



21 July 1998

Reference RC/302/1
GA038

Mr Peter Dye
PO Box 1
KAUKAPAKAPA

Dear Sir

KAUKAPAKAPA HALL

Further to my facsimile letter of 11 June it is appropriate that I update you on various matters arising from the 10 June meeting:-

(a) Resource Consent

You will recall that it was agreed that a Resource Consent application be made seeking a dispensation from the carparking requirements that would normally be applicable to such a development. A copy of the Resource Consent application is attached for your information.

You will note that the application is made in the name of the Kaukapakapa Hall Advisory Committee. This was done deliberately since it needs to be emphasised that there is strong community support for the project to proceed.

I will advise the outcome of the application in due course.

(b) Land Purchase Arrangements

I know that you still wish to link the land purchase and the sale of the old hall site in the same agreement however if you wish to proceed with the sale of the proposed new site next to the school in advance of the resource consent decision I would be happy to promote this transaction separately.

Perhaps you could contact me if you wish to pursue item (b).

Yours faithfully

PROPERTY MANAGER
Paul White



RODNEY ENVIRONMENT

The General Manager
Rodney District Council
Private Bag 500
OREWA 1461

APPLICATION FOR LAND USE RESOURCE CONSENT

(Section 88 Resource Management Act 1991)

If the following details are not provided, the application will be suspended until all relevant information is received by Council.

1. Applicant: (full name)	I <u>Kaukapapa Hall Action Committee</u> Apply for the following Resource Consent(s)
2. Names and Addresses of owners and occupiers of the land other than applicant.	<u>Rodney District Council</u> <u>Private Bag 500 Orewa</u>
3. Location of application: (Address and Legal Description)	<u>Part lot 3 DP 9843</u> <u>State Highway 16</u>
4. Type of Resource Consent sought (i.e. controlled, discretionary, non-complying)	<u>(1) Discretionary Activity</u> <u>(2) Dispensation from carpeting</u>
5. Describe clearly the activity proposed in this application.	<u>See submission</u> <u>Relocation of Kaukapapa Hall</u> <u>to new site.</u>
You may need to provide further information on an attached sheet.	
6. Give reasons why the proposal cannot comply with the provisions of the District Plan.	<u>See submission</u>
You may need to provide further information on an attached sheet.	

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

This form is a simplified version of the fourth schedule of the Resource Management Act. It is to assist you in assessing the effects of your proposal on the environment. The meaning of the word "environment" includes ecosystems; people and communities; natural and physical resources; amenity values; and social, economic, aesthetic and cultural conditions affecting or affected by these.

Effects on the Environment	Please explain any effects. Continue on a separate sheet if necessary.	How will you remedy or mitigate these effects? Continue on a separate sheet if necessary.
Will the proposal have physical effects on:		
Terrain (e.g. earthworks, roading)	Elevation of building platform above surrounding	Minimal effect
Vegetation (esp. indigenous plants)	NIL	
Existing uses or structures ¹	NIL	
Animals or their habitats	NIL	
Will it have visual effects on:		
Landscape	Yes	Building forms are appropriate to location
Coastal character	NIL	
Community character	NIL	
Natural character	(At the Landscape scale)	DETERMINED
Will it be located on or near a place or structure having:		DETERMINED
Aesthetic value	NO	
Spiritual value	NO	
Scientific value	NO	
Historic value	NO	
Recreational value	Yes	will enhance Recreational value
Cultural value	NO	
Other special value	NO	

¹ Structures include buildings, roads, walkways, water, sewage or stormwater treatment or reticulation systems, or anything else built on land or attached to the bottom of a water body.

Effects on the Environment	Please explain any effects. Continue on a separate sheet if necessary.	How will you remedy or mitigate these effects? Continue on a separate sheet if necessary.
Will it discharge contaminants to:		
Air	No.	
Land	No.	
Water (ground, surface, marine, fresh)	No.	Sewage discharge to adjacent school system.
Will it emit noise?	No.	
Will it create or increase risks through:		
Natural hazards (e.g. flood, instability)	No.	
Hazardous substances	No.	DETAILED
Hazardous installations	No.	SEE MAP ATTACHED
Will the proposal directly, or as a result of the above have:		
Social effects	Yes	Will benefit local community
Economic effects	No.	
Health effects	No.	
Cultural effects	Yes	Will benefit adjacent school by
Any other effects		

* The information required is dependent on the scale of your activity, and therefore your application may require a more detailed assessment of effects.

(provision of additional accommodation resources)

KAUKAPAKAPA HALL - RELOCATION

Application for Resource Consent under Section Resource Management Act 1991

A. APPLICANT

The applicant is the Kaukapakapa Hall Advisory Committee, acting on behalf of the Rodney District Council which is both:

- (a) Owner of the Kaukapakapa Hall and associated landholding being Lot 14 DP 1397(the existing site); and
- (b) Proposed purchaser of land described as Part Lot 3, DP 9843 (the new site) currently in the ownership of Dye Farms Limited and proposed to be the new location of the transferred building.

The respective sites are described in the plan attached as Appendix I. Both are located within the General Rural Activity area and the submission and assessment is made in respect of Proposed Plan Change No. 55.

B. NATURE OF APPLICATION

This application for resource consent covers two separate issues:

- 1. Consent to enable the relocation of the existing Kaukapakapa Hall from its current site to a new site in the same vicinity; and
- 2. A dispensation from the carparking requirements for a place of assembly.

C. ISSUE 1 - (CONSENT TO RELOCATE THE HALL)

Detriments and Advantages

The proposal is to relocate the existing building to the new site since the existing site is flood prone, has no capacity for on-site parking and is located adjacent to a section of road with an open road speed limit. These detriments of the existing site are explained in more detail as follows:

- (i) **Flood Prone**
The existing site is subject to extensive flood water inundation on average twice per year. During such events all subfloor supports and framing (and occasionally the floor itself) are saturated. (Refer photograph attached as Appendix I) and such events put the whole building at risk on an annual recurring basis.
- (ii) **Lack of On-Site Parking**
The existing building footprint and septic/soakage requirement occupy the bulk of the site with virtually no capability for any on-site parking.
- (iii) **Adjacent to Open Road Speed Limit Area**
Existing parking is only available on the road berm. Accordingly, traffic movements to and from the road berm often involve reversing into an open road speed limit area. Lack of containment of any parking areas also presents a hazard to small children with poorly developed road safety senses. These dangers will be exacerbated as traffic densities increase.

The advantages of the proposed new site are illustrated in the proposed Site Development Plan attached as Appendix '2' and may be described as the following:

- (i) **Protection from Flooding**
Whilst the levels of the proposed new site are within a flood plain, (albeit to a minor extent) elevation of the building platform (as proposed), will lift the building clear of the flood plain.
- (ii) **Association with the School and other Community Purposes**
The new location will provide a public assembly and activities area which will largely meet the "hall" requirements of the adjacent school. The site also has the capability of accommodating a range of other community facilities, including a replacement site for the old Kaukapakapa Library, public toilets and a volunteer fire brigade.
- (iii) **Sanitary Disposal**
It is technically possible and relatively simple to connect into the school's sanitary disposal system. The school supports this solution and whilst final approval will be required from the Ministry of Education, it would appear from preliminary discussions that such approval will be obtainable.
- (iv) **Future Parking Capability**
All on-site parking needs can be satisfied in the longer term.

In addition to the siting analysis outlined above, there are other considerations in support of the proposal as follows:

- The building has had a long identity with the Kaukapakapa community and was constructed using local materials and resources.
- It utilises colonial forms appropriate to its function and proposed location.
- It functions as a war memorial.
- It is of a size and scale and incorporates functional areas appropriate to the community's requirements.
- The local community supports the project.

The building and proposed site has been the subject of extensive engineering analysis and whilst the building can be satisfactorily relocated and the proposed site can be made suitable to accommodate the relocated building, considerable structural upgrading will be required to enable the building to be safely relocated and comply with the requirements of the Building Act.

D. STATUTORY CONTEXT

Sections 104 and 105 of the Resource Management Act set out the general matters to be considered when dealing with resource consent applications.

Section 104 Analysis - Matters to be Considered

- The application will have little negative effect on the environment, particularly the surrounding properties since:
 - (i) The northern neighbour is the Kaukapakapa School which is totally supportive of the proposal which would provide a similar intensity of use as the school site.
 - (ii) The western portion of the site is proposed to retain a "village green" aspect and it is also proposed to retain and protect the stand of native trees (principally kahikatea) on the western boundary.
 - (iii) The southern neighbour is Dye Farms, the proposed vendor of the site. Dye Farms support the sale of the site to the Council. The form of development will not materially affect the adjacent farming activities.
- The site is in close proximity to the Kaukapakapa Township which includes a similar intensity of development.
- Services including roading, power and telephone are all reticulated past the site. Stormwater will be discharged into natural drainage patterns, water will be via roof collection and storage in tanks, and sanitary sewer discharge will be as described in section
- It is not considered that there will be significant negative cumulative effects as a result of the application. On the contrary, it will tend to enhance the lifestyles and quality of life of persons living in the vicinity.

Section 105 Analysis - Reasons for either Approving or Refusing an Application

- The application relates to land in the General Rural Activity Area. The application may be assessed in two different ways:

1. As a "Permitted Activity"

Section 9.1 of Proposed Plan Change 55 includes as a Permitted Activity.

"Replacement and extensions of existing public halls provided that the resulting total floor area is no more than 25% larger than that existing on 12 October 1995."

• Commentary

Whilst the site proposed for relocation is not the same as the existing site, it is in the same vicinity and accordingly there will be no net gain or loss of amenity as a consequence of the proposal. The proposal otherwise complies with the conditions as specified as development and environmental controls.

2. As a "Discretionary Activity" -

Section 9.1 of Proposed Plan Change 55 includes as a Discretionary Activity

"Places of Assembly not provided for as a Permitted Activity. (Refer assessment criteria 10.2(a).)

.. .. 4

Commentary Whilst it is considered that the assessment should be carried out in accordance with Option 1 (Permitted activity), the proposal does in any case comply with the nominated assessment criteria for Discretionary Activities as follows:

- (i) The activity should have a need for a rural rather than an urban location.

Self evident. The Hall serves a rural community.

- (ii) The activity should not have a significant adverse effect on the rural character of the surrounding area or the natural character of the coastal environment.
- (iii) The activity and its buildings should not have a significant adverse impact on the amenities of neighbouring properties.

See Section 104 Analysis above.

- (iv) The activity should not detrimentally affect the safe and efficient operation of a public road.

As noted in Section C (iii) , the new location is better positioned to provide road user safety because of its proposed location within a 50 kph speed zone and has the future capability for on-site parking.

- (v) The activity should not place undue burden on public services to the extent that adverse environmental effects are likely to result.
- (vi) The proposal includes the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively demonstrates how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects.

Existing services are available..

- (vii) Buildings and structures should not adversely impact upon the natural quality of any area of trees or native bush which make a significant contribution to the natural character of the coast or to the visual and environmental qualities of the activity area, nor require removal of extensive areas of native trees or bush.
- (viii) The alteration of any significant natural habitat should occur only where any adverse effect on the environmental value of the site as a natural habitat is minor and there is no alternative location for the proposal.
- (ix) The activity should not have significant adverse effects on the natural character of the coastal environment, wetlands and lakes and rivers and their margins.

Existing habitat areas are being retained.

ISSUE 2 - (DISPENSATION FOR CARPARKING)

Section 13.3 of the Operative District Plan requires carparking spaces to be provided for places of assembly in accordance with the ratio:

"1 for every 3 persons the activity is designed to accommodate."

The Applicant wishes to obtain a dispensation to this requirement for the following reasons:

- Parking capacity will be available in accordance with the requirements of this rule by utilising the balance area in a substantially unmodified state during the months of December - March, which are the months of peak usage.
- Much of the building's use during the "off-peak" period will be by the school which will not generate significant carparking demand.
- The existing site has no on-site parking at all and no capability for improvement at all. Accordingly, any improvement in the carparking capacity will be a net benefit from a safety and an amenity point of view.
- The financial resources available for the project (Council and School funds) are currently inadequate to provide on-site parking.

However, the community is committed to developing all weather on-site parking and will commence such work on or before 1 December 2005.

F. CONSULTATION

There has been extensive consultation in respect of the proposal with:

- (i) The Kaukapakapa Hall Advisory Committee.
- (ii) The Kaukapakapa School (via the Principal and the Chairperson of the School Board of Trustees).
- (iii) The adjacent landowner (P Dye of Dye Farms Limited).
- (iv) The Council's Rural and Townships Area Committee acting in the role of landowner for the Council.
- (v) The Kaukapakapa Hall relocation steering committee (formed by resolution of the Hall Advisory Committee and made up of representatives from the Advisory Committee, School Board of Trustees and the Ratepayers Association).

G. CONCLUSION

There is a clear authority under Section 104 and 105 of the Resource Management Act 1991 to approve the overall proposal (i.e. the physical relocation of the existing Kaukapakapa Hall from site A to site B since the proposal is consistent with the general strategy of the Rural Zone provisions. In particular, it has a functional need for a rural location and serves the "needs of the people using the rural areas".

It is considered that there is an adequate justification made to waive the requirement for on-site parking to be made for up to 5 years from the date of approving the application on the basis that:

- Parking will be available on the undeveloped part of the site during the summer (high use) months of December - March.
- Any parking provision at all will result in an improvement compared with the extant situation.
- Being located within a limited speed zone will provide additional safety factors compared with the extant situation which is located within an open road speed limit area.
- There is a commitment from the local community to eventually provide a formed carpark.

A resource consent for the project is sought including the above provisions.



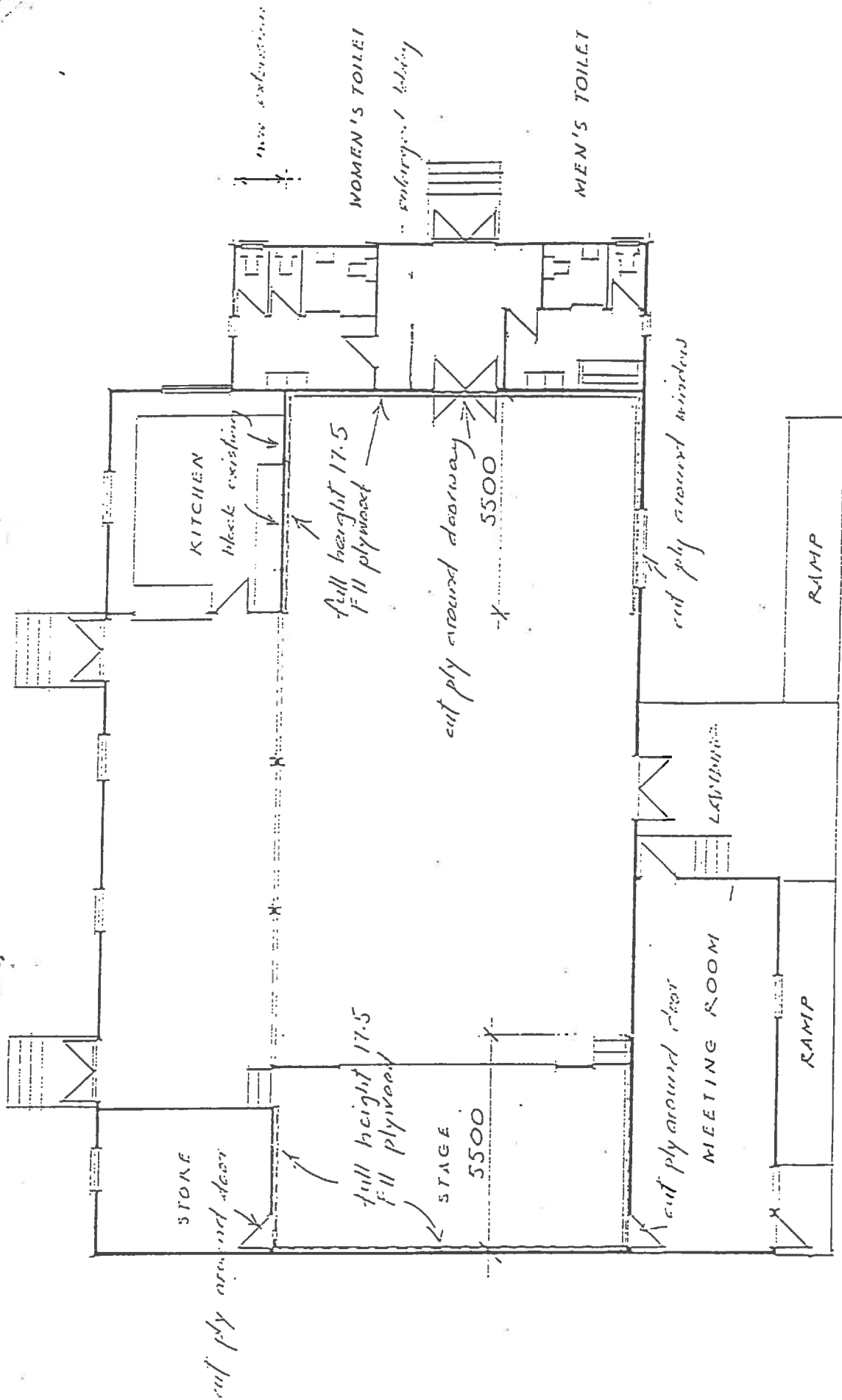
ALAN JORDAN

(for: Kaukapakapa Hall Advisory Committee)



Mr Glyn Skelton and Mr John Madgwick outside the flooded Kaukapakapa Hall. By midday yesterday, flooding on the road outside the hall was 40cm deep.

HERALD PICTURE / MICHAEL TUBBERTY



PLAN 1:100 SHOWING WALL BRACING

KAUKAPAKAPA MEMORIAL HALL RELOCATION PROJECT

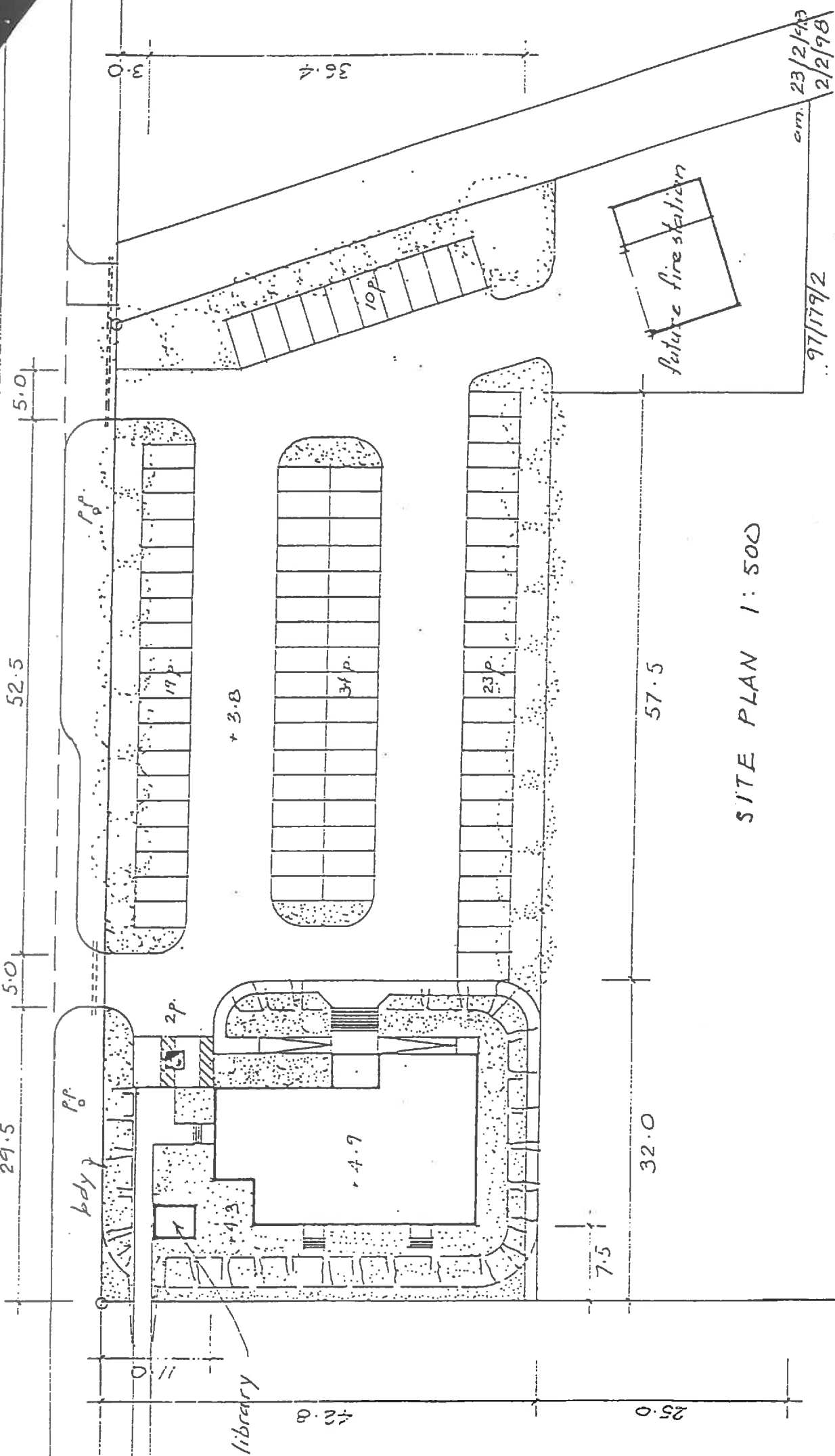
21/11/13

23/2/13

TYL VON RANDOW
ARCHITECT

NAMU
AREA

roadway



SITE PLAN 1:500

KAUKAPAKAPA COMMUNITY HALL - PROPOSED
RELOCATION AND SITE DEVELOPMENT

TYL VON RANDOW
ARCHITECT
TE AUTE INOCE RETIILLI KACHU HENDENSON A.D. I AUCALAND NO. 118 1184

97/179/2
am. 23/2/93
2/2/98