

Stafford Drive, Māpua

Development Options

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

rmmla.co.nz



RMML

Design Foundation

Introduction and Purpose

Māpua is a very popular place to live given that it is conveniently located between Motueka and Richmond, and with a lot to offer in terms of amenities and lifestyle. The qualities of this environment, coupled with its location, are such that the Future Development Strategy (FDS) 2022 should provide for its growth to meet the growing needs and demands. Within the context of Māpua, the geographical location of the property at 49 Stafford Drive presents a unique opportunity for this land.

This Concept Masterplan Package has been prepared by Rough Milne Mitchell Landscape Architects to support a submission for the proposed rezoning (and subsequent subdivision and development) of 49 Stafford Drive under the Tasman District Council's FDS 2022. Using best practice urban and landscape design principles this Concept Masterplan Package demonstrates a comprehensive community focused approach that aligns with several key outcomes and high level objectives contained within the draft FDS 2022.

While this is a greenfield development, a large part of this site is already zoned for residential development (the hill block) with the balance immediately adjoining this existing zoning. This property therefore is not remote from the Māpua village and would in many ways consolidate growth and provides for the intensification of the site for residential growth, in part on land already zoned for such. The concept master plan demonstrates how a mix of housing typologies can be realised on the subject site at 49 Stafford Drive, offering a range of living opportunities that in turn provides for well-balanced communities.

The concept masterplan demonstrates the opportunity for the development of a vibrant community that is an exemplar for a sustainable approach to urban living. A community created within a highly permeable ecological setting and widely connected open space network that celebrates the locality, culture, heritage, and natural environment of Māpua. The site development approach will offer people a unique lifestyle choice which promotes inclusion and diversity, in a location which is directly connected to the wider village setting of Māpua.



Manaakitanga

Manaakitanga is the guiding design principle for the Māpua development project.

The concept of hospitality, and caring for people cannot be achieved without first caring for the te taiao (the natural environment). In effect, manaakitanga as a concept guides our approach as one of the core focuses of the design is to provide for better water quality, and strengthening the mahinga kai opportunities presented by the whenua. The development provides ecological habitat in the area, stormwater design, and site specific native planting selections in an effort to strengthen the mauri (life essence) of the local micro and macro environment. In turn, the development intends to achieve manaakitanga by creating a healthy, welcoming environment for all.

Whanaungatanga

The concept masterplan intends to facilitate the concept of whanaungatanga - the process of building relationships between people, whanau (families) and communities.

Whanaungatanga is fundamental to the success of the Māpua development project and in effect within the design approach we will look to provide spaces for a variety of socialisation and community.

Whakapapa

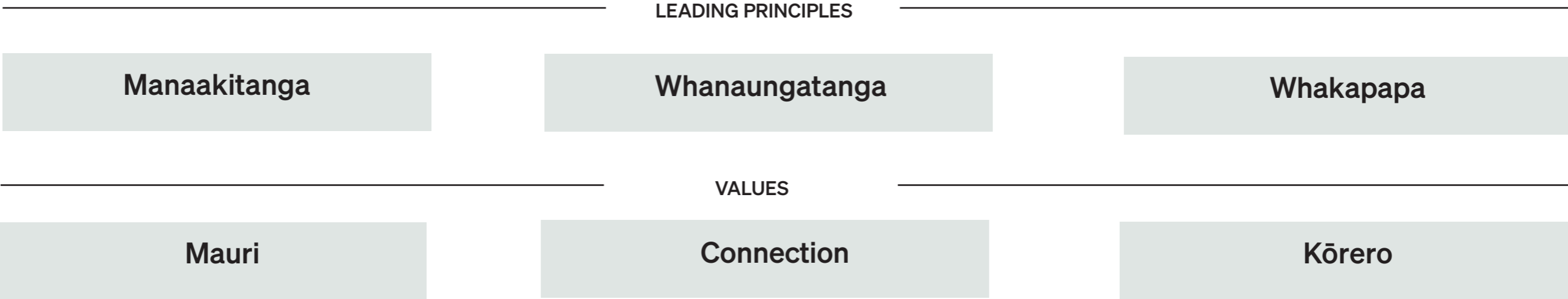
The significance of the Māpua landscape for ma hinaga kai and the site's proximity to the Waimea inlet can be recognised through the development.

This will be achieved predominantly through highlighting visual connections, walking and cycling connections, and strengthening connections with Māpua. The design intent is to provide opportunities for wānanga and kōrero between residents and visitors in an effort to help site users understand the significance and history of the site and landscape of which is sits.

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Integrated Values

These design principles are expressed as Te ao Māori Kaupapa and stand as a guiding frame work within the overall design of this development. The projects underlying design principles embody values which are fundamental to all design work, and the quality of life and environment in all cultures.



How is this expressed in the design to whakamana Māpua?
 Design forms - introduction of nodes/ pause points for gathering, sharing, and resting together.
 Natural lines shaped by water.
 Material selection- as a reflection of place and existing infrastructure.
 Planting selection - to support mauri of the Māpua, and in-effect mahinga kai opportunities as well as being a reflection of place.

The guiding design principles represent a number of core values which will be present throughout the design of this community.

Kaitiakitanga	Manaakitanga	Whakapapa	Water	Recreation
Mātauranga	Whanaungatanga	Ki uta ki tai	Culture	Amenity
Wairuatanga	Hauora	Ecosystems	Resilience	Reflection

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Key Moves

From the guiding narrative introduced previously the following three action pathways have been identified to ensure that future design expresses the identified values overall.

Water

Meeting and Connections

Whakapapa and Whenua

Wetlands
Stormwater network
Ephemeral and permanent Tributaries
Inundation zones

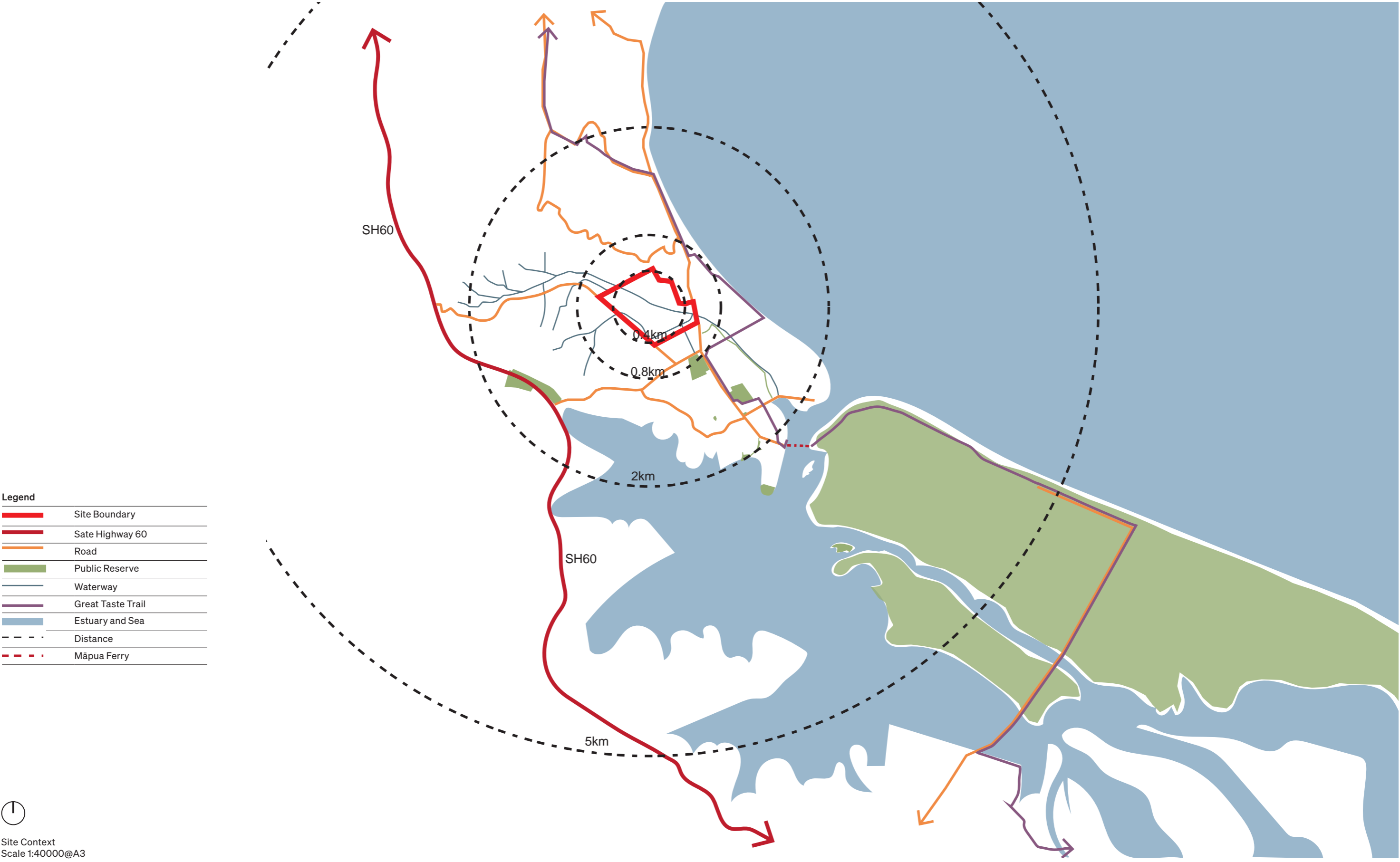
Recreation
Pedestrian and cycling network
Playgrounds
Waterway interaction
Interpretation
Sculpture

Connecting with the surrounding landscape
Sight-lines
Material use
Site forms
Visual indicators



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Landscape Context



Legend

	Site Boundary
	State Highway 60
	Road
	Public Reserve
	Waterway
	Great Taste Trail
	Estuary and Sea
	Distance
	Māpua Ferry

Site Context
Scale 1:40000@A3

Conceptual Development Area Plan

LEGEND

- Residential
- Stormwater Retention and Wetland
- Sportsfield
- Rural
- Pedestrian and Cycleways
- Primary Entrance and Road
- Secondary Entrance and Road
- Open Swale

AREAS (Approx)

- Residential: 23.96ha
- Stormwater Retention and Wetland: 14.35ha
- Sportsfield: 6.70ha
- Rural: 0.52ha



Site Context
Scale 1:4000@A3

Indicative Development Plan

LEGEND

- Residential
- Stormwater Retention and Wetland
- Sportsfield
- Rural
- Pedestrian and Cycleways
- Primary Entrance and Road
- Secondary Entrance and Road
- Open Swale

AREAS (Approx)









Residential: 23.96ha
 Stormwater Retention and Wetland: 14.35ha
 Sportsfield: 6.70ha
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


Site Context
 Scale 1:4000@A3

Indicative Concept Masterplan

LEGEND

-  Indicative tree locations
-  Indicative riparian/wetland vegetation
-  Indicative native shrubs
-  Indicative street trees
-  Grassed area
-  Indicative wetland location
-  Proposed roadways
-  Indicative walking and cycle pathways

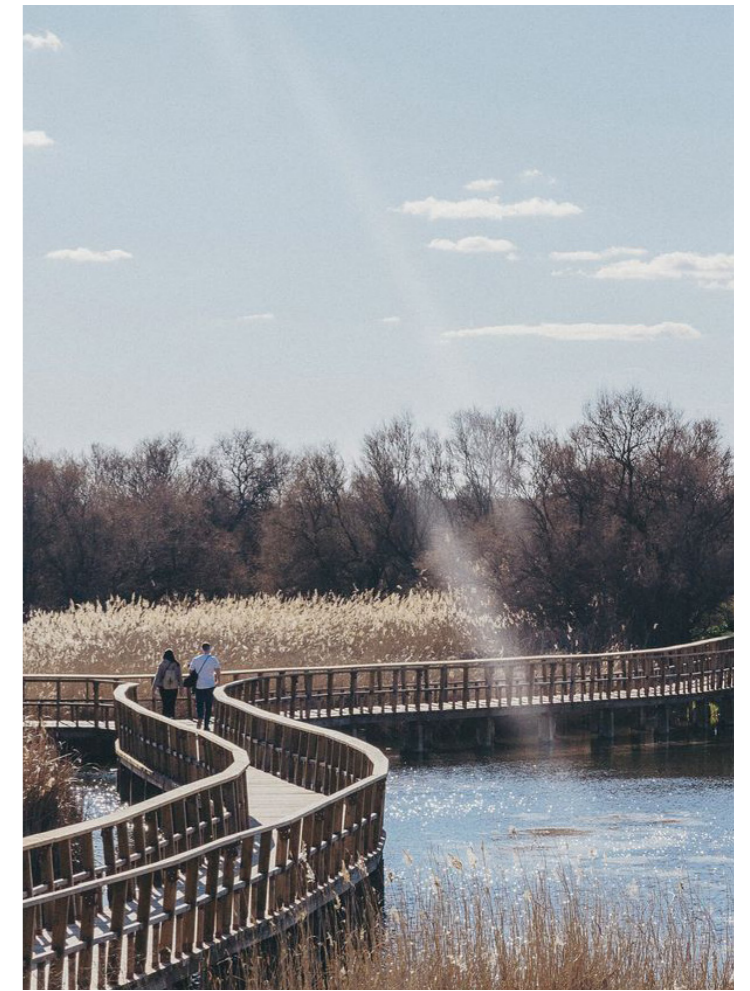
PROPOSED LOT SIZES

-  107 550-650m²
 -  196 350-400m²
 -  87 180-250m²
(Duplex type)
- Total of Proposed Lots = 390



Site Context
Scale 1:4000@A3





Housing Types - Precedent imagery



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