

Subdivision Consent Application

Paparoa Community Charitable Trust

Franklin Road, Paparoa.



Affected Party Approval Pack

Do you think this is important for Paparoa?

- The Paparoa Community Charitable Trust is preparing the application for the subdivision consent to enable this project to proceed. This pack of material has been prepared to provide information about the development and to seek your support.
- If your support is given, it will be included in the application that is presented to Council. It is intended to request that Council undertake a Public Notification of this application as part of the processing of this application. This will provide further opportunity to provide support for the project and also opportunity to express your views on it.
- If you have any questions or concerns that you would like to discuss before the application is presented to Kaipara District Council, please contact Wayne Birt. Phone: 09 280 9591, or 027 2091940; email: info@landsurveyors.co.nz, or by post: Birt & Currie Surveyors Ltd, PO Box 120 Paparoa 0543.

**Affected Person's Written Approval (Section 95E (3) (a)/95F (b) of the
Resource Management Act 1991)**

To: Kaipara District Council

1 To be completed by the person requesting approval

Application Address: Franklin Road, Paparoa

Applicant: Paparoa Community Charitable Trust

Description of Proposal: Subdivide NW94, Pts SE 94 & Pts N93 Parish of Paparoa
to create 15 residential sections and 14 seniors village sections.

2 To be completed by the person or organisation giving his or her approval:

Full Name(s):

I am the owner/occupier (delete one) of the property located at:

Contact Telephone Number:

I/we have sighted plans and supporting information for the above activity.

I/we understand that, if I/we give my/our approval, the Kaipara District Council shall not take into account any effects that the proposed activity may have on me/us, when considering the application (Section 104(3)(a)(ii) of the Resource Management Act 1991).

.....
Signature of Person Affected

.....
Date

.....
Signature of Person Affected

.....
Date

NOTE: If you do not understand what this form is, or details about the application associated with this form, do not sign it.

Guidelines for Potentially Affected Parties Request for Written Approval

Why is your written approval required?

If you have been asked to sign this form, it will be because someone is proposing an activity that requires a resource consent and you have been identified as a potentially affected party.

For a resource consent application to be processed on a non-notified process, the applicant needs to:

- 1 Show that the proposed activity has no more than minor effects on the environment; and
- 2 Obtain the written approval of any person that the Council considers may be potentially affected to at least a minor degree.

The process is designed to give you an opportunity to consider the proposal and decide for yourself whether you are affected or not and, if so, to what extent.

What should you do?

- 1 Study the application and plans (if any) of the proposed activity. These should help you understand any potential effects.
- 2 Decide whether the proposal will have any environmental effects on you – and if so to what extent.
- 3 If you are happy with the proposal and wish to give your approval, you may do so by signing the written approval form, and copies of any associated plans.

If you are concerned about giving your written approval, you may wish to discuss the proposal with the applicant and/or the Kaipara District Council. Discussing the proposal may assist with resolving any issues of concern.

If you continue to be concerned with the proposal, you do not have to sign the form. However, it is important that you let the Kaipara District Council and the applicant know you will not be giving your approval and why.

If after assessing your reasons for not signing, the Kaipara District Council still considers that you are a potentially affected party due to demonstrated environmental effects, the application will be publicly or limited notified (submissions sought).

Note:

- 1 By signing the written approval form you still retain the right to contact the Kaipara District Council or lodge a complaint if you become concerned that the applicant is not complying with the conditions of their resource consent.
- 2 Approval may be withdrawn in writing up to the time that the application is considered and determined.

If you have any queries relating to written approvals, please contact the Kaipara District Council.



Birt and Currie Surveyors Ltd

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Director

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DATE: 10th April 2017

FILE N° 896

PROPOSED SUBDIVISION DEVELOPMENT FOR PAPAROA COMMUNITY CHARITABLE TRUST, FRANKLIN ROAD, PAPAROA.

Introduction

In recent years Progressive Paparoa Inc. and the Lions Club of Paparoa have conducted some surveys of the residents of Paparoa and surrounding districts to determine the needs and wants of the community. One of the common themes noted in the results of these surveys was that people felt that there was a lack of suitable places available for our older citizens to retire to so that they were not forced to move away from their friends and families in order to find something that would be suitable for their needs.

Progressive Paparoa Inc. undertook an investigation to determine whether suitable property could be created. It was considered that suitable land would need to avoid conflicts with State Highway traffic, be private and secure, have an easy contour, be free of natural hazards such as flooding, and avoid conflicts of land use. The land would also need to be close to amenities and services such as the store, cafes, shops, parks and reserves, and be pedestrian friendly. In addition the site should have good views, with a rural outlook and with good solar access. The land must have the ability to be economically and sustainably developed, and be of sufficient size to allow for future expansion if required.

The investigating committee located a property on Franklin Road which is considered well suited to match this list of requirements. Considerable time and effort was put into analysing the suitability of the property and assessing the economic feasibility of the project. The residents of Paparoa were canvassed to gauge support for the project. It was deemed that the land could be made available, was suitable, that the economic feasibility of the project was achievable and that the project had positive support from the local community.

The Paparoa Community Charitable Trust has been formed and registered with the Charities Commission to undertake the project. This entity does not of itself have financing to begin the project, but will be reliant upon special financing agreements until such time as the project has progressed sufficiently for normal commercial financing arrangements to be made.

Proposal

The land identified as being suitable for the project is currently owned by Derek Hames Limited and is located to the north west and west of the existing residential properties in Franklin Road. This land is held in numerous titles, but the boundaries are not currently configured in a way that can be readily utilised. Another issue to be resolved is the change in land use from rural farm land to residential occupations.

The first stage of the project will be to undertake a boundary adjustment to create a title that can be further developed. This is shown on sheet 1 of the attached scheme plans. It is proposed that the five existing titles will be subject to a boundary adjustment subdivision to create four titles which will have a better configuration of boundaries. Lot 100 will be retained as a large farm title that is intended to continue to be farmed with the adjacent titles owned by Derek Hames Ltd. Lots 101 & 102 may also continue to be similarly farmed. However, in the future, they may be sold and developed as lifestyle

blocks with a house on each title. The Paparoa Community Charitable Trust intends to purchase Lot 103, comprising approximately 9.8 ha, for the proposed Lifestyle Village development and a conditional Sale and Purchase Agreement has now been signed with Derek Hames Ltd.

The second stage of the project will be to create fifteen residential sections ranging in size from approximately 5068 m² to 1683 m² shown as Lots 1 – 15 on sheet 2 of the attached scheme plans. There will be a new legal street (Lot 17) created to provide access to these sections. This will be vested in the Kaipara District Council as a legal road, and will be constructed to an urban street standard with a dual carriageway and footpaths. The existing footpath in Franklin Road is to be extended from its current termination through the proposed Local Purpose (Accessway) Reserve (Lot 16) to connect with the new road near to its southern end, where footpaths will be provided for pedestrians alongside the road formation. The purpose of this initial part of the project is to generate sufficient capital to develop the seniors' village, which will be created on Lot 104.

The third stage of the project is shown on sheets 3 & 4 of the attached scheme plan. This will involve creating fourteen sites ranging in size from 401 m² to 896 m², and shown as Lots 50 – 63. A common lot will be created to provide a central accessway containing a low speed, one-way, loop road that will be shared by vehicles and pedestrians alike. This area will also provide space for services, parking and some open space for recreational use of the co-owners of this lot. A pedestrian linkage will be provided from the common lot to the Local Purpose (Accessway) Reserve so that pedestrians in the village can readily access the Paparoa village using the existing footpath in Franklin Road. It is proposed to create an Esplanade Reserve along the existing stream running through the property to provide another pedestrian linkage from the development via the existing esplanade reserve to the existing footpath on State Highway 12, just on the northern side of Cliffs Bridge. This esplanade reserve will contain approximately 0.98 hectares of land. Taking lessons from the ongoing development of the seniors village in Maungaturoto, it was considered prudent to reserve some additional land for future expansion, should the need arise. Lot 65 provides additional land that may be developed in the future to meet this demand. At this time it is not known whether there will be sufficient demand to develop this area, or what form this might take. This future development is unlikely to contain as many residential units as those contained in this current scheme because a portion of the land would be required for access, servicing and suitable effluent disposal area. Any future development of this area would be required to go through a resource consent process wherever it was not a Permitted Activity under the District Plan.

District Plan

The land is contained within the **Rural** Zone in the District Plan. This application is considered, overall, to be a non-complying activity. The proposed subdivision contravenes the rules governing allotment size, residential density and land use relating to the Rural Zone.

Effects:

The change in land use from rural grazing to residential will have some effects. It was considered important to ensure that the land is capable of sustaining such a change. The effects of the development relate to many different aspects including the servicing of the land, traffic and pedestrian access, improvements in open space and parks, visual amenity effects, social and economic effects.

A geotechnical engineering assessment has been undertaken to determine whether the land contained within Lot 103 could be developed with housing. This investigation looked at the soils and geology and determined suitable parameters for housing foundations and for the disposal of stormwater and effluent on site in such a way that it does not have any adverse effects on the land and also on other properties nearby and downstream. This investigation determined that, subject to its recommendations, the development can proceed without creating adverse effects.

With respect to stormwater, it is proposed to provide some attenuation structures as part of the civil works for the development. It is also proposed to ensure that Council requires that all new housing that is established on the property provide attenuation of stormwater flows away from each property.

The purpose of both types of stormwater attenuation is to ensure that the post-development flows of stormwater coming from the property do not exceed the pre-development flows. The design of the stormwater pipes serving the subdivision will ensure that the stormwater from the developed area will be directed through some attenuation ponds and out towards a watercourse that drains to the west of the property into a tributary of the Paparoa Stream which flows under Cliff's Bridge on State Highway 12.

There is no Council owned reticulated effluent disposal system available in Paparoa. Furthermore, Council have no plans to create one. Effluent disposal will be required to be made to the land on which the development will sit. The clay soils do not provide good soakage for effluent. Care will also be taken to ensure that the application of effluent to land does not have any effect on the stability of the land. Within these parameters, particular care is required in the design and construction and the ongoing maintenance of the effluent disposal systems provided. The geotechnical report has been based on comprehensive soils testing and has provided appropriate parameters for the establishment of these effluent disposal systems. In the case of Lots 1 – 15, it is intended that each property will have an individual effluent secondary treatment and disposal system. There is sufficient land provided in each of these sites to accommodate this together with space for housing, access, garaging, landscaping & gardens. With regards the seniors village area, there is insufficient land contained within each site to contain the required surface area for disposal of effluent. Therefore it is considered necessary to create a communal effluent disposal system. In order to prove that it is indeed possible to create such a system and confirm that there are no adverse environmental effects, Waterflow Ltd have undertaken some additional testing and have carefully designed a system that will serve these properties within the parameters set by the geotechnical engineers, and taking account of the constraints of the land. This system will be a secondary treatment system, with a very low rate of irrigation applied to the disposal field. This disposal field will be located on the slope at the southern side of the housing development. This slope has been carefully examined by the geotechnical engineers to determine the suitability of the land to take this secondary treated effluent. They have determined that it can do so, but the rate of application that they have recommended should not be exceeded. It will be required that suitable plantings be placed on this slope to provide the required evapotranspiration. These plantings will serve three purposes. Firstly they will provide the required evapotranspiration to dispose of the secondary treated effluent. They will assist to bind the soils on the slope, thereby providing some additional reinforcement to its stability. Thirdly, the plantings will provide some screening and softening of the new buildings as they might appear from the existing housing on Franklin Road.

There is no Council owned reticulated water supply system available in Paparoa. Therefore all of the new houses in the development will be reliant upon roof collected and tank stored water supply. In addition to this, suitable water supply tanks will be required to provide suitable firefighting water supply within the development. The firefighting water supply will be designed in consultation with the New Zealand Fire Service.

Vehicular traffic will access the development of Lot 103 off Franklin Road via the new road to be constructed approximately 420 metres from the intersection of Franklin Road with State Highway 12. Franklin Road at this intersection has a sealed, two lane carriageway and is contained within a 50 km/hr urban speed restriction zone. It is intended to construct the new road intersection to the Austroads Intersections at Grade Standard, providing a safe geometry. The available sightlines from this intersection are good. The roading within the new legal road will be constructed with a two lane carriageway with appropriate kerbs and stormwater control. Footpaths will be provided as explained above. It is not intended to further extend the footpath along Franklin Road because the existing road geometry makes this a much less safe option.

When considering the possible increases in traffic flows from properties following developments of this nature, it is often considered that a residential property will create eight equivalent car movements per day. With this in mind, the larger sections may create an additional 120 car movements per day. It is considered that the seniors' village will generate fewer car movements because these residents are unlikely to be travelling to and from work, or transporting children to and

from various activities. Therefore it is considered that it is unlikely that these properties will generate more than four equivalent car movements per day, adding possibly another fifty six traffic movements. Traffic count figures obtained from Council show that the Annual Daily Traffic on Franklin Road is 200 vehicles. The figures supplied by Council were measured in 1996. Therefore the proposed development may almost double the traffic carried by Franklin Road.

Franklin Road is already well constructed to a good urban street standard with two lanes for traffic flow, and appropriate kerbs and footpaths. Sight lines are good and the geometry of the road cannot be improved beyond its current form. It is not intended to undertake any additional construction work on Franklin Road, which is considered to already be suitably constructed.

During the construction phase of the development there will inevitably be an increase in traffic on Franklin Road. However, all traffic will be required to comply with existing road rules and health and safety standards. Council will require appropriate dust suppression and controls to avoid tracking of soils from the property as it is being developed. Furthermore, it is expected that Council will restrict the hours of construction so that this activity can only occur during reasonable times of the day.

Most of the proposed development will not be directly visible by the existing residents in Franklin Road because of the trees growing in the creek area and because of the existing contour of the land, which slopes away from the crest of the scarp which is currently visible. Part of the new housing in the seniors' village will be seen by some of the residents in Franklin Road. However, there will be a need to undertake plantings of suitable native species on the slope around the southern edge of the development for the proposed effluent disposal system. This will assist to provide a good measure of screening without creating shading that taller tree species may give.

It is expected that gardens and landscaping will be established around the new houses as they are developed. This will assist to soften any hard lines of new buildings and enrich the current grassland views with a more varied matrix of vegetation that comes with residential landscaping.

The Kaipara District Council has already been consulted with regard to the ongoing protection of the stream within the property. Council have indicated that they will accept an esplanade reserve to be created along this stream. Since the stream meanders along the lower lying parts of the property, this reserve will require approximately 0.98 hectares of land. This will provide a linkage with the existing esplanade reserve adjoining State Highway 12 and the termination of the existing footpath in Franklin Road, and provide an opportunity to enjoy a walk in a grove of trees along the stream.

Historically, small rural towns often struggle to maintain economic viability. There are less opportunities for prosperity available with the smaller population. It is envisaged that this development will provide a boost to the economy of Paparoa with the initial construction in the first instance, then in providing additional population to support and purchase local goods and services. The seniors' village is also likely to require services such as grounds keeping, home care services and other services such as trades. It is considered that the development will provide a positive economic effect for the Paparoa community.

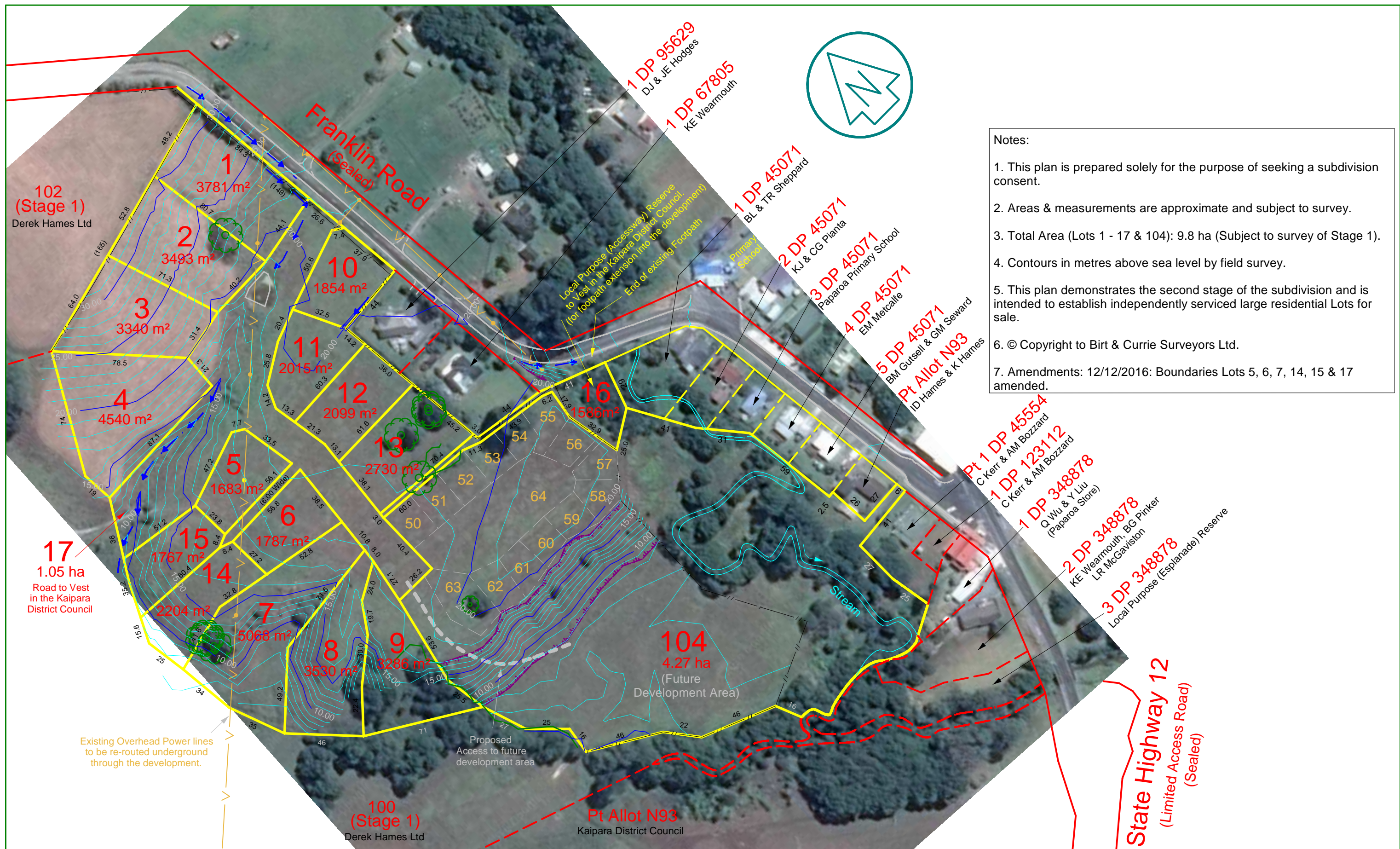
The main purpose of this development is to provide a local place for our more senior residents to relocate to when they look to retire from business, the farm, or the workplace. Until now there has been little opportunity for our seniors to remain in their local community, and they have often been forced to move away from friends, families and their social networks. This development will provide a very positive social boost for Paparoa and its surrounding districts.

I consider the adverse environmental effects of this proposal to be no more than minor for the above reasons and the mitigation measures which Council will impose in granting the subdivision consent.



Wayne Birt.
Registered Surveyor

Paparoa Lifestyle Village Development - Stage 1.
Lots 100 - 103 Being a Proposed Subdivision of NW94,
Pts Allot SE94 & Pts Allot N93 Parish of Paparoa.



- Notes:
1. This plan is prepared solely for the purpose of seeking a subdivision consent.
 2. Areas & measurements are approximate and subject to survey.
 3. Total Area (Lots 1 - 17 & 104): 9.8 ha (Subject to survey of Stage 1).
 4. Contours in metres above sea level by field survey.
 5. This plan demonstrates the second stage of the subdivision and is intended to establish independently serviced large residential Lots for sale.
 6. © Copyright to Birt & Currie Surveyors Ltd.
 7. Amendments: 12/12/2016: Boundaries Lots 5, 6, 7, 14, 15 & 17 amended.

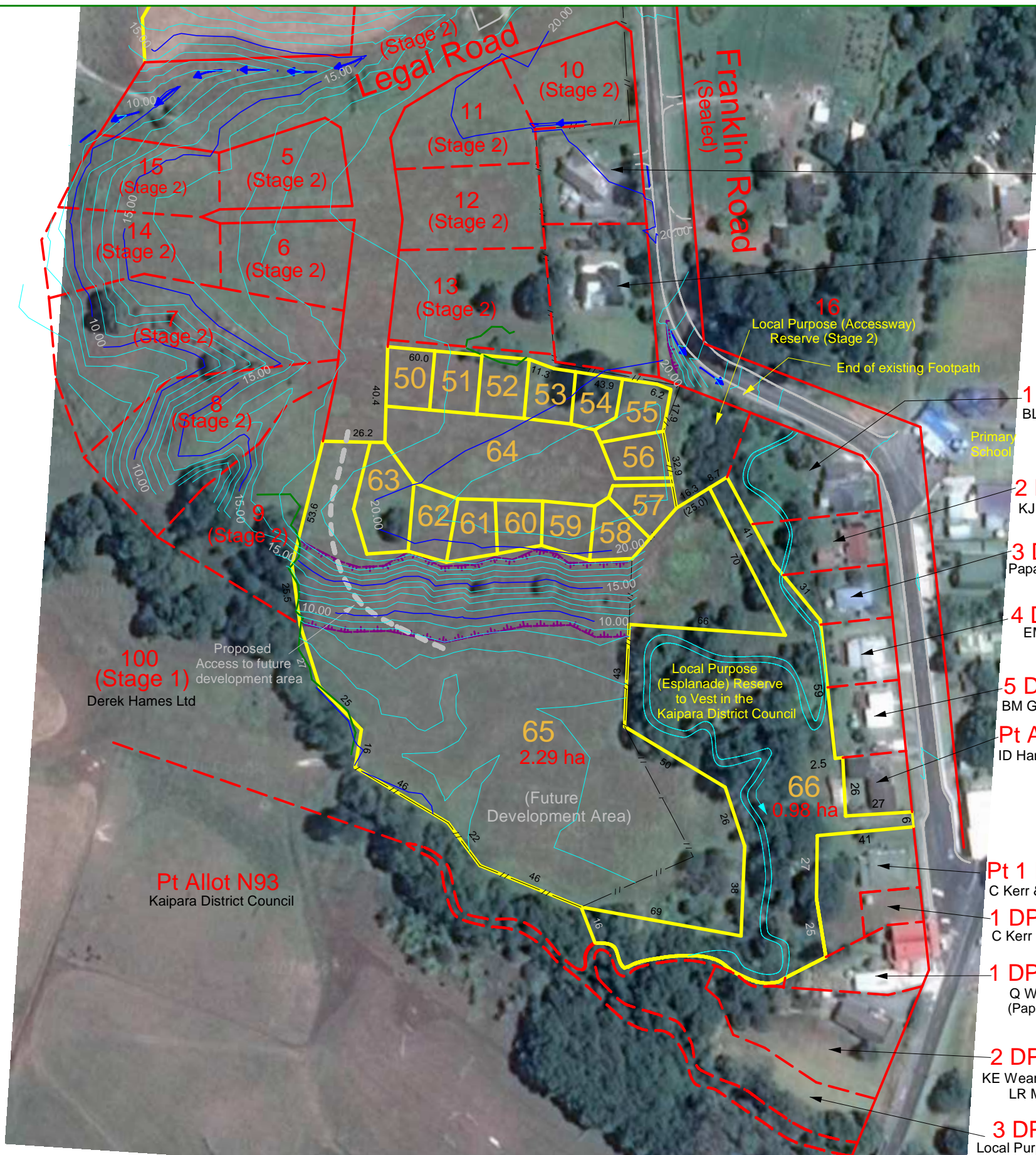


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Paparoa Lifestyle Village Development - Stage 2. Lots 1 - 17 & 104 Being a Proposed Subdivision of Lot 103 of Stage 1.

Prepared For: Paparoa Community Charitable Trust			
CFRs: NA31A/1492 Ltd, NA31A/1493 Ltd, NA50C/1049 Ltd, NA577/113 Ltd & NA63/139.			
DATE		DRAWN	
13/02/2017		Wayne Birt	
SCALE		REF NO.	
1:2000 (A3)		896	



3 DP 348878
Local Purpose (Esplanade) Reserve

State Highway 12
(Limited Access Road)
(Sealed)

