

Waimauku Structure Plan



Waimauku Structure Plan

Phase 1 Consultation

Analysis of Feedback Forms

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1. Executive Summary

Rodney District Council is undertaking a Structure Planning exercise for the Waimauku area in response to growth pressures in the area.

The consultation that is the subject of this report is the first phase of consultation that has occurred following the Council's background research. The Council will use the findings of the consultation to inform the current stage of work, being the constraints and opportunities research and future stages of work including the development of options.

Approximately 1,500 newsletters (with feedback forms) were printed and distributed to stakeholders. There were 189 feedback form responses.

Question 1 – Can you write a sentence that explains your ideas on how you see Waimauku in the future (next 20 years)?

The strongest theme to emerge from respondent's answers to this question was **“Green rural surrounds”**.

The **“Rural village/township”** theme was also strongly represented, as was the theme **“Retain sense of rural community and country/relaxed atmosphere”**.

These three main themes correlate with the three main themes in question 2.

Question 2 – What are 3 things you like about Waimauku?

The overwhelming responses to this question were words to the effect of **“Rural character/green space and bush surroundings/fresh air”** as being the main thing that respondents liked about Waimauku.

Strong responses were also given for the themes of **“The people - community spirit/identity”** and **“Village nature”**.

Question 3 – What are 3 things you'd like to change about Waimauku?

The strongest response topic for respondents thinking about things they'd like to change about Waimauku was **“SH16/Muriwai Rd intersection”**.

The other two strong themes to emerge were **“Improve public transport (train/bus)”** and **“SH16”**. The responses that were classified as “SH16” were issues related to SH16 other than those specifically mentioning the intersection.

Question 4 – Are there any other areas you think we should be looking at?

The other areas that respondents thought Council should be looking at were:

- Crime
- Earthquake faults
- Education facilities
- Emergency Services
- Energy generation
- Noise
- Rates relief for farmers

- Under grounding of power lines
- Waste collection

Question 5 – Are there any specific things that you wish Council to investigate within these study areas?

For each of the identified study areas a number of specific issues were identified by respondents that they wished Council to investigate. The full list of the specific things that respondents wished Council to investigate are in **Appendix J**.

Question 6 – Any other comments? (Are there any other questions we should have asked?)

The respondents that did have general comments were classified into the themes listed in full in section 8 of this report.

The results of the feedback will be used to inform the constraints and opportunities research and the development of options stages of the Structure Plan process.

Answers to many issues and questions raised in the feedback form process (especially those raised in question 6) will be placed on a new expanded “Frequently Asked Questions” section of the project webpage at www.rodney.govt.nz/waimauku.

Changes to the project arising from this phase of consultation will also be notified over the webpage.

All feedback form respondents will be notified by email of the availability of this report and the general findings of the feedback form analysis will be on the webpage. Local media will also be notified of these feedback form findings.

2. Introduction to project

Rodney District Council is undertaking a Structure Planning exercise for the Waimauku area in response to growth pressures in the area. The Structure Plan will define a vision for the future of Waimauku and develop a spatial plan to guide growth within the study area over the next 10–20 years.

The project has eight phases before the final Waimauku Structure Plan is adopted and four of these phases are public consultation phases. A copy of the Process Diagram is included in **Appendix A**.

The consultation that is the subject of this report is the first phase of consultation that has occurred following the Council's background research. The Council will use the findings of the consultation to inform the current stage of work, being the constraints and opportunities research and future stages of work including the development of options.

3. Reasons/objectives for consultation

This phase of consultation has been carried out in the wider context of the Resource Management Act 1991 and the Local Government Act 2002 requiring Councils to undertake public consultation on projects that will impact the community, such as Structure Plans.

The Council's guiding policy document Vision Rodney states as one of its 6 key intents that "*We will determine the future of our District*" meaning that the public have a desire to be involved in planning the future of Rodney.

The objectives of this initial phase consultation were to:

- Notify stakeholders that a Waimauku Structure Plan process was starting and inform stakeholders of the process.
- Inform stakeholders of background information.
- Gain information on issues ('good' and 'bad') in Waimauku and respondent's views on Waimauku's future.

The results of the feedback will be used to inform the constraints and opportunities research and the development of options stages of the Structure Plan process.

4. Who was consulted?

The Council is interested in the views of 'stakeholders'. These are people, groups, businesses or organizations that have an interest in the future of the area.

They include residents/landowners/businesses in the study area, interested residents outside the study area, government bodies or organizations with an interest in the study area, potential future residents, and anyone that considers themselves to be a stakeholder.

5. How were stakeholders consulted?

Feedback Forms

The primary means of obtaining feedback throughout this phase of consultation was through a feedback form. A copy of the feedback form is included in **Appendix B**.

The feedback form was distributed through a project newsletter sent to all landowners in study area (as shown in **Appendix C**) and a list of other stakeholders approved by Directions Waimauku.

Newsletters were also available at:

- Waimauku BP
- Waimauku Dairy
- Waimauku Doctors
- Huapai Service Centre
- Muriwai Top Shop
- Muriwai Bottom Shop

Feedback forms were required to be returned by November 10 giving stakeholders approximately 3 weeks to provide their feedback.

Webpage

A project webpage was set up www.rodney.govt.nz/waimauku to provide information on the project to stakeholders and offer an online method for feedback. The webpage includes:

- Your feedback (via waimauku@rodney.govt.nz)
- What/Why/Where/How/When/Who
- Frequently asked questions
- Process diagram
- Study area map
- Project newsletters

The webpage received 829 page views between October 8 and November 18. The webpage will remain active for the duration of the project and is updated when new information is available.

Open Days

Open Days were held where background information was displayed and feedback forms were available. Council staff were on hand to answer questions or clarify issues. The Open days were held at the Waimauku Hall on:

- Friday 27 October 1.00pm – 5.00pm
- Saturday 28 October 11.00am – 3.00pm
- Tuesday 31 October 6.30pm – 9.00pm

A total of 150 people attended the Open Days. A breakdown of attendance is shown in **Appendix D**.

A presentation on the Structure Plan was also made at the Vision Waimauku AGM on Thursday 26 October where approximately 160 people attended.

Advertising

The Open Days and webpage were promoted through the newsletter, newspaper advertisements and newspaper stories. Copies of the newspaper advertisements and articles are included in **Appendix E**.

6. Response Rate of Feedback Forms

Approximately 1,500 newsletters (with feedback forms) were printed and distributed to stakeholders as outlined in section 5 of this report.

There were 189 feedback form responses (3 of these being via email).

Who:

- 138 were from individuals
- 39 were from couples
- 3 were from groups
- 2 were from families
- 3 were from companies
- 4 were anonymous

Where:

- 130 had a Waimauku mailing address
- 26 had a Kumeu/Huapai mailing address
- 8 had a Muriwai mailing address
- 3 had a Helensville mailing address
- 2 had a Taupaki mailing address
- 14 had a mailing address outside Rodney District.
- 6 had no mailing address

Note that organizations such as Telecom, Ontrack, ARTA, and Historic Places Trust have given initial comments to Council. Feedback from other stakeholders including Transit New Zealand and Iwi is ongoing. This consultation is not included in the feedback form summary.

7. Methodology for analysis

The general methodology for the analysis of the feedback forms was for the key themes that emerged for each question to be identified. A list was then made of all the themes which occurred in that particular question and then each feedback form response was classified into one of these.

A quality check was done using a 10% sample of the forms which were classified by a different Council officer. This showed an 89% agreement on the classification method.

This general methodology is similar to a “summary of submissions” process that occurs in statutory planning processes such as District Plan Changes.

Question 1 – Can you write a sentence that explains your ideas on how you see Waimauku in the future (next 20 years)?

Question 2 – What are 3 things you like about Waimauku?

Question 3 – What are 3 things you’d like to change about Waimauku?

The key themes were recorded against each feedback form and then the number of times a theme was referred to was totaled to see which themes emerged more strongly. However, all themes that were raised are recorded in this report.

Question 4 – Are there any other areas you think we should be looking at?

Many responses to this question were in fact more appropriately answered in question 5 and therefore the study area and the specific issue written in this question were included in the analysis of question 5.

For the responses that were in line with question 4 the new areas of study were identified, with similar topics combined into themes.

Question 5 – Are there any specific things that you wish Council to investigate within these study areas?

The specific issues were classified to their study areas and listed. These have not been compiled into larger themes as they are specific comments that feed into the constraints and opportunities research.

A number of respondents gave answers suited to question 5 in questions 4 and 6 and these responses have been collated with the response to question 5 to make a list of all the specific things within the study areas that respondents wished for Council to investigate.

Question 6 – Any other comments? (Are there any other questions we should have asked?)

The comments or questions from respondents have been classified into larger themes. These will feed into the project management of the Waimauku Structure Plan.

Some responses to this question were in fact more appropriately answered in question 5 and therefore the study area and the specific issue outlined in this question were included in the analysis of question 5.

8. Analysis of feedback forms

Question 1 – Can you write a sentence that explains your ideas on how you see Waimauku in the future (next 20 years)?

The strongest theme to emerge from respondent's answers to this question was words to the effect of **“Green rural surrounds”**.

The responses that were classified as “Green rural surrounds” included:

- ...not compromising green areas...
- ...with green hills on all sides of village centre...
- ...enjoy a rural landscape...
- ...Waimauku to remain rural...
- ...keep as a greenbelt area...
- ...semi-rural...
- ...still mainly farms and rural...
- ...retaining its rural look, feel and character...
- ...surrounded by countryside...

The **“Rural village/township”** was also strongly represented, as was **“Retain sense of rural community and country/relaxed atmosphere”**.

The responses that were classified as “Rural village/township” included:

- ...a small rural village...
- ...a village area...
- ...keeping a village feel...
- ...a rural village...
- ...a thriving village in the triangle...
- ...keep a village identity...
- ...remaining as a rural township...
- ...small village atmosphere...
- ...remain intrinsically as a rural village...

The responses that were classified as “Retain sense of rural community and country/relaxed atmosphere” included:

- ...rural feel...
- ...peaceful...
- ...still has friendly people...
- ...semi rural/rural village atmosphere with a strong sense of community...
- ...small country village atmosphere...
- ...rural community...
- ...small quiet rural service centre/village...
- ...warm and welcoming with a slow and relaxed pace...
- ...maintaining a rural atmosphere...

These 3 main themes correlate with the 3 themes in Question 2 - *What are 3 things you like about Waimauku?*

Other strong themes for respondent's views on how they see Waimauku in the future were **“Tourism/boutique spot”, “More lifestyle blocks or large sites for low intensity residential development”, “Carefully planned moderate/slow population growth”, and “Community facilities for elderly/youth/families - clubs, schools, sports fields, shops, farmers market etc”**.

Other themes of note were **“No high density/infill development”, “Centered on the existing village centre/Triangle development”, “Minimal development/same as it is now”, “Infrastructure services provided”, “Improved public transport (bus/train)”, and “Integration of the village over SH16”**.

Below is a list (in no particular order) of all themes raised in *Question 1 – Can you write a sentence that explains your ideas on how you see Waimauku in the future (next 20 years)?*

- Rural village/township
- Green rural surroundings
- Retain sense of rural community & country/relaxed atmosphere
- Tourism/boutique spot
- More lifestyle blocks or large sites for low intensity residential development
- Compact development
- Development in valleys only/no building on ridgelines
- No high density/infill development
- Pocket development
- Not another Gulf Harbour/Albany/Kumeu-Huapai/Orewa/Westgate
- Centered on the existing village centre/Triangle development
- No industrial land
- No further growth
- Minimal development/same as it is now
- No Cornerstone development
- Carefully planned moderate/slow population growth
- No residential expansion/sprawl
- Growth only allowed to the extent of current District Plan rules/ARGS
- High population growth
- Cornerstone development will be good
- Part of Auckland city
- Not being part of suburban Auckland
- Focus on Kumeu/Huapai for growth
- Problems - busy, overcrowded, pressure on services, suburban, not good
- Business development/local employment
- Protection of natural areas
- Protected horticulture areas
- Infrastructure services provided
- Better pedestrian/cycle/bridle facilities
- Better roading

- Improved public transport (bus/train)
- Integration of the village over SH16
- Village heart/square
- Heritage valued and celebrated
- Community facilities for elderly/youth/families - clubs, schools, sportsfields, shops, farmers market etc
- Beautifying existing areas
- Safe
- Self sufficient
- Economically and socially viable
- Sustainability
- Quality development

A spreadsheet calculating the totals is shown in **Appendix F**.

Question 2 – What are 3 things you like about Waimauku?

The overwhelming responses to this question were words to the effect of “**Rural character/green space and bush surroundings/fresh air**” as being the main thing that respondents liked about Waimauku.

The responses that were classified as “Rural character/green space and bush surroundings/fresh air” included:

- Big farms/ land feel, rural, native stands of trees, rolling contour
- Country setting with green pastures and trees
- Farmland still untouched
- Feeling of having reached the country / not urban
- Great views of surrounding country
- Green backdrop to township
- Landscape / proportion of native bush
- Lots of greenery and bush
- Natural environment / rural flavour
- Open green spaces
- Rural ambience
- Semi rural / rural
- Space, open feel, semi-rural
- Still relatively countrified
- Vast area of green rolling countryside
- Wide open spaces

Strong responses were also given for the themes of “**The people - community spirit/identity**” and “**Village nature**”.

The responses that were classified as “The people - community spirit/identity” included:

- Community atmosphere
- Community input into development
- Community spirit / friendly neighbors
- Connected community
- Friendly locals / community getting together
- Intimate atmosphere
- Lovely people
- Own identity
- People and community values
- People that care / community spirit
- Personal
- Rural small community
- Small genuine community / special ambience
- Social atmosphere
- The friendly community. People still know each other

The responses that were classified as “Village nature” included:

- Compact centre
- Genuine "kiwi" evolved village atmosphere
- Our little village and shop
- Peaceful, friendly village
- Small village area
- Rural / village feel
- Small country village
- Village / rural feel / character
- Village character (rural). Individuality / not imported/mass character
- Village feel - not too built up
- Village sited off main road
- Well presented country village

Other notable themes of what respondents like about Waimauku were **“Distance to Auckland”**, **“Proximity to recreation spots/amenities (beaches, forest, wineries etc)”**, and **“Quietness/relaxed pace of life”**.

Below is a list (in no particular order) of all themes raised in *Question 2 – What are 3 things you like about Waimauku?*

- The people - community spirit/identity
- Distance to Auckland
- Rural character/green space and bush surroundings/fresh air
- Village nature
- Public transport/potential public transport
- Proximity to recreation spots/amenities (beaches, forest, wineries etc)
- Amenities in the village/proposed with Triangle development
- Not much traffic
- Family links to the area
- Smaller lifestyle blocks/larger residential sections
- Small size of town - lack of population and facilities
- Quietness/relaxed pace of life
- Entrance/gateway to the North West
- There is very little I like
- Local School and kindergarten
- No Cornerstone
- Availability of Services
- Slow growth
- Local Produce/Small Scale Farming
- Good place to bring up a family
- Within free telephone calling area
- Quality development
- Historical nature of the area
- Safety
- Proximity to larger townships
- Self sufficient for services
- Privacy
- Personal freedom

- Living standard within the area
- Clean

A spreadsheet of answers is shown in **Appendix G**.

Question 3 – What are 3 things you'd like to change about Waimauku?

The strongest response topic for respondents thinking about things they'd like to change about Waimauku was **“SH16/Muriwai Rd intersection”**.

The responses that were classified as “SH16/Muriwai Rd intersection” included:

- Traffic control and improved pedestrian safety - Muriwai Road intersection
- Big roundabout at Muriwai intersection
- Dangerous crossroads at centre
- Dangerous school intersection
- Difficulty in turning right into Muriwai Road at peak times
- Fix collision X-Roads
- Fix intersection at SH16
- Interchange at SH16
- Intersection is death trap
- Lights or roundabout SH16/Muriwai Road
- Roundabout at cnr SH16 & Muriwai Rd
- Safe intersection SH16/Muriwai turnoff
- Safer access across SH16 and crossroads for both pedestrians and vehicles
- Traffic safety at intersection

The other two strong themes to emerge were **“Improve public transport (train/bus)”** and **“SH16”**.

The responses that were classified as “Improve public transport (train/bus)” included:

- Add rail link to Auckland
- Better bus service
- Better public transport - bus and train
- Better public transport, mainly buses.
- Bring the train to ease transport
- Commuter services - rail to village centre
- Commuter train service to city
- Lack of public transport
- Passenger train to city
- Rail service to Auckland
- Restoration of viable rail service - Auckland to Helensville

The responses that were classified as “SH16” were issues related to SH16 other than those specifically mentioning the intersection and these included:

- Better access across SH16 / pedestrians
- Better connection between west and east sides of SH16
- Better passing lanes in surrounding areas
- Connect both sides of Waimauku (currently separated by SH16)
- Cycle path / verge connecting to Kumeu and Helensville
- Diversion of SH16 so that it doesn't divide village
- Fast, dangerous road - needs by-pass
- Get rid of SH16 and unify town

- Increasing through traffic
- Integration across SH16 and resolution of Transit issues
- Integration both sides of SH16
- Link between different sides of SH16
- Reduce speed limit on SH16
- Reduce speed to 50km (now 70km)
- Reduce speed to 80k on SH16
- Safe walkway to Huapai/Kumeu
- SH16 road surface and speed limit. A way to safely cross SH16
- Speed and street lighting on Highway. Lack of a safe footpath north of intersection
- Upgrade road - SH16

Other notable themes for things respondents would like to change about Waimauku were **“More shops/amenities/facilities”**, **“Better local roads/sealing”**, **“Improve service infrastructure - water, sewerage”**, **“New neighborhood park”**, **“Better pedestrian facilities on local roads”**, **“Additional educational facilities”**, **“The general look/visual appearance of the village”**, and **“School traffic”**.

Below is a list (in no particular order) of all themes raised in *Question 3 – What are 3 things you’d like to change about Waimauku?*

- SH16/Muriwai Rd intersection
- Improve public transport (train/bus)
- More shops/amenities/facilities
- SH16
- Better local roads/sealing
- Flooding
- Improve service infrastructure - water, sewerage
- New neighborhood park
- Cycle ways on local roads
- Better pedestrian facilities on local roads
- Additional educational facilities
- The general look/visual appearance of the village
- Nothing/very little I'd change
- New residents to show respect for rural uses - reverse sensitivity
- Unplanned development/piecemeal development
- Increased arts and crafts facilities
- More people/development
- The Cornerstone proposal
- More ability to be self sufficient
- More rural lifestyle block development rights
- School traffic
- The Triangle development
- Rates not based on property value
- Waste collection
- Less infill housing
- More focused village centre/heart

- Crime
- More care of waterways
- More tree planting
- Under grounding of power lines
- Better weed and pest control
- Development of local economic/tourism opportunities
- Less development in rural areas/pressure for development
- Rodney District Council destroying lifestyle
- Noise from increase in residents
- Residents to have a broader vision for development
- More expansion of the residential area
- No growth
- Traffic
- Less commercial development
- Less commuter residential development
- Reticulated gas available
- Facilities for the elderly
- Access to Muriwai beach from car park
- Council to be firm on zonings to stop developers speculating
- More funding to schools
- Power supply
- More community spirit to challenge Council and vandals
- A good sports club
- More parking in commercial area
- More bridle paths
- No liquor store
- Fence stormwater ponds
- Closing Old North Road to heavy trucks
- Farmers Market
- No new school in the rural area
- More organic/non-toxic
- A public swimming pool
- More protection of native bush
- Organic growth of residential - infill
- Less Industry

A spreadsheet of answers is shown in **Appendix H**.

Question 4 – Are there any other areas you think we should be looking at?

Many respondents answered this question with specific things for Council to look at within each study area, which was the focus of question 5. Therefore, those answers have been included in the analysis of question 5.

The other areas that respondents thought Council should be looking at (outside the already mentioned areas of Drinking water, Waste water, Movement (traffic, rail, walking, cycling, bridleways), Open Space, Landscape/visual, Stormwater (flooding, land stability), Soil quality, Cultural heritage, Natural resources, Economic, Hazards, and Urban Design) were:

- Crime
- Earthquake faults
- Education facilities
- Emergency Services
- Energy generation
- Noise
- Rates relief for farmers
- Under grounding of power lines
- Waste collection

A spreadsheet of answers is shown in **Appendix I**.

Question 5 – Are there any specific things that you wish Council to investigate within these study areas?

For each of the identified study areas a number of specific issues were identified by respondents that they wished Council to investigate.

The specific issues were classified to their study areas and listed. These have not been compiled into larger themes as they are specific comments that feed into the constraints and opportunities research.

The full list of the specific things that respondents wished Council to investigate are in **Appendix J**.

Some respondents used questions 5 for general comments more suited to question 6. Therefore these general comments have been included in the analysis in question 6.

Question 6 – Any other comments? (Are there any other questions we should have asked?)

Many respondents answered this question with specific things for Council to look at within each study area, which was the focus of question 5. Therefore, those answers have been included in the analysis of question 5.

Some respondents used questions 5 for general comments more suited to question 6. Therefore these general comments have been included in the analysis in question 6.

A significant number of respondents (60) did not answer question 6.

The respondents that did have general comments were classified into the themes listed below.

- A Library is needed
- Allow Coopers creek to develop a farmers market
- Council needs to improve its act
- Develop other centres before Waimauku
- Does the Structure Plan include the Cornerstone Development?
- Don't develop too much high density
- Get the planning right for Waimauku
- Growth around existing village only
- How long have you lived in the area?
- How was study area decided?
- How will Council implement this plan and pay for it?
- If there is opposition will it still go ahead?
- Keep rural surrounds
- Less lifestyle subdivision
- Listen to community
- Look at inter-relationship of northwestern towns
- More lifestyle block development
- Natural resources study area should be called "natural heritage and features"
- Newsletter
- No new School
- Opposed to Cornerstone
- Outside Structure Plan area
- Public art needed
- Reverse sensitivity issues
- School needed
- Small scale development
- Sort out Rates
- Support Cornerstone
- Tidy up Waimauku
- Triangle development will be good
- What will section sizes be?
- What will the future population be?
- Will private variations to zoning be supported by RDC before 2008?

A spreadsheet of answers is shown in **Appendix K**.

9. Conclusion

The findings of the feedback form analysis will be incorporated into the Waimauku Structure Plan process as discussed below.

Questions 1, 2 and 3 have provided information on respondents views for the future of Waimauku and have also identified specific things in Waimauku that could be reinforced, improved or changed. These findings will be used to inform the development of options stage of the process.

Question 4 has provided a list of new study areas that respondents thought should be looked at by Council. Council will evaluate each of these new areas to see if it is appropriate to investigate as part of the constraints and opportunities research.

Question 5 has provided specific feedback on things within each already identified study area for Council to investigate. The specific things identified will be included in the brief to each of these areas for the Constraints and Opportunities Research stage of the project.

Question 6 has provided general comments and questions to Council. These comments and questions will be evaluated in terms of the project management.

Answers to many issues and questions raised in the feedback form process (especially those raised in question 6) will be placed on a new expanded “Frequently Asked Questions” section of the project webpage at www.rodney.govt.nz/waimauku.

Changes to the Waimauku Structure Plan project arising from this phase of consultation will also be notified over the webpage.

All feedback form respondents will be notified by email of the availability of this report and the general findings of the feedback form analysis will be on the webpage. Local media will also be notified of these feedback form findings.

All of the appendices are available for viewing at the Huapai Service Centre.

Appendix A – Waimauku Structure Plan Process Diagram

Appendix B – Feedback Form

Appendix C – Study Area Map

Appendix D – Open Day Attendance

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