walking experience along the water front;
- provides a main link to the dog off leash area in Attunga Street for residents to the north; and
- provides more direct access (600 metres as opposed to 1120 metres without the link) to the Bowls Club, Sailing Club, Arts Association, Heritage Club, Coast Road Park and in the north to the Dalpura Bay precinct where there is a public toilet facility.

Alignment with Council's Policy and Plans

1.0 Healthy natural environment

- 1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.

2.0 Green living

- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.

3.0 Embracing the bay

- 3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services.

7.0 Strong and connected communities

- 7.2 Council maximises community benefits from the use of its parklands and facilities by improving access to, and the quality and shared use of, public spaces and facilities by groups for sporting, recreational and community activities.

CONSULTATION

The following Council officers have been consulted in the development of this report and its attachments:

- Division 5 Councillor;
- Group Manager City Infrastructure;
- Service Manager Public Place Projects;
- Service Manager Parks and Conservation;
- Principal Property Consultant who advised that the owners of the vacant lots for sale are not likely to want to exchange their lots for other lots on the island or in the same street;
- Policy & Strategy Officer;
- Business & Infrastructure Finance team.

OPTIONS

Option 1:

That Council resolves to:

1. To delegate its powers under s.262(3)(b) of the *Local Government Act 2009* to the Chief Executive Officer to acquire 6 Kim Crescent and 23 Tingara Street, Macleay Island to complete the northern section of Macleay Island Eco-Heritage and Recreation Trail;
2. To approve the budget of [REDACTED] using the Environment Separate Charge, to fund the acquisition of these properties including due diligence assessments and site preparatory works;

3. That the Chief Executive Officer be authorised to sign all documentation associated with acquisition of these properties; and
4. That this report remains confidential until any acquisition has been successfully completed.

Option 2:

That Council resolves to not proceed with the acquisition of lots to complete the northern section of Macleay Island Eco-Heritage and Recreation Trail.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To proceed with the land acquisitions for the SMBI Trail Network as detailed in this report;**
2. **That the Chief Executive Officer be delegated authority under s.257(1)(b) of the *Local Government Act 2009* to sign all documentation associated with acquisition of these properties; and**
3. **That this report remains confidential until any acquisitions has been successfully completed or rejected, subject to redacting as necessary private and commercial in confidence information.**

Attachment 1: Proposed Heritage Trail through the acquisition of 6 Kim Crescent and 23 Tingara Street Macleay Island



Attachment 2: Aerial view of section of Macleay Island Eco-Heritage and Recreation Trail

