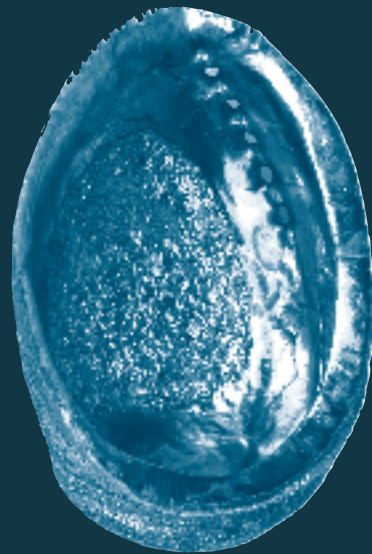


PART 2

# Inventory of Information



The Pauanui Community Plan has been prepared using a range of information gathered by the Working Group. This part of the Community Plan describes the situation in and around Pauanui, it describes our valuable attributes and assets and sets out some of our issues and concerns. We hope you find it useful and informative.

## What we have

### Cultural Heritage, Character and Ethnicity

Heritage	
Natural beauty – nestled at the foot of exotic and natural plantations.	
An ocean beach of 2.7 kms of golden sand, as well as a harbour estuary with foreshore.	
Large Pohutakawas – some over 200 years old.	
Pine trees have been retained where possible.	
Walkways and pathways - 12 kms of winding walkways cut through a maze of trees and parks.	
Walking tracks constructed along foreshore and up Mt Pauanui.	
Wetland boardwalks.	
Generous parks and reserve areas – 67.4 hectares – originally well covered with trees.	
Foothills and waterfalls.	
Character	
Peacefulness and privacy – a family atmosphere for all ages.	
Building covenants on original titles (some still effective).	
Good standards in layout and appearance.	
Security – including cameras at entrance to Pauanui.	
No letterboxes.	
Ethnicity	
Predominantly New Zealand European ethnicity, with a very small number of Australian, English, German, Maori, Pacific Islander and other nationalities.	
Security	
Cameras	Security cameras at the entrance to Pauanui and in other places.
Neighbourhood Watch	The co-ordinators for each street generally know who is in residence in the off-season but not during the peak holiday times.
Police	The nearest permanent police presence is in Tairua. There is a permanent Police presence over Christmas and New Year holidays.
Services	
Shopping centre (privately owned) central to all of Pauanui (planned from the outset).	
Underground power and telephone services.	
All sections have power, telephone, sewerage and water.	
A well planned and laid out road network with main roads in the township having separated vehicle lanes with a grassed and planted median.	
In general properties were designed to be higher than the road to enhance appearance and values.	
Street lighting was kept to a minimum to allow appreciation of a starlit sky.	
Events	
Holiday sports programme – coordinated by the Pauanui Sports and Recreation Club Inc.	
Fireworks display at Royal Billy Point – New Years Eve.	
Annual Bridge and Mahjong Tournaments.	

## Social Health, Safety, Wellbeing, Social Services and Facilities

Civil Defence	
We have 4 Civil defence reporting areas	<p>Located as follows:</p> <ol style="list-style-type: none"> <li>1. Base – Fire Station;</li> <li>2. Pauanui Club;</li> <li>3. Glade Camping Ground; and</li> <li>4. Puka Park Lodge.</li> </ol>
Civil defence independent link to CFM radio station	People need to tune in to 94.1 CFM in case of a civil defence alert. CFM in turn can report to the community.
Volunteer Services	
Fire Brigade	<p>The volunteer services are often short of people, given that the average age of permanent residents reduces the pool of labour.</p> <p>The services keep looking for volunteers</p> <p>Most importantly though, 90% of people in the Community Questionnaire were happy with the services provided.</p>
First Response Team	
Coastguard	
Surf Club	
Search and Rescue	
Communication	
Street numbers on properties	There is minimal display of street numbering making it difficult for emergency services to find properties. Nearly 100% of respondents indicated they would be prepared to display their street number. Some residents are now installing street numbering.
Newsletter	Just over half the respondents did not think there was a need for a monthly newsletter. A consensus was that a quarterly newsletter would be a good idea.
Access to Council staff	While 90% of the respondents believed they had adequate access to Council staff, there is no visible presence of any permanent Council staff in Pauanui.
Access to Council elected representatives	80% of the respondents believed they had adequate access to elected Council representatives. 20% want more access to representatives.
Health	
Pauanui Charitable Medical Trust	A Charitable Trust was set up by a group of concerned residents who have the local community's interest at heart. Funds were raised to set up this Trust.
Pauanui Medical Centre	<p>The Medical Centre is open on a regular basis throughout the year.</p> <p>After hours the phones are diverted to a triage system in Auckland. The triage nurse assesses the caller's need over the phone and makes a decision as to whether a doctor or the ambulance is needed or if in fact the patient can wait until the Medical Centre is next open.</p> <p>There is a doctor on call 24 hours a day and 7 days a week. However this does not mean there is a doctor in Pauanui. The on-call doctor covers the eastern side of the Peninsula from Whitianga to McBeths Road (on the way to Whangamata). The reality is that it can take several hours to get a doctor to Pauanui, and this is if they are not on another call.</p> <p>There are no medical support services in Pauanui and the residents have to travel to physiotherapists etc. This is common in small communities and to a degree is to be expected. If residents require more care than the community can provide, they are often forced to move to an area that can provide for their needs.</p>
Ambulance	<p>Currently we use the Tairua/Pauanui Volunteer Ambulance Service based in Tairua.</p> <p>Over the Christmas period there is a paid St Johns Officer based at Tairua with the ambulance for three weeks.</p> <p>The First Response Team is very well trained to deal with emergencies and will often arrive at an incident before the ambulance.</p>

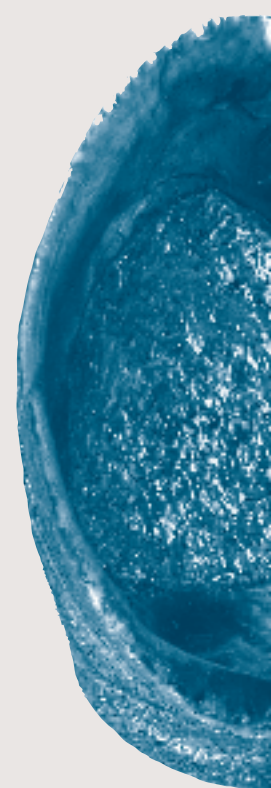
<b>Social Services</b>	
Church	A church situated on Club land, is used by all denominations.
Library	We have a well lit, comfortable library, with workroom, operated by volunteers. It is understood that the Council is looking at upgrading the cataloguing and book issuing system under the "Horizon" computer programme.
Community Groups	A significant range of community groups are active in Pauanui and the majority send their news out to the broader community through the Club newsletter. Refer to pamphlet "Pauanui – What is there to do here?"
<b>Education</b>	
Pauanui Play School	This is located on Sheppard Avenue, on land leased from the Club. The Play School is near its capacity roll. There is no planning in place for future expansion.
Hikuai School	Located on School Road, it is set in open farmland roughly half way between Tairua Primary School and Opoutere Primary School. It has a fluctuating roll of around 105 pupils. Amalgamation with all schools could lead to a roll of around 300 pupils.
Thames High School	Students leave Pauanui by bus at 7.30 am daily.
Whangamata Area School	Some students attend the Whangamata Area School.
Home schooling	Some students are home-schooled.
Boarding schools	Some students attend boarding schools.
Senior Net	Senior Net, like the Pauanui Play School, relies on the Club for accommodation. Both of these groups have increasing numbers and will probably outgrow their current locations.



## Natural Environment

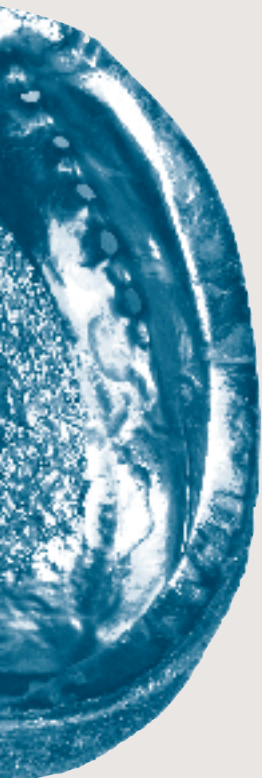
### Bush, Coastline, Estuary, Tairua River, Streams, Parks and Reserves

<b>Bush</b>
Mount Pauanui and the surrounding hills with areas of regenerating bush.
Tomo's (underground springs) – lower mountain area.
Insufficient signs or information regarding bush tracks at South End car park area.
We have an abundance of birdlife at Pauanui (See Appendix B).
Pest problems exist with both rabbits and feral cats and many weed species encroaching onto bush, open space reserves and the roadside. Environment Waikato and Council are not working closely together on pest management.
<b>Coastline</b>
The southern headland, and our beach - which may be under stress by stormwater erosion.
Insufficient signs to indicate beach access and refer to the sensitivity of dunes. South End Beach reserve is subject to natural coastal processes, which will always impact on its appearance.
<b>Estuary and Tairua River</b>
The estuary is an area of natural beauty which provides an alternative swimming area from the ocean beach, which is safe for children, canoeing, small catamaran yacht sailing, and other water activities.
Foreshore erosion in the Sheppard Avenue/ Pleasant Point area.
Sedimentation and pollution of Tairua Estuary after heavy rains.
<b>Streams</b>
The care/ beautification of streams and Holland Lake are a mixture of 'fair' and poor.
There is potential for the South End beach and stream outlet area to become increasingly popular, especially for tourists.
South End: A comparatively undeveloped car parking area which will need expansion in the not too distant future.
Overgrown streams and estuary not being monitored or maintained to a satisfactory level.
Duck Creek.
<b>Parks and Reserves</b>
A Tairua/ Pauanui Reserves Management Plan.
A Pauanui Tree Master Plan and District Tree Strategy.
Generous parks and reserves provision, which creates a sense of space, of quiet, of order, and an atmosphere ensuring that, although development has taken place, the apparent impact is reduced. Kennedy Park is central to our walkway system, linking up areas north of the Airfield. See notes on walkways, parks and reserves provisions in Appendix D.
Many of our reserves and open spaces are not properly maintained. Trees need pruning, shaping or removing and grass is left to grow too long.
Problems getting beachfront landowners agreement for planting appropriate trees along the coast and estuary.
<b>Walkways</b>
Walkway from South End Beach to Flat Rock.
Walkway from South End Beach up Mt Pauanui.
Boardwalk from Waterways Parade, over wetland to Tangitarori Lane.
Walkway from Tangitarori Lane over the Reserve area.
One of the most unique urban walkway systems in the Coromandel. The network extends throughout the Pauanui area linking most homes to key facilities and to the coastline, the estuary and the foothills of Mount Pauanui.



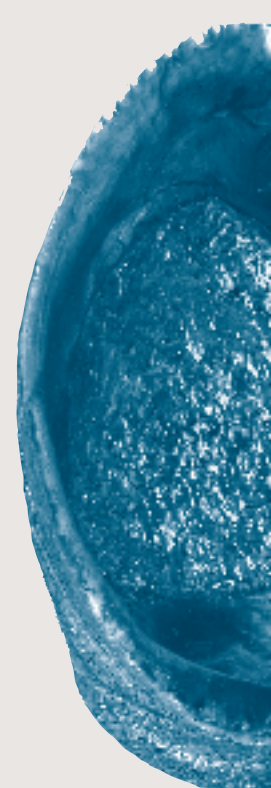
## Environmental Infrastructure

### Wastewater Plant, Water Supply, Stormwater, Solid Waste and Roding



Wastewater Treatment
<p>The present treatment plant is located on Hikui Settlement Road but has insufficient capacity to cope with peak loads and excessive stormwater intrusion.</p> <ul style="list-style-type: none"> <li>• Various ad hoc improvements/ upgrades of the plant have been carried out over a period of time with the net result that the plant needs comprehensive upgrading urgently.</li> <li>• The upgrade was to have been commenced in 2004, completed 2005, however the preferred contractor to build the plant went into receivership in November 2004.</li> <li>• Tendering process to commence May 2005.</li> </ul>
<p>Present treatment plant produces offensive odours noise and visual impacts on the community.</p>
Wastewater Disposal
<p>Infiltration pits in the median strip of Vista Paku Drive – one of the main roads in our town – which filter treated wastewater underground and out to the estuary.</p>
<p>Poor management of the present system which involves infiltration pit lids being opened on a regular basis, is unsightly and unacceptable.</p>
<p>Treated wastewater is not being used efficiently as a reusable resource.</p>
Water Supply
<p>Pauanui's water is sourced from: Oturu Stream – on the northern side of estuary – and the Aquifer – south of the Airfield.</p>
<p>Water sourced from Oturu Stream is filtered and UV treated at a plant located at Tangitarori Lane.</p>
<p>Water sourced from the aquifer is UV treated at Gallagher Park.</p>
<p>Water from both sources is stored in wooden storage tanks at Gallagher Park from whence it is fed into the reticulation system.</p>
<p>Pauanui's water is graded Ub : U = supply (ungraded), b = reticulation.</p>
<p>Existing sources are considered not to be sufficient to supply the projected 25 year population growth of Pauanui.</p>
<p>Pauanui community believes there is sufficient water source to supply demand for the next 10 years, with efficient management.</p>
<p>Private bores - Some properties have private bores. With effect from January 2005, properties with bores north-west of the Airfield can be linked to the reticulation system at Council cost.</p>
<p>Pauanui Sports and Recreation Club has consent to operate a bore for the purpose of irrigating the Pines Golf Course. The Lakes Golf Course is irrigated using town supply water, which is costly for both the Club and the community.</p>
Stormwater
<p>In general the stormwater system operates by stormwater seeping through the ground. Where it runs off hard surfaces, it is directed to culverts located in the median strips of roadways.</p>
<p>Stormwater in Pauanui township is dealt with differently from that in many other townships due to the sandy nature of the land. Provided the sand is suitably compacted, gully traps and stormwater soak holes are not necessary.</p>
<p>Residential stormwater falls from roof downpipes onto the ground and seeps through the ground. Any run-off flows to the streets and median culverts.</p>
<p>Waterways stormwater is collected in the road medians, soaks into the ground and into a piped system that discharges at the outer end of the canals.</p>
<p>Stormwater from roadways is directed towards the medians and dispersed through culverts. There are approximately 156 median culverts which collect stormwater and direct it to the ocean. Some of these are located on road verges.</p>
<p>Pauanui Stream – open stream from Holland Lake through Lakes Golf Course and along Waterways Parade to the Estuary. There are flood gates at Waterways Parade which are designed to prevent upstream flooding. There are capacity concerns with these floodgates.</p>

Holland Lake is an integral part of the Pauanui Stormwater System.
Flooding problems can occur where the Mount Avenue culvert enters Holland Stream. At times of high flow this can cause Holland Stream to breach its banks.
Beach Outfalls – Stormwater collected in the median culverts is directed to 3 beach outfalls, large pipes which protrude from the sand dunes, onto the beach. These are located in the vicinity of: <ul style="list-style-type: none"> <li>• End of walkway at Claxton Avenue;</li> <li>• End of walkway between Easdale and Prescott Place; and</li> <li>• End of walkway between Champion and Bonanza Place.</li> </ul>
<b>Solid Waste</b>
Street collection of household rubbish takes place each Monday. <ul style="list-style-type: none"> <li>• Regulation bags are used – cost \$1.20 in 2005.</li> <li>• Street collection of recyclable rubbish takes place each Monday. The Council supplies green bins.</li> <li>• Additional street collections (ie 3 times per week) occur from Christmas to the end of January.</li> </ul>
The Transfer Station is located on the northern side of Hikuai Settlement Road. Operations are as follows: <ul style="list-style-type: none"> <li>• 24 hour facility for disposal of household rubbish (Moloks) and recyclables (Bins);</li> <li>• Disposal of green waste at Transfer Station – charges on display; and</li> <li>• Disposal of metal whiteware – no charge.</li> </ul>
Restricted hours of operation of Transfer Station on certain days: <ul style="list-style-type: none"> <li>• Tues &amp; Thurs – 1.30 pm – 5.30 pm; and</li> <li>• Sat &amp; Sun and public holidays - 10.30 am – 5.30 pm.</li> </ul>
Untidy and unattractive appearance of Transfer Station – at the entrance to our resort town.
Rubbish strewn around many of our streets – any day of the week. Great concern to ratepayers.
In general, property owners/ visitors are not prepared to take rubbish to the Transfer Station if leaving Pauanui on day when rubbish not collected.
<b>Roading</b>
Hikuai Settlement Road – sealed from Prescott’s Garage to Pauanui township.
Single lane bridge at Duck Creek.
Attractive red chip seal on roads within Pauanui. Refer to Appendix E.
Drive-over kerbing and well planted centre median strips on many roads.
Adequate parking areas for most of the year at the shopping centre, boat ramps and parks.
Footpaths on at least one side of most roads.
Street names relating to the historic background of Pauanui. Street signs to remain white on green. See Appendix C - Street Names.
Street lighting – sparse in some areas and more than adequate in other areas.
<b>Power and Telecommunications</b>
Power supply to Pauanui is supplied by: <ul style="list-style-type: none"> <li>• land line to Duck Creek;</li> <li>• a cable across the channel from Tairua; and</li> <li>• 11 KV overhead crossing to Tangitarori Lane.</li> </ul>
This supply is being reviewed by PowerCo with a view to increasing its capacity and reliability.
Access to Jetstream telecommunication service.



## Economic

### Business Development, Retail, Tourism, Employment, Power Supply and Communication

<b>Employment</b>	
A small employment base is focused on the shopping centre, tradesmen in private business, and tourism/accommodation demands.	
There are peak period employment demands, eg food market, cafes, restaurants, Club – which are generally met with student labour.	
Affordable rental accommodation for employees (except for Christmas/ New Year period).	
<b>Industry</b>	
Some light industry, mainly located in the Industrial area off Tangitarori Lane.	
Hardware and service station – surrounded by residential area.	
Some 'home industries' located in private residences.	
Limited number of storage sheds in the industrial area off Tangitarori Lane.	
<b>Retail</b>	
Privately owned shopping complex with a range of retail shops providing a variety of services. Some shops are backed with storage sheds which in turn can be developed into retail shops.	
Two marine/ boat operators, immediately behind but part of the shopping centre.	
Car parking area which is adequate most of the time, but is definitely inadequate at other times (ie main public holidays, some weekends, funerals at church, etc).	
A Business Association which is not proactive.	
Vendors, at peak times, eg Mr:Whippy, mobile butcher, coffee/ drinks vendor.	
A number of trades people who are always in demand.	
Storage sheds, located in and around the shopping centre.	
<b>Tourism</b>	
We have a range of accommodation types:	<ol style="list-style-type: none"> <li>1. Puka Park Lodge (Luxury Accommodation);</li> <li>2. Orange Grove (Spa Resort)(Contribution pending);</li> <li>3. Pauanui Pines Motor Lodge;</li> <li>4. Bed and Breakfasts;</li> <li>5. Homestays;</li> <li>6. Rental accommodation; and</li> <li>7. Glade Holiday Park ((Family holiday accommodation).</li> </ol>
Delightful scenery/ outlooks/ environment.	
Parks, reserves, ocean beach, estuary, mountains, walkways, sporting facilities.	
<b>Council ownership</b>	
There is no Council owned land / amenity in the vicinity of the shopping centre.	

## Growth and Development

### Housing, Development, Subdivision, Open Space and Landscape

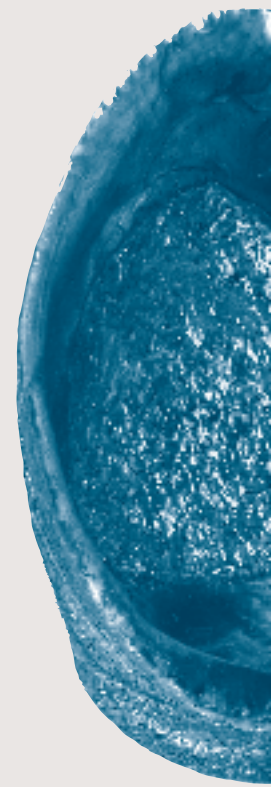
Mature coastal resort development of low to medium density.
Low rise (ie no higher than 3 stories), freestanding dwellings.
Expansive open space (public and private).
Mature landscape plantings.
High ratio of public amenity/ improvements and reserves to resident population.

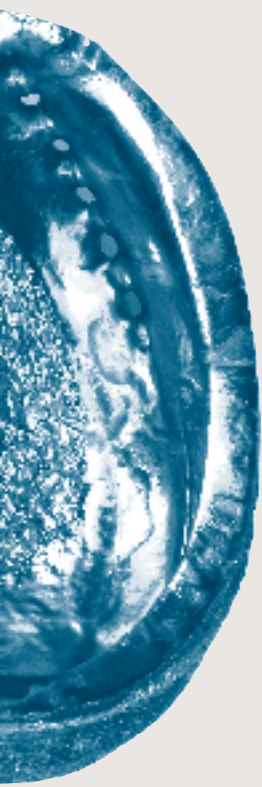


## Amenities

### Recreation and Community Facilities

Visitor Information Centre		
<p>The Visitor Information Centre is currently located at the service station and provided by private enterprise. Previously there was a kiosk amenity within the shopping centre.</p> <p>80% of the respondents believed there was a need for an information/ visitor centre near the shopping centre.</p>		
Community Office		
<p>We have a number of people who work on community affairs in Pauanui on a voluntary basis.</p> <p>We also have a large amount of valuable information and records pertaining to community affairs in Pauanui that has been professionally accumulated over a number of years. The input and knowledge from people like Ian Hopper, which has now been recorded, together with the efforts of officers of the Pauanui Ratepayers and Residents Association Inc, must not be lost to the community. The effort put in to obtaining this knowledge and information, so as to make it a useful tool for Pauanui's wellbeing, cannot be sustained by the Ratepayers Association group.</p> <p>Time and resources, including suitable office accommodation, are needed to manage community affairs and maintain valuable records. Pauanui Waterways Ltd has already offered its assistance.</p>		
Pauanui Sports and Recreation Club Inc		
<p>The Club is a private members club and is located directly north of the Airfield. It is a major community asset. It has been a part of Pauanui and people's lives for many years. The Club facilities include:</p> <ul style="list-style-type: none"> <li>• Club House, incorporating bar, lounge, restaurant, and administration area;</li> <li>• Recreation Centre building;</li> <li>• Annex building;</li> <li>• Car parking areas (substantial);</li> <li>• Brittenden Place roadway;</li> <li>• Two Golf Courses – ‘Pines’ 10-hole, ‘Lakes’ 9-hole;</li> <li>• Two outdoor Bowling Greens, and pavilion;</li> <li>• Two sets Tennis Courts – Sheppard Avenue and Gallagher Park;</li> <li>• Put ‘n Putt Mini Golf facility;</li> <li>• Surf Club land;</li> <li>• Playcentre facility and land; and</li> <li>• Community Church, and land.</li> </ul> <p>Should the Pauanui Sports and Recreation Club Inc <u>not</u> be in a position to meet the needs of the community as in the past, the community will be approaching the Council to provide a range of public facilities to meet community needs.</p> <p>The Club is currently preparing an entrepreneurial strategy for the future. Viability is crucial. The Club is considering a multi-functional building incorporating conference and events facilities, a high stud sports or events hall, underground parking, accommodation and a restaurant.</p> <p>Such a development, as well as providing a valuable amenity, would create employment and help strengthen the permanent population base of Pauanui.</p>		
Play Facilities		
Skateboard bowl	Located near the Airfield	
Children's playgrounds (8)	Located as follows:	<ol style="list-style-type: none"> <li>1. Waterways tennis courts.</li> <li>2. Beaumont Green.</li> <li>3. Chelmsford Court.</li> <li>4. Ajax Head.</li> <li>5. Given Grove.</li> <li>6. Royal Billy Point Reserve.</li> <li>7. Shopping Centre (privately owned).</li> <li>8. Sheppard Avenue</li> </ol>





Public toilets		
Public toilets (9)	Located as follows:	<ol style="list-style-type: none"> <li>1. Pleasant Point.</li> <li>2. Royal Billy Point.</li> <li>3. Surf Club.</li> <li>4. South End Beach.</li> <li>5. Kennedy Park.</li> <li>6. Waterways Office.</li> <li>7. Waterways Reserve.</li> <li>8. Shopping Centre (privately owned).</li> <li>9. Put 'n Put (privately owned).</li> </ol>
Other amenities		
Fitness Trail Tennis courts (2 sets of 4) Flying Foxes (2) Equestrian Park Waterways office and toilet facility	Kennedy Park. Kennedy Park and Waterways. Given Grove and Gallagher Park. Adjacent to Gallagher Park. This will be a future community amenity.	
Underpasses (3)	Located as follows:	<ol style="list-style-type: none"> <li>1. Vista Paku Drive.</li> <li>2. Pauanui Boulevard.</li> <li>3. Airfield.</li> </ol>
We also have:	<ol style="list-style-type: none"> <li>1. Fishing and water sports.</li> <li>2. Tramping.</li> <li>3. Adventurers Club.</li> <li>4. Netball.</li> <li>5. Board Riders.</li> </ol>	
Airfield		
Pauanui Airfield	This amenity is owned by the Council but operated by a private operator under lease. A grass strip, 800m x 60m, suitable for general aviation operations by day only. An asset to the community which provides open space in-keeping with the layout of Pauanui. All operators are encouraged to be sensitive to the peaceful lifestyle of local residents.	



## Appendix A – Development Contributions – how do we fund future growth?

A brief description of the Thames - Coromandel District Development Contributions Policy (DCP) and possible implications for Pauanui Community Plan

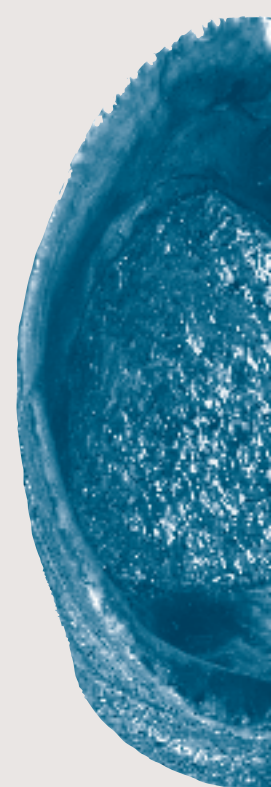
### What is the DCP?

1. The DCP is a policy adopted by the Council on 1 October 2004 under the Local Government Act 2002.
2. It provides for development contributions to be taken when new development occurs to assist in funding capital works for the following services:
  - Roading;
  - Community infrastructure, such as parks, libraries, public conveniences and boat ramps;
  - Solid waste;
  - Water supply;
  - Wastewater;
  - Stormwater; and
  - Reserves (for residential development only).

How are development contributions calculated?

1. Development contribution amounts originate from the 10-Year capital programme in the Long Term Council Community Plan (LTCCP).
2. Council calculates that part of total capital expenditure in the 10-Year programme that is being *caused by new development and growth*.
3. To do this it divides the cost of each capital project, (after the removal of any subsidies or grants such as Transfund subsidies) between:
  - Costs (if any) of *improving levels of service* (ILOS) to existing households and businesses where these are not up to the service standard; and
  - Costs (if any) of providing *additional capacity* (AC) to accommodate new households and businesses.
4. Only the resulting additional capacity (AC) costs are taken into account. They are totaled for the area (catchment) within which they fall and that total expenditure is divided between all units of new development expected in the 10-year period. Put simply:

$$\text{Contribution amount (\$) per Unit} = \frac{\text{Total AC capital expenditure (\$) for catchment}}{\text{Number of new development Units expected in catchment}}$$



### **What are “catchments”?**

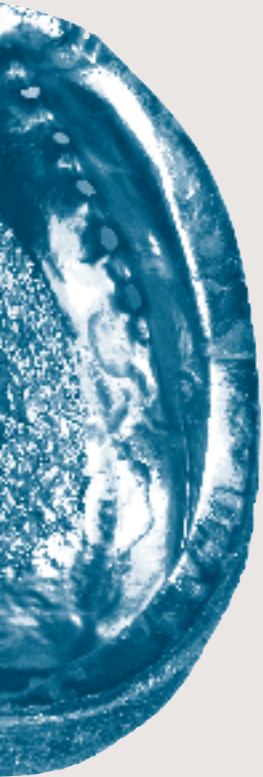
1. The Council considers that development contributions towards a particular project should only come from development that is causing that project to be undertaken. For example it would be unreasonable for new development in Thames to pay toward a stormwater project in Whitianga. To deal with this, the DCP uses a number of service areas or “catchments” to which expenditure can be allocated.
2. Catchments range in size depending on the types of service. For example:
  - There is a single District-wide Rooding catchment. It is considered that any new development in the District, wherever it is located, gives rise to the need for capital expenditure on the District rooding network as a whole.
  - There are a number of community board catchments. These are used to assign the costs of works such as community roads and parks, undertaken to deal with growth in particular parts of the District.
  - There are a number of local settlement catchments for services like wastewater, stormwater and water supply. These small catchments are used to assign the costs of works only to those developments that connect to a particular scheme.

### **What are Units of Demand?**

1. The DCP treats each new dwelling or each new residential or rural lot created in a subdivision as the basic Unit of Demand for services. One development contribution will be payable by each new Unit for the services applicable to the catchment.
2. In requiring a development contribution, the Council will give credits for any Unit of Demand in existence at the time of the development or subdivision because it deems this to have paid its contribution already. For example:
  - if a dwelling (one *new* Unit of Demand) is built on an existing residential lot (one *existing* Unit of Demand), then no contribution is payable, the residential lot being deemed to have paid a contribution when it was created. (Hence 1 new minus 1 paid = 0)
  - if two dwellings (two *new* Units of Demand) are built on an existing lot (one *existing* Unit of Demand), then one contribution is payable. (2 new minus 1 paid = 1)
3. The DCP contains formula to calculate Units of Demand generated by commercial and industrial developments.

### **Development Contribution amounts**

1. To illustrate the points made above, Table 6 from the adopted DCP shows the development contributions for various types of services in each part of the District as at 1 October 2004.
2. A new residential site or dwelling unit (one Unit of Demand) in Pauanui, will require a development contribution to be made as follows:
  - District-wide Rooding (\$1,316), Community Facility (\$3,010) and Solid Waste (\$54) contributions;
  - Community Area Rooding (\$346), Community Facility (\$2,986) and Halls (\$277) contributions applicable only to the Tairua Pauanui Community Board area;
  - Local settlement contributions for Water Supply (\$4,287) and Wastewater (\$6,019).



Thames-Coromandel Development Contributions Policy											
Table 6: Development Contributions Summary – Excluding Reserves											
Community Facility	District Rooding	District Community Infrastructure	District Solid Waste	Community Area Rooding	Community Area Parks	Community Area Halls	Airports	Water Supply	Wastewater	Stormwater	TOTAL
Hahei	\$1,316	\$3,010	\$54	\$1,473	\$ -	\$326	\$-	\$-	\$-	\$-	\$6,179
Matarangi	\$1,316	\$3,101	\$54	\$1,473	\$ -	\$326	\$-	\$2,540	\$3,596	\$-	\$12,315
Whitianga	\$1,316	\$3,101	\$54	\$1,473	\$ -	\$326	\$-	\$2,052	\$5,292	\$673	\$14,197
Whangapoua	\$1,316	\$3,101	\$54	\$1,473	\$ -	\$326	\$-	\$-	\$-	\$-	\$6,179
Cooks Beach	\$1,316	\$3,101	\$54	\$1,473	\$ -	\$326	\$-	\$-	\$8,683	\$-	\$14,862
Tairua	\$1,316	\$3,101	\$54	\$346	\$2,986	\$277	\$-	\$4,114	\$6,019	\$75	\$18,199
Pauanui	\$1,316	\$3,101	\$54	\$346	\$2,986	\$277	\$-	\$4,287	\$6,019	\$-	\$18,296
Thames	\$1,316	\$3,101	\$54	\$882	\$13	\$550	\$1,107	\$1,871	\$2,115	\$4,733	\$15,652
Matatoki	\$1,316	\$3,101	\$54	\$882	\$13	\$550	\$1,107	\$4,236	\$-	\$-	\$11,169
Thames Valley	\$1,316	\$3,101	\$54	\$882	\$13	\$550	\$1,107	\$4,512	\$-	\$-	\$11,444
Whangamata	\$1,316	\$3,101	\$54	\$4,508	\$ -	\$-	\$-	\$5,732	\$4,007	\$291	\$18,919
Onemana	\$1,316	\$3,101	\$54	\$4,508	\$ -	\$-	\$-	\$-	\$1,208	\$-	\$10,098
Coromandel	\$1,316	\$3,101	\$54	\$461	\$ -	\$-	\$-	\$4,038	\$1,876	\$720	\$11,475
Oamaru Bay	\$1,316	\$3,101	\$54	\$461	\$ -	\$-	\$-	\$-	\$-	\$-	\$4,841
Rural Mercury Bay	\$1,316	\$3,101	\$54	\$1,473	\$ -	\$326	\$-	\$-	\$-	\$-	\$6,179
Rural Tairua Pauanui	\$1,316	\$3,101	\$54	\$346	\$2,986	\$277	\$-	\$-	\$-	\$-	\$7,990
Rural Thames	\$1,316	\$3,101	\$54	\$882	\$13	\$550	\$1,107	\$-	\$-	\$-	\$6,932
Rural Whangamata	\$1,316	\$3,101	\$54	\$4,508	\$ -	\$-	\$-	\$-	\$-	\$-	\$8,888
Rural Coromandel Colville	\$1,316	\$3,101	\$54	\$461	\$ -	\$-	\$-	\$-	\$-	\$-	\$4,841

Shaded cells refer to amounts set by headworks policies (See Policy 6.1.5)

### Implications for the Pauanui Community Plan

1. The LTCCP already contains capital works both in the vicinity of Pauanui and across the District towards which any new development at Pauanui will be required to pay development contributions.
2. It will be very important for the Community Planning exercise to give the necessary guidance and inputs to the LTCCP on capital works in and around Pauanui over the next ten years, in order for the costs applicable to new development, to be recovered through development contributions.
3. The Community Planning exercise will also need to give guidance on a desired future development vision for Pauanui both:
  - to inform infrastructure planning and the capital works programme; and
  - to give realistic estimates of future growth (in Units of Demand) to enable the calculation of development contribution amounts.
4. On the matter of catchments, it is noted that the current service catchments for Pauanui development contributions will be subject to review as part of the overall DCP review exercise taking place during 2005.
5. The matter of separate catchments for service infrastructure for Tairua and Pauanui has been raised as an issue in the review of the Development Contributions Policy.

## Appendix B – The Birdlife of Pauanui

### General

Bellbird	Kaka	Shining Cuckoo
Blackbird	Keruru (Pigeon)	Sparrow
Californian Quail	Kingfisher	Starling
Chaffinch	Kiwi	Thrush
Falcon (Hawk)	Magpie	Tui
Fantail	Morepork	Welcome Swallow
Goldfinch	Mynah	White Eye (Wax Eye)
Greenfinch	Pheasant	Yellow Hammer
Grey Warbler	Rosella Parakeet	

### Seabirds

Black Back Gull	Heron	Shag (Kawau)
Black Bill Gull	Petrel	Sooty Shearwater
Blue Penguin	Red Bill Gull	Tern
Gannet		

### Waders

Dotterel	Oyster Catcher	Pied Stilt
Godwit	Pied Oyster Catcher	Plover
Heron Blue		

### Wetland

Banded Rail	Crake	Pukeko
Bittern (Matuku)	Fern Bird	Teal Duck (blue/grey)
Black Swan	Mallard Duck	Tom Tit
Canadian Geese	Paradise Duck	



## Appendix C – What’s in a name? A brief background to our street names

**Pauanui** Paua are New Zealand abalone – a salt water mollusc.  
Nui is Maori for large/many.  
Whether there were lots of paua or they were extra large is unclear!

### **The following streets were named after past Chairmen and long serving Councillors of the Thames County Council:**

Bagnall Place	Courtney Place	Hobson Place	Parsons Dell
Bell Road	Coutts Avenue	Kennedy Park Drive	Pitkethley Circle
Brodie Lane	Dunlop Drive	Lowe Park Lane	Prescott Place
Campbell Court	Gallagher Park Lane	McCall Avenue	Sheppard Avenue
Claxton Avenue	Given Grove	McCormick Place	Wilton Smith Avenue

### **The following streets were named after goldmines in the area, around the turn of the century. Many mine names had reference to Queen Victoria’s Jubilee:**

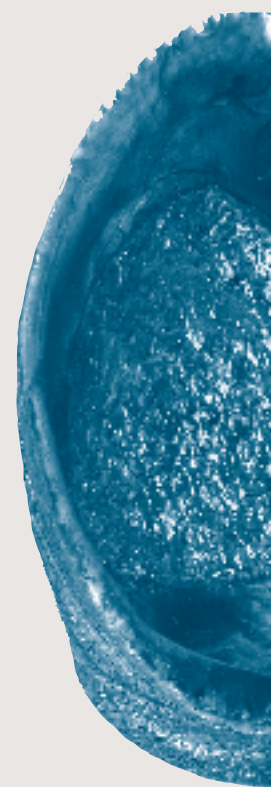
Ajax Head	Chelmsford Court	El Dorado Leader	Monarch Grove
Blucher Reef	Conqueror Rise	The Gem	Triumph Dell
Bonanza Place	Coronation Row	Golden Hills Drive	Uzailla Court
Brittania Dell	Crown Reef	Jubilee Drive	Glen Venus
Broken Hills Lane	The Dividend	Just-in-Time	Victoria Court
Champion Place			

### **The following streets were named after people involved in goldmining:**

Glen Neaves	Mr John Neaves discovered gold at Neavesville
Jackson’s Claim	Mr William Jackson built the boat landing at Hikuai, used as a depot store
McLiver Place	Mr Finlay McLiver owned a goldmine at Neavesville
Winderton Way	Mr Charles Winder owned the Hikuai Hotel and had ‘fingers in many pies’.

### **The following street names included goldmining terms:**

The Adit	Horizontal tunnel from surface into hillside, often with slight incline to allow water to drain/ trucks to run.
Bonanza Place	A particularly rich body of ore.
Conqueror Rise	A vertical/steep inclined shaft excavated upwards from tunnel but without breaking the surface.
Crown Reef	A prominent quartz vein synonymous with ‘lode’.
El Dorado Leader	A small vein of ore extending from a larger one.
Kennedy Park Drive	Horizontal or slightly inclined tunnel driven along course or reef or vein.
Opal Place	A precious gem.



**The following streets are named after people and places involved in the development of Pauanui:**

Beaumont Green	Mr Beaumont was Town Planner for the Ministry of Works.
Brittenden Place	Mr Jim Brittenden was the first Manager and 'guiding light' of the Pauanui Club.
Easdale Place	Mr Frank Easdale was the Planner responsible for the unique layout of Pauanui.
Florence Place & Holland Close	Mrs Florence and Mr Sid Holland were the owners of a farm at the foot of Mt Pauanui which was sub-divided into Hollands Block.
Harvard Place	The 'Warbirds' are regular visitors to our airfield.
Jury Lane	Mr Howard Jury was Office Manager for POBR for a long time.
Matataki Rise	An off-shoot of Matataki Lodge.
Oxley Close	The Oxley family lived where the Kiwifruit orchards are located.
Pleasant Place	This name is also referred to in Mrs Edith Hopper's autobiography 'Hoppertunity Knocks', as a place in Whangaparaoa.
The Dunes	Refer to nearby sand dunes.

**The following names are self-evident:**

Centreway	Mount Avenue	Pauanui Beach Road	Vista Paku
Lake Court	Mountain Vista Place	Pauanui Boulevard	

**Pauanui Waterways:**

Motu Capri, Motu Grande, Motu Hei	Motu is Maori for 'island' Hei (Ngati Hei) is the local Maori tribe.
The Quay	Nautical term.
The Yardarm	Nautical term.
Waterways Parade	Self-explanatory.

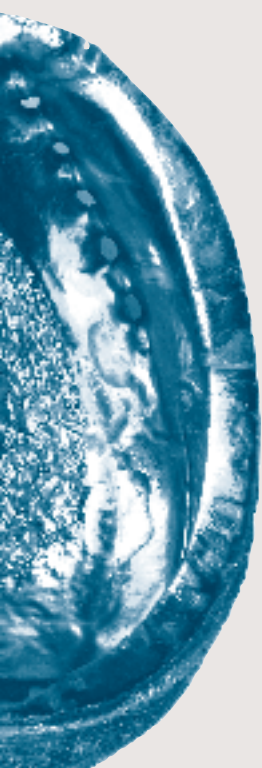
**Kiwifruit Block:**

Gooseberry Grove	
Tangitarori Lane	Named after Tangitarori Stream.

**Hikuai Settlement Road:**

Hikuai was quite a large settlement being the limit of navigable water and the site of a big Hotel. Its other name was Jackson's Landing. This is where the bulk of supplies for the large settlement of Puketui would have been unloaded and transferred to packhorse or bullock carts. With the kauri timber and mills, kauri gum and goldmines, there would have been approaching 4,000 people living and working in the Tairua/Puketui/Hikuai area at the turn of the century.

All goldmining terms have been checked with a specialist book on goldmining.





## Appendix D – Principles used in original layout of walkways, parks and reserves in Pauanui

Notes from I B Hopper:

**Medians – Landscaping** – Planting good specimen trees in medians gives a pleasant landscape appearance and privacy for properties from each side of the road. Leave side berms clear for 'services'.

**Walkway System** – Policy adopted to create public areas at intervals along the beach, with through walkways for local people leading out to the beach to give better dispersal of people along the beach.

Walkways designed to meander through planted parkways - instead of normally adopted narrow, straight alleys.

Winding and undulating paths have a pleasant appearance and because pedestrians reach bends at short intervals it makes walking much more interesting – hence greater use.

Large use of cul-de-sacs, which integrate with walking system.

Staggered lots with parkways/walkways for areas of high value, ie ocean or harbour views.

Use of 'central parks' ie Lowe Park Lane, Dunlop Drive, Given Grove, Pitkethley Circle, and Beaumont Green.

Underpasses have been used in 3 places. These make it possible for people, especially children, to walk without crossing the roads.

The walkway system allows people to walk, in some places from harbour to the ocean, with no more than one road crossing. In quite a large area south of the airfield, the whole central area has access to the ocean beach without crossing even one road.

### **Procedure for finishing and grassing, in sand country**

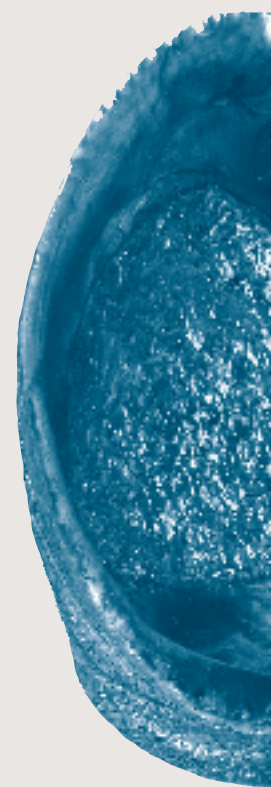
- Careful compacting of sand to min 100mm below finished level.
- Use of sandy topsoil properly compacted and with seed sown deep – preferably with a Cambridge Roller or a drill - gives good results and helps with the establishment of a good turf that will withstand dry weather and will not get patchy and mossy.

**Trees** – selecting the right trees is important - for wind, screening, aesthetics, and practicality.

**Tree Spade** – Use of the tree-moving machine allows trees to become established in a nursery, where it is much easier for them to grow to a good size, before putting them out in the public areas.

The types of trees chosen should transplant easily and withstand the extremes of wet and dry.

The nursery should be in the same type of soil as where the trees are to be shifted. Transplanting should always be between May and September. Larger trees should be suitably braced, ie using screw anchors.



## Appendix E – Principles used in construction of original roading in Pauanui

Notes from I B Hopper

**Narrow lanes/roads** that curve and dip look nicer, and motorists tend to **drive much slower**.

Narrow and winding roads, with planted medians, encourage **slower speeds**. This was evident when Sheppard Avenue, which originally was long and straight and had real speeding problems, was rerouted into several cul-de-sacs and totally removed the problem.

**Red Seal** – safer for pedestrians, a) in the dark, b) when wet. Pedestrians more visible.

Red sealing needs special care to lay. The first ½ metre of each side of the road needs a higher rate application, as it does not get the traffic that the centre of the road does. Roundabouts also need special care to get the application right. It is better to err slightly on the higher rate and have any bleeding controlled by always having McCallum fines on hand to dress any bleeding which will usually occur in very hot weather. This in turn gives a finished surface similar to Hotmix.

**Important:** All hand spray areas should always be done with a flat spray nozzle, not a circular one, to give better evenness.

Roads can be flat longitudinally as medians can be graded between cesspits. They have the advantage, in clean sand country, to take a lot of water back into the ground which helps recharge the aquifer, plus the sunken median holds a lot of water giving stormwater pipes longer to dispel the water away, ie smaller stormwater systems required.

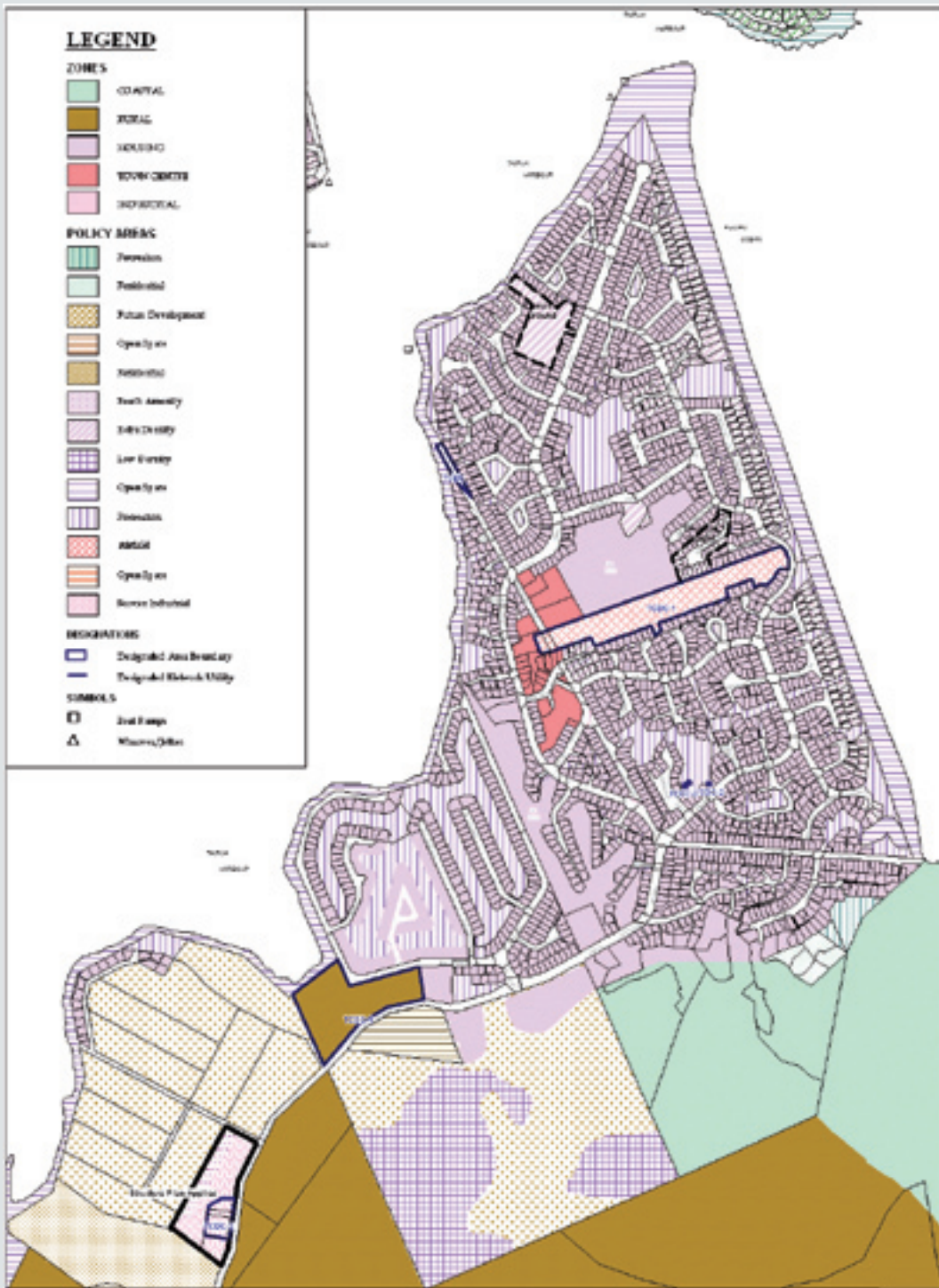
**Earthworks** – Roads should be kept low and sections should, wherever possible, be above the road – this is very important. This shows up in values, as a raised lot will always get chosen before a low one – hence a better price.

### Stormwater

- The V road system adopted makes access onto sections easier, and combined with mountable kerbs, gives a pleasant appearance. Cars tend to keep to the high side, ie left.
- Intersections are a refuge when turning when medians are wide enough.
- Drainage is clear of section and traffic, and median acts as a ponding area during heavy rain.







**Map Two: Pauanui District Plan Zones.**

Note: This map can also be viewed on the TCDC website, [www.tcdc.govt.nz](http://www.tcdc.govt.nz)

