



## Formal Response to NFA Nature Group Proposal

We are extremely impressed by the care and consideration that has gone into preparing this report. It feels as well considered and perhaps even more engageable than the famed listening to the land exercise itself, and the group had a fraction of the time so kudos.

We feel it is important to say though that, whilst it is clear that everyone's individual comments have been incorporated into the report, it isn't all that clear how much of a group effort the plan itself actually is. Nonetheless it is a good plan.

Before clarifying our intentions regarding our desire to incorporate certain aspects of the plan into our own vision/plan for the project, we see some very specific challenges with implementing that plan that you have presented, that we must first highlight:

- It is unfortunately not possible to extend the road past the West Whins detached units (which is really the central component of the plan) because of representations made to purchasers of the West Whins detached plots during plot sales. Assurances were made to all purchasers that there would be no through road and Duneland cannot legally backtrack on that position without the written approval of all residents. It is unlikely that their assent would be forthcoming given that some residents have already expressed their concerns that construction traffic may inadvertently try to use that route for access during the construction phase. Duneland has had to offer further assurances that it will take steps to prevent this.
- The plans as presented do not show any turning heads or turning circles at either of the proposed road terminations. They could of course be added, but it would substantially change the feel of the plans presented.
- The plans remove 16 provisioned parking spaces and do not otherwise provide enough to service the proposals. Some extra could be added, but would again change the feel of the plans presented.
- Overall the scheme as proposed doesn't stack up financially for Duneland. Creative solutions to remedy this could be sought, such as incorporating a few additional plots within the framework you proposed whilst at least partly retaining the spirit and intent behind the plan.
- To embrace a version of this plan would incur a minimum 3 month delay. Duneland is living on borrowed funds at present and does not have the bandwidth to do what it would take to make the changes at this late stage – substantial additional funds would be required to cash-flow the change which someone would need to provide.

Unfortunately however, these latter considerations are all elementary if a main access road cannot be run past the West Whins plots 7-12.

Also, and just as importantly, we believe that when all considerations are taken in to account the plan which is already being advanced continues to best fulfill the collective overall needs & desires of the

community-at-large expressed throughout the many consultations that Duneland has conducted to date.

Nonetheless we would like to draw as much inspiration as possible from this alternative proposal. The noble intentions behind its creation are very much in harmony with our own desires to work consciously with the land, so we propose to begin with the following:

- Preserve, or cause to be preserved, as far as is possible, the three areas highlighted orange, or the lion share thereof, for the benefit and use of nature spirits. In particular:
  - The central orange area is mostly already provisioned as a lichen garden/energy point protection area. The part currently within Plot 8 will be discussed with potential purchasers of that plot.
  - The plot 10 orange area doesn't prevent an off-grid eco-house to be built per the plan. The only proposal Duneland has as yet received for that plot is for Maria's project. Whether the area highlighted orange should be preserved as a gorse-covered nature spirit protection zone or used for an organic permaculture experiment is a conversation that we hope can evolve between the various parties and interests. Hopefully a common understanding can be found that harmonises all wishes.
  - Re the plot 4/5 orange area, in the first instance we propose to explore the feasibility of moving the access road south by a meter or two clear of the identified water feature. We are not in a position to delay the present planning application to make such a change right now, but will be bearing this in mind as a possible amendment when we finalise the road construction details. We will also explore the possibility of shifting the plot boundaries slightly and allocating the remainder of the orange area as a public garden outside of plots themselves.
- Communicate the report and the recommendations that issue from it to plot purchasers and encourage them to create their developments with consideration to it.
- Find as many ways as possible to avail support to purchasers, particularly those of plots having greatest natural significance, in their design development process.

We look forward to continuing to advance a collaborative relationship with those members of the group who are aligned with the spirit of genuine cooperation that we are desirous of engaging.

As a starting point in this regard, we propose that the group now appoint three of its number to specifically fulfill the function of enabling "attunement and advance communication with the nature kingdom of any envisaged disruption to their environment" per the Park Planning Group development planning approval conditions, which were the reason for which the group was originally convened. We are hopeful that as we cooperate effectively on this activity, our collaborative relationship will find a solid ground.

Sincerely

Duneland Ltd