

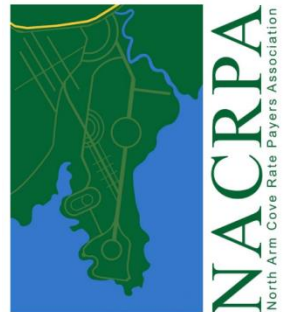


# ***Activation of North Arm Cove***

*prepared by*

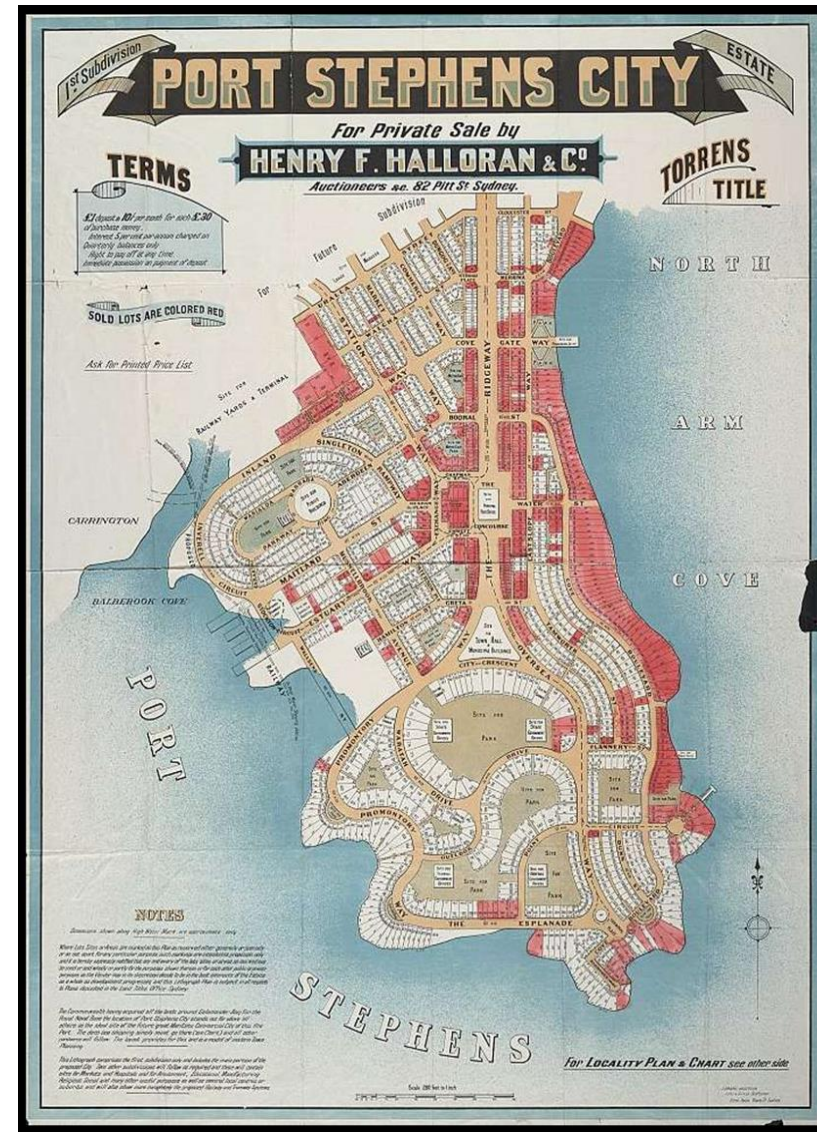
**North Arm Cove Ratepayers Association Inc.**

2023-24



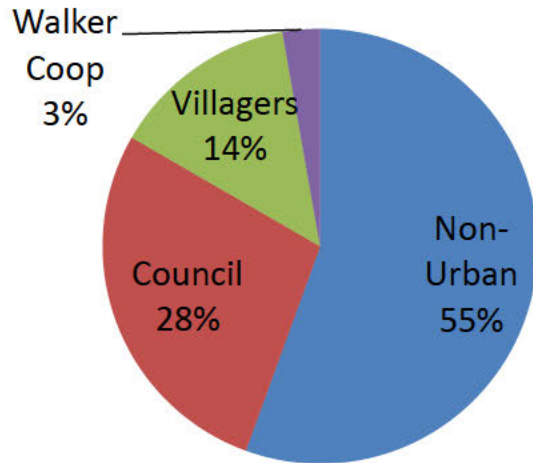
*...Together,  
let's put North Arm Cove  
on the map  
as it was intended...*

- ✓ Original subdivision over 100 years old
- ✓ 130+ streets, boulevards, avenues and roads already with titles
- ✓ **3,500 house-size lots in total**
- ✓ 2000 landowners of non-urban lots
- ✓ 1,000 lots acquired by Council in lieu of paying rates (people gave up hope)
- ✓ 500 owners of urban lots in the "Village"
- ✓ Adjacent to the A1, Pacific Highway
- ✓ 30mins from Newcastle, identified as one of the new 'six cities'
- ✓ 20mins from Newcastle Airport, currently undergoing a \$110m uplift

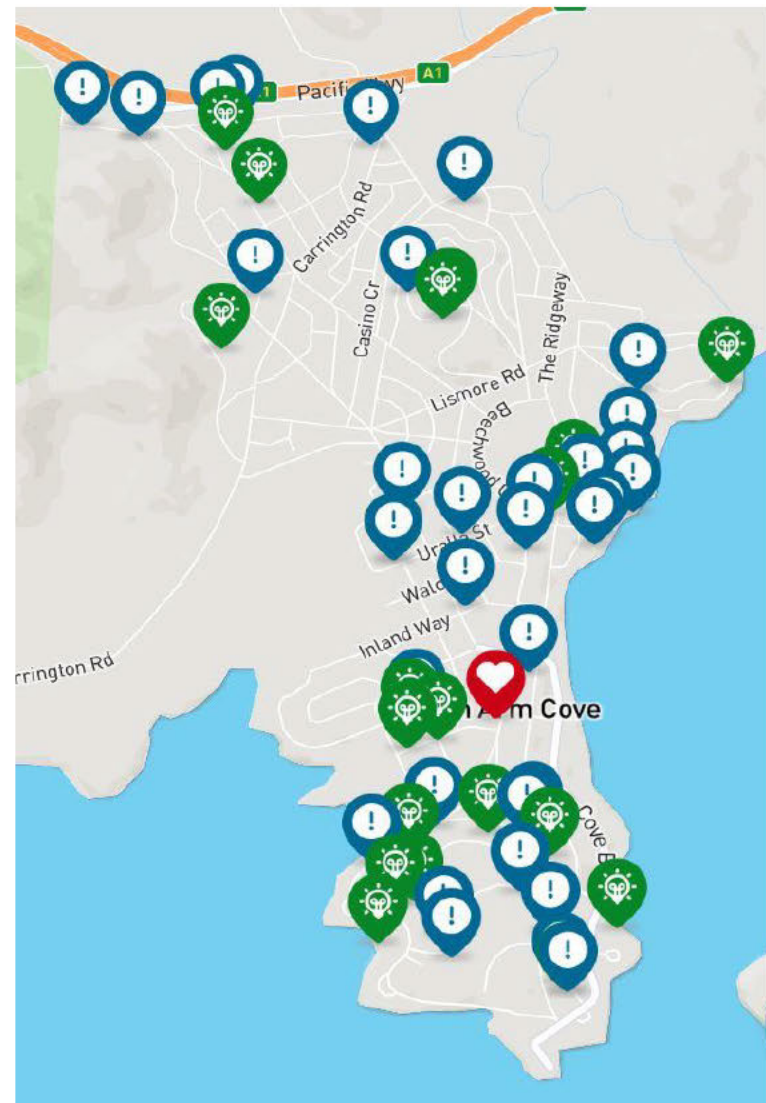


# Our Community

## Current Land Ownership



- 55% of total NAC land ownership
- 1,300 following on Facebook group: North Arm Cove Non-Urban Landowners
- 200 members of NACRPA Association and growing
- Website: [www.northarmcove.org.au](http://www.northarmcove.org.au)
- Collaborating with business - Alathan P/L who own the private road network, and Desim Arch
- We want to be part of a proper community consultation and master planning process
- We will continue to grow and advocate for the [development potential](#) of North Arm Cove ❤️



51% of total responses in MCC's recent 'Map Your Ideas' survey as part of the Community Strategic Plan.

**We WANT to be HEARD!**

# Solutions to Constraints

LOW	MEDIUM	HIGH
flooding or coastal hazards	Environmentally sensitive vegetation	Legal and constructed public road access
steep land of 18% (32 degrees)	Planning for Bushfire Protection	Configuration and ownership
		reticulated water and sewer services
		OSSM DAF mapping

- ✓ As part of its Draft Rural Strategy process in 2021, MidCoast Council outlined what it saw as “constraints” to development, recommending a down-zoning to E3 Environmental
- ✓ Any development has constraints, and this is not a reason for down-zoning
- ✓ Alathan P/L (third largest NAC landowner) are funding the studies required to address the constraints listed above. This as an opportunity to see potential - not limitations
- ✓ North Arm Cove is NOT in a flood prone area
- ✓ Landowners are seeking each other out and eager for re-zoning to allow for sustainable development
- ✓ Addressing reticulated water and sewer services will benefit the WHOLE community.

# Environmental



- The land has been cleared previously and used as...
  - Agricultural pastoral land
  - Army training facility
  - Council transfer station
  - Pine plantation
- There is **no** evidence of Koala habitat at North Arm Cove
- The reason the non-urban land looks the way it does today is government failure to act and diminishing hope...



# Non-urban Landowners – *we are here!*



*“Our children, our future”*

[Redacted]

*I named my  
property [Redacted]*

[Redacted]  
[Redacted]  
[Redacted]



*“I’m doing this for my  
Dad”... [Redacted]*

Read [Redacted] [Redacted]

# Financial

- ❖ If land was rezoned to RU5 residential and a Development Plan given the green light, landowners could use their equity to obtain loans to proceed with building their dreams
  - ❖ \$10,000-\$30,000 average initial investment
  - ❖ \$300,000 land value once development plan approved
- ❖ Estimated land value of Council at North Arm Cove around \$300 million
- ❖ Rate revenue would increase from:
  - ❖ average \$400 pr yr x 2,800 lots = \$1,120,000 to \$2,000 pr yr x 2,800 lots = \$5,600,000
  - ❖ That's an increase in annual rate revenue of nearly \$4.5 million dollars!!!
- ❖ Solutions to existing problems in North Arm Cove such as sewerage and water can be overcome too
- ❖ Through **Paper Subdivision legislation**, a pathway is available for the Activation of North Arm Cove
  - ✓ Economic Growth
  - ✓ Affordable Housing
  - ✓ Tourism & Recreation
  - ✓ Sustainable Development
  - ✓ Community Enhancement
  - ✓ Regional Collaboration
- ✓ **North Arm Cove ticks all the boxes!**



# Next Steps...

NOW

- Do NOT rezone to Environmental Zoning

INTERIM

- Retain RU2 Zoning
- Provide services to the area to support use permitted use (waste, water) in peak holiday periods, and give clear guidelines on unrestricted camping and associated structures

PLAN

- Undergoing the development pathway through the Paper Subdivision process or Budget allocation using our rates for future master planning and **Activation of North Arm Cove**

FUTURE

- RU5 Residential URBAN, with covenants protecting the environment