



MDCA Submission – 2022 Tasman District Council FDS / Growth Plan

Introduction

Māpua residents (based on our 2022 Residents Survey) have significant concerns regarding the scale and pace of development within the Māpua and neighbouring communities.

Multiple greenfield residential and/or urban intensification developments are either in-progress or under consideration for the Māpua region. Therefore, there is an urgent need for **meaningful community consultation** by not only the TDC and also potential developers to avoid piecemeal housing / commercial / infrastructure developments that do not destroy the look, feel, livability and functionality of our coastal communities.

Prior to any decisions regarding rezoning and/or residential growth, an Updated Spatial Plan (per the Urban Provisions process) and additional community consultation are required so that all residents / stakeholders have a clear understanding of both the scale, design and inter-relationship of the many proposed developments and associated infrastructure, allowing them to provide informed feedback to key decision-makers.

In addition to an updated Spatial Plan for the whole of Māpua, a **Structure Plan for every new growth area** is required so that the community can have input into how they should be developed. This needs to happen **BEFORE** a plan change is notified because the outcomes of this structure planning process can be hardwired in the plan change provision.

With the scale of greenfields development being proposed for our area, MDCA as with TACA see **protection of our environment as a major and urgent consideration**, including both our existing greenspaces (reserves, wetlands, nature corridors) and provisions to significantly increase future protected and connected greenspaces for current and future residents.

This was highlighted by recent events given that developers have the legal right under the RMA to conduct significant “preparatory earthworks” on their development area prior to Resource Consent being applied for and thus prior to any requirement for community consultation and/or notification. This was the case with the 166 Māpua Drive developer and resulted in a highly unsatisfactory outcome in terms of current and future damage to neighbouring Aranui Reserve.

Where residential development is required and supported by the community, **it should be planned around existing thriving communities and include intensification and smaller home options within existing urban residential areas**. Basing development on land availability from willing sellers, will simply result in sprawling rural mini-settlements with no identity nor well-functioning community amenities to support and sustain them.

MDCA acknowledges that new housing is required within our greater region, but **the basis for the growth predictions for Tasman as a whole, and Māpua in particular, are flawed and lack credible supporting evidence**. TDC’s desire for Māpua to grow or accommodate new residents that cannot be housed within the existing greater Richmond-Hope-Brightwater-Wakefield-Motueka townships is not justification in itself for new greenfields development surrounding the Māpua community.

Furthermore, any development should be developed with a strong view to 21st Century work and lifestyle trends. ***The concept of new “dormitory” communities within rural areas is outdated*** and inconsistent with our collective desire to reduce personal vehicle use, provide reliable public transport and/or active transport alternates and generally encourage people to live closer to where they work.

Below are 3 of the priorities actions identified by the ***Māpua Livability Committee*** Priority Actions, as presented at the TDC Strategy and Policy Committee in April 2021.

- *Promote Wetlands / Reserves as enabler of a connected cycle/walkway network*
- *Review existing Māpua Plans and refresh our Vision of “Future Māpua”*
- *Understand current vs future National vs Regional urbanization policies*

MDCA support for growth within our region continues to be guided by these high-level principles and ***our current Residents Survey has provided clear validation of this position.***

Historical Perspective

Looking back at prior TDC documents spanning 2000 – 2019, many of these same themes were consistently shared by residents and recommended by TDC’s own reports:

Richmond-Māpua Urban Amenity Survey, Dec 2000:

- *Friendly neighbourhood, sunlight access into homes and outdoor living areas was very important to Māpua residents*
- *Need for play space for children as residential density increases*
- *Concern about Māpua becoming too suburban and losing its village atmosphere*
- *Significant concern regarding reducing minimum lot sizes*

Māpua-Ruby Bay Development Study, April 2004

Principles as presented to TDC:

- *The Character of Māpua will be maintained and enhanced by accommodating growth within specified limits and managed in such a way that retains the village scale and identity*
- *Any further growth in the Ruby Bay area will be accommodated on the hillslopes above the bay, within limits, to retain a transition between urban and rural landscapes...*
- *The existing Māpua village will be developed and enhanced as the centre of retail and community facilities and service*

Māpua Structure Plan, June 2010

- *...guide the future growth of Māpua-Ruby Bay in a sustainable way.*
- *The character of Māpua is maintained and enhanced by accommodating growth within specified limits and in such a way that it retains its village scale, heritage, some horticultural land and natural features.*

- *Well-connected streets and pathways that reduce travel distances for pedestrians, cyclists and vehicles in Māpua and Ruby Bay.*
- *Provision of a high-quality network of public open spaces both at the open coast, estuary and channel edge and within Māpua and connecting to the rural hinterland.*
- *Allowance is made for a range of housing types that meet different household needs, such as for more energy-efficient housing, smaller households and working from home households.*

Furthermore, the TDC in the 2019 FDS clearly laid out the “development principles” it would be guided by for new developments:

DEVELOPMENT PRINCIPLES ASSUMED TO APPLY IN ALL FUTURE DEVELOPMENT AREAS

- Development of any selected option should support good urban design within the development area (streets, open spaces, built environment, walking and cycling and should have good access to sun and natural light)
- Streams, coastlines, areas of native vegetation within development areas are protected and enhanced
- New stand-alone greenfield urban areas and areas of expansion should be of a sufficient size to support local neighbourhood services and community facilities
- Infill or redevelopment areas should support an improved network of centres and multi-modal transport options and provide good access to open space
- Growth areas may be subject to structure/ master planning before rezoning and development occurs, identifying areas to be set aside

Requested Actions

The key concerns that MDCA, on behalf of our members and residents, have regarding the current FDS and Growth Plan Change are listed below, and MDCA strongly urges TDC to address these prior to adoption of the 2022 FDS and most certainly prior to progressing any Growth Plan for Māpua and surrounding districts.

- The growth predictions used for Māpua will lead to huge and disproportionate expansion of the current urban footprint (as illustrated in the FDS maps shown at the end of this document). Why is it Māpua that is being targeted for providing a disproportionate contribution to the region’s housing needs? Isn’t it more reasonable to plan for growth in this community that is more proportionate to the current size of Māpua and in line with preserving its character. Alternatively, surely there is a case to revisit the underlying assumption for such historically high growth predictions?
- The single largest greenfields med-high density residential development being proposed (Seaton Valley slopes / flats) is located on land that, prior to drainage for agricultural purposes, was a natural wetland area. MDCA has been actively promoting this area as a natural location for re-establishing the original wetland, together with all the benefits of native flora and fauna. Additionally, based on the Coastal Inundation modelling available on TDC’s website, this same area will likely become a coastal wetland with sea level rise, and an important new habitat for retreating coastal flora / fauna / ecosystems.

Accordingly, have the TDC considered the many benefits of retaining and restoring this wetland environments such as:

- Capability for Natural vs Engineering water retention (earth sponge vs pond)?
- Carbon sequestration potential?
- Sediment and pollutant runoff capture (without need for ongoing pond dredging)?
- New Wetland Reserve close to the existing Aranui Scenic Reserve located at the gateway to our community?
- Preservation of the existing Seaton Valley stream?
- Please justify this scale and scope of development being proposed given these following clear statements made in prior TDC FDS and Plan documents:
 - *“The Character of Māpua will be maintained and enhanced by accommodating growth within specified limits and managed in such a way that retains the village scale and identity” (2004)*
 - *The character of Māpua is maintained and enhanced by accommodating growth within specified limits and in such a way that it retains its village scale, heritage, some horticultural land and natural features (2010)*
- What is the basis for the assumption that many of our future residents will be looking for traditional sub-division style housing rather than options within current residential neighbourhoods? If more greenfields development are needed in the greater region, would it not make more sense to provide this type of accommodation option within the existing larger townships? (Nelson, Richmond, Motueka) closer to work, retail and public services?
- The FDS states that future residents of Māpua will live and work in the community, with affordable homes and new businesses/employment opportunities attracting them to the region:
 - What work has been done to validate this assumption? Our current local workforce overwhelmingly supports the existing agriculture / horticulture / viticulture industries, together with local tourism and these are very unlikely to expand at the same rate as you have assumed for residential growth.
 - Define affordable housing – with the average land/home price in excess of \$1m, (\$400k land and \$4000/m² for 150m² home at current prices) even smaller homes will be well beyond the means of the young families you predict will move to this region.
- The FDS focuses on new residents but current residents have needs too:
 - Some current residents looking to downsize may desire alternative housing options within Māpua so they are not forced to relocate to a new community. Wouldn't these smaller homes options be better located within the current village rather than as part of a standalone greenfields development?
 - And as these residents “downsize” existing homes will become available for new residents. Has the TDC done any work to quantify the scale of this downsizing? This could be significant given the high retiree demographic of our community.

- It is unclear how high density residential development proposed for Seaton Valley (greenfields intensification) and Māpua Village (urban intensification) will be realised to ensure they will not compromise but instead add to the need to create a thriving community. What we've seen developed elsewhere by the development community has not resulted in something that matched our expectations:
 - Maintaining the look and feel of our village for both our residents and tourist visitors is critical to our community's vibrancy and lifestyle. Greenfields high density urban sprawl within Seaton Valley at the gateway to our village has the potential to radically alter the rural feel around our existing community. Has or will the TDC take such considerations into account when considering the appropriateness of such development
 - Urban intensification within the Māpua Village has the potential to radically alter the village character in a way that compromises liveability and the need for thriving communities. However done appropriately it can enhance the place we love. Will future developers be required to consult with residents to ensure they deliver outcomes that will ensure good quality outcomes, and what role will the TDC play in enforcing this?
 - Many new residents in our region move here either as retirees or for a more rural lifestyle. Some of the existing community will be looking for smaller options. How will TDC ensure the needs of the existing community are also met? The FDS calls for more variety in housing styles. It is very unclear how this will look like in Māpua or how such variety will be delivered / enforced.
 - Medium-high density greenfields housing and Urban Intensification will both result in reduced garage space and off-road / on-road parking and may drive lower vehicle ownership. This requires good public transport options exist which are not currently available. Does the council have a plan to address this?
- Medium-High density residential development within current Rural 1 and Rural-Residential land in Seaton Valley, this will result in smaller lot sizes and more tightly-spaced homes:
 - What provisions are being considered to require developers to allow for community greenspace and associated active transport walkways/cycleways?
 - What steps are TDC taking to provide additional Reserves within and around these potential developments to ensure the minimum requirement is met?
 - MDCA is fully supportive of making our community more accessible and liveable via an integrated network of pathways. What exists or is the TDC developing in terms of a masterplan to ensure that existing and new residential and retail neighbourhoods and their associated public services (schools, churches, health centres etc) / greenspaces / reserves are linked via a series of connected walkways and cycleways and how will various developers be required (enforced) to adhere to such a plan?
- Māpua Village has unique roading challenges, with access to the very popular Wharf and Waterfront Park limited to a single route (Aranui Road). Traffic volumes to this very popular destination are expected to grow rapidly based on just current new housing developments (i.e. top end of Iwa Street, Māpua Rise Phase III and Mt Hope

Development). A new Boat Ramp is also under consideration adjacent to the Waterfront Park and the existing Wharf retail businesses continue to expand. Additionally, the Walking and Cycling Strategy (part of current FDS) envisages significant roading changes within the greater Māpua area, including provision of dedicated cycleways, greenways (shared low speed road) and traffic calming measures – all of which will necessitate reduced / altered parking arrangements. In short, there are multiple projects being proposed for our small village which taken together constitute a major multi-decade effort in terms of scope, inter-dependency and community impact:

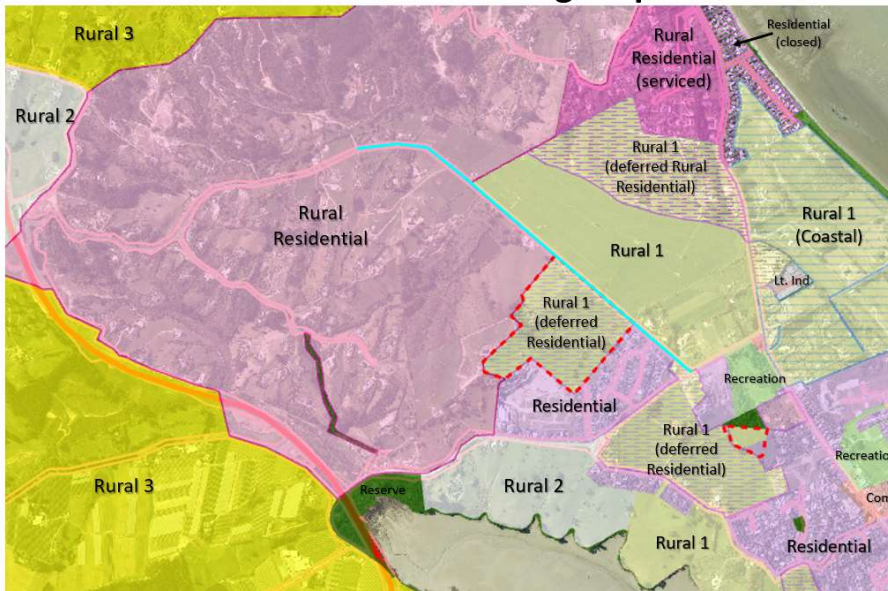
- Prior to any decisions on rezoning and/or associated future residential growth, an updated Spatial Plan / Structure Plan (part of Urban Provision process of TEP) is required, together with comprehensive community engagement / consultation.
- With 2000+ new homes under consideration within the greater Māpua Drive / Seaton Valley area, traffic volumes and peak congestion will undoubtedly increase.
 - *With the potential for 2000-3000 new vehicles within our community, has a future traffic management plan and pedestrian / cycle safety been developed?*
 - *What assumptions have been made regarding the number of new vehicles in our community and the proportion of new residents that will commute to work in greater Nelson and/or Motueka?*
 - *Will changes to current intersections (eg. Roundabouts etc) be required?*
 - *Will the current overflow parking at the wharf be retained?*
 - *Have plans been considered regarding how to locally offset the carbon emissions of these additional home / vehicles? (such as in local wetlands?)*
- FDS projections suggest the Māpua and districts population will more than double over the coming few decades, and the community will need to support this growth. MDCA would like to better understand the basis of these growth projections and their impact on our community's needs with respects to:
 - *childcare/pre-schooling/ schooling / adult education*
 - *Medical/ Social services / Elderly care*
 - *Public transport options*
 - *Retail (assuming not everyone drives to Richmond / Motueka for shopping)*
 - *Recreational / Reserve greenspace*
 - *Relocation of existing FENZ station at the Wharf*

MDCA would like to speak to the many concerns raised here at the Submission Hearing.

To address or clarify any concerns raised in this submission, please contact:

Paul McIntosh - MDCA Chair

Current TDC Zoning Map



The 2019 Final FDS proposed that Rural Residential areas in Seaton Valley be rezoned to Residential.

The current TDC zoning as shown in the Tasman Resource Management Plan (TRMP) in Seaton Valley is Rural Residential (pink) or Rural 1 deferred residential (dashed pink)

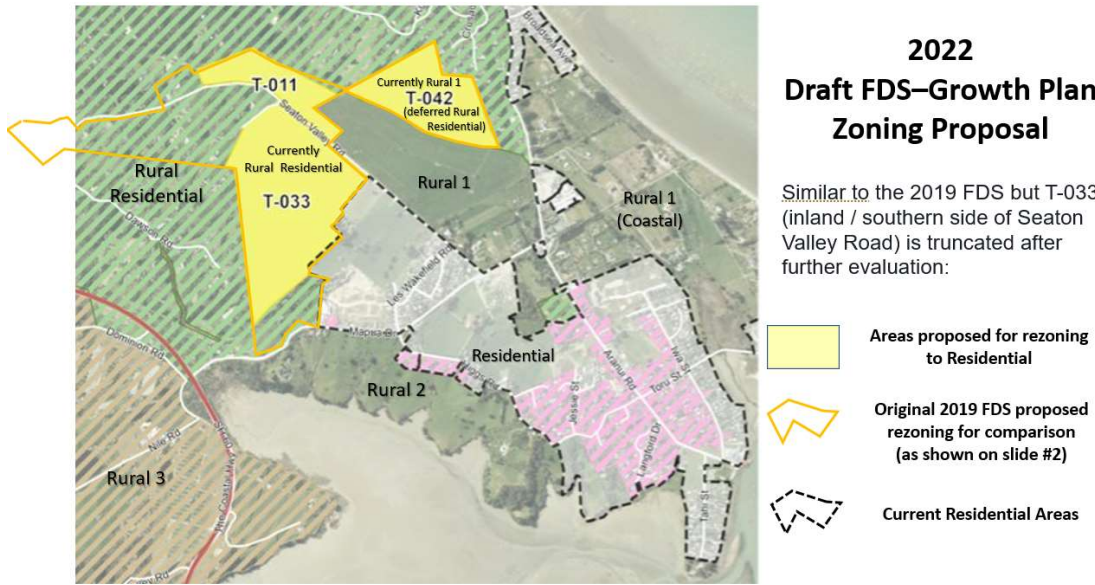


2019 FDS Zoning Proposal

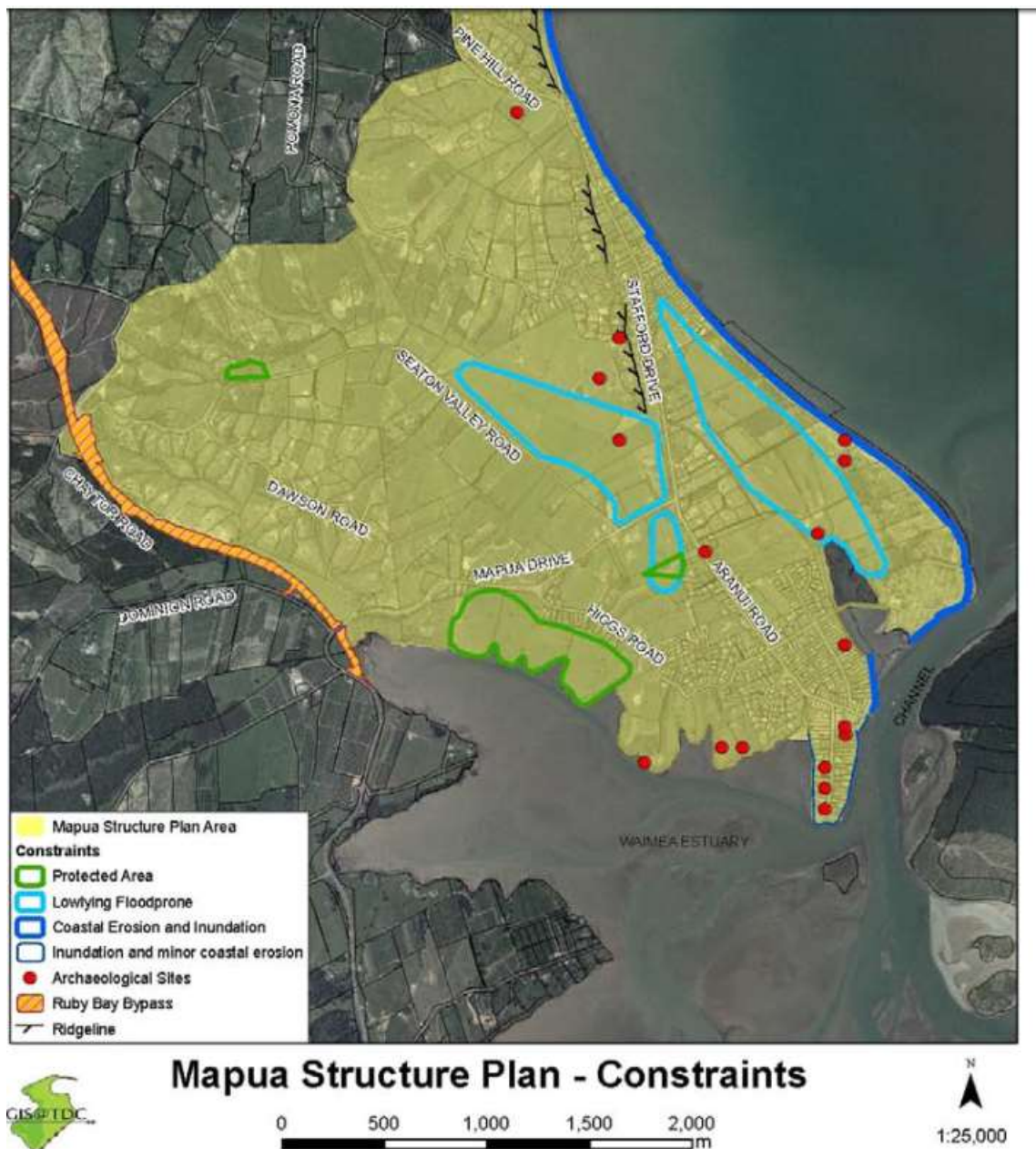
Seaton Valley is Rural Residential with the exception of T-09 which was proposed commercial

2022 Draft FDS–Growth Plan Zoning Proposal

Similar to the 2019 FDS but T-033 (inland / southern side of Seaton Valley Road) is truncated after further evaluation:



Māpua-Ruby Bay Structure Plan (2010)



Open Space and Walkways

To support a total population of 2450 people by the end of the planning period more open space and walkways will be required. Indicative reserves have been shown on the structure plan between Higgs Road and Aranui Road, adjoining Māpua Domain and the Māpua wharf. Linking walkways have also been identified on the structure plan to enhance walkability and to reduce car trips to key destinations such as the school, the shopping area and the coastal margin. An indicative esplanade strip is shown on key parts of the coastal margin.

The Council's policy is to require 4ha of open space per 1000 people, so the expected growth of 572 people between 2006 and 2031 is anticipated to generate a need for 2ha of open space. If it is assumed that some Rural 3 residents will also use Māpua reserves, such as the playing fields, an additional allocation may be appropriate.

Māpua-Ruby Bay Structure Plan (2010)

