

## **Local Board Meeting 25<sup>th</sup> February 2020 - Summary of Presentation – Karaka North Village**

**Franklin Local Board Members in attendance:** Andrew Baker (Chairperson); Angela Fulljames (Deputy Chairperson); and the following Board Members: Malcolm Bell; Alan Cole; Sharlene Druyven; Lance Gedge; Amanda Kinzett; Matthew Murphy, and Logan Soole.

**Karaka North Village Limited (KNVL) representatives in attendance:** Robert Wallace (Wallace Group); Chris Lin (Cappella) and Karyn Kurzeja (Purpose Planning).

Andrew Baker welcomed KNVL to the Local Board Meeting and invited Robert Wallace to begin the presentation.

Robert Wallace (RW) provided introductions of the three people attending on behalf of KNVL and gave a brief background on both the Wallace Family and Cappella's involvement in land development.

RW provided an overview of the vision for Karaka North Village, including the key design concept to provide for a range in residential lifestyle living from the higher intensity development adjoining the village local centre, transitioning out to larger lifestyle lots. Extensive open space will surround the rural village. A Precinct Society will be created to maintain the green spaces and members of the public will be welcome to walk through and around Karaka North Village.

Key features of the site include the retention of the two established tree avenues as well as the Whangamarie Stream which borders the western side of the property. There is an existing pond on the property and pockets of established planting alongside the water courses. Typical rural fencing is in existence, as well as a mixture of established exotic and native trees. Additional walking tracks will be provided around the property including along some of the existing races, and large amounts of green space will be created.

The Chairperson asked if KNVL was having any problems with the process to date and to identify any key areas of concern. RW explained the main issue being the 20m wide esplanade reserve which is already vested and has a Significant Ecological Area (SEA) within it, which is also located adjacent to the Whangamarie Stream. The esplanade reserve is currently managed as a part of the farm, with livestock left to graze the esplanade reserve land as if it is part of the farm. What KNVL would like to continue to do is to graze the western paddocks as well as the esplanade reserve as part of the farm, however, Council Parks feedback to date is they want the esplanade reserve fenced off so that the cattle cannot graze on it. KNVL has concerns around fencing off the esplanade as it will become an overgrown and unmaintained area. The current proposal will not hinder access to the esplanade. KNVL is also proposing some green stormwater outlets that will collect the existing overland flow path and discharge it across the esplanade reserve before sheet flowing in to the Whangamairie Creek. These two outlet structures will be planted stormwater devices that avoid a hard concrete outlet structure.

The Chair invited the local board members to comment or take questions.

One local board member asked how many affordable houses would be located with the development. CL explained that as the development is not a Special Housing Area, there is no requirement for the provision of affordable housing in this rural village development. Different lot sizes and different housing typologies will be provided across the staged development with a range of price points from \$700k upwards, to suit different purchasers.

A local board member enquired about the width of the roads; with the concern being in the higher intensity housing areas that road layouts result in vehicles being parked on both sides of the narrow road and emergency vehicles struggle to get through. RW advised that the main roads will meet the 21m road standard and that the standard road width would have 6m wide carriageways, with indented parking bays on both sides of the road. The tree avenues will be narrower in width however they will also incorporate two stands of trees, so they will appear wider. Parking will also be provided for each house in the garage firstly, with excess parking to be accommodated on the driveways. KNVL will also have covenants managing car parking and there will be no rear lanes in conjunction with this development.

A local board member noted that trails are becoming popular and enquired how the proposed trails would connect to the Karaka Sports Park? RW advised that KNVL would be upgrading Linwood Road as part of the development of the rural village. This will include incorporating a length of frontage that will facilitate a pedestrian crossing of Linwood Road. Cars will be slowing down to 50km/h speeds. RW referred the Local Board to p79 of the slide pack. There will be speed calming outside the boundary along Linwood Road which will slow to 50km/h by the intersection with the new north-south road, once houses have begun to be built. A new roundabout will also be built at the intersection of Linwood, Dyke and Blackbridge Road, which the Local Board were happy about.

In addition, a high level concept plan has been prepared for the local village centre which will facilitate through movement to connect with the Karaka Sports Grounds. It is envisaged this will be popular and it will extend the existing/proposed trails. The walking trails can be seen on slides 70 – 71. Different styles of tracks will be provided throughout the rural village. The trails will not be vested to Council; instead they will be managed by the precinct society.

A local board member enquired who would be building the terraced houses? RW advised that the terraces will be built in blocks by reputable housing companies.

A local board member clarified whether the Retirement Village operator was known yet? RW advised that no retirement village company has been confirmed yet. Instead, a baseline design has been prepared for the residential housing, including access on to Linwood Road. The retirement village is a part of this concept, identifying it as an option as an alternative substitute for the housing also shown in this location on the masterplan. The Masterplan will be consented shortly as part of the super lot subdivision consent application.

A local board member enquired about servicing of the development. RW advised that discussions are underway with Watercare. They have advised that there are options for the disposal of wastewater. Water will be supplied on site in accordance with the underlying granted resource consent. KNVL is currently seeking higher groundwater limits based on the masterplan numbers.

A Local Board member liked the farm idea and having animals on the land that people can walk amongst. She did point out the potential for issues that come from walking dogs amongst the cattle and that not everyone knows how to deal with these situations. RW identified that Cornwall Park is a great example of how this can work on a daily basis, through the use of tracks and walking paths as well as way finding signage. RW explained the difference between the walking tracks and the hierarchy of open spaces proposed across the village. He then explained that the paddocks could take stock up to 12 months old, after which they will be moved off the property as they will get too big. He acknowledged that management of the animals is key and he has no concerns with the workability of this concept.

Discussion was had regarding the existing esplanade reserve, which is for public access. A local board member advised he considered it was a great idea. Noting it will be necessary to have dogs on leads like at Cornwall Park - which is a good model. He was happy with small sheep and cows grazing these areas, but no horses.

RW advised there is another issue which involves a desire from Council's urban design team for on-street parking for people visiting the area. He explained the current thinking as shown on slide 61 and expressed his concerns that KNVL were being asked to provide too many parking spaces in large areas and that this could lead to undesirable outcomes and anti-social behaviour. One Local Board member highlighted an example of how this concept can be incorporated well at Beachlands in the Spinnaker Bay development where the on-street parking is located in the middle of the planted green space.

The Chairperson concluded the discussion saying he was supportive of the working farm concept of people walking amongst the livestock, as it can work well. He gave the example of walking around Mt Maunganui where members of the public open and close the gates as they go. He said he applauded the thinking behind the concept. He asked KNVL to keep the Local Board informed and to send them a summary of the minutes from the presentation. He explained it is difficult for them to give formal feedback, but that he would like the relevant Council staff to go back to the Local Board and state their thoughts on the development.