

# MĀPUA MASTERPLAN OPTIONS

Public consultation feedback report



# INTRODUCTION

We received a lot of valuable feedback during the first round of community engagement on the draft principles, issues and opportunities for the Māpua Masterplan. This report provides an analysis of that feedback.

Over a number of years, we have heard from the Māpua community and iwi representatives that there are growth related issues and opportunities that need to be addressed in the area.

To work towards a guiding masterplan for Māpua we commenced this process by considering what we have already been told and developing draft principles. This led to a series of place-based scenarios (options) for four key areas within Māpua, including short- and medium-term options for Council adoption. The community was then asked to provide feedback on several of those options. The information was presented, alongside iwi representatives, at community drop-in sessions and online. This included a video developed with iwi of Te Taihū.

The community drop-in sessions on Saturday 10 and Thursday 29 February drew more than 300 people to the Māpua Community Hall and we had nearly 800 pieces of written feedback throughout the consultation period.

This summary of feedback outlines the community's response to the recent engagement on options and actions for the Māpua Masterplan.

The summary highlights the communities' diverse perspectives on growth and development. It also highlights that the community is strongly connected with its environment, advocating for development that provides a high level of open space and recreational linkages and is respectful of the character of Māpua.

This feedback will assist us as we move to Step 6 of finalising the draft masterplan. This will be circulated for further feedback before being finalised.



- ✓ **Step 1: Establish project and inform**
- ✓ **Step 2: Analyse** – Analysis of existing information including growth projections, technical information, infrastructure planning, council plans and documents and recent government direction.
- ✓ **Step 3: Community engagement** – Early engagement on the masterplan principles, issues and opportunities.
- ✓ **Step 4: Development of draft options** – Based on analysis and feedback.

*We are here*

- \* **Step 5: Public engagement – Consult on draft masterplan options** – Seek community, iwi and stakeholder feedback on masterplan options.
- \* **Step 6: Finalise draft masterplan and circulate for public review** – Analyse consultation feedback and develop a final draft masterplan.
- \* **Step 7: Submissions, hearings, deliberations**
- \* **Step 8: Council decision on masterplan**





# ARANUI VILLAGE CENTRE

Feedback indicates a strong community interest in preserving the village’s character while accommodating modest development. There is a clear preference for enhancing public open spaces.

Several comments expressed concerns around the map labelling of this area as ‘Aranui Village Centre’ and requested that it should be referred to as ‘Māpua Village Centre’.

## OPTION 1: MIXED USE DEVELOPMENT

**Strong community support for Option 1.** Community feedback favoured a central hub to foster community interaction, provided it complements the village’s existing character. Comments showed support for enabling more business and opportunities for retail in this location provided the village character was not compromised. Concerns were expressed around parking, congestion and the height of buildings with a preference for buildings with a maximum height of two stories.

A portion of feedback supported none of the options and/or maintaining the status quo, valuing the current environment. Some cited concerns that development could alter the essence of what makes the village special to them, while others acknowledged the inevitability of change but advocated for very minimal and carefully considered adjustments.



## OPTION 2: MEDIUM DENSITY RESIDENTIAL

The feedback highlighted very little support for medium density residential opposite the existing village centre. While some residents welcome more housing options in Māpua, others expressed concerns about potential impacts on the village’s character and parking and traffic from higher density residential in this location.

## OPTION 3: INFILL HOUSING WITH VILLAGE FEEL

**Overall support for infill housing was high.** There is broad agreement on infill residential development that integrates with the existing community fabric, that allows for variety whilst maintaining the character of Māpua.



## MĀPUA MASTERPLAN: HIGGS ROAD



### OPTION 1

- Improved walking and cycling connections between Higgs Road and Aranui Road and to existing open space
- Recreational connections to key areas
- No additional traffic onto Aranui road
- Mixed housing options including enabling retirement village development
- Additional business land options
- Recreational connection along estuary to Higgs Road

### LEGEND

- Business Zone
- Mixed Density Housing
- Medium Density Residential
- Standard Density Residential
- Existing Recreation Spaces
- New Green Space
- New Wetland
- Active Recreation Links
- View C: Looking North East off Higgs Road

## HIGGS ROAD

The varied levels of feedback across options suggest a community with diverse views on the future development of the undeveloped deferred residential land adjoining Higgs Road. The feedback clearly articulates the importance of green spaces, existing wetlands and maintaining the village character, with a preference for residential options that balance density with maintaining the area's natural appeal.

*See the options on the following page.*





### OPTION 2 | HIGGS ROAD

Enable Medium Density Residential Housing to provide a different form of housing and increased density, but with increased open space and improved walking and cycling connections  
 Enable retirement housing development

### OPTION 1: A MIXTURE OF RESIDENTIAL MEDIUM DENSITY AND MIXED DENSITY INCLUDING PARCELS OF BUSINESS LAND; AND

### OPTION 2: MEDIUM DENSITY RESIDENTIAL HOUSING ACROSS THE ENTIRE GREENFIELD LAND

**Relatively even community support between Options 1 and 2.** The responses focused on preserving green spaces and community feel and character amidst density increases.

General support for providing a mixture of residential densities across the entire area of residential deferred land with a suggestion to include 29 Jessie Street. Strong support for enabling a retirement village and for limiting residential heights to two stories.

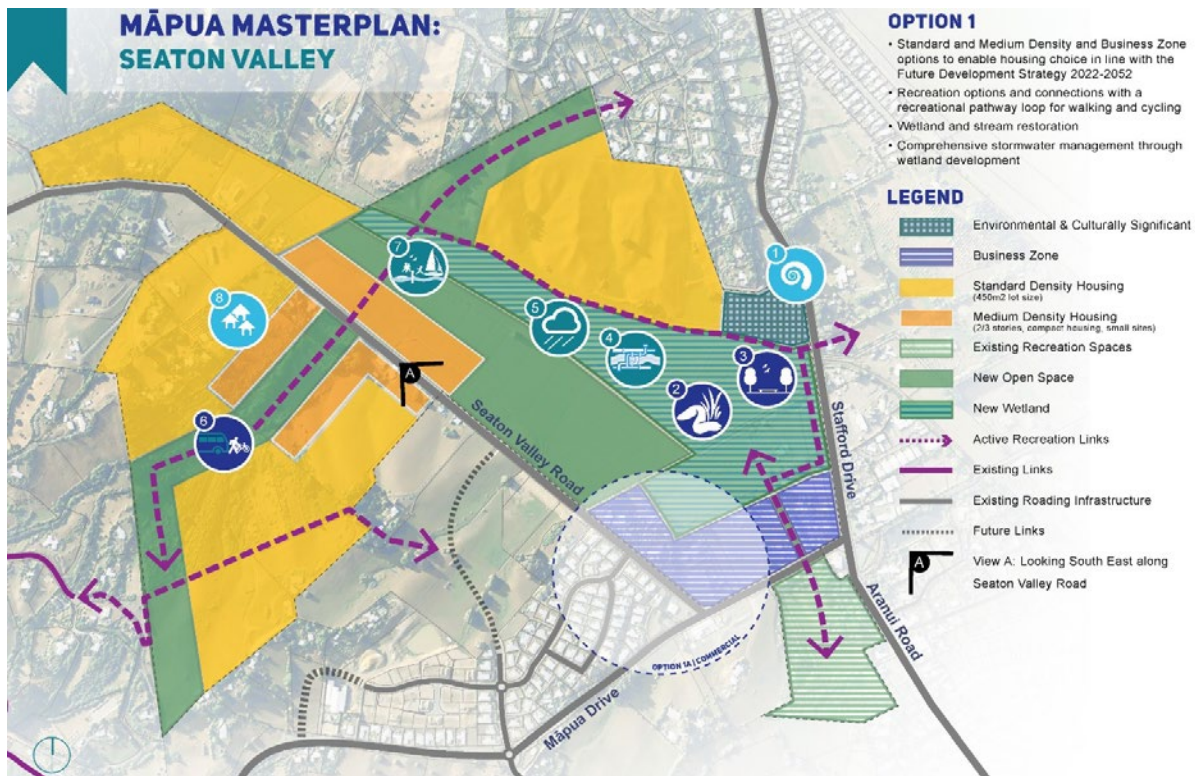
There was consensus on the value of providing connecting open spaces and active recreational linkages to Higgs Road, Aranui Park and Road and Māpua Drive. There was also a high level of support for removing any vehicle access to Aranui Road and replacing it with an active recreation connection.

There was mixed support for incorporating a business area off Higgs Road (near the proposed pack house museum), concerns were expressed around parking and traffic on Higgs Road and its management. More people supported the provision of business land off Māpua Drive.

### OPTION 3: STANDARD DENSITY HOUSING

Moderate support (20%) exists for retaining the standard density residential zoning within the Higgs Road area.





## SEATON VALLEY

Feedback indicates a desire to manage growth in a way that preserves the valley's existing character and natural environment, while also accommodating a mixture of densities so people have housing choices. Feedback also highlights that people are strongly in favour of developing a wetland and recreation area with active recreational linkages.

Much of the feedback advocates for minimal to no development in Seaton Valley to maintain the area's rural outlook. There were also suggestions that an option could include lifestyle blocks/rural residential or a mixture of rural residential and standard density residential development in Seaton Valley.

Many people supported the wetland development and walking and cycling connections but wanted no residential development in Seaton Valley.

## OPTION 1: MIXED RESIDENTIAL AND BUSINESS LAND OPTION

**Community support showed a preference for this option.** There was strong support for the open space areas and wetland proposal. During engagement sessions mixed interest was expressed in enabling a retirement village to establish in this area, many felt it was an inappropriate area due to the distance to the village centre. Overall people supported providing a mixture of houses with sufficient green space incorporated into the design.

The green belt was generally supported however comments were made around connection to other areas and designing it to ensure it provides a wildlife corridor.

There was some support for the added business zone land along Māpua Drive however several people expressed concerns about whether this large area of business land was needed and the low-lying nature of the land and its vulnerability to flooding.

### OPTION 1A: COMMERCIAL

Minimal support was received for this business zone option. Those that supported it commented that it was elevated above the flood plain and they supported a smaller business parcel which would help maintain the village feel.

### OPTION 2: STANDARD DENSITY

There was a relatively high level of support for standard residential density, while still prioritising preservation of the natural values of the area.

#### Comment:

*'Open land and walking corridors offset subdivisions – no three storey though. A variety of property sizes offer choices.'*

#### Comments:

*'Medium and mixed density housing does not fit the character of Māpua. Development styles in Seaton Valley need to be mixed 1000m<sup>2</sup> and 450m<sup>2</sup>.'*

*'I like mixed density so people have choice depending on their needs for housing. Larger business zone is also good.'*



## MĀPUA MASTERPLAN: WATERFRONT/GROSSI POINT



## WATERFRONT/ GROSSI POINT

Waterfront/Grossi Point represents an area where the balance between development, public access, and environmental conservation is a focal point of community feedback. The feedback suggests a strong desire to preserve the natural beauty, recreational values and unique character of the waterfront while accommodating any necessary developments in a way that enhances, rather than detracts from, these values.

### OPTION 1: MIXED USE DEVELOPMENT, OPEN SPACE AND PARKING

**This was the preferred option.** There was a high level of support for mixed use in this area. People supported two storey development with apartments/ townhouse living options above retail and hospitality to attract locals and tourists provided that the character and identity of the waterfront was not impacted and parking was adequate.

This option incorporated the possibility of a boat ramp (subject to a separate resource consent process) which includes an area of parking on the currently residentially zoned land.

#### Comment:

*'Overall a plan which delivers on retaining the character, charm and unique qualities of Māpua – is what most of us want.'*

### OPTION 2: GREEN SPACE

Option 1 was closely followed by Option 2 which was retaining the area as open space for public use. Some people suggested formalising 'Kite Park' as an area of open space with a playground, bird pond etc whilst others liked the current status as an open area used for recreation as well as temporary overflow parking. The environmental importance of this area in its current form as a feeding area for a large numbers of oyster catchers was also recognised.

There were a large number of comments on Grossi Point with mixed views on its future use. Some people wished to see it restored as a motor free area for quiet swimming and recreation, and greater recognition of cultural values in the area, and some for it to remain in its current form.

#### Comments included:

*'Restore Grossi Point to a motor free, commercial free, quiet swimming and picnic place.'*

*'I live on Tahi Street and I see that the recreation area at Grossi Point is full of cars and trailers. The launching of boats is unsuitable most of the time due to the channel not being deep enough.'*

*'Grossi Point needs to retain launching access for small boats and sailing vessels.'*

### OPTION 3: EXISTING RESIDENTIAL AND COMMERCIAL ZONING

Very few people supported this option. People were concerned about the impact of retaining the current zoning should the boat ramp be approved. Concern was also expressed about parking and climate change implications of retaining this area as residential zoning.



# CATCHMENT MANAGEMENT PLAN

Feedback on the Catchment Management Plan, which is a requirement under Council’s global stormwater discharge consent, reflects a community concerned with sustainable water management and environmental protection.

Feedback on the Catchment Management Plan was sought alongside the masterplan due to the relationship between the two documents.

There’s a strong interest in initiatives that address flood risk, water quality, and biodiversity conservation, and significant support for a holistic approach to catchment management, incorporating flood mitigation, water quality improvement, and habitat preservation. There was a strong desire for Council to both ensure new development happens in a sustainable manner and to identify and fix existing stormwater issues in the Village. These topics have been consistently raised by the local Māpua residents and iwi through previous Council planning initiatives, and continue to be a focus in the masterplan.

**General comments:**

*‘Agree with identified actions. Applaud schedule of works to future proof the area.’*

*‘Sounds reasonable to me.’*

*‘Some great ideas.’*

*‘Great I really like all of it.’*

*‘I think this is the most progressive idea put forward so far. Anything that restores and protects the natural habitat whilst actually enhancing Māpua as a place to live is a bonus. This helps builds resilience for the future by providing protection against storm events and acting as sponge for events where we may have coastal inundations and helping prevent salt water incursion... plus enhancing wildlife and restoring native fauna and flora.’*

*‘THIS IS NOT A CATCHMENT MANAGEMENT PLAN.’*

*‘At last a comprehensive catchment plan for Māpua. Unfortunately many of the items relating to this in the “Options and Actions document” are under the heading of “investigate” and “medium to long term” or “No option, no action”. Surely there was enough investigation after the Fehi Storm.’*

A range of options and actions related to stormwater management were presented during the community engagement sessions, and we received broad support to include these options and actions in the masterplan. Specific comments or themes from the public on the options and actions are shown below, to highlight the community’s response:

## 1. Restore the Seaton Valley area to its historical state as a wetland, both for ecological benefit and to provide stormwater detention and treatment for the surrounding planned development.

**Comments:**

*‘The existing stormwater management issues in Seaton Valley were caused by the Senior family in their modification of their holdings to support a dairy farm... Why will the District, and its ratepayers, assume a portion of the business risk and fund conditions necessary to allow further development? Why should the District acquire more land, which it will be required to maintain, to restore (needed) wetlands?...’*

*‘I agree with the plan. However, it is important that TDC requires developers to restore the original wetland in shape and form, as a condition of consent. This will mitigate flood risk, generally restore nature and avoid TDC having any liability over potential long term adverse effects.’*

*‘Great to see that the wetland in Seaton Valley will be restored.’*

## 2. Complete Phase 2 of the Seaton Valley Stream upgrades for ecological and flood control benefit.

**Comments:**

*‘Increase as well as protect riparian buffers – more planting required.’*

*‘Yes to 2.’*





3. Investigate use of the low-lying paddock to provide stormwater detention and treatment for the Higgs Road development area, and to provide a buffer for the adjacent Aranui wetland.

**Comments:**

*'As I don't agree with the Higgs Road development this would not be necessary.'*

4. Investigate drainage improvements behind the Ruby Bay seawall.

**Comments:**

*'Yes that is important.'*

*'I'm annoyed that I have to continually pay for the expensive Ruby Bay waterfront.'*

5. Investigate a stormwater connection between the proposed Seaton Valley wetland and the Higgs Road development area, to maximise stormwater benefit.

**Comments:**

*'I don't agree with the development there as it is ruining the areas and not a safe place for development right beside a busy round about on the one main road out of Māpua...'*

6. Strengthen stormwater management rules for new development.

**Comments:**

*'I am very surprised while the "action and options" report says "new developments are built with effective storm water controls" while it will not address "existing discharges". It's like building new roads yet not fixing deterioration in existing roads. I would like the catchment management team to be more integrated with the rest of the masterplan and seek more funding in the LTP for remediating known existing serious stormwater and seawater drainage issues.'*

*'What is going to happen to stormwater that borders new subdivisions?'*

*'All new housing should have on site water capture, solar and grey water re-use options.'*

*'Why isn't TDC encouraging developers and residents to install rain water collection tanks to reduce storm water runoff and lessen demand on TDC services?'*

7. Protect riparian buffers around natural streams.

**Comments:**

*'Increase as well as protect riparian buffers – more planting required.'*

8. Investigate stormwater treatment for Council-owned car parks.

**Comments:**

*'The response to the issue "Existing stormwater discharges are largely unattenuated and untreated" is unsatisfactory. The TDC Stormwater Strategy and the stormwater discharge consent require council to use opportunities to improve stormwater treatment. Thus far there is very little evidence that council complies with this and leads by example. The masterplan is providing the opportunity for TDC to improve on this. A stronger commitment in the masterplan subsequent plan changes needed and to be.'*

9. Install stormwater reticulation along Toru Street to resolve nuisance flooding issues.

**No specific comment received.**

