

Appendix 8

Summary of Consultation

Introduction

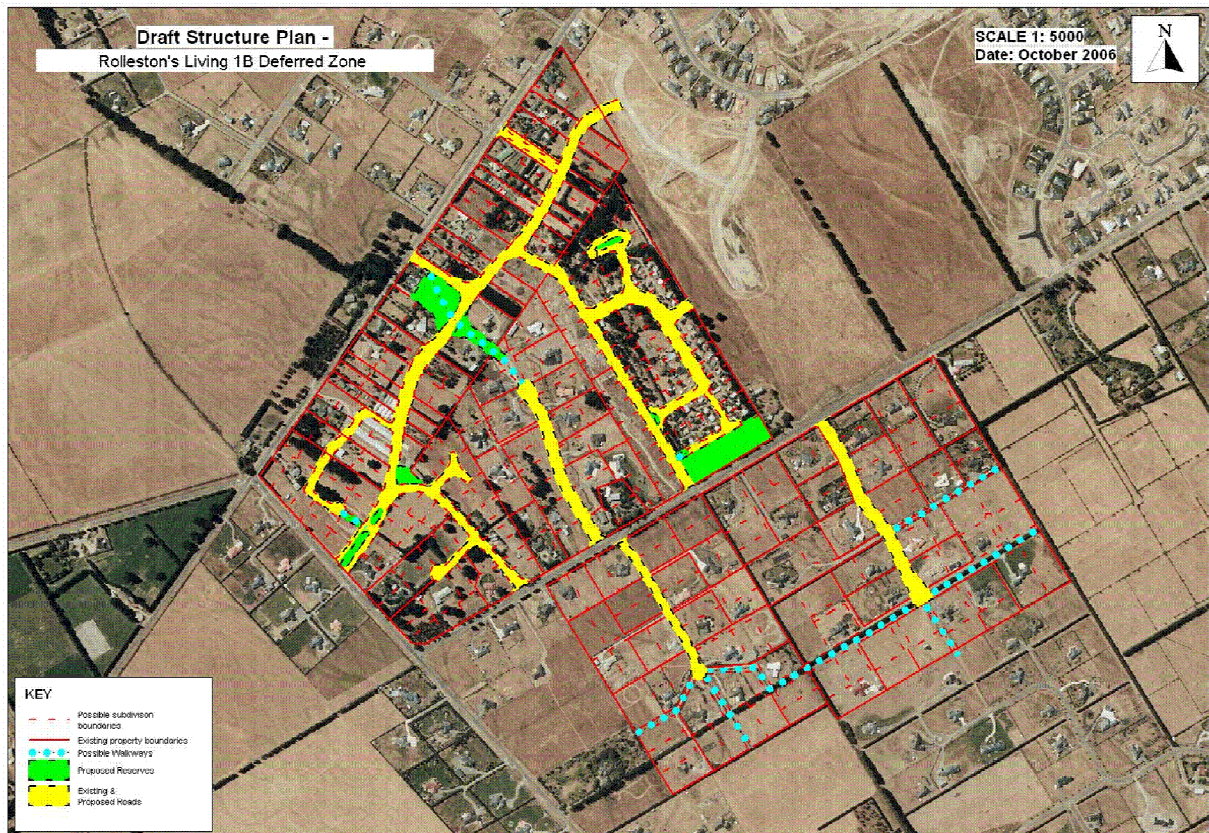
This report was originally circulated with the Section 32 analysis.

Development of the Structure Plan has proceeded in two stages. An initial consultation took place in 2006/7. The structure plan was not progressed at this stage, and there was a subsequent consultation in 2009, when a revised plan was produced.

The 2006/7 Consultation

A consultation exercise was undertaken by Council in 2006 to canvas the views of the residents. This included letters to landowners, two series of open days, newsletters and on-site meetings with landowners.

The consultation took place in two stages. Residents were first asked about the elements that should be included in a structure plan. Responses to these questions helped to inform the production of a draft plan. Residents were then asked their views on a draft structure plan.



The 2006 Structure Plan

Responses to the process were received from 47 of the 86 landowners in the study area (55%).

A report of consultation was circulated to the community in April 2007. The main points are summarised below:

- Of the 47 respondents, 15 indicated that they were interested in subdividing, 6 that they may be interested in subdividing whilst 13 were not intending to subdivide.
- Most of the respondents indicated that they appreciated the property size and lack of close neighbours. Only five indicated that the potential for subdivision was a reason for buying the land.
- The majority of respondents had a preference for a development pattern based on cul-de-sacs rather than connected streets. A majority supported the retention of the rural-style of the existing roads (no kerb and channel), but supported kerb and channel for new roads.
- Participants in the first round of consultation were very supportive of the principle of walking and cycling through the area. However, when possible routes were shown on a draft plan there was some opposition, with 17 of the Jozecom Place and Fairhurst Place landowners being against the proposals. There was also some support for the proposed walkways.
- There is no clear consensus on the appropriate section size for subdivision. In all, 19 respondents supported section sizes of either 750 or 1000m², whilst 13 supported larger section sizes, including 8 who wanted the existing 5000m² minimum to remain.
- There was some opposition to the principle of the use of existing private accessways as walkway/cycleway routes.

The 2009 Consultation

In response to the consultation, and also to changes in circumstances (such as Council policy changes), amendments were made to the Draft Structure Plan. These included a change in approach away from the use of rights of way for walkways, to a design which is based on the likely future pattern of development. This involved more vested roads (rather than relying on private accessways) and shorter lengths of footpath.

The consultation took place in two stages.

The first, in March, was aimed at finding out views on the future development of the area as a concept, as well as reaction to a draft plan for roads, walkway/cycleway connections, reserves and zoning.

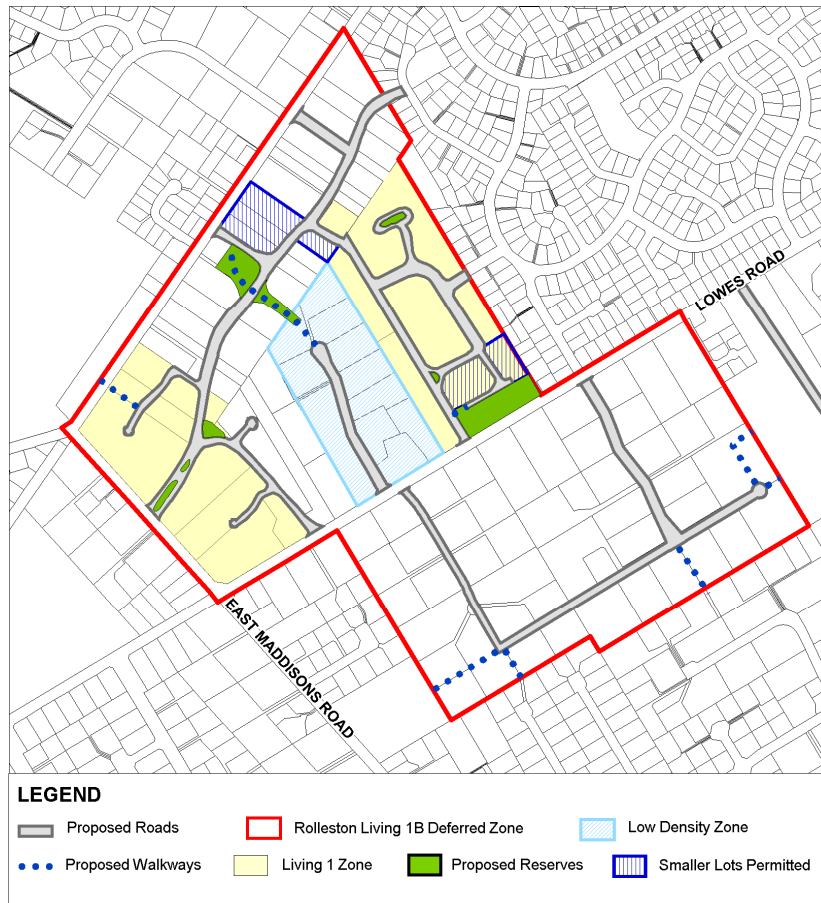
This took the form of a leaflet which was distributed to all residents and landowners and an open evening with Council staff.

The second stage, in May, was aimed at refining the structure plan, for instance to locate roads and pathways where they best suit landowners.

First Stage (March)

A total of 48 responses were received. Of these, a small majority (25) were generally supportive of the structure plan, whilst 23 were generally opposed.

There was a significant difference in reaction in the north of the area (north of Lowes Road) to the south.



The 2009 Structure Plan (for Consultation)

South of Lowes Road

In the south, the structure plan was generally opposed by 17 respondents with 9 being in generally in favour.

The main reasons for opposition were road and walkway/cycleway connections. Many comments were made to the effect that the proposed road link between Fairhurst and Jozecom Places was not wanted.

There was a noticeable difference in the response from Jozecom Place and Fairhurst Place.

In Fairhurst Place there was a more prevalent desire to retain the existing character and circumstances. 12 respondents were against the structure plan and 5 in favour

(29%). 12 wanted low or very low density zoning (with only 4 wanting Living 1 or Living 1B). Only 5 indicated that they may subdivide in future. 13 opposed the proposed roads.

Opposition to the structure plan was less widespread in Jozecom Place, where 5 of the submitters were opposed and 4 were in favour (44%). A lower proportion of respondents wanted low density: there were 6 requests for L1 or L1B zoning, as against 3 for low density. 7 indicated that they may subdivide.

North of Lowes Road

In the north, the structure plan was opposed by 6 responses and supported by 16 (73%).

Again, the response was not uniform and sub-areas have distinct characteristics.

In Waterbridge Way, the plan was generally supported by 8 of the 9 respondents. 6 of the respondents wanted low density zoning (as proposed), with the remainder requesting L1B. 6 were in favour of the walking and cycling links and 2 opposed.

For East Maddisons and Brookside Roads, 7 of the 11 responses were favourable (63%). 5 respondents disagreed with the roads, but only 3 with the walkways and cycleways. 7 intended to subdivide. 2 opposed the reserves, but it is worth noting that this area contains landowners who are directly affected by the proposed reserve fronting Brookside Road.

With regard to density, 8 respondents requested L1 zoning, 1 L1B and 2 low density. 5 supported higher density 450m² sections over part of the area.

In the Pineglades area, 2 responses were received. One was from the Pineglades Naturist Club, which accounts for the majority of the area. This indicated that they do not intend to subdivide for now.

Conclusions from First Stage

- The structure plan was supported by a small majority of respondents (25 out of 48).
- The structure plan was supported by a clear majority in the north (73% in favour)
- The structure plan was opposed by a majority in the south (65% against).
- Higher (L1) density was generally supported in the north except for Waterbridge Way where low density zoning is preferred. There is some support for higher density 450m² zoning in affected areas, but not a majority.
- The proposed road and walkway/cycleway connections are supported by a majority of respondents in the north.
- Residents in the south were opposed to the road link between Fairhurst and Jozecom Places.
- A clear majority of Fairhurst Place residents would like to retain low density and would prefer structure plan linkages not be established. Few submitters intended to subdivide.

- Opposition to the structure plan is less prevalent in Jozecom Place (5 out of 9 were opposed). There is no consensus to retain low density in Jozecom Place. Most submitters intended to subdivide.

Second Stage

A leaflet was distributed to all residents and landowners outlining some revised options and seeking comments. The suggested changes were:

- That Jozecom and Fairhurst Places not be linked by a road. Instead two (longer) cul de sacs would be formed and connected via a short walkway.
- That a low density zone be established in Fairhurst Place
- That any walkway through to the proposed school not be opened for at least 5 years
- That the route of the spine road in the north be amended
- That the whole of the north (excluding Waterbridge Way) be rezoned as Living 1.

During this time, discussions were also held with individual landowners and amendments made as a result, usually after consultation with affected neighbours.

Additionally, feedback forms at the open evening were aimed at fine tuning the structure plan and these also fed into this stage of the consultation. In all, 51 landowners responded during the second stage.

The consultation is more difficult to summarise as it involves many details of the structure plan, some of which are specific to particular landowners. Some problems raised have also been resolved by small changes to the plan.

The main findings of the consultation are as follows.

South of Lowes Road

Responses were received from 32 landowners (a 71% response).

There was little support for the proposal to link Jozecom and Fairhurst Places by road, with only 2 responses being in favour. When given the choice of extended cul de sacs with footpaths (as now proposed) or a link road, 17 requested cul-de-sacs. 8 respondents requested that there be no walkway/cycleways, even though this was not an option on the feedback form. It is suggested that residents prefer the idea of a walkway/cycleway link to a road link, but that a walkway/cycleway link is would probably not supported by a majority of respondents.

Of the 15 landowners directly affected by the walkway/cycleway, 9 have indicated that they do not favour its inclusion in the structure plan.

The proposal to establish a low density zone in Fairhurst Place was supported. Of the 12 affected lots, 2 requested L1 zoning. These were the lots adjacent to Lowes Road and could feasibly be excluded from the low density zoning. Of the remainder, 5 want low density zoning and 1 would like L1B zoning (with 4 not responding).

Otherwise, there is no consensus for rezoning in the South. Of the respondents in Fairhurst Place overall, 7 requested low density and 7 requested L1 or L1B. In Jozecom, there were 3 requests for L1, 1 for L1B and 1 for larger lots.

There was little response to the idea that the opening of the footpath through to the new school be delayed although some suggestions were made with regard to traffic management.

North of Lowes Road

There were 19 responses from this area, with 4 being from Waterbridge Way. As no specific questions were asked in regard to Waterbridge Way, it is not possible to draw any conclusions (issues were tackled in stage 1).

In the area outside Waterbridge Way, there were 15 responses. Of these, 13 expressed a preference for rezoning the majority of the north of the area as L1 (or higher density).

The route of the spine road is supported by a majority of affected landowners. Following negotiations over its route, it is now believed that one landowner remains opposed, with another having reservations over its route.

The location of the reserve adjacent to Waterbridge Way is opposed by the landowner.

There are 5 landowners affected by the walkway/cycleway connection from this reserve to Waterbridge Way. Of these, two remain opposed to the link being in the structure plan, whilst three do not object.

Conclusions

The following are the main conclusions that can be drawn following stage 2:

- L1 zoning is supported in the north.
- A special low density zone around Waterbridge Way is generally supported.
- A special low density zone around Fairhurst Place is generally supported.
- There is no consensus for other rezoning in the south.
- The proposed roading pattern in the north is supported by almost all respondents.
- The revised roading pattern in the south, based on two cul-de-sacs, is preferred to a linked pattern.
- The proposed walkway/cycleway in the south is not supported by most affected landowners.