

Island Bay Community Meeting – Notes from meeting – 12 October 2015

- Councillors Eagle and Lee present
- Officers: Dan Batley (main presenter), Karen Williams, Liz Moncrieff (note taker), John McSweeney in support
- Approximately 35-40 members of community in attendance

- Meeting started with a welcome from Cllr Eagle.

- Penny Pearce – Island Bay Residents Association gave brief introduction. The Association doesn't have a view for or against the proposals. Their role is to make sure there is enough information available to ensure people can make well informed submissions. Council is engaging very early with the community. The Association welcome the chance to take names of people who want to be involved in their group.

- Dan/Karen gave presentation (now available on the Council website).
 - Questions mid-way through regarding population statistics and projected growth. There is some scepticism around the projections given people's experiences of what is occurring in the suburb now. Questioned the growth rate of only 12 dwellings per year.

Question and Answer session

- Concerns that developers will do large numbers small, pokey units, for rentals that will have a high tenancy turnover
- Question about process for getting good quality outcomes. Was noted that a resource consent process required and also use pre-application processes to improve quality of applications and the design proposals.
- Question about Special Housing Areas (SHA) and concern that no public notification required for developments in SHAs. Reference to a SHA in Island Bay – the only one is Erskine College. The proposals for SHAs for land on Freeling Street and Tapu Te Ranga were removed.
- Someone questioned whether there isn't there enough room in the SHA for all the development needed to support growth. Why do we need medium density housing (MDH) as well? Officers replied that MDH enables housing choice, equal opportunity for development around a suburb, not just one site.
- Concerns about capacity of road to get out of Island Bay, along with capacity of schools to cope with growth.
- Comment that Auckland is a mess and why would we want to follow that? It would be better to ensure transport/infrastructure in place first to cope with growth and then enable more housing afterwards. Officers replied that certainly on individual applications, proposals are assessed for impacts on water and transport network and if required developers have to improve those services or assets.
- Question about whether input into traffic calming measures can be made in Town Centre Plan process. Officers noted yes. Social and community facilities also part of this, if people think changes are needed here.
- Comments made regarding the methods of consultation used, suggestion that other more innovative ways of consultation are considered (especially apart from online avenues since

not everyone uses this). Officers noted we've tried to use a variety of avenues (letters, online, public notice, drop-in centres, community meeting) but very open to receiving other ideas for new methods.

- A range of comments made referencing previous WCC consultations in Island Bay. Will people outside of the suburb try to influence what happens in these suburb. Officers noted that almost all of the feedback on suburbs consulted with to date has been from those communities affected by the change. Given this work is suburb specific we would tend to place more weight on people affected by the change.
- Concerns raised about capacity of infrastructure to cope and effects on property values.
- Question about whether Island Bay really going to be an aging population. Officers noted that families still a notable proportion of the community, but the fastest growing part of the suburb will be in the older age groupings.
- People noted concerns about the quality of units behind the butchers. Officers noted their presumption that the land has a different zoning (Centre zoned land) and different planning rules in place. Stricter controls would apply to developments in a medium density housing area.
- What is difference between infill housing now and what is being proposed for MDH? What's wrong with infill housing – ie one extra unit? Suspect that this is just about making development easier for developers. Neighbours of a development need to be heard in the process as they are the ones that know about drainage issues, foot traffic etc.
- Community at risk from climate change, tsunami, sea encroachment – any MDH only happen beyond those blue lines. Not good planning to intensify in these at risk areas. Officers noted that this will be factored into the draft boundary area.
- Comment that homeowners pay a premium to live in this central location. Don't want three storey building blocking my sun. Officers noted haven't confirmed any provisions yet so this information should go in submissions.
- Who is really driving this work? The government? Or is it about people in Island Bay wanting different housing. Officers noted the Council is aware of changing trends in how people want to live, people saying they want to move into a suburb or age in place.
- Comments noting the widespread cynicism about consultation process. Is that why so few people here? Where is evidence that the Council is listening? Nothing happened with Island Bay sea wall. Issues with cycleway planning and now the implementation. Officers responded that the Council is doing additional consultation phases (ie more than statutory requirements) because we really do intend to take on board local feedback. People were invited to go and look at Karori/Tawa feedback and draft proposals there to judge for themselves whether we've listened in those communities.
- Erskine College development by Cassels. Officers noted there are still heritage issues that need to be worked through in context. Medium density housing not geared up for a particular developers needs/wants – this is a widespread opportunity for many landowners.
- Everybody wants to move to Island Bay so why change something that is working already really well. This proposal seems to be taking choice away from people, infill is okay. Officers noted we've been given a direction to come out and consult. A poll hasn't been done, but inviting feedback from every resident. Fill out feedback forms.
- Comment that suspected the market aimed at upmarket, townhouses, which is too expensive for elderly and not accessible. Want area to remain low density community suburb. Keep opportunities for infill development.

- Comments about questions asked on feedback forms - Why is first question not do you want this? Why does it go straight into where and how? Island Bay decided as an option, but that's all. Glaring omission in feedback form. Offices noted people should feel restricted by the questions in the form, especially if they have other comments.
- Information presents why MDH is a good thing, but it should also cover off the things that people might want to be concerned.
- Question noted about Tacy Street Villas being a good example of MDH in Kilbirnie. Wanted to know if that is what could occur under MDH provisions in Island Bay. Considered it was concentrated, mostly single storey but some are two storey and tastefully done. Is MDH in Island Bay more than this or about the same?
- Will town houses have double garaging because concerned about extra cars being parked on the street. Most people in suburb have two cars.
- One person's experiences of MDH overseas was that it wasn't really what you think it is going to be. Different culture of people living in these developments. People don't really talk to each other. Came to Island Bay because it is a family suburb. Council should look in public transport in other areas and allow this type of development in other 'less attractive' areas. People come to live here because you want space with your house. Concerned this brings in a different element of housing in the suburb. People are moving all the time to meet their living needs.
- Comment that didn't see many options to downsize here in Island Bay. There is opportunity and risk in this proposal. Biggest risk is that the intensification will be priced very high. Ideally its should aim for variety value, form and price.
- Change DP in relation to site coverage, height and recession planes. All of a sudden infill development will happen as well – not just larger development, all of a sudden we are open things up again to infill development. Its about targeting development in an identified area.

Cllr Eagle closed meeting and invited people to stay behind to ask officers further questions if they desired.

- Request to put presentation on the website (done).

Presentation to Southern Bays Historical Society – 16 Nov 2015

- Staff involved: Liz Moncrieff (policy planner) and Vanessa Tanner (as heritage advisor)
- Approx. 55-60 people present

Colin Feslier open meeting and took a few minutes to point out buildings of historical interest in the community, some of which had been subject to development:

- Anglican Church has a Chapman Taylor shed (that attracts tourists)
- Island Bay designed for infill housing, streets were numbered that way to accommodate it (ie, some numbers missing)
- First Ferro concrete church
- First primary catholic church – relocated.
- People have lived here in an intensive way – change is part of the character
- People place themselves in streets, the streets haven't changed.
- Where will medium density housing go? On the large open spaces? There aren't many parks in central Island Bay. It could have an impact on important places of character/historical significance.

Liz gave presentation.

The following questions were asked/comments made, noting that replies not recorded:

- Why are we doing this when the DP already allows infill?
- How will council control quality?
- What prevent medium density housing now?
- Three storey housing is not supported.
- Island Bay is not a town centre – it's a village centre.
- More people will help shops to survive, improve vibrancy
- What is the actual increase in housing supply in Kilbirnie?
- Questions about aging population projections for Island Bay
- Questions around building code/planning stds for development
- Will we relax the open space and car parking stds? Not everyone has a car, wants large outdoor areas.
- Don't appreciate the term "grey tsunami". Its derogatory – assuming this part of the population will become a burden on society.
- Will this address affordability of houses?
- What is population of Island Bay going to increase too?
- There is a need to retain family homes for people who want flat backyards?
- How do you protect character?
- What is the real need to do this work is population growth so low?
- Questions about purpose of walking catchments
- What's happening to Erskine College?
- What is the % of rental to private ownership in Island Bay?
- Feedback form open ended, so not really sure how to provide feedback.