



Waimauku Structure Plan

Phase 3 Consultation Analysis of Feedback Forms

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Executive Summary

Background to consultation

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 third phase of consultation that has occurred following the Council's presentation of proposals for the future of Waimauku to the public.

Council sought feedback on four proposals for the future of the Waimauku township:

- 1. Structure Plan Proposal 1 – Low density township (down zoning)*
- 2. Structure Plan Proposal 2 – Medium density township (no change to existing zonings)*
- 3. Structure Plan Proposal 3 – Limited urban expansion (south east fringes)*
- 4. Private Proposal – Significant urban expansion (Cornerstone – 'Waimauku Estate')*

The Council has not proposed any countryside living rezonings for the rural area surrounding Waimauku.

The Council will use the findings of the third phase of consultation to prepare the draft Structure Plan document.

The objectives of this third phase consultation were to:

- Inform stakeholders of the three proposals developed within the Structure Plan process and the fourth proposal from a private developer.
- Outline the general features of each of the proposals in order to get informed feedback.
- Obtain feedback on respondent's preferences with regards to the proposals for the township.
- Gain feedback on the proposals and other potential options.
- Gain views for the surrounding rural area

The primary means of obtaining feedback throughout this phase of consultation was through a feedback form. A project webpage, a series of five Open Days, and advertising were used to provide information on the project and seek feedback.

Approximately 3,000 newsletters (with feedback forms) were printed and distributed to stakeholders. There were 1,381 feedback form responses received by Council.

Feedback responses

Overall

The notable overall response in the feedback is a very strong opposition to Private Proposal 4 and strong support of Structure Plan Proposal 1.

In general terms the support decreases from the most significant amount of support for Structure Proposal 1, less support for Structure Plan Proposal 2, less support again for Structure Plan Proposal 3, and a small amount of support for Private Proposal 4. The opposition to the proposals is an inverse of the support with the most significant opposition to Private Proposal 4 and the least opposition to Structure Plan Proposal 1.

Using a scoring system explained in section 6.1.1 of this report, an overall points score can be given to the proposals to compare their feedback.

Structure Plan Proposal 1 is the most preferred proposal with 1,268 points. Structure Plan proposal 2 is next with 344 points. Structure Plan proposal 3 is third with -137 points. Private Proposal 4 is last with -1,778 points.

Some support was recorded for a mix of Structure Plan Proposals 1, 2 and 3 while low levels of support were recorded for various mixes of the proposals. The most notable mix of the proposals were requests for a mix between proposals 1 and 2, and a mix between proposals 1 and 3.

Graphs showing the overall feedback responses are in the Appendices.

Feedback by area

The feedback was also analysed by the area the respondents live in; Waimauku area (882), Other Western Rodney area (238), and Other areas (321). All three areas show a general trend for a significant level of support for Structure Plan Proposal 1 and a high level of opposition to Private Proposal 4.

The Waimauku area and Other Western Rodney area responses show a high degree of consistency with the overall response rate. That is, the support decreases from the most significant amount of support for Structure Proposal 1 to a small amount of support for Private Proposal 4. The opposition is the inverse of this.

The Other areas (outside Western Rodney) responses have a different pattern. While there is still a significant level of support for Structure Plan Proposal 1 and a high level of opposition to Private Proposal 4, the Other areas responses also have a higher proportion of opposition to Structure Plan Proposals 1, 2 and 3 and a strong proportion of support for Private Proposal 4.

Graphs showing the overall feedback responses by area are in the Appendices.

The proposals

Structure Plan Proposal 1 – Low density township (down zoning)

This proposal is the most supported proposal by a significant margin. This proposal also has the least opposition. There are a notable number of neutrals/no answers.

The main reasons for supporting Structure Plan Proposal 1 are (in order):

- Retains rural character and identity/larger lot sizes
- Allows reasonable growth and a good size of the township
- No need for wastewater system/least cost for infrastructure
- No urban expansion/sprawl onto rural land
- Diverts growth to other settlements

The main concerns recorded regarding Structure Plan Proposal 1 are (in order):

- Unrealistic and short sighted (there will be growth)/too conventional
- Puts pressure on other areas less suited for growth

Structure Plan Proposal 2 – Medium density township (no change to existing zonings)

This proposal has the second largest amount of support. There is a high level of neutrals/no answers and a low level of opposition.

The main reasons recorded for supporting Structure Plan Proposal 2 are (in order):

- Allows reasonable growth and a good size of the township
- Retains rural character
- Puts limited additional pressure on infrastructure

The main concerns recorded regarding Structure Plan Proposal 2 are (in order):

- Unrealistic and short sighted (there will be growth)/too conventional
- Puts pressure on other areas less suited for growth
- Concerns about pressure on infrastructure and the environment

Structure Plan Proposal 3 – Limited urban expansion (south east fringes)

This proposal has a small amount of support. It has a high level of neutrals/no answers and a high level of opposition.

The main reasons for supporting Structure Plan Proposal 3 are (in order):

- Practical and logical extension for controlled compact growth
- Retains the village character/visual effects are minor

The main concerns recorded regarding Structure Plan Proposal 3 are (in order):

- Unrealistic and short sighted (there will be growth)/too conventional
- Puts pressure on other areas less suited for growth
- Concerns about pressure on infrastructure and the environment

Private Proposal (4) – Significant urban expansion (Cornerstone – ‘Waimauku Estate’)

This proposal has a very large amount of opposition and the smallest amount of support. It is notable that this proposal has very few neutrals/no answers and the

support or opposition is strongly either way (e.g. respondents strongly oppose or strongly support – not simply oppose and support).

The main reasons for supporting Private Proposal 4 are (in order):

- Sustainable growth around the rail corridor
- A well planned town/a unique quality development/a model for NZ
- Provides needed infrastructure

Private Proposal 4 had the largest amount of concerns. The main concerns recorded regarding Private Proposal 4 are (in order):

- Impacts negatively on the village and rural character (including hill)
- Concerns about pressure on infrastructure and the environment
- Benefits only the developer and the developer may not do what they say/unrealistic
- Locals don't want it/should not be considered as a proposal

Other issues raised

Many respondents chose to answer only Question 1 (tick box question) and not give answers to many (or in some cases any) of the other questions. Questions 2 – 6 were not answered by a large number of respondents (407, 416, 882, 559, 807 respectively).

With regards to respondents views on other options they thought the Council should be considering, a small amount of responses suggested the following (in order):

- No other options
- Develop other areas (e.g. Helensville, Kumeu/Huapai, Westgate)
- Leave it as rural/leave us alone/no growth
- Allow more lifestyle block development/rural subdivision
- More business zones/recreation zones (zoning of specific sites/areas)
- Various areas for Urban expansion
- Mix of the 4 township options
- Turning Renalls Farm into a park

With respect to respondents views for the rural area surrounding Waimauku the overwhelming response was to “Keep it rural/greenbelt/agriculture/country feel/minimal development/leave as is”.

When respondents were asked for any other comments on the Waimauku Structure Plan project, the main responses were (in order):

- Opposition to or concerns with Private Proposal 4
- Private Proposal 4 should not have been included in the Structure Plan proposals
- Keep us rural/greenbelt/small village/leave us alone
- SH16 general issues (not intersection)
- SH16/Muriwai Rd intersection issues

Next stage of Structure Plan process

The Council will use the findings of this phase of consultation to inform the current stage of work, being the preparation of the draft Structure Plan document.

1. 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 third phase of consultation that has occurred following the Council's presentation of proposals for the future of Waimauku to the public.

Council sought feedback on four proposals for the future of the Waimauku township:

- 1. Structure Plan Proposal 1 – Low density township (down zoning)*
- 2. Structure Plan Proposal 2 – Medium density township (no change to existing zonings)*
- 3. Structure Plan Proposal 3 – Limited urban expansion (south east fringes)*
- 4. Private Proposal – Significant urban expansion (Cornerstone – 'Waimauku Estate')*

The Council has not proposed any countryside living rezonings for the rural area surrounding Waimauku.

The Council will use the findings of the consultation to inform the next stage of work, being the preparation of the draft Structure Plan document.

2. 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 third phase consultation were to:

- Inform stakeholders of the three proposals developed within the Structure Plan process and the fourth proposal from a private developer.
- Outline the general features of each of the proposals in order to get informed feedback.
- Gain feedback on respondent's preferences with regards to the proposals for the township.
- Gain feedback on the proposals and other potential options.
- Gain views for the surrounding rural area.

The results of the feedback will be used to inform the preparation of the draft Structure Plan document.

3. Who was consulted?

The Council process was designed to enable all stakeholders (i.e. those having an interest in the future of the area) to be informed of the proposals and to have an opportunity to provide feedback.

The stakeholders 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, visitors to the area, and anyone that considers themselves to be a stakeholder.

4. How were stakeholders consulted?

4.1 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 (as shown in **Appendix C**) sent in mid February to all landowners in study area (as shown in **Appendix D**) and a list of other stakeholders built up over the course of the project.

Newsletters were also available to the public at:

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

Feedback forms were required to be returned by Friday March 28 giving stakeholders approximately 6 weeks to provide their feedback.

4.2 Webpage

The project webpage www.rodney.govt.nz/waimauku was updated for this stage of consultation 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)
- Latest Work
- Project documents and newsletters (including the Future Proposals report)
- What/Why/Where/How/When/Who
- Frequently asked questions
- Process diagram
- Study area map

The webpage main page received 572 hits over the February-March period. The webpage will remain active for the duration of the project and is updated when new information is available.

4.3 Open Days

Open days were held where information on the four proposals for the future of Waimauku township (three proposals developed within the Structure Plan process and

the fourth proposal from a private developer) was displayed and feedback forms were available. Council staff members were on hand to answer questions or clarify issues. The open days were held at the Waimauku Hall on:

- Saturday 23 February (11.00am-3.00pm)
- Tuesday 26 February (7.00pm-9.00pm)
- Wednesday 27 February (10.00am-2.00pm)
- Tuesday 11 March (7.00pm-9.00pm)
- Saturday 15 March (11.00am-3.00pm)

137 people signed the welcome register at the open days but it is estimated that around 200 people attended over the five days.

4.4 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**.

5. Response Rate of Feedback Forms

5.1 Response Rate

Approximately 3,000 newsletters (with feedback forms) were printed and distributed to stakeholders as outlined in section 4 of this report.

There were 1,381 feedback form responses received by Council. Copies of the returned feedback forms are available to the public at the Huapai Service Centre. They are not attached to this report due to the volume of responses.

5.2 Who returned feedback forms?

- 1,238 were from individuals
- 77 were from couples/family groups
- 44 were from groups/organizations/businesses
- 22 were anonymous

Feedback from a number of these groups/organizations is summarized in section 5.4 of this report below.

37 response forms requested that their personal details not be made public.

5.3 Where are returned feedback forms from?

- 822 live in the Waimauku area
- 238 live in the Western Rodney Area (excluding Waimauku)
- 321 live in other areas (outside Western Rodney)

For clarification of these areas please refer to the assumptions listed in **Appendix F** of this report.

5.4 Groups/organizations summary of responses

Below is a summary of some of the prominent groups/organizations feedback on the proposals.

5.4.1 Auckland Regional Council

The Auckland Regional Council consider that Proposals 1, 2 and 3 have the potential to comply with the provisions of the Auckland Regional Policy Statement and Part II of the Resource Management Act 1991, provided various issues can be satisfactorily overcome. Proposal 4 may be acceptable if favoured by the community and Rodney District Council, but would need to overcome some more significant issues which are outlined in full in their feedback.

5.4.2 Vision Waimauku

Vision Waimauku strongly opposes Private Proposal 4. This group is concerned at the disclosure of Private Proposal 4 with equal weight to the valid Structure Plan options (1, 2 and 3). It asks that it not be assessed as an option for the Structure Plan. Vision Waimauku seeks that Council rely on feedback from the community to decide between Structure Plan Proposals 1, 2 and 3.

Vision Waimauku is concerned that there is no option in the consultation process for natural growth in Waimauku without the provision of a public wastewater system.

Vision Waimauku ask that specific attention is given to the area of rural land between Waimauku and Huapai and the landowner's points of view considered. The group also asks that there is no urban development to the northwest of Waimauku as it would breach the urban boundary.

Vision Waimauku's feedback was primarily based on feedback from a public meeting with approximately 180 local community members.

5.4.3 Muriwai Beach Progressive Association

The members of this group resolved to strongly oppose Private Proposal 4. No preference for any other proposal was stated.

5.4.4 Helensville Parakai Residents & Ratepayers Association

This group supports Structure Plan Proposal 3 as it allows for limited expansion in appropriate areas and limits the impact on SH16. The group states that the down zoning of Structure Plan Proposal 1 is inappropriate, while Structure Plan Proposal 2 is good but it limits the town growing to a sustainable size.

Private Proposal 4 is strongly opposed as Waimauku is not a growth node and unplanned growth here will stifle growth in surrounding communities which already have problems with the sustainability of infrastructure. It would also be an urban breach to the clear delineation to a true rural landscape to the north of Waimauku.

5.4.5 Taupaki Residents & Ratepayers Association

This group supports Structure Plan Proposals 1 and 2. They are neutral on Structure Plan Proposal 3 and strongly oppose Private Proposal 4. They state that Private Proposal 4 should not be considered as an option as it would compromise planned growth in other areas. They seek that the rural landscape be protected through a green belt.

5.4.6 Reweti Marae Trust

The Trust strongly supports a mix of Structure Plan Proposals 1 and 2. They also support Structure Plan Proposal 3 but are strongly opposed to Private

Proposal 4. The Trust has concerns that Proposal 4 is not positive in respect of various landforms significant to the Trust.

5.4.7 Transit New Zealand

No direct feedback from Transit New Zealand (Transit) was received at this stage of consultation. However, based on feedback from earlier draft options Transit has stated that none of the draft proposals appear to be incompatible with the safe and efficient function of the State Highway through the township. There would be various issues that would need more detailed attention as planning continues including access to the State Highway, reverse sensitivity of residential intensification next to the State Highway, and appropriateness of new/relocated State Highway/local road intersections beyond the existing urban boundary.

Full copies of the feedback from the above organizations is shown in **Appendix G**.

6. Methodology for analysis

6.1 Question 1

Question 1 is a ‘tick-box’ question that provides respondent’s opinions on the proposals in a quantitative form. These are able to be analysed in terms of the raw numbers of people ticking particular boxes for each proposal. They are also broken down by the areas where people live to see if there is a difference in the support or opposition for the different proposals depending on where respondents live.

It needs to be noted that the feedback form process (including the tick-box Question 1) was not a “vote” as it was misconstrued by some respondents. Please refer to **Appendix F** for more explanation of this and for the assumptions in the feedback forms analysis on Question 1.

6.1.1 Scoring system

A simple scoring system has been used to give an overall figure for each proposal.

There are 5 boxes that a respondent can tick (from strongly support to strongly oppose). A respondent may also choose to not tick any box for an option.

The scoring system works as below:

- 2 points = Strongly support
- 1 point = Support
- 0 points = Neutral (or no answer)
- 1 point = Oppose
- 2 points = Strongly oppose

6.2 Questions 2-6

The general methodology for the analysis of the feedback forms for questions 2-6 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 themes.

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

Please refer to the assumptions in the feedback forms analysis for Questions 2-6 listed in **Appendix F** of this report.

7. Analysis of feedback forms

7.1 Question 1: What are your views on each of the 4 proposals?

7.1.1 Overall feedback response

The notable overall response to this question is a very strong opposition to Private Proposal 4 and strong support of Structure Plan Proposal 1.

In general terms the support decreases from the most significant amount of support for Structure Proposal 1, less support for Structure Plan Proposal 2, less support again for Structure Plan Proposal 3, and a small amount of support for Private Proposal 4.

The opposition to the proposals is an inverse of the support with the most significant opposition to Private Proposal 4 and the least opposition to Structure Plan Proposal 1.

Structure Plan Proposal 1 – Low density township (down zoning)

This proposal is the most supported proposal by a significant margin. This proposal has the least opposition. There is a notable number of neutrals/no answers.

Structure Plan Proposal 2 – Medium density township (no change to existing zonings)

This proposal has the second largest amount of support. There is a high level of neutrals/no answers and a low level of opposition.

Structure Plan Proposal 3 – Limited urban expansion (south east fringes)

This proposal has a small amount of support. It has a high level of neutrals/no answers and a high level of opposition.

Private Proposal (4) – Significant urban expansion (Cornerstone – ‘Waimauku Estate’)

This proposal has a very large amount of opposition and the smallest amount of support. It is notable that this proposal has very little neutrals/no answers and the support or opposition is strongly either way (e.g. respondents strongly oppose or strongly support – not simply oppose and support).

Appendix H shows a graph of the overall feedback responses to Question 1.

7.1.2 Overall feedback response using the scoring system

Using the scoring system explained in section 6.1.1 of this report, an overall points score can be given to the proposals to compare their feedback.

Structure Plan Proposal 1 is the most preferred proposal with 1,268 points. Structure Plan proposal 2 in next with 344 points. Structure Plan proposal 3 is third with -137 points. Private Proposal 4 is last with -1,778 points.

Appendix I shows a graph of the overall feedback responses to Question 1 using the scoring system.

7.1.3 Feedback by area

The feedback form responses to Question 1 have been broken down by area; Waimauku area, Other Western Rodney area, and Other areas.

All three areas show a general trend for a significant level of support for Structure Plan Proposal 1 and a high level of opposition to Private Proposal 4.

The Waimauku area and Other Western Rodney area responses show a high degree of consistency with the overall response rate. That is, the support decreases from the most significant amount of support for Structure Proposal 1 to a small amount of support for Private Proposal 4. The opposition is the inverse of this.

The Other areas (outside Western Rodney) responses have a different pattern. While there is still a significant level of support for Structure Plan Proposal 1 and a high level of opposition to Private Proposal 4, the Other areas responses also have a higher proportion of opposition to Structure Plan Proposals 1, 2 and 3 and a strong proportion of support for Private Proposal 4.

Appendices J, K and L show graphs of the feedback responses to Question 1 for the Waimauku area, Other Western Rodney area, and Other areas respectively.

Appendix M shows a graph of the overall feedback responses to Question 1 with the proportions of responses from each of the 3 areas shown.

7.2 **Question 2: Which proposal (if any) do you prefer and would like to see included in the Structure Plan and why? (indicate if you consider a mix of proposals is appropriate and which ones)**

7.2.1 Which proposal do you prefer?

The majority of respondents to this question indicated they would like to see Structure Plan Proposal 1 included in the Structure Plan. Private Proposal 4 and Structure Plan Proposal 2 received similar support and Structure Plan Proposal 3 gained the least support.

Proposal	Responses that preferred proposal
Structure Plan Proposal 1	419
Structure Plan Proposal 2	196
Structure Plan Proposal 3	94
Private Proposal 4	206

It should be noted that a large number of respondents (407) did not answer this question and therefore Question 1 is a more accurate reflection of respondents overall views on the proposals. A significant number of respondents (50) also chose to use this question to state opposition to Private Proposal 4 and a few respondents (10) said that no option was preferred.

7.2.2 Indicate if you consider a mix of proposals is appropriate

Some support (63) was recorded for a mix of Structure Plan Proposals 1, 2 and 3. Low levels of support were recorded in this question for various mixes of the options. The most notable mix of the proposals were requests for a mix between proposals 1 and 2, and a mix between proposals 1 and 3.

7.2.3 Why do you prefer to see a proposal included in the Structure Plan?

7.2.3.1 *Structure Plan Proposal 1 – Low density township (down zoning)*

The main reason for supporting Structure Plan Proposal 1 was that it “Retains rural character and identity/larger lot sizes”.

The other notable reasons recorded were that it allows “Reasonable growth and a good size of the township” and has “No need for wastewater system/least cost for infrastructure”.

Other notable reasons were that it means “No urban expansion/sprawl onto rural land” and it “Diverts growth to other settlements”.

The table below shows the reasons respondents supported Structure Plan Proposal 1.

Reasons for support of Structure Plan Proposal 1	Responses
Retains rural character and identity/larger lot sizes	204
Reasonable growth and a good size of township	86
No need for wastewater system/least cost for infrastructure	75
No urban expansion/sprawl onto rural land	31
Diverts growth to other settlements	22
Other options are worse	3
Other	19

7.2.3.2 *Structure Plan Proposal 2 – Medium density township (no change to existing zonings)*

The main reasons recorded for supporting Structure Plan Proposal 2 were that it allows “Reasonable growth and a good size of the township” and it “Retains rural character”.

Another notable reason was that it “Puts limited additional pressure on infrastructure”.

The table below shows the reasons respondents supported Structure Plan Proposal 2.

Reasons for support of Structure Plan Proposal 2	Responses
Reasonable growth and a good size of township	75
Retains existing rural character	60
Puts limited additional pressure on infrastructure	22
Other	17
No urban expansion/sprawl onto rural land	9
Brings about a new wastewater system	6

7.2.3.3 Structure Plan Proposal 3 – Limited urban expansion (south east fringes)

The main reason for supporting Structure Plan Proposal 3 was that it is a “Practical and logical extension for controlled compact growth”.

The other notable reason recorded was that it “Retains the village character/visual effects are minor”.

The table below shows the reasons respondents supported Structure Plan Proposal 3.

Reasons for support of Structure Plan Proposal 3	Responses
Practical and logical extension for controlled compact growth	61
Retains village character/visual effects are minor	20
Other	18
Brings about a new wastewater system and other needed infrastructure	6
Doesn't require a large amount of infrastructure	5

7.2.3.4 Private Proposal – Significant urban expansion (Cornerstone – ‘Waimauku Estate’)

The main reason for supporting Private Proposal 4 was that it is “Sustainable growth around the rail corridor”.

The other notable reasons recorded were that it is “A well planned town/a unique quality development/a model for NZ” and “Provides needed infrastructure”.

The table below shows the reasons respondents supported Private Proposal 4.

Reasons for support of Private Proposal 4	Responses
Sustainable growth around the rail node	135
A well planned town/a unique quality development/a model for NZ	33
Provides needed infrastructure	24
Other	21

No infrastructure costs to ratepayers	12
Progressive and logical	9
I would like to live there	1

A table outlining the total responses to Question 2 is included in **Appendix N**.

7.3 Question 3: What are your general comments or concerns with any of the proposals?

Most respondents used this question to highlight concerns about the proposals rather than general comments and therefore most of the responses raised negative aspects of the proposals.

While Question 2 records the reasons why respondents support the various proposals, Question 3 essentially records the reasons why respondents oppose the various proposals.

It should also be noted that a significant number of respondents (416) did not answer this question.

7.3.1 Structure Plan Proposal 1 – Low density township (down zoning)

The main comments/concerns recorded regarding Structure Plan Proposal 1 were that it is “Unrealistic and short sighted (there will be growth)/too conventional” and it “Puts pressure on other areas less suited for growth”.

There were also some comments stating that the proposal “Is good because practical with wastewater and retains character (large sections)”.

The table below shows the comments/concerns recorded for Structure Plan Proposal 1.

Comments/concerns with Structure Plan Proposal 1	Responses
Unrealistic and short sighted (there will be growth)/too conventional	147
Puts pressure on other areas less suited for growth	134
Is good because practical with wastewater and retains character (large sections)	26
Misc	4
Prevents progress/too restrictive	3

7.3.2 Structure Plan Proposal 2 – Medium density township (no change to existing zonings)

The main comments/concerns recorded regarding Structure Plan Proposal 2 were that it is “Unrealistic and short sighted (there will be growth)/too conventional” and it “Puts pressure on other areas less suited for growth”.

There were also some “Concerns about pressure on infrastructure and the environment”.

The table below shows the comments/concerns recorded for Structure Plan Proposal 2.

Comments/concerns with Structure Plan Proposal 2	Responses
Unrealistic and short sighted (there will be growth)/too conventional	144
Puts pressure on other areas less suited for growth	134
Concerns about pressure on infrastructure and the environment	19
Misc	10
Impacts negatively on the village and rural character	9

7.3.3 Structure Plan Proposal 3 – Limited urban expansion (south east fringes)

The main comments/concerns recorded regarding Structure Plan Proposal 3 were that it is “Unrealistic and short sighted (there will be growth)/too conventional” and it “Puts pressure on other areas less suited for growth”.

There were also some “Concerns about pressure on infrastructure and the environment”.

The table below shows the comments/concerns recorded for Structure Plan Proposal 3.

Comments/concerns with Structure Plan Proposal 3	Responses
Unrealistic and short sighted (there will be growth)/too conventional	138
Puts pressure on other areas less suited for growth	131
Concerns about pressure on infrastructure and the environment	32
Impacts negatively on the village and rural character	19
Too much growth/too large of an expansion	12
Sensible contained expansion	9
Misc	5
This is the future - it will happen	1
Sets a precedent	1

7.3.4 Private Proposal – Significant urban expansion (Cornerstone – ‘Waimauku Estate’)

Private Proposal 4 had the largest amount of comments/concerns in this question. The main concern recorded regarding Private Proposal 4 was that it “Impacts negatively on the village and rural character (including hill)”.

There were also “Concerns about pressure on infrastructure and the environment”, and a significant number of responses saying the proposal “Benefits only the developer and the developer may not do what they

say/unrealistic” and that “Locals don't want it/should not be considered as a proposal”.

The table below shows the comments/concerns recorded for Private Proposal 4.

Comments/concerns with Private Proposal 4	Responses
Impacts negatively on the village and rural character (including hill)	185
Concerns about pressure on infrastructure and the environment	137
Benefits only the developer and the developer may not do what they say/unrealistic	100
Locals don't want it/should not be considered as a proposal	100
General concern/opposition	48
Too much growth/too large of an expansion	45
Inconsistent with planning documents	43
Will compete with and negatively impact on the existing Waimauku settlement	24
Plan looks good and the proposal provides needed infrastructure	20
Design and type of housing not appropriate for the area	18
Misc	15
Sets a precedent	7
This is the future - it will happen	3

7.3.5 Other Comments

Most respondents to this question attributed their comments/concerns to a specific proposal or proposals. However, some respondents did not link the comments/concerns to a particular proposal.

A significant number of respondents generally said they had “Concerns that growth will put pressure on infrastructure and the environment” and that “More growth will negatively impact on the village and rural character”.

Other notable general comments were asking that Council should “Leave it as it is/keep us rural/not lots of houses” and responses seeking that “Growth should go elsewhere”.

The table below shows the other recorded comments/concerns.

Other recorded comments/concerns	Responses
Concerns that growth will put pressure on infrastructure and the environment	86
Misc	83
More growth will negatively impact on the village and rural character	51
Leave it as it is/keep us rural/not lots of houses	38
Growth should go elsewhere	31

SH16 Issues	10
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A table outlining the total responses to Question 3 is included in **Appendix O**.

7.4 Question 4: What other options (if any) do you think we should be considering?

A very large number of respondents (882) did not answer this question. Of those who did answer this question, most commented on issues outside the intended scope of the question.

These responses were mainly regarding general “Infrastructure concerns/issues (SH16, wastewater, schools, public transport/parks etc)”. There were also “Comments relating to the 4 township proposals” and responses stating that “Private proposal 4 should not be considered/opposition to private proposal 4”.

The table below shows the comments on issues outside the intended scope of the question.

General comments	Responses
Infrastructure concerns/issues (SH16, wastewater, schools, public transport/parks etc)	124
Comments relating to the 4 township proposals	74
Misc	63
Private proposal 4 should not be considered/opposition to private proposal 4	52

Of the comments that were within the intended scope of the question the main themes were responses stating that there were “No other options” or that the Council should instead “Develop other areas (e.g. Helensville, Kumeu/Huapai, Westgate)”. There were also general requests to “Leave it as rural/leave us alone/no growth”.

Other options for growth suggested included requests to “Allow more lifestyle block development/rural subdivision” and “More business zones/recreation zones (zoning of specific sites/areas)”. Various areas for “Urban expansion” were also suggested as well as a “Mix of the 4 township options” and “Turning Renalls Farm into a park”.

The table below shows the other options respondents believed the Council should be considering.

Other options Council should be considering	Responses
No other options	70
Develop other areas (e.g. Helensville, Kumeu/Huapai, Westgate)	61
Leave it as rural/leave us alone/no growth	44
Allow more lifestyle block development/rural subdivision	32
More business zones/recreation zones (zoning of specific sites/areas)	11
Urban expansion - towards Mabbett Lane/past Wintour Rd/towards Taha Rd/up Waikoukou Rd to Taylor Rd/towards Muriwai/low	11

density in countryside living areas in Taylor Rd/between village and Bees Online/thin line around the whole urban area/near new shops/Woodhill Park Rd	
Mix of options	7
Turning Renalls Farm into a park	2

7.5 Question 5: What are your views for the rural area surrounding Waimauku?

A very large number of respondents (559) did not answer this question. Of those that did, the overwhelming response was to “Keep it rural/greenbelt/agriculture/country feel/minimal development/leave as is”.

A notable number of respondents asked that the Council “Relax rules for landowners to allow rural subdivision/countryside living/small farmlets/businesses”.

Some respondents asked for “No urban growth on rural land (including private proposal 4)” while others wanted the Council to “Allow urban growth on rural land (where it will be done well)”. Some also stated they wanted the Council to “Upgrade rural infrastructure (roads, schools, railway, SH16, walking tracks, etc)”.

Some support was recorded for Council to “Tighten rules for rural subdivision” and “Relax rates for farmers”. A few also noted that “Rural land should be bought/donated for parks”.

The table below shows the views for the rural area surrounding Waimauku.

Views for the rural area surrounding Waimauku	Responses
Keep it rural/greenbelt/agriculture/country feel/minimal development/leave as is	600
Misc	71
Relax rules for landowners to allow rural subdivision/countryside living/small farmlets/businesses	68
No urban growth on rural land (including private proposal 4)	38
Upgrade rural infrastructure (roads, schools, railway, SH16, walking tracks, etc)	34
Allow urban growth on rural land (where it will be done well)	30
Tighten rules for rural subdivision	23
Relax rates for farmers	16
Rural land should be bought/donated for parks	8

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

A very large number of respondents (807) did not answer this question. As this question solicited comments on any issues the responses were wide ranging.

The most common theme from this question was “Opposition to or concerns with Private Proposal 4”.

There was also a significant number of responses stating that “Private Proposal 4 should not have been included in the Structure Plan proposals” and asking for Council to “Keep us rural/greenbelt/small village/leave us alone”.

There were also transport issues raised regarding “SH16 general issues (not intersection)” and “SH16/Muriwai Rd intersection issues”.

The table below shows the other comments from respondents.

Other comments	Responses
Opposition to or concerns with Private Proposal 4	149
Private Proposal 4 should not have been included in the Structure Plan proposals	73
Keep us rural/greenbelt/small village/leave us alone	72
SH16 general issues (not intersection)	46
SH16/Muriwai Rd intersection issues	43
Concerns with Structure Plan process/newsletter distribution	37
Wastewater issues	33
Local roads, footpaths, bridleways issues	30
Support/suggested amendments of Private Proposal 4	28
Public transport issues	27
Retain rural character and quality in any development/slow growth	25
Misc.	23
Develop other areas (e.g. Helensville, Kumeu/Huapai)	22
Listen to community	21
School issues	18
Happy with Structure Plan consultation process	13
Comments on Structure Plan Proposals 1, 2 and 3	12
No comments	11
General infrastructure concerns	10
Comments on lifestyle blocks	8
Waimauku can handle more growth/will grow	7
Effects on Muriwai need to be considered	7
Concerns about people outside the area influencing the consultation	6
Stormwater/flooding issues	5
I am a visitor to the area	4
Comments on the Triangle shops development	4
Concerns regarding Vision Waimauku	3
Rates relief for agriculture/change rating system	3
Changes needed to planning laws (RMA)	2

8. Conclusion

The Council will use the findings of this phase of consultation to inform the current stage of work, being the preparation of the draft Structure Plan document.

A report will be taken to the Council outlining the consultation feedback and the Council will make a decision on which proposal (or mix of proposals) to take forward into the draft Waimauku Structure Plan.

More information on the Waimauku Structure Plan project can be found at www.rodney.govt.nz/waimauku.

Appendix A – Waimauku Structure Plan Process diagram

Appendix B – Feedback form

Appendix C – Project newsletter

Appendix D – Study area map

Appendix E – Newspaper advertisements and articles
Available in Hardcopy only at the Huapai Service Centre.

Appendix F – Assumptions in the analysis of feedback forms

Assumptions in the analysis of feedback forms

Personal details section

- Where respondents ticked two areas, the area closer to Waimauku was used. E.g. if the respondent ticked Waimauku area and Kumeu/Huapai area the Waimauku tick was used.
- Respondents who put “Muriwai” in the “Other Western Rodney” line were included with the “Waimauku area” ticks as it became apparent that many Muriwai residents were ticking the Waimauku box. This was understandable as there was no Muriwai box on the feedback form (like there was for the Helensville and Kumeu/Huapai areas). In hindsight, a Muriwai box should have been included on the form, but as it wasn’t the classification of Muriwai residents being in the Waimauku area is considered the best solution.
- Where no box was ticked for the “Where do you live?” question, the postal address was used to estimate the general area of the respondent. Where this was not possible the feedback form response was assigned to the “Other” area category.
- “Anonymous” means no name or no contact details.
- “Waimauku area” includes Waimauku, Muriwai Beach/Valley
- “Other Western Rodney” includes Kumeu/Huapai, Helensville, Taupaki, Woodhill, Riverhead, Bethells Beach, Kaukapakapa
- “Other areas” includes Albany, Albany Rural, Auckland City, Australia, Avondale, Beachlands, Birkenhead, Blockhouse Bay, Botany, Browns Bay, Cambridge, City fringe, Coatesville, Dairy Flat, Dargaville, Devonport, East Auckland, East Coast Bays, Epsom, Far North, Franklin, Freemans Bay, Glendowie, Greenhithe, Greenlane, Grey Lynn, Hamilton, Henderson, Herald Island, Hibiscus Coast, Hukurangi, Hillcrest, Hillsborough, Hobsonville, Howick, Kaipara, Kaiwaka, Mairangi Bay, Mangakino, Manukau, Maraetai, Massey, Matakoho, Milford, Mt Eden, Mt Roskill, Mt Wellington, No answer, Napier, National, Newmarket, North Shore City, Northcote, Okura, Onewhero, Orakei, Oratia, Orewa, Pakiri/Tomorata, Papakura, Ponsonby, Puhoi, Ranui, Remuera, Rodney, Ruawai, Sandringham, Silverdale, St Heliers, St Marys Bay, Stanmore Bay, Sth Auckland, Swanson, Takanini, Takapuna, Te Atatu, Titirangi, Torbay, Waihi Beach, Waipu, Waitakere City, Waitoki, Warkworth, Wellington, Wellsford, West Auckland, West Harbour, Whangaparaoa, Whangarei, Whenuapai and also includes those who did not tick a box or give an address.

Question 1

Disclaimer:

It needs to be noted that the feedback form process (including the tick-box Question 1) was not a “vote” as it was misconstrued by some respondents.

The purpose of the consultation process (and notably Question 1) was to gain a sense of how stakeholders viewed the different proposals. It was not a binding “vote” for each of the proposals. If it were a “vote” there would need to be various rules and systems in place which were not there for this consultation process (i.e. feedback forms were received from persons under 18, married couples, families, groups, companies, persons outside New Zealand). The consultation process was not intended to be a vote.

Although not a statutory document, the Structure Plan is prepared having regard to the Resource Management Act 1991 (RMA) with a view to incorporating the adopted Structure Plan by way of a Plan Change/Variation into the District Plan (which is a document prepared under the RMA).

It needs to be stressed that in making resource management decisions Rodney District Council operates in a legal environment governed by the RMA. The Council is also governed by the Local Government Act 2002 (LGA).

As such the Council must make decisions based on the purpose and principles of the Acts – namely sustainable management/sustainable development. Therefore, although public consultation is a key element of the Structure Plan process, the outcome is not necessarily driven by the absolute number of people with a particular view. As the implementation of the Structure Plan into the District Plan needs to be justified based on resource management issues, the Council must be mindful of the legislation when making decisions on the Structure Plan.

Simply basing a decision on a ‘vote’ is not possible under the RMA. A Structure Plan can’t simply be a popularity contest – it must adhere to the sustainable management/sustainable development of resources.

Therefore, these results should not be looked on for specific numbers, but used to generally gauge the theme of feedback.

Tick boxes clarification:

Where a respondent ticks two boxes for the same proposal only one of the ticks has been registered. This has been for the ‘stronger’ tick (e.g. if a respondent ticked both support and strongly support the tick would be registered against strongly support).

Questions 2 – 6

Where the answer to a particular question was not clear or apparent from the words written under that question, the other questions on the form (notably Question 1) were used to help interpret what was being said.

Example 1:

Q2: Which proposal (if any) do you prefer and would like to see included in the Structure Plan and why? (Indicate if you consider a mix of proposals is appropriate and which ones)?

Answer in box: “*Want to retain country village feel of the area*”

By looking at the respondent’s answers to the other questions, it can help interpret the answer to Question 2.

In this case the respondent ticked strongly support Structure Plan Proposal 1 in Question 1.

Therefore, it is assumed that the words in Question 6 “*Want to retain country village feel of the area*” are referring to the reasons why the respondent is supporting Structure Plan Proposal 1 and they are classified as such.

Example 2:

Q 6: Any other comments? (are there any other questions we should have asked?)

Answer: “*It’s a great idea – get on with it*”

By looking at the respondent’s answers to the other questions, it can help interpret the answer to Question 6.

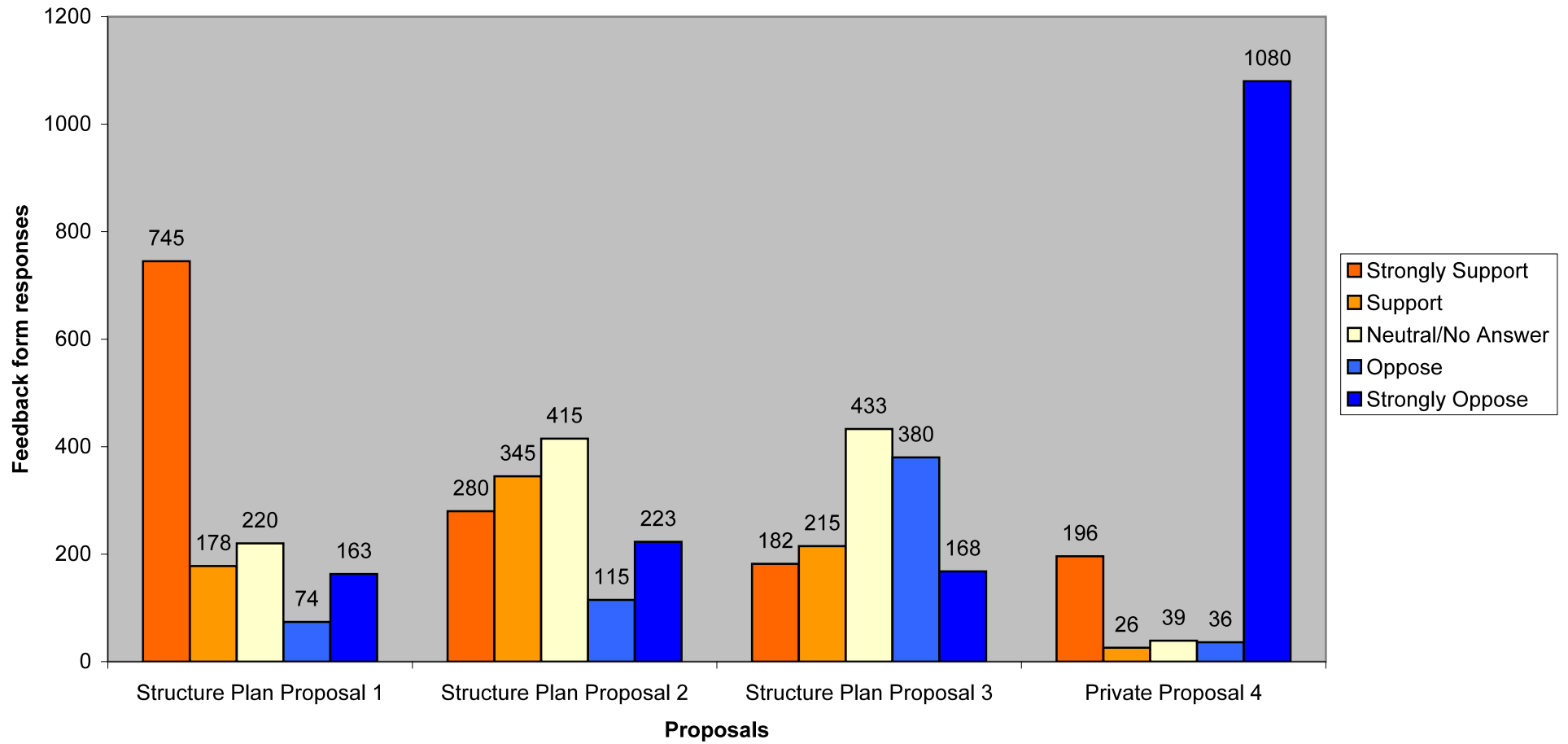
In this case the respondent ticked strongly support Private Proposal 4 in Question 1 and comments in other questions were supportive of Private Proposal 4.

Therefore, it is assumed that the words in Question 6 “*It’s a great idea – get on with it*” are referring to support for Private Proposal 4 and they are classified as such.

Appendix G – Feedback from prominent groups/organizations
Available in Hardcopy only at the Huapai Service Centre.

Appendix H – Graph of overall feedback for Question 1

Overall feedback form responses to Question 1 "What are your views on each of the proposals?"

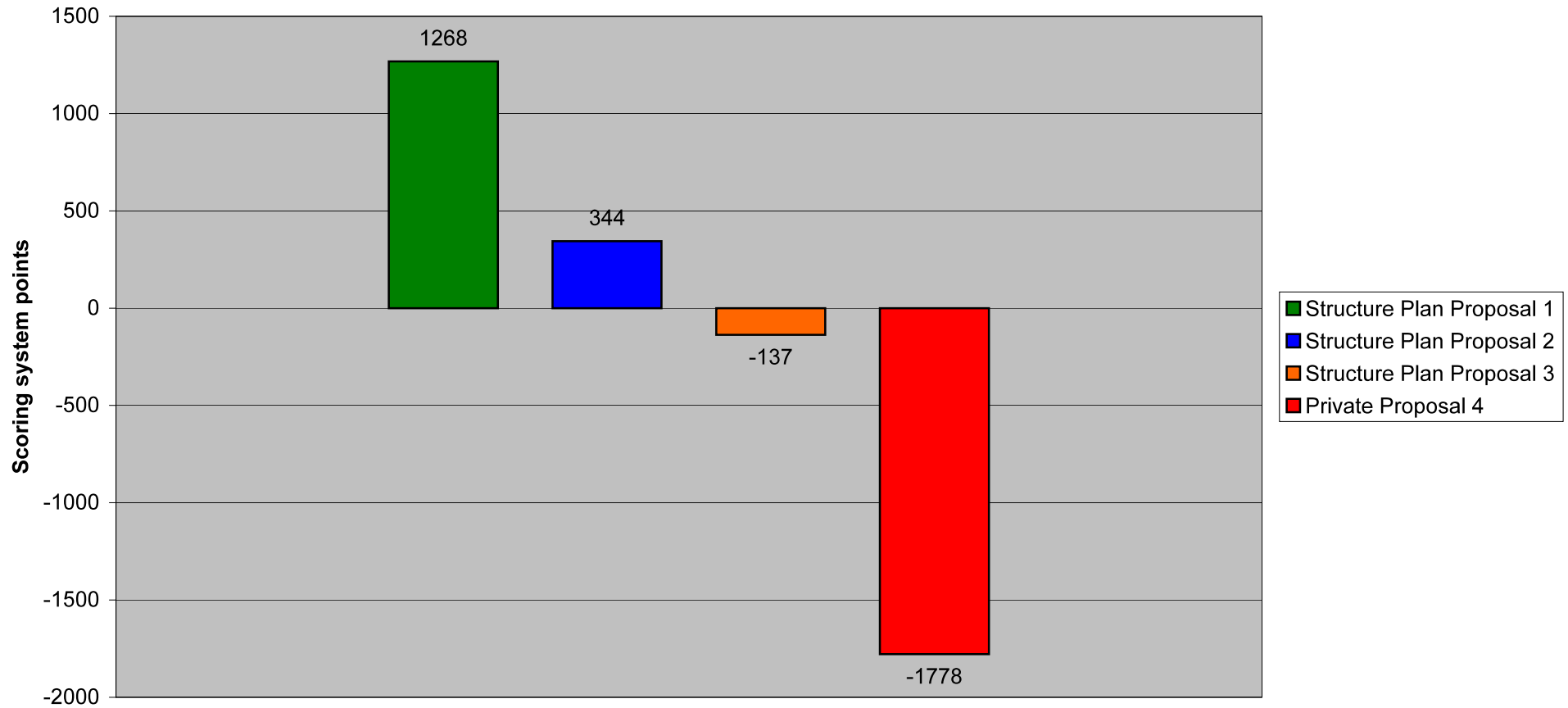


Appendix I – Graph of feedback for Question 1 using scoring system

Overall feedback to Question 1

"What are your views on each of the 4 proposals?"

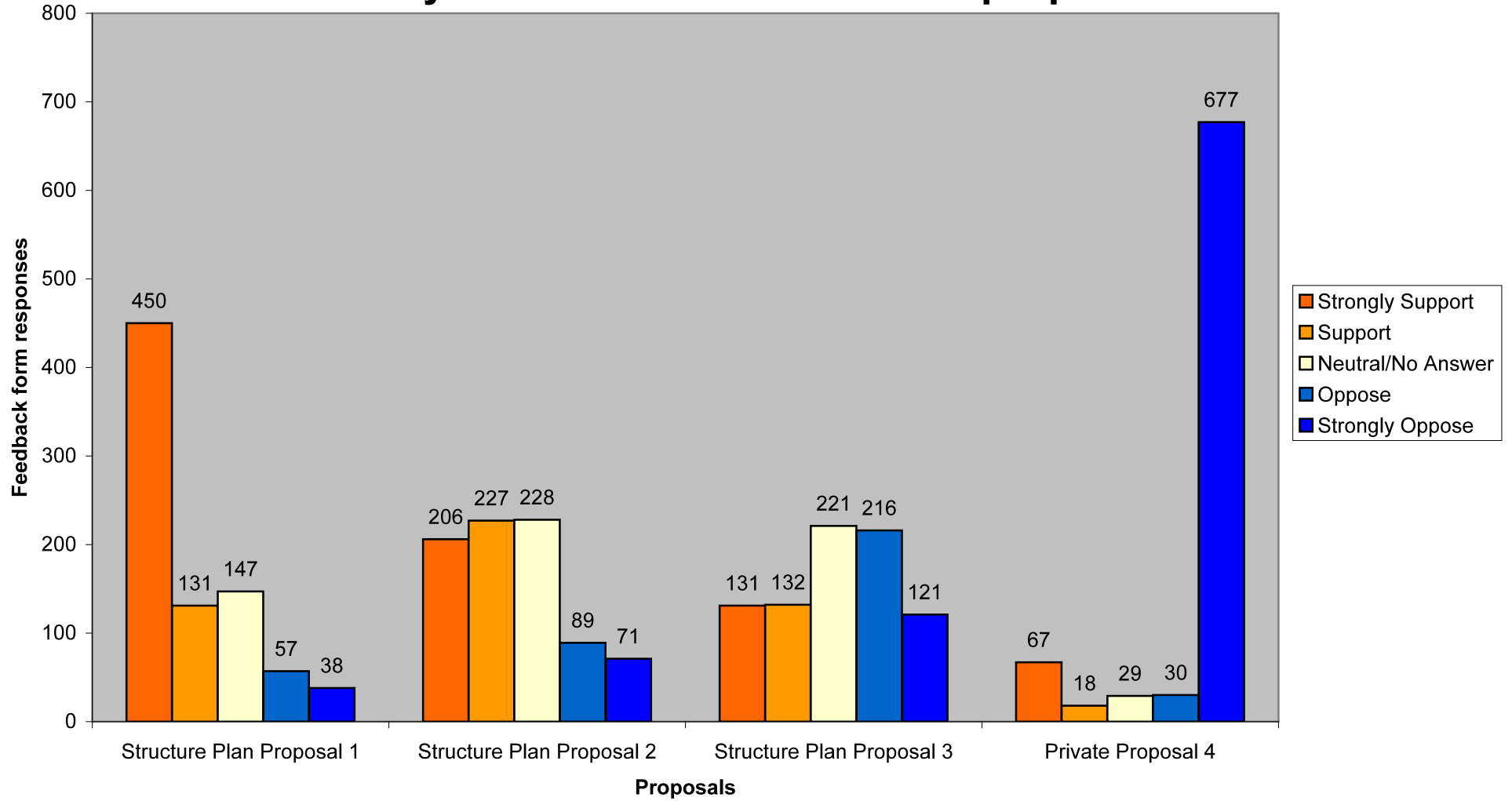
using the scoring system



Appendix J – Graph of feedback for Question 1 by Waimauku
area

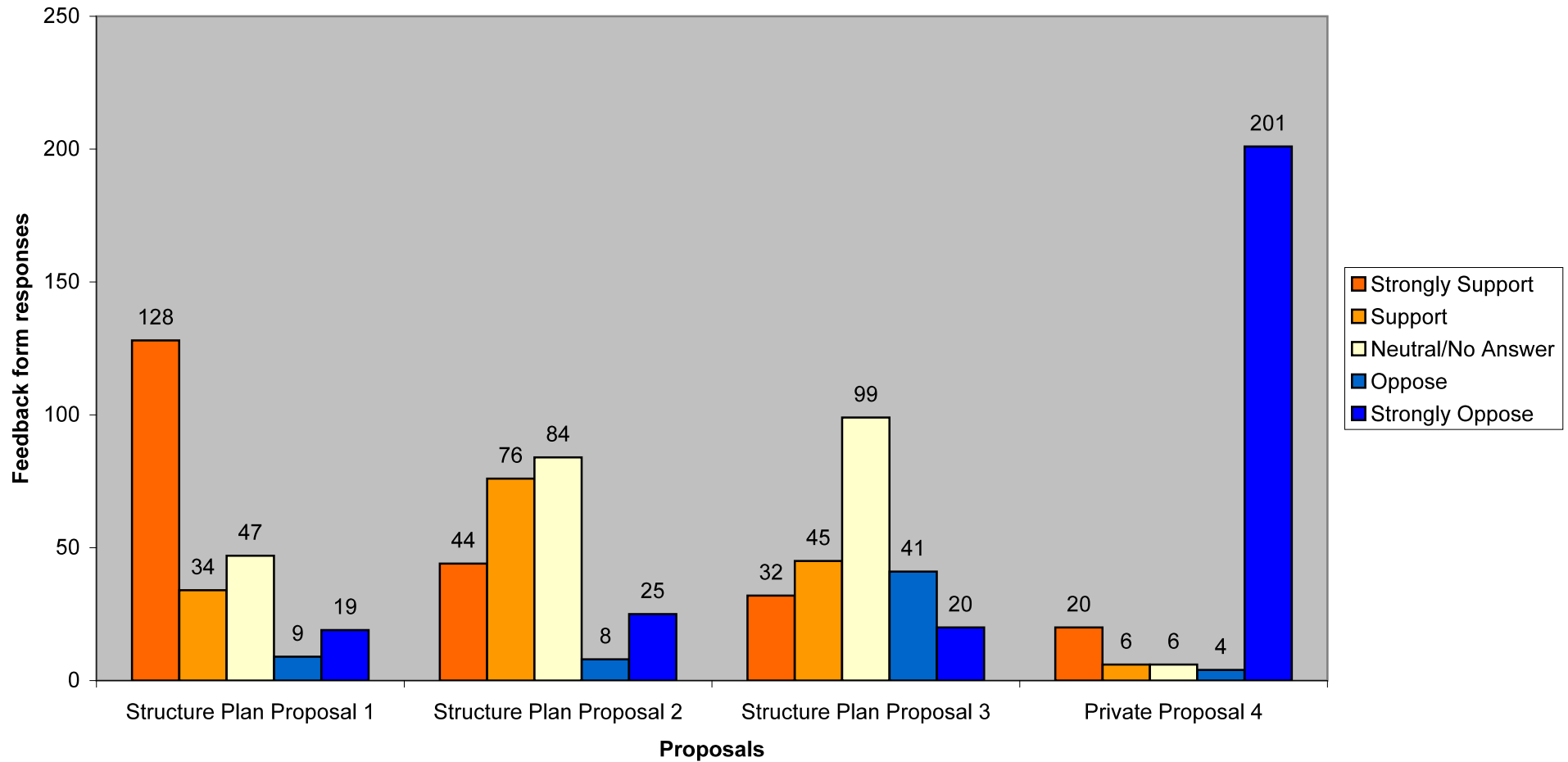
Waimauku responses for Question 1

"What are your views on each of the 4 proposals?"



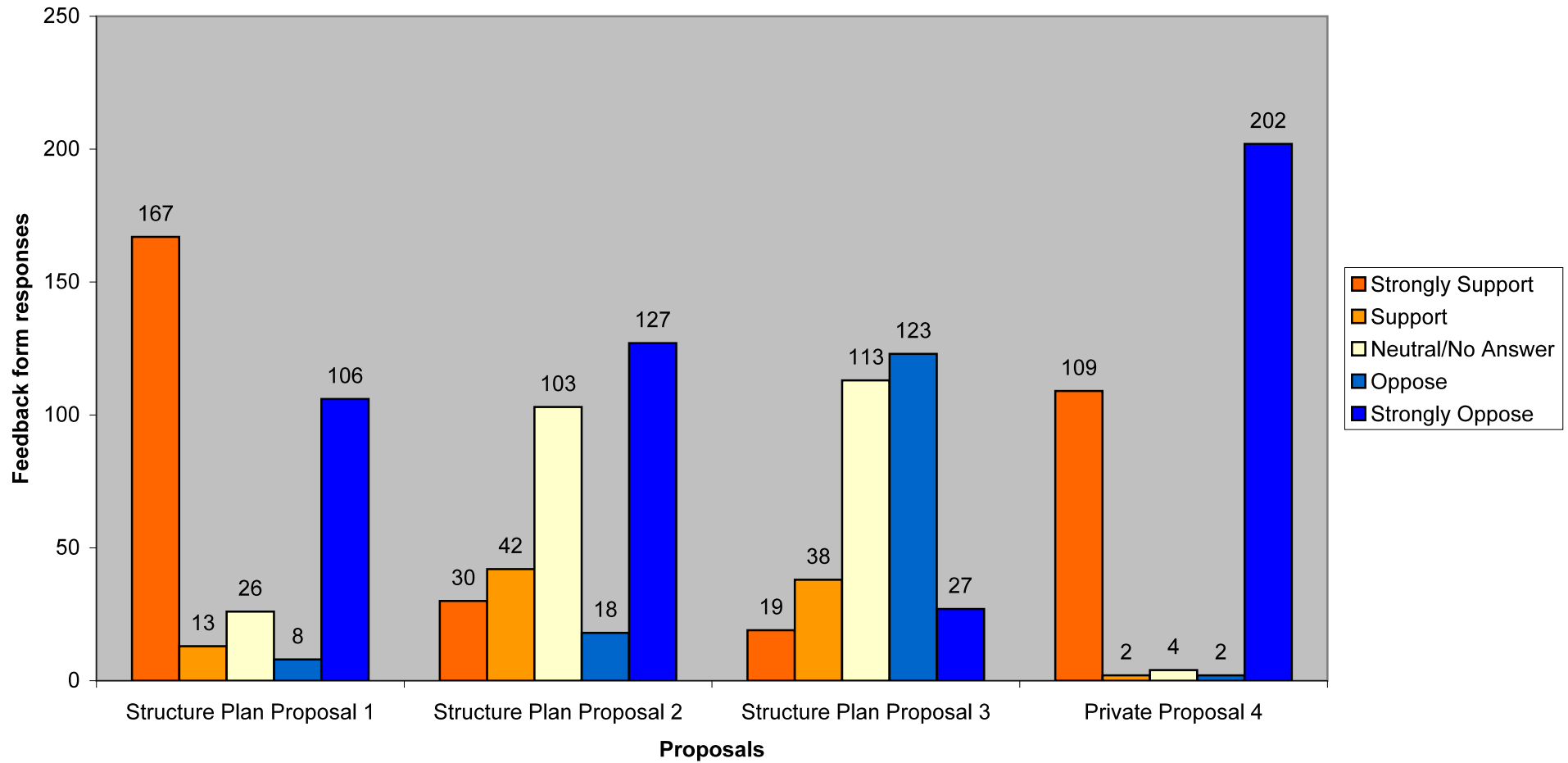
**Appendix K – Graph of feedback for Question 1 by Other
Western Rodney areas**

Other Western Rodney feedback to Question 1 "What are your views on each of the 4 proposals?"



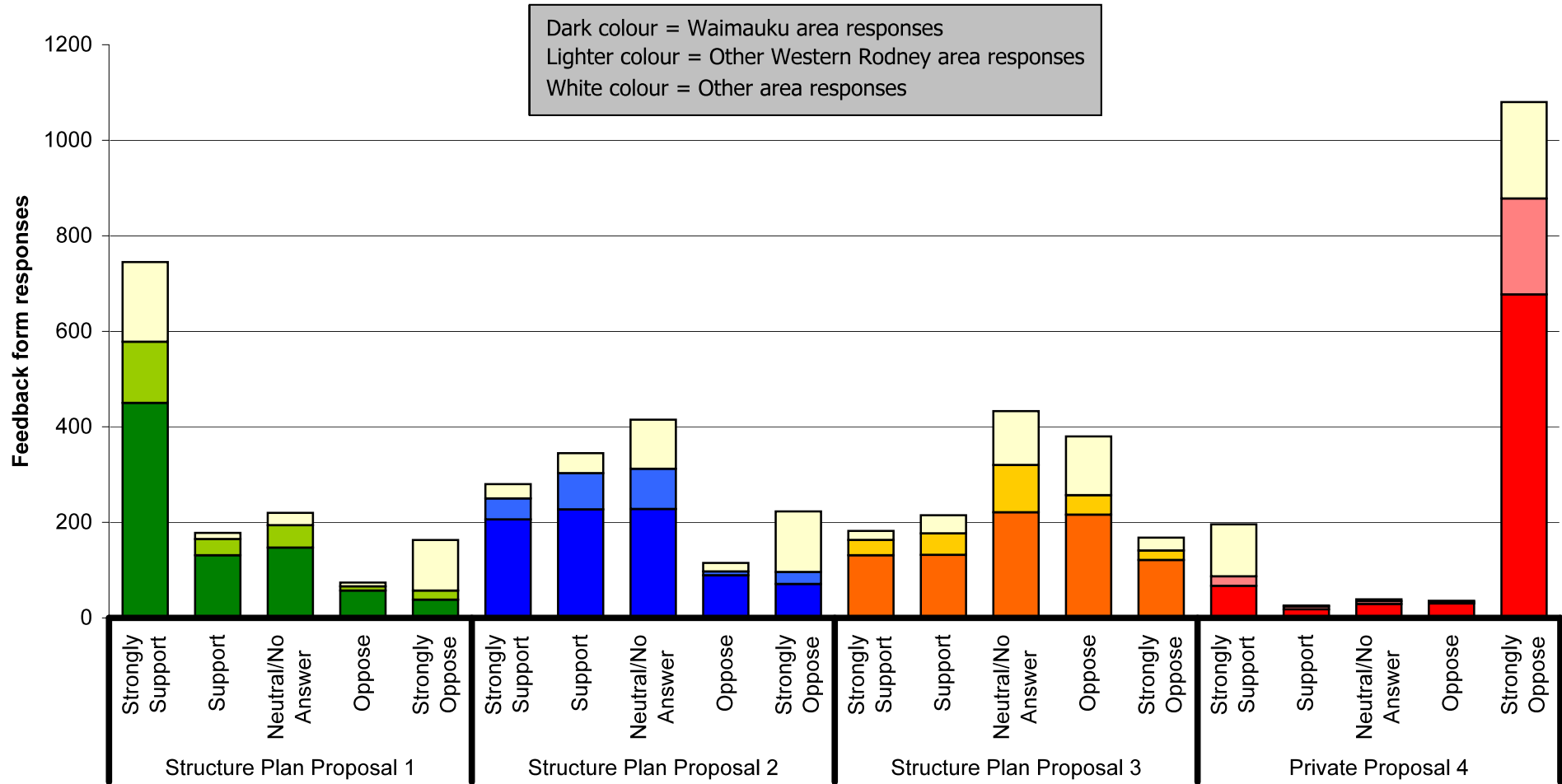
Appendix L – Graph of feedback for Question 1 by Other areas

Other area feedback response to Question 1 "What are your views on each of the 4 proposals?"



Appendix M – Graph of overall feedback showing responses by
area

Feedback responses by area for Question 1 "What are your views on each of the 4 proposals?"



Appendix N – Table of responses to Question 2

Comment	TOTALS
Proposal 1	419
Proposal 2	196
Proposal 3	94
Proposal 4	206
No answer	407
None	10
Mix of 1 & 2	31
Mix of 2 & 3	18
Mix of 3 & 4	2
Mix of 1 & 3	14
Mix of 1 & 4	1
Proposals 1, 2 & 3	63
Proposal 1, 2, 3 & 4	3
Countryside living to accommodate growth	3
Opposition to Proposal 1	4
Opposition to Proposal 2	1
Opposition to Proposal 3	7
Opposition to Proposal 4	50
Misc comments	14
Reasonable growth and a good size of township	86
No urban expansion/sprawl onto rural land	31
Retains rural character and identity/larger lot sizes	204
No need for wastewater system/least cost for infrastructure	75
Diverts growth to other settlements	22
Other options are worse	3
Other	19
Reasonable growth and a good size of township	75
No urban expansion/sprawl onto rural land	9
Retains existing rural character	60
Puts limited additional pressure on infrastructure	22
Brings about a new wastewater system	6
Other	17
Practical and logical extension for controlled compact growth	61
Brings about a new wastewater system and other needed infrastructure	6
Retains village character/visual effects are minor	20
Doesn't require a large amount of infrastructure	5
Other	18
Sustainable growth around the rail node	135
A well planned town/a unique quality development/a model for NZ	33
No infrastructure costs to ratepayers	12
Provides needed infrastructure	24
Progressive and logical	9
I would like to live there	1
Other	21

Appendix O – Table of responses to Question 3

Blank	416
Proposal 1	
Unrealistic and short sighted (there will be growth)/too conventional	147
Puts pressure on other areas less suited for growth	134
Prevents progress/too restrictive	3
Is good because practical with wastewater and retains character (large sections)	26
Undermines property values	0
Misc	4
Proposal 2	
Unrealistic and short sighted (there will be growth)/too conventional	144
Puts pressure on other areas less suited for growth	134
Concerns about pressure on infrastructure and the environment	19
Impacts negatively on the village and rural character	9
Misc	10
Proposal 3	
Unrealistic and short sighted (there will be growth)/too conventional	138
Puts pressure on other areas less suited for growth	131
Concerns about pressure on infrastructure and the environment	32
Impacts negatively on the village and rural character	19
Sets a precedent	1
Too much growth/too large of an expansion	12
This is the future - it will happen	1
Sensible contained expansion	9
Misc	5
Proposal 4	
Benefits only the developer and developer may not do what they say/unrealistic	100
Locals don't want it/should not be considered as a proposal	100
Concerns about pressure on infrastructure and the environment	137
Impacts negatively on the village and rural character (including hill)	185
Sets a precedent	7
Too much growth/too large of an expansion	45
This is the future - it will happen	3
Design and type of housing not appropriate for the area	18
Inconsistent with planning documents	43
General concern/opposition	48
Will compete with and negatively impact on the existing Waimauku settlement	24
Plan looks good and the proposal provides needed infrastructure	20
Misc	15
Other	
Leave it as it is/keep us rural/not lots of houses	38
Concerns that growth will put pressure on infrastructure and the environment	86
More growth will negatively impact on the village and rural character	51
SH16 Issues	10
Growth should go elsewhere	31
Misc	83