

# ARANUI RD

- \* Short coming of the visualisation with regard - the infill housing that doesn't fit or relate to mapua. at present.
- \* Retain the 'Mapua Village Character' The plan is not complimentary to a village. The examples given are a town perspective.
- \* No car parking planned or allowed for?
- \* mixed use not defined well enough?
- \* Land between Domain & Mapua Wharf (south Aranui Rd) no clear vision for this area. If there is no guidance what happens there? Community needs to be looked after no matter what the future may bring.
- \* If this plan goes ahead what happens to the present?
- \* What is driving this change, these plans?
- \* We feel the feedback from the 2023 consultation was not taken notice of.
- \* Mapua not a suitable place to have a massive growing population centre as people have to travel to larger centre.
- \* What drives the mandates
- \* Buildings to stay at single ~~storey~~ <sup>storey</sup> No 3 story buildings
- \* no more shops - not required.
- \* increase in traffic - how will this ~~impact~~ affect the area for regional commuting
- \* Every time a house is built brings in two additional cars.
- \* location of the Fire Brigade.
- \* Where is the commercial centre being planned for the future? & what does/will this look like.
- \* Community involvement in the detailed plan. - form a small community group to help with the detail.
- \* How do you control the mixed use housing in the future, after the ~~1st owner~~ is it retirement, or is it use for short term flats, or as a tourist accommodation.
- \* How do you measure ~~and~~ the outcomes of the plans.
- \* Retirement village concept is flawed - it needs to be integrated.
- \* <sup>needs</sup> Design Guide - developers have too much power. - design guide needs teeth. Community village design - not urban sprawl. maybe have a design competition with community as judges.
- \* Yes to walkway connection along Seaton Ullly stream from School - Wharf.
- \* Important to preserve what is already in place.
- \* preserve the Domain, playground, skate park
- \* maintaining the current Mapua Village Centre.
- \* Noise pollution with additional vehicle movement.
- \* not enough information provided for residents to build a clear picture of what the future will look like.

# ARANUI RD

- \* environmental sustainability - where does the food come from for birds & people.
- \* neighbourhood noise pollution - hear neighbours toilet flushing.
- \* Dark sky protection mandatory for all new development especially commercial - downward facing lights.
- \* accommodate increased use of EV charging.
- \* mapua drive needs downward street lights.
- \* possibly motels. (not supported fully)
- \* clearly define mixed use, medium Density, standard density. How many m<sup>2</sup> of Section to m<sup>2</sup> of building. And how does this fit with current zones.
- \* How are individual property's protected from Sunlight hours so their sunlight is not inhibited.
- \* Do we want 0.50 m<sup>2</sup> sections?
- \* give a very clear explanation why this plan has been suggested. (is this coming from TDC or developers) with evidence.
- \* Increase maintenance from TDC.
- \* Seating at bus Stops

# Catchment (1)

1. Every  $\pm 14$  days stench coming from water station by Appleshed. sewerage smells
2. Happy that options: Ruby Bay - drainage investigations - now action pending
3. Need to go back to previous investigations.
4. Drainage needed on Stafford Drive desperately!
5. Why sacrifice private land for stormwater control. Compensation?
6. Rainwater tanks for houses to decrease run off  $\rightarrow$  storwater. to enable irrigation.
7. Stormwater from  $\&$  subdivisions into waste water. ~~4.~~ Who's monitoring ~~star~~ strengthening control - compliance needed.
8. Double outlets under Aranui Rd Park by school.
9. Reticulation on Toru St - the sooner the better!

1. Catchment plan is not a catchment plan: it's a map. Need more detailed info. e.g. flooding, sea inundation pre & post devt.
2. Label the legend so we know what colours mean. The previous owner drained the wetland, the current should remediate as a condition to any development in Mapua. A  $\rightarrow$  (reinstate).

## CATCHMENT 2

Natural wetlands as opposed to stormwater catchment.

Need a covenant to protect ponds, streams (Les Wakefield dr). Existing covenants maintained.

Detention ponds should be retained separately.

Segregate Higgs + Seaton Valley storm-water infrastructure.

Playing fields in S.V. Rd - mostly not used.  
ineffective use of space.

# HIGGS ROAD

## + MAPUA DRIVE

- > input from NT2050
- option ① is ++, the others
- urban sprawl, this is, keep ↑ density <sup>in Richmond</sup>
- > warning about a settled area: Streetlights <sup>needed</sup>
- Little village should stay - character + small
- Looks like <sup>an</sup> environmentally sustainable

Use of rain H<sub>2</sub>O, gray H<sub>2</sub>O + garden space

- Volume of traffic on Higgs will B ↑
- Housing density: who decides? Developers?  
Land owners? This presentation isn't realistic
- Commercial space in
- Infrastructure - leaky pipes  
roads R choked - L Queen St.
- retirement village Supply H<sub>2</sub>O + waste H<sub>2</sub>O

# HIGGS ROAD

- Flat space for older people
- cars + emergency vehicles will be constrained
- These options are too limited
- How big are the green spaces?
- linked cycle ways + walkways in option 1
- Need green space + roadway combined  
with plantings

- cheaper housing is needed. Option 1 is (+)
- Leave the example houses <sup>Village Feel</sup> out of Mapua
- Sunlight needs to reach all houses
- small houses for older people
- old people won't want to climb the hill + shopping
- Green space

# HIGGS ROAD

- Like the green space, option 2 <sup>+++</sup>
- Option 1 has > options of housing
- Don't create new green space while we take away beautiful old trees
- Maintain + increase green space
- Option 1 needs > green space
- traffic volume on Higgs Rd. will B ↑
- Not enuf green space, small bits R ≠ v. useful
- need clarity on new greenspace + what the kids planted: Tanes ark
- Keep commercial in 1 place
- Mount Hope is ~~on~~ oversprayed
- Mixed housing options R good

# HIGGS ROAD

## + MAPUA DRIVE

- Cycle + walkways should avoid the edge of the inlet

# Seaton Valley

- Prefer single storey housing against the road in Seaton Vly
- No buildings along ridge lines
- not a suitable site for building - very misty in winter - a health issue
- No 3 storey buildings in Seaton Valley
- no small sections
- enhance the plan to include more business structure
- Is there sufficient infrastructure - re drainage
- Is commercial area going to be built up or lower the road
- blind spots need to be addressed
- don't want commercial properties in Seaton Valley
- need to keep existing trees
- developer - to <sup>enable to</sup> continue his development should restore wetland & restore create recreational space before he continues with development.
- don't want developers risk transfers to rate payers
- What is basis for population predictions to make decisions - should this be revisited
- Yes to big green spaces & wetlands
- use forestry land & less useable land in other places

# Seaton Valley

- tunnel under Mapua Drive to Seaton Vly area
- keep business area all together
- love the green space .
- extend green space
- ? schooling
- more public transport
- ? high school needed
- decent cycleway up Seaton Valley.
- good cycle access to Richmond
- ferry to Nelson .
- long term ecological solution not short term monetary solution
- controls need to be specific for businesses that are permitted
- do we need the capacity that is shown for housing if all other areas develop as shown .

# Seaton Valley

- Section sizes are proposed to be too small
- roading structure not suitable for number of vehicles if sections are small
- wider range of lot sizes - big & small
- what happens to existing properties
- more sports fields/playgrounds for children
- what is open space - what goes in it
- keep wetland
- has geology of hills been considered  
compare <sup>this</sup> with other parts of country / run off
- how does plan cater for transport (public)
- what thinking has been done re road between Napua & Richmond
- ? use of ferry for commuters to Richmond  
(? cycle bridge to Rabbit Island)
- where are roads going to go
- good design guides about building form (eg no big warehouse types)
- have consideration been given to effect on central city e.g. Nelson
- need a ~~several~~ swimming pool + sport facilities

# Seaton Valley

- Yes to business zone.
- Yes to walk/bike ways
- don't destroy areas we have by further development.
- ~~think~~ avoid monoculture of housing  
think multi dwellings?
- should have on site parking
- development stays in character with rest of village
- no to the video concept.
- Soft curbs & Swales not hard concrete.
- will be congestion on school corner with any type of development
- lighting controls on all developments to keep dark skies
- high care unit if there is a retirement village
- How can council allow more development with current infrastructure water sewer etc
- retaining natural landscape features.
- require on site water storage should be mandated.
- will there be need for another school
- (Solar panels) should be mandatory for all power all new builds