

Māpua & Districts Community Association
 Minutes Public Meeting at Māpua Hall or Via Zoom if you wish
 Monday 9th May 2022 @ 7.15p

Agenda Item	Time	<i>To view full reports go to www.ourMāpua.org Items for Membership action highlighted in red</i>	Report by
Present		<p>Exec: Paul McIntosh, Marion Satherley, Mike Kininmonth, Esme Palliser, Aileen Connell, Bruno Lemke, (by Zoom – Anne-Marie Beeler, Lou Gallagher) Cllr's: Anne Turley, David Ogilvie, Dean McNamara (by zoom - Christeen Mackenzie)</p> <p>In attendance: Duncan Andrew, Shaun & Taryn McFadden, Ray Bolderson, Brett Glass, Barrie Walker, Judy Vaughan, Joy Fowler, Kathy & Andy Jessop, Steve Belec, Jessica Wilson, Jan Long, Nigel Bartlett, Derek & Gay Ball, Jan Heijs, J Smithurst, John Dickson, Peter & Jackie Paterson, Corey Bishop, Cheyenne Roche, Morra Tilling, Bridget Castle, Vicki Stocker, Nicola Cronin, Jim Thompson, Luke Nutchin, Fran Manning, Di & Peter O'Halloran, James Mickle, M. Cotter, Ruth Inwood, Noreen & Paul Inwood, G. Stevens, A Gable, Elenea Meredith, Jane Simpson, Barbara Neal, Julianne Brabant, Lyn Smith, Helen Bibby, Margaret Pidgeon, Paul & Lyn Shirley, Rachel & Peter Grans, Jane Cumberworth, Anne & Errol, Andre Bonny, John Jackson, Melanie Drewery, Henk Vermeer, Lynn Price & Dave Baker</p> <p>By Zoom: Carmen, Bruce Gilkison, Gillian, J Heijs, Gary Clark, Elsbeth Collier, Julie, Ross Yeatman, Ken Smales, Tim Hawthorne, Nathan Dun, Jim Vause, Grant Paliser, Del Drew, Trever, Gaye, Colin.</p>	
Apologies		Exec: Wayne Chisnall, Bob Wilson	
Minutes Review	-	<ul style="list-style-type: none"> - Last Exec meeting Moved Paul Seconded Helen - Last Public Meeting Moved Paul Seconded Esme 	
Presentation		No Presentation	
Open Forum		<p>Ray Bolderson: Spoke to and represented his earlier concept for the flood plane at 49 Stafford Drive. Ray wanted the meeting approval to have his plan on display at the public meeting on the 18th May. His concept is based on the idea of a lake with a weir that will fill up in times of heavy rain and/or a high tide stating the weir could be opened occasionally to release water into the Seaton Valley stream. The lake that is formed from this could be used for non powered craft.</p> <p>Several questions were asked including who would fund such a lake? Paul stated that the meeting on the 18th May was not a MDCA meeting and therefore this meeting could not give approval, but Ray was free to speak with the Hall regarding placing his poster board on display in the corridor.</p>	All
TDC Slot		<p>Anne: Gave a plug for residents to become a member of MDCA. Waste Management: There are new funds available for waste minimization projects for schools, early childhood centres, groups, community groups & events. Funding are available through the Ministry of Environment. Applications close on the 29th May. Check TDC website for more information www.tasman.govt.nz/wastemainimisationgrants Community Grants: Funded by monies set aside from rates. Application criteria is broad for local services, festivals, arts, culture etc. Check out TDC website & search community funding. Acceleration Infrastructure fund: Motueka has been successful in going to the next phase of its application – used for housing development infrastructure. Local Govt elections: to be held 8th October. If you are interested in standing as a Councilor/Mayor got to TDC website to find out more.</p> <p>Christeen: Cycling & Walking strategy was deliberated today. Views were formed on the strategy and what may need to be changed. Some good ideas came out of the community through the submission process. Every submitter will get correspondence advising them the outcome. Annual Plan: is out for submissions, but response rate received is low. TDC staff movements: Senior Mgr Denis Bush-King is retiring after many years of service. Richmond Ward councilor Dana Wensley has resigned to take a new position in Auckland – Dana will not be replaced until the elections later in the year. Growth Plan Change: after MDCA representations to Councillors / TDC, the Growth Plan Change for Māpua is now taking a different track and will involve more community consultation by both TDC and Developers. FDS: submissions are now being considered.</p>	Councillors

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		<p>David: FDS submissions were high with over 500 being received. Deliberations will start next week and will last for approx three weeks.</p> <p>Dean: Nothing to add</p>	
<p>Treasurers Rpt See full report by clicking 'Reports' within the meeting notice email</p>	<p>Report viewable on website</p>	<p>Membership (1 July to 30 June 2021) - 117 members (4 being life members)</p> <p>Status of bank account as at 8/5/22 \$10,949.76 in NBS account. This is split into the following reporting groups:</p> <ul style="list-style-type: none"> - \$3706.25– General Fund <ul style="list-style-type: none"> o This is from membership funds and a grant from the TDC o Use to pay Honoraria, meeting room hire, website and other admin costs required to run the association - \$1414.77 – Dominion Flats <ul style="list-style-type: none"> o All monies are from grants and donations. Spending is controlled by the Dominion Flats sub committee - \$5000.00 – Māpua Development communications <ul style="list-style-type: none"> o Donation from MDCA member concerned about housing development plans for Māpua o All monies to be used for community engagement to keep residents updated about developments - \$58.74 – AED fund (for repair and upkeep of units) - \$770.00 – Māpua Memories, <ul style="list-style-type: none"> o to pay for expenses incurred with video interviewing long time locals. o This is funded with grants from the TDC <p>There is \$636.10 in the Māpua Willing wheels account</p> <p>Invoices agreed for payment at April 22 Exec meeting</p> <ul style="list-style-type: none"> - \$38.00 Māpua Hall, room hire MDCA monthly meeting April, invoice 3065 - \$38.00 Māpua Hall, room hire MDCA monthly meeting May, invoice 3066 - \$219.82 Zoll invoice for replacement of pads on Māpua Hall AED after use (battery invoice yet to come) - \$98.00 reimburse Lou for monthly Survey Monkey <p>Invoices for approval for payment as of 8/5/22</p> <ul style="list-style-type: none"> - \$128.95 reimburse Rachel, MWW expenses, invoice MWW19A (petrol vouchers and paper) - \$30.00 reimburse Elena, MWW monthly phone costs - \$15.71 reimburse Aileen, April Mailchimp costs - \$537.05 Waimea print express invoice 60017, printing 2000 flyers - \$427.80 Waimea print express invoice 60018, print 6 x A1 signed re Seaton Valley development - \$113.40 Waimea print express invoice 60019, print 3 x A3 spiral bound books – info re Seaton Valley Development to be placed at library and 2 other central locations - \$8.05 reimburse Paul for Goldpine receipt, timber for Meeting Notices - \$356.83 reimburse Paul for Stuff Invoice notice being printed in Leader re community meeting for Seaton Valley development - \$640 reimburse Paul for Richmond Office Supplies invoice. Materials for Community meeting - \$ TBC invoice Motueka Guardian notice being printed in Leader re community meeting for Seaton Valley development <p>Notes</p> <ul style="list-style-type: none"> - MDCA to apply to the Māpua, Ruby Bay and District Community Trust for \$500 for the AED Fund to pay for spares and new parts after AEDs are used. - MDCA have received a \$5000 anonymous donation from an MDCA member. They are concerned about speed of development in Māpua and want to ensure MDCA has the funds to ensure community is aware of plans. <p>Report & payment approval moved by Aileen, seconded by Joy</p>	<p>en</p>
<p>Correspondence See all correspondence by clicking 'Correspondence' within the meeting notice email</p>	<p>Viewable on website</p>	<ul style="list-style-type: none"> - 49 Stafford Drive x 4 - Found Directory Listing for Māpua x 2 - Māpua Hall x 2 - MDCA Draft FDS Submission - TACA x 2 - Tasman Biostrategy - TDC – FDS submission cover email - TDC – FDS – Speaker Tips - TDC – Response to roading questions 	<p>Paul</p>

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	<ul style="list-style-type: none"> - TDC – Regional Boat Ramp Study - TDC – Strategy & Policy Committee Re Regional Boat Ramp outcomes x 2 - Re MDCA Special Notice – Jan Heijs - Re MDCA Special Notice – A Kerr - Re MDCA Special Notice – Ann Briggs - TDC –Super Liquor Māpua Village - Lisa Hill – letter to MDCA re Super Liquor - Wildlife Corridors Submission to FDS <p>Additional Correspondence post meeting notice:</p> <ul style="list-style-type: none"> - Peter Paterson – Notification of 2nd Liquor License application for Māpua - Rachel Mason – Re Proposed development at 49 Stafford Drive - Anne Turley – Query re last month’s minutes - MDCA response to Anne Turley query 	
Māpua Waterfront Working Group	No Report – next meeting to be held in June - Draft minutes April meeting within Meeting Doc's	Mike
Environmental	<p>Dominion Flats: Anything to report</p> <p>Future Wildlife Corridors in Māpua Submission to TDC on the FDS from the Wildlife Corridors Group are attached. Held first meeting and are scheduling another for May. View Submission in documents for May Public meeting at ourMāpua.org Lou presented & briefly went over the FDS submission</p> <p>Community Survey: The Community survey has closed with 319 responses (15% response rate). Anne-Marie has offered to load responses from the 39 manually completed survey's into Survey Monkey. Once all the manual survey forms have been loaded the results can be available within one week and then we can summarise for the next meeting. Further discussion needs to be had regarding how to handle the information via street. Esme to approach Māpua School about another survey that captures children's desires for the community and enquire about the possibility of this being an in class activity. Lou presented the first stage of findings from the recently conducted Community Survey and was congratulated for her work.</p> <p>A comment from the floor from an adjoining neighbor of 49 Stafford Drive – how they find it annoying that others make plans that could/would impact their land. That as a land owner they have the right not to be flooded as a result of the actions of others on their land.</p>	Helen Lou
Roads & Pathways	<p>Māpua Drive Excavation Remediation: Richard Hilton will liaise with Helen Bibby on the replanting of this area from within a limited TDC budget. A possible loop track from the Higgs Reserve will be discussed. There is a possibility that a path/track could go from where it currently exits from the eastern end of Higgs Reserve to curl around and back onto itself through on of the gaps between two of the hills.</p> <p>Māpua Drive blindspots: The TDC will look at further trimming of the ornamental pear tree by the crossing to Seaton Valley Road, and also will check the Higgs Road roundabout for vision (but did comment that the focus is on ensuring that drivers can see vehicles approaching from their right). Helen would like this conversation to be continued. Gary Clark offered to follow this up with Jamie McPherson.</p> <p>Aranui Drive south footpath: When questioned about the prioritisation of this work, Jamie McPherson advised that it sat at #68 out of 107 in the programme for new footpaths(i.e. some years away!) This may be revisited when the new Walking and Cycling Strategy is finalised in a few months as Aranui Road is identified in the draft Strategy as a key walking and cycling route. The current footpath is often jammed with pedestrians, cyclists and scooters so we need a solution soon.</p> <p>Māpua Drive Road surface near Mamaku Drive: Concern was raised about the road surface being really slippery due to flushing. Gary Clark offered to include this when communicating with Jamie McPherson.</p>	Wayne
Transportation /Well Being/ Māpua Willing Wheels	<p>Māpua Willing Wheels (MWW) In light of the funding challenges noted in the last report, due to low patronage resulting from passenger COVID concerns, the service is applying TDC for funding under their COVID 19 Grant and are hopeful that this will assist in enabling the service to continue alongside the Motueka Wakefield Community Transport schemes</p>	Elena

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		<p>As noted last month, a new administrative structure is being implemented by Nelson Tasman Community Transport Trust to ensure that strong administrative support is provided to the 3 regional community transport services : Māpua, Motueka and Wakefield. As also noted, Rachel Mason will become the Promotion/publicity coordinator and interviewing for the new administration coordinator is taking place May 2nd. Rachel is going to recruit drivers. We look forward to the ongoing co-operation between MDCA & NTCTT s to continue supporting the development of a strong and integrated district wide community transport service.</p> <p>Saturday bus usage has picked up as a result of teenagers going to the Aquatic Centre in Richmond.</p> <p>Elena encourages the public to use the community transport service.</p> <p>Māpua Community Hub</p> <p>There has been some concern from community in relation to the Hub and Māpua Community Hall. Both services will run in co-operation with each other with the Hubs purpose being Health Services for local appointments as well as a drop in centre.</p> <p>As noted last month, draft architectural plans will be available for public viewing and input at the open meeting as below.</p> <p>Community Consultation Mtg - Māpua Community Hall Fri 13 May 7-9pm</p> <p>Architect to present / answer questions and offer opportunity for both individuals and community groups to view/comment on draft plans. All welcome.</p>	
AED		<p>The MDCA fund for replacing batteries and pads is almost used up so new funding needs to be sought. Pads have been replaced and paid for. Battery invoice yet to come.</p>	
Social Media		<p>755 Facebook hits were received regarding the Public meeting to be held on the 18th May on the proposed development at 49 Stafford Drive. This is the biggest hit topic to date and it would be great to know where these hits came from – were they all locals or were they from outside the area?</p> <p>The meeting on the 18th May will not have attendance via zoom available – it will be an in-person meeting.</p>	Bruno
Māpua Livability		<p>TDC</p> <p>Successfully lobbied TDC via Councillors to put Growth Plan Change for Māpua on hold pending further community consultation from both TDC and developer(s), including developing a plan for the wider area that can create a high quality development and lasting legacy for Māpua.</p> <p>Walking and Cycling Strategy - spoke to MDCA submission</p> <ul style="list-style-type: none"> - presentation was well-received with many key points also emphasized by other presenters. - Strongly urged TDC to implement masterplan of Indicative W&C pathways that have formal legal status and require developers to follow to ensure a well-connected future active transport network. - With many new residential developments planned this is the only way to ensure good outcomes (vs leaving it to developers best efforts). Otherwise the timeline in the strategy risks new residential areas being in place prior to any agreed network being implemented. <p>FDS - spoke to MDCA submission</p> <ul style="list-style-type: none"> - MDCA considers the basis for the growth predictions for Tasman as a whole, and Māpua in particular, are flawed and lack credible supporting evidence. - urged that prior to any decisions regarding rezoning and/or residential growth, an <i>Updated Spatial Plan</i> (per the Urban Provisions process) and additional community consultation be conducted 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. - Stressed that with the scale of Greenfields development being proposed, MDCA sees protection of our environment as a major and urgent consideration, including both our existing green spaces (reserves, wetlands, nature corridors) and provisions to significantly increase future protected and connected green spaces for current and future residents. - 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. 	

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	<p>Community - received and accepted offer of financial support via anonymous \$5000 donation to facilitate broad community engagement on Seaton Valley Development.</p> <ul style="list-style-type: none"> - Agreed with Exec plan for Posters and Flyers to ensure broad community awareness of proposed development and associated public meetings. - Drafted poster board messaging and coordinated printing/placement of billboards and poster boards around Māpua - Drafted Flyer for postal distribution to further raise awareness within community of proposed development - Submitted public notice to local newspapers (Guardian, Waimea Weekly, Leader, Coastal News etc) on same. - FDS and Walking/Cycling submissions were well received by TDC. We (MDCA) want TDC to work on a Spatial Plan for Māpua & Districts that references all the great community studies that have been conducted in the past to be bought together in one meaningful document that becomes the reference point for growth and development in our area to enable future growth and development in our area is guided by the wishes/desires of community residents. <p>49 Stafford Drive Proposed Development - Developer (Andrew Spittal) - conducted both email and telephone discussions regarding progress to date around Growth Plan Change and Proposed Seaton Valley Development. Andrew has agreed to hold a Community Meeting at the Māpua Hall on the 8th May between 6.30p – 9.30p with the Developer, Development shareholders and Councillors in attendance.</p> <p>General - held discussions with fellow Exec members regarding Forest and Bird, Nature Conservancy, Tasman Environmental Trust regarding how they can help frame key issues around Seaton Valley Development.</p>	
Relationships	<p>TACA: Report from TACA meeting - Paul was unable to attend the last meeting. TACA is helping to distribute the flyers relating to the proposed development at 49 Stafford Drive.</p>	Paul
Projects	<p>Māpua Memories – Project on hold at the moment</p>	Marion Mike
General Business	<p>Super Liquor License application: The application for a Super Liquor outlet has been lodged to TDC for the space on the corner of Aranui and Māpua Drive opposite Māpua School. If you have an objection to this application MDCA would encourage you to make an individual objection. Objections close at 5pm on the 17th May. Individuals can object, groups cannot – this will be clarified by David Ogilvie. Objections can influence the building colours, location, opening hours etc.</p> <p>Liquorland Liquor License Application: Located at 65a Aranui Road – the vacant lot next to Sprig & Fern & opposite Māpua Store. Applications close 24th May. It is up to each resident to object to any Liquor License application – MDCA is not eligible to submit. Question: if a person is not a direct neighbor or a member of MDCA are they eligible to object – David Ogilvie to arrange objector information to be sent to MDCA. Marion will arrange this info to be sent to members via mailchimp. One member stated they have already lodged a objection regarding the Liquorland application on grounds of safety – two way access is required in and out of premises, off street parking is to be provided – how can this be safe when there is angle parking on the road directly in front of the site, cars turning left and right from Māpua Store opposite, there is a driveway used by multiply residents alongside the site, possibility of addition lighting will be required, late night hours conflicting with tavern patrons etc Del Drew commented that he organized a petition with 187 signatories for the last application opposite Māpua School. Gary Clark noted it is important for people to realize to operate as a liquor license is not the same as the site zoning.</p> <p>Proposed development at 49 Stafford Drive: Paul explained that MDCA became aware of the development proposed shortly after MDCA's April public meeting. MDCA have received an donation from a private donor which has allowed the promotion drive with flyers to be delivered, posters printed, adverts in both the Motueka Guardian and The Leader as well as several copies of the developer proposal being distributed to the Māpua Library, Māpua Hall etc.</p>	All

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Andrew Spittal is the developer and he has requested MDCA's assistance to help co-ordinate the public meeting on the 18th May. MDCA will organize the brainstorming opportunity so everyone who attends has an opportunity to be heard. MDCA will record and collate all comments. Councilors' and the Mayor have been invited to attend.

Paul showed a slide relating to the TDC process for land re-zoning – please see this slide in Appendix A to these minutes.

After the 18th May meeting, MDCA will co-ordinate a meeting with TDC to help work out how together to ensure the wishes of the community are incorporated into the GPC and how this will influence the direction of all future developments.

Currently, between the two proposed development at 49 Stafford Drive and 166 Māpua Drive, there is possible growth of 500 plus new sections and house lots. That equates to a 50% increase in housing stock.

Paul commented – MDCA have received notification that TDC have responses to their RFI from developers at 166 Māpua Drive, and reviewing these docs noted no substantial changes have been made.

Andrew Spittal has undertaken development in the west Richmond Plains and is connected to the proposed Kaka Valley development in Nelson. The proposed development is via a consortium of four shareholders including Andrew Spittal 25%, Ben Cowan 25%, Graham Vercoe 25% & Ngati Koata iwi 25%. MDCA role's is to seek clarification.

Questions/Statements from the floor:-

Derek Ball sort clarification of lot size.

Peter O'Halleran made a statement which is Appendix B to these minutes.

Paul comment to Peter - MDCA have asked TDC for growth projections to back up the need for development – where are the support networks, jobs, schools, how does it fit into the climate change objectives, health needs etc.

John Jackson – Stafford Drive – Planning a projected future, do we want growth. The FDS has talked about informing rather than involving. If we are going to have to have this development, can we please look ahead!

Jan Heijs - Over the years TDC has written lots of plans and studies that have good teeth for the future needs, yet studies and documents are not linked into the future development for developers – why is this?

Jim Vause – How can the number of houses be justified? Has the media been invited to attend?

Paul commented – MDCA have not invited the media. I'm not sure whether Andrew has invited them, but anyone who knows about the meeting can do so.

Trevor Marshall – Stafford Drive – land developer – Can not work out why no infrastructure has been included within this development – schools, no commercial space, limited vehicle access into & out of driveways and onto existing road networks. The 49 Stafford Dr plan has been drawn up by a company in Wainoni Christchurch, the same company that planned a development that the Chch City Council (CCC) declined, the applicant took CCC to court and won. This development suffered heavily in the Chch earthquakes.

Andrew Spittal has engaged with the Dep of Ed and Māpua School to discover the school is not at capacity.

If there is a lack of commercial land how will this work moving forward?

Marion mentioned an email MDCA received stating that Māpua Health was at capacity already. Dr Andre Bonny from the audience noted that Māpua Health was still taking patience within a 15km radius and had closed its books to those outside this area.

Margaret Cotter – Margaret has spoken to Māpua School re future development and the school status, she was told student zoning would start to apply and new building could be built.

Melanie Drewery – Corner Stafford & Māpua Drive – Māpua has already gone nuts. Whether we like it or not it is already too big for her. We do need commercial hub and it is ideal and makes sense this be located across the land from the corner of Seaton Valley Rd, Māpua & Stafford Drives. Otherwise how big do we get and do we encourage more traffic on the road to travel 15mins to either Motueka or Richmond. We need to plan now for the future. Three years ago I was unhappy with my land being rezoned commercial, however now sees the logic to this zoning change and is happy for her land to be rezoned commercial.

The question to be answered is 'What is the best action for our area'

Paul thanked the councilors for being willing to help.

Peter Paterson – not directly impacted by the development. However there

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		<p>appears to be a problem with the projected TDC population increase being 367 compared to the number of sections being proposed. Statistics NZ in 1946, predicted there would be a problem as the baby boomers (post war babies) got older, then 65 years later many of these baby boomers will be dead, so has this statistic of de-population been include within projections.</p> <p>If we release land for expected population growth then we need to make sure it is done in small doses so we aren't left with empty sections and houses and spoil our landscape in the process.</p> <p>Lyn Smith – These meeting are a good PR exercise re developers proposed development, however, what commitment is there to the community? I am feeling a bit skeptical about this. What influence will this and another meeting have? We need not only the good will of the developer, a submission process, and for TDC to talk to the community. Engagements with TDC staff and Councilors. There are real issues with developments on this type of land from a geotechnical perspective.</p> <p>Rachel Grans – Section size 1 180 square metres – that's the size of the new home I am planning. I've just arrive back to the area from living in Auckland and I didn't come back to Māpua to have Auckland follow me.</p> <p>These types of developments in Auckland have become expensive slum areas – areas where house prices are over one million dollars yet they have no space to park their vehicles or toys on their property and these spew over onto the roads making commuting on the road difficult and making the street unsightly.</p> <p>Paul commented – This type of development is a planned communities where the land / house / landscaping come as a package, with owner-built housing not allowed. And smaller is not necessarily affordable either. Less than 5 years ago a land/house package deal sold for \$450 thousand, but original owners flip it within six months for \$650 thousand – which is what the market was willing to pay. Currently section are ~\$500k and 150sqm home costs \$4000/sqm to build, so new build homes <\$1M are rare. Is this part of what we consider the Māpua Lifestyle, culture is? There is no place to park a car nor storage for camping/fishing gear.</p> <p>What is the basis for the math. We do not want an oversupply or housing that isn't wanted.</p> <p>The Community survey has some good feedback from residents.</p> <p>Gary Clark – I've been involved in this sort of stuff for to many years. I think we are talking to far ahead. There is a whole design process – is the land suitable, not suitable. We've got a great opportunity next week to ask these questions.</p> <p>Trevor Marshall - The Govt has agreed to change the Resource Consent process for Auckland, Christchurch & Wellington so the Resource Consent needs to be sorted. Will this developer push for this new development style for medium to high density? 180 square metre is high density.</p> <p>Paul thanked everyone for their comments and for being attentive listeners.</p>	
Future Hot Topic's		Jacqui Deans / Anna Mackenzie – Re Growth Plan Change ?????	
Meeting Closed		9.30p	
Next Meetings		Assn: Exec: 24th May 2022 Public Meeting: 13th June 2022	

Appendix A

TDC Process for Land Re-zoning - As communicated by TDC's Anna McKenzie & Jacqui Deans

- Areas identified using ranking criteria as part of 3-yearly **FDS process**, with 1-month **public submissions** period, specking to submissions & review process by **Hearings Panel**.
- Any landowner, developer and the TDC itself can also identify land suitable for residential or commercial re-zoning under **Schedule 1 of the RMA**
- **Plan Change** prepared & issued for public feedback, followed by TDC **re-evaluation process** (not open for submission at this time)
- **Formal Notification** of Plan Change by TDC, followed by 1-month **Public submission** period, specking to submissions and review process by **Hearing Panel**, then **deliberations process**.
- Hearing Panel makes Plan Change recommendations for **Full Council Adoption**, at which time the Council can choose (or not) to adopt Plan Change.

Appendix B

Peter O'Halloran's Talk re development at 49 Stafford Drive
 Yet to be received