

3.0 PUBLIC PARTICIPATION

The public participation process was pre-empted by numerous objections to the proposed rezoning of Campsite No 3 and Erf 10427 to general business and general residential zones respectively. Subsequently detailed discussions took place between the Town Planning Branch and the appointed Committee Members of the Nahoon Mouth Residents Association. At these meetings, proposals were discussed and where possible incorporated in this structure plan. A summary of objections is provided below.

3.1 GENERAL OBJECTIONS

1. Property values will decrease as a result of problems listed.
2. Priorities wrong: develop the Eastern Beach Front more intensely.
3. Increase in traffic and noise.
4. Objection to General Business zone - zone is insensitive to ecology of area
 - Will attract noise and undesirables
 - will attract unacceptable development
5. "It is meaningless to suggest that appropriate controls will be applied because once rezoned, Council will be unable to resist pressure from developers to lift restrictions"

3.2 OBJECTIONS TO REZONING AND SALE OF ERF 10427

1. Land is regarded as a buffer, a lung, natural asset, greenbelt
2. Views will be blocked
3. One of few places for people to walk dogs with beaches off limits
4. Should be kept for occasional overflow parking
5. Land is not to be developed and must remain as public open space

objection
rezoning
the
area.

3.3 OBJECTIONS TO REZONING AND SALE OF CAMPSITE NO. 3

1. Dune areas not to be included in development
2. Area is too large for a single viable development
3. Land may be developed in negotiation with the Ratepayers. Low Density residential (general or special res.) (holiday or permanent) is suggested as acceptable. Hotel adjacent to Tea Room acceptable.
4. Mobile homes unacceptable
5. Develop the area as a caravan park
6. Develop the area as a Botanical Garden/Bird Sanctuary.
7. Views will be blocked.

Further problems or issues expressed in relation to development in the area where

- Not sufficient parking
- Public facilities are a disaster
- Tearoom should be pulled down or upgraded and noise (music) from any development be controlled
- Regarding Campsites 1 and 2; only low density houses cluster units or houses are acceptable on this site
- A cycle track and jogging track should be built through this

problems
& issues
in area.



- area
- Title of the dune area should pass to the State
 - Confine 'business' to the Tearoom which is zoned business.