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## Developer's meeting notes

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To: MDCA - Meeting Notice <info@ourmapua.org>

Wed, May 11, 2022 at 8:49 PM

Hi Marion

As I am unable to attend the developer's info meeting next week, I want to add a few comments to feed into the system if possible. I hope this is the right way to do it!

### My Comments

#### 1. Positives about the design

1.1 I like that the plans show shared communal spaces like the sports field, off street parking, pond, water edge planting, board walks and pathways.

1.2 I appreciate that there is a variety of section sizes proposed as in my opinion Mapua needs a range of choice for residents, including the possibility of down sizing to a small and easy care home while remaining in or near the village.

1.3 I also appreciate that the developers have engaged with the community and hope that community views will genuinely be taken on board.

#### 2. Negatives about the design

2.1 Too many sections: considering that the Mapua Community can expect growth from the expansion of Mapua Rise as well as other land becoming available along Seaton Valley Road, there is not a need for this number of sections to be added all in one development. In the TDC FDS released in 2019, it was indicated that we could expect in the region of 310 more dwellings in the next 30 years.

2.2 SUN: I do not have enough information to understand the layout of the proposed sections in relation to the sun. It is crucial that each and every home in the plan is able to receive a decent share of sunshine. This is not something that can be changed after building and would be crucial to consider during the design process - both in the design and layout of the roads and property divisions, as well as in the design of the buildings. The worst case scenario would be a property with a garage door and driveway facing the best of the sunshine, (ie north facing) while the indoor and outdoor living spaces are perpetually in shade. Sun is more important than anything, even views.

#### 3.3 Provision of off road parking:

In such a large development, off road parking needs attention. This includes along every road - give up every tenth section and allocate this for off road parking for the nearby properties - to prevent the narrow roads from becoming even narrower with owners' second cars, caravans and boats being parked on the roads.

2.4 Relating to the number of proposed new dwellings: without employment in the immediate area, this number of new homes and additional people will be adding to the commuter numbers. This is not part of the desired outcome of development for this area.

2.5 Access routes into the subdivision: This subdivision should have road access to both Seaton Valley Road and Stafford Drive. In the event of any disaster, the residents should have more than one way out, not like this bottleneck situation.

2.6 Verges: By decreasing the number of sections, wider verges can provide communal spaces, room for roadside trees, and in places, angled parking.

#### 3. Questions related to design:

3.1 What can be done to prevent the proposed pond from becoming silted up and stagnant, a mosquito breeding ground?

3.2 What engineering work will be undertaken to ensure that the flat land, currently pretty boggy in wet weather, does not become prone to liquefaction?

3.3 What is the designer going to do about ensuring sufficient sunshine falls onto usable parts of each home and property?

4. Noise alleviation: Cycling down Seaton Valley Road this morning, all I could hear were birds. What can the developer add to this design to provide sound barriers, to absorb the sounds of households and cars?

5. Trees: Considering how densely packed are the sections, how can suitable trees be planted within this development so that in time they can grow up and attract bird life back into the area?

6. Where are the cycle and walkways weaving through the development?

Thanks

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