

WORKSHOP MATERIAL

Workshop: Mapua Masterplan

Date: Thursday, 19 September 2024

Item	Released Information
1.	Mapua Masterplan PowerPoint Presentation



Māpua Masterplan

Feedback on community consultation and recommendations for draft masterplan

Purpose of the Workshop

- To provide an update on the community feedback on options (February 2024)
- Discuss the options and key recommendations for the Masterplan
- To seek any other feedback before seeking consultation approval for the Masterplan and supporting information
- Discuss early land acquisition opportunity

The Māpua Masterplan

Comprises of:

1. Māpua Masterplan – includes spatial plan(s) and key actions
2. Supporting Information – detailed information on the development of the Masterplan



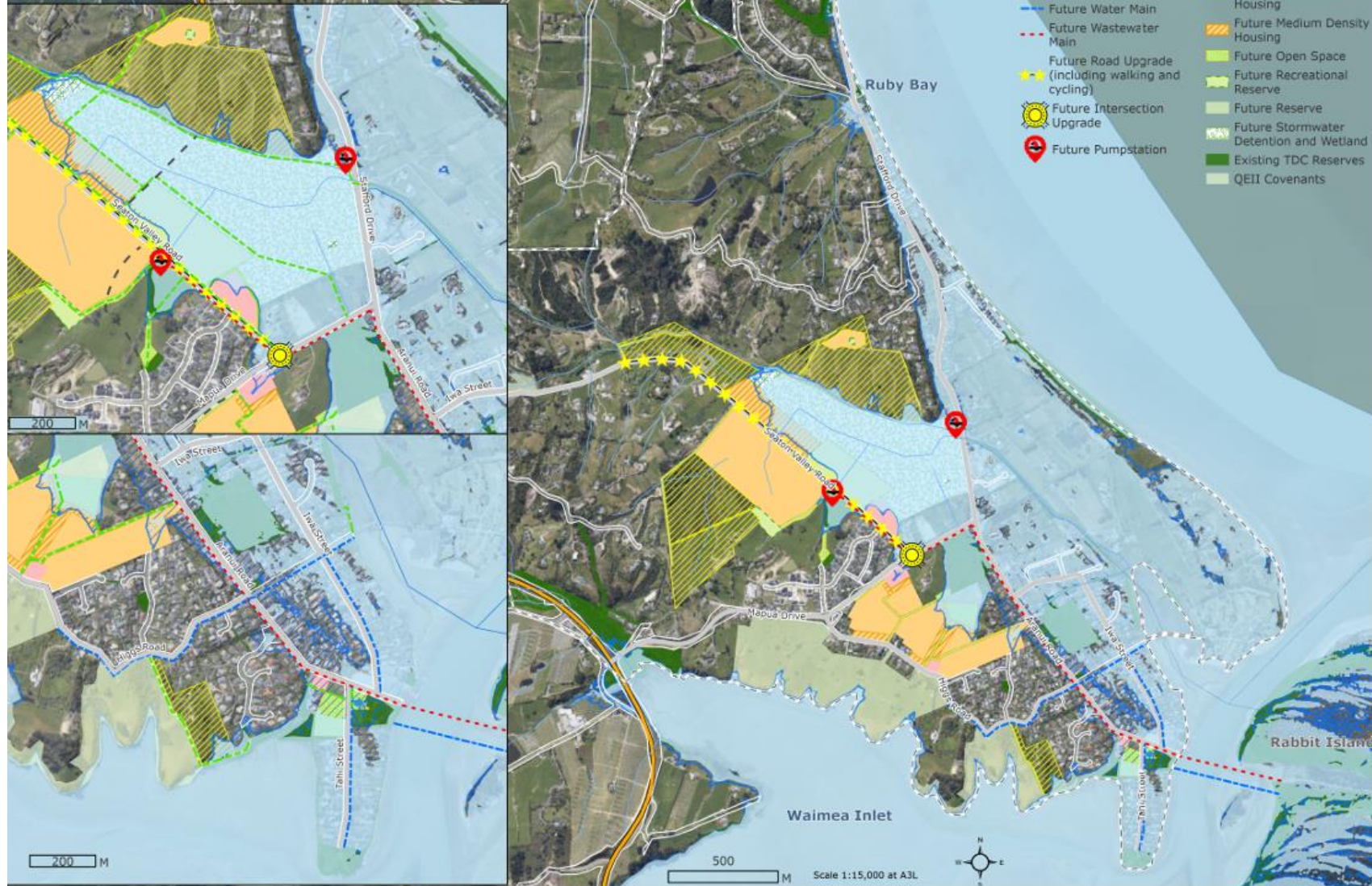


Sea Level Rise

Feedback on community consultation and recommendations for draft masterplan

Sea level rise – long term

Māpua Masterplan -2m Sea Level Rise + 1% AEP Storm Tide



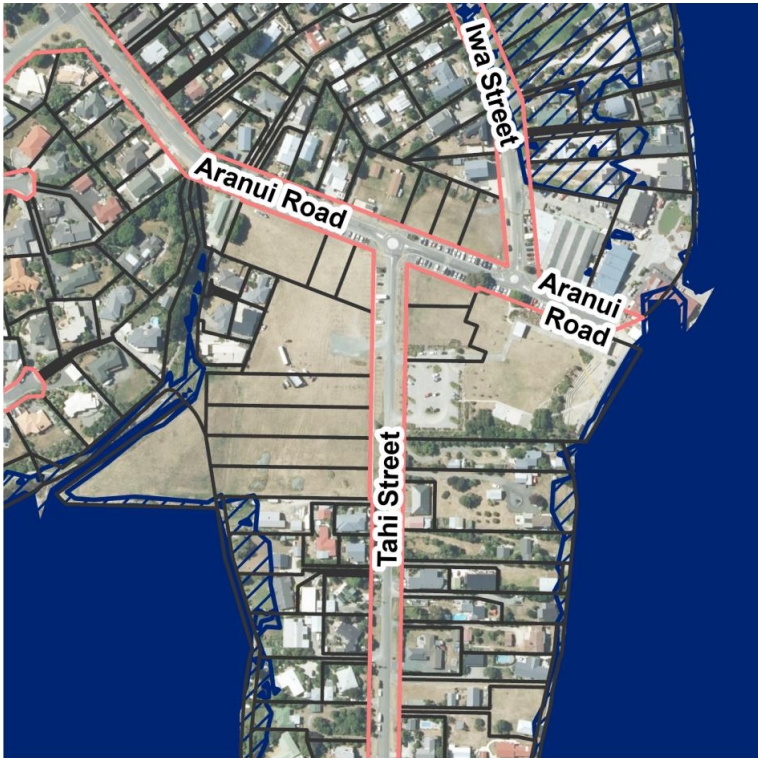
- 2 metre sea level rise with 1% AEP Storm Tide
- Natural Hazard Plan Change has commenced and will look at a policy solution for inundation areas



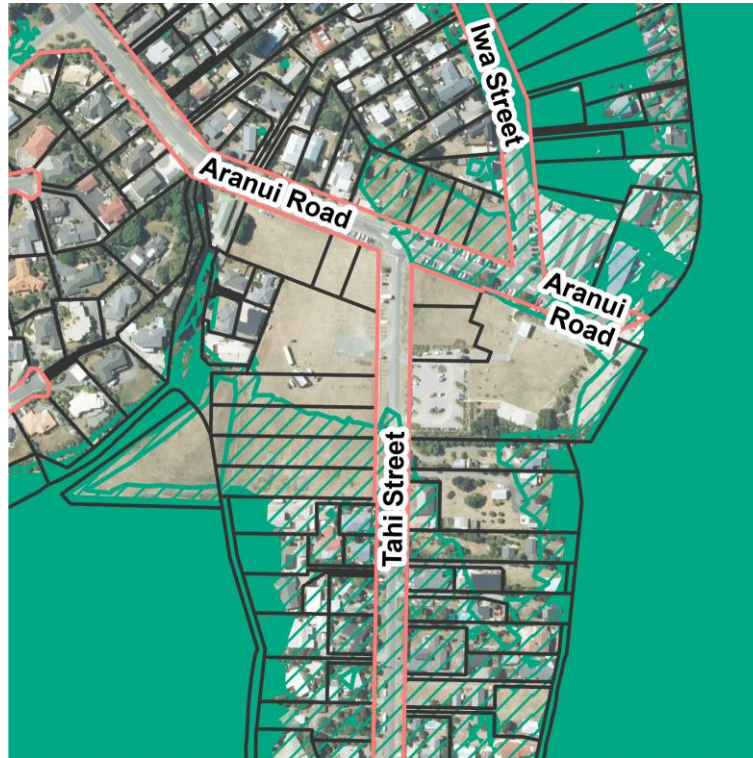
Waterfront / Kite Park

Feedback on community consultation and recommendations for draft masterplan

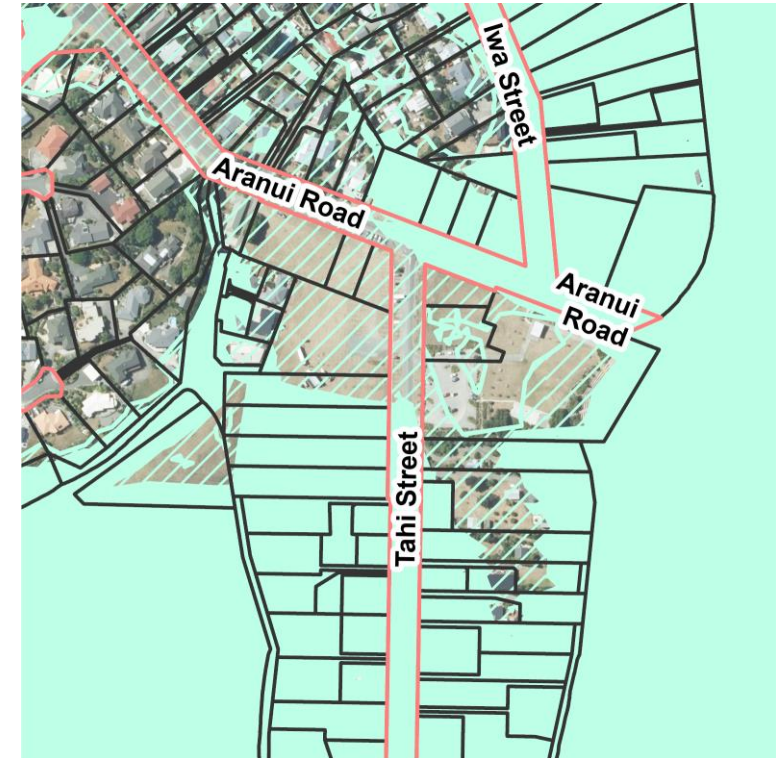
Coastal inundation – Waterfront



1% AEP coastal storm tide
(present day MHWS)



1% AEP coastal storm tide +
1.0m SLR



1% AEP coastal storm tide +
2.0m SLR

Waterfront – Feedback on Kite Park Area

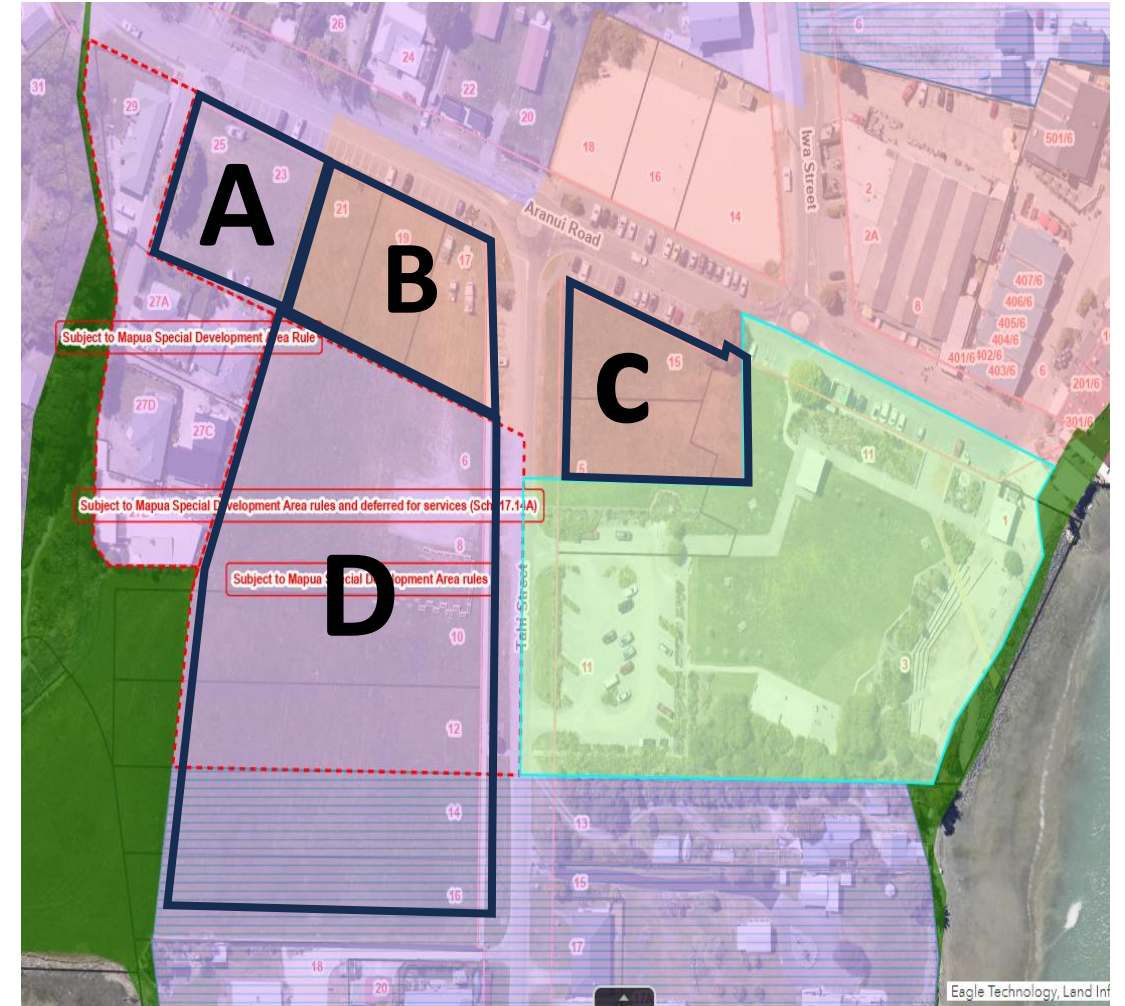


Option	Description	Community feedback
1	Commercial development fronting Aranui Road/ parking and open space remainder of site – boat ramp application	41%
2	Entire Area Open Space/ overflow parking – i.e. Current use	33%
3	Current TRMP Zoning - Commercial and Residential	12%

Waterfront - Recommendations

Option 1

- **A. Remove residential zoning and rezone as commercial** - with restrictions around timeframes and building relocation (23 and 25 Aranui Road)
- **B. Retain commercial zoning.**
- **C. Remove commercial zoning and rezone recreation** - to align with adjoining waterfront park (15 Aranui Road and 5 Tahi Street). *\$0.54m value.*
- **D. Remove residential zoning and rezone to open space** – multi-use area for overflow parking, recreational use (6, 8, 10, 12, 14 and 16 Tahi Street) *\$4.87m value.*

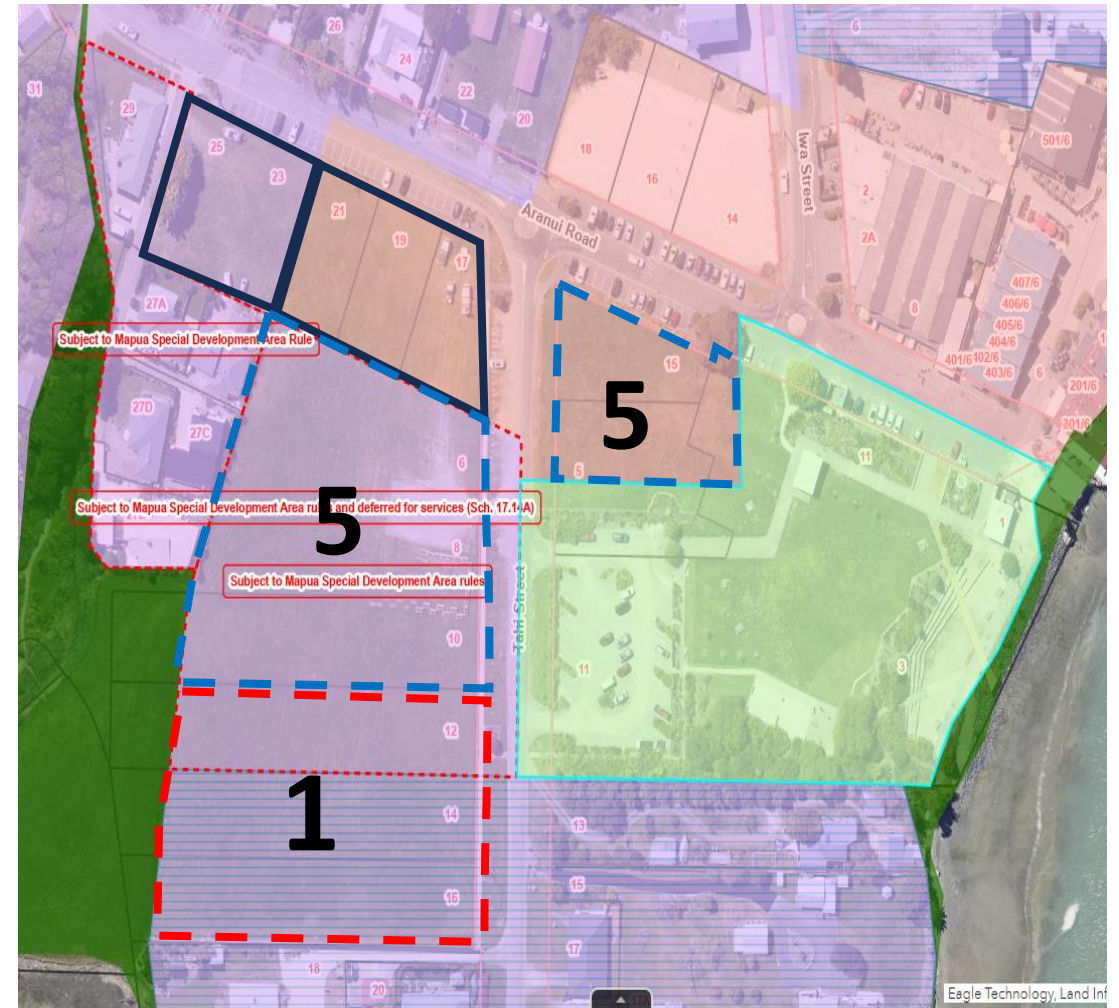


Waterfront / Kite Park – addressing \$5.4m costs

Option	Pro	Con	Compensate commercial?
1. Hold	<ul style="list-style-type: none"> • Cost to commercial account • In effect status quo 	<ul style="list-style-type: none"> • Commercial activity withheld funds to pursue goals • No recognition /contribution of users towards cost 	No
2. Fund from recreation account – general rate	<ul style="list-style-type: none"> • Used as open space already by existing community 	<ul style="list-style-type: none"> • Will affect rates – circa \$0.6m per annum (0.6% increase of rates revenue) • Some benefit will accrue to growth 	Yes
3. Transfer from reserves FCs	<ul style="list-style-type: none"> • Does not affect rates • Reflects growth will get some benefit from open space 	<ul style="list-style-type: none"> • Account already forecast to be in deficit after 10 years • Mostly existing use, some distance from new developments • Will be used by boat club and general public for parking – supporting commercial use 	
4. Targeted rate – Mapua and Ruby Bay	<ul style="list-style-type: none"> • Focuses on primary benefiting community - existing and future 	<ul style="list-style-type: none"> • Circa \$430 per dwelling p.a. • On top of previous district wide rate for remediation • Not consistent with other projects, many larger • Low cost for establishing new rate (high cost to maintain relatively) 	
5. Mix of sources – e.g. 50% between 2 + 3	<ul style="list-style-type: none"> • Recognises existing benefit to existing community and future benefit to growth • Reduces impact on both RFC and rates 	<ul style="list-style-type: none"> • Will still have some impact on both rates and RFCs 	

Addressing costs - Recommendations

Option	\$
Option 5 - Compensate 50/50 from RFC and rec activity Blue dotted areas	\$3.4m Plan in next LTP
Option 1- Retain as is Red dotted area	\$2m



Lower Higgs Road -Feedback & Recommendation

- Community feedback indicated a desire for a connection around estuary to Higgs Road
- The Waimea inlet edge is ecologically significant habitat
- Connection can only be realised via subdivision
- Currently Rural 1 deferred residential – recommended to retain this zoning



Grossi Point – Feedback & Recommendation

Community mixed on views for use of Grossi Point – Feedback to retain as boat launching, other feedback for passive recreation only.

- Prioritisation of the development of a **Cultural Heritage Management Plan** for Grossi Point – Aim of the CHMP is to determine appropriate management of the reserve including activities.
- Iwi want activity limited over time to **acknowledge and respect the history of the site**, but not pressing for it just now

Recommendations - Actions:

- Pou Sculptures;
- Cultural Information Boards at Grossi Point and Waterfront Park;
- Investigate extending TRMP Cultural Heritage Precinct and strengthening policy based on POSM work – Plan change.





Aranui Road

Feedback on community consultation and recommendations for draft masterplan

Aranui Road– Issues and Feedback



- A. No change – retain residential zoning
- B. Enable infill housing in areas outside of coastal inundation

Option	Description	Community feedback
1	Mixed use development – extension of commercial zone to 85 Aranui Road	50%, height to maximum of two stories supported by some in this location
2	Medium Density Residential to 85 Aranui Road	Very low (6%) support for this option
3	Infill housing (Intensification in line with urban design guidance)	Some support expressed provided heights limited and character of village protected



Higgs Road

Feedback on community consultation and recommendations for draft masterplan

Higgs Road –Feedback

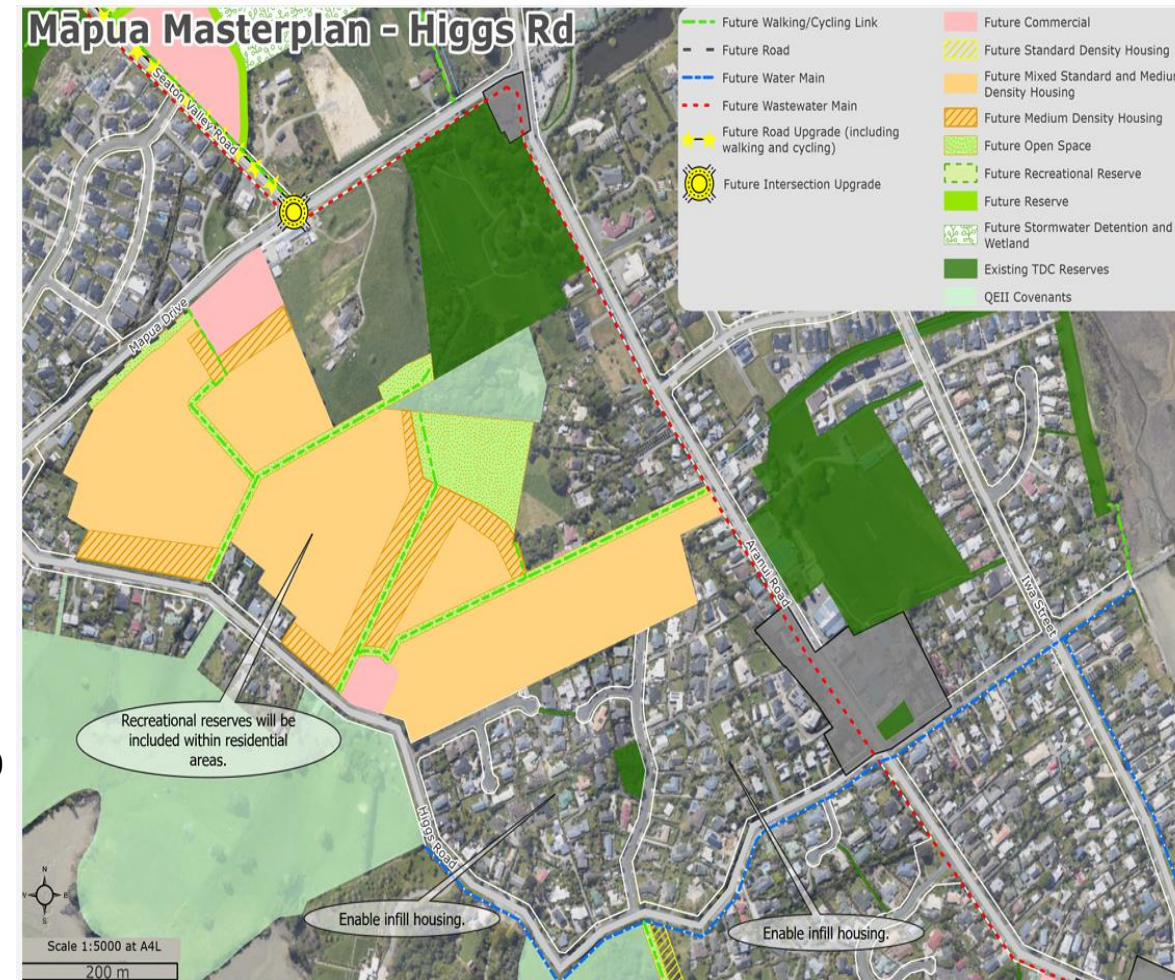
Opt ion	Description	Community feedback
1	Mixed density with medium density adjoining green spaces and road frontages plus open space connection; business land adjoining Māpua Drive and Higgs Road	<ul style="list-style-type: none"> Relatively even split (27% and 33%) – Responses focused on preserving green space and character amidst density increase. Support for enabling retirement living in this area
2	Medium density across entire site plus open space connections	<ul style="list-style-type: none"> Mixed support for business off Higgs Road Some support for Māpua Drive Business Land
3	Standard density across entire site	Lower public support (20%)



Community engagement concept – February 24

Higgs Road - Recommendations

- Residential - Enable mixture of medium density and standard residential housing with medium density focus around open space areas/ road frontages – estimated around 200 homes
- Outline Development Plan defining staging, layout of zoning and indicative items – this will form part of a Plan Change and the TRMP
- Design Guide – Focused on maintaining character and Identity
- New Commercial Zoning -
 - One area off Māpua Drive at 120 (3 ha) and 150 Māpua Drive (0.2) – Housing and Business supply requirement 0.26 hectares in next 10 years. Area sufficient for a supermarket development
 - Small commercial area (86 Higgs Road) – Enable small business
- Focused recreational linkages to Māpua Drive, Aranui Park, Aranui Road



Proposed Masterplan



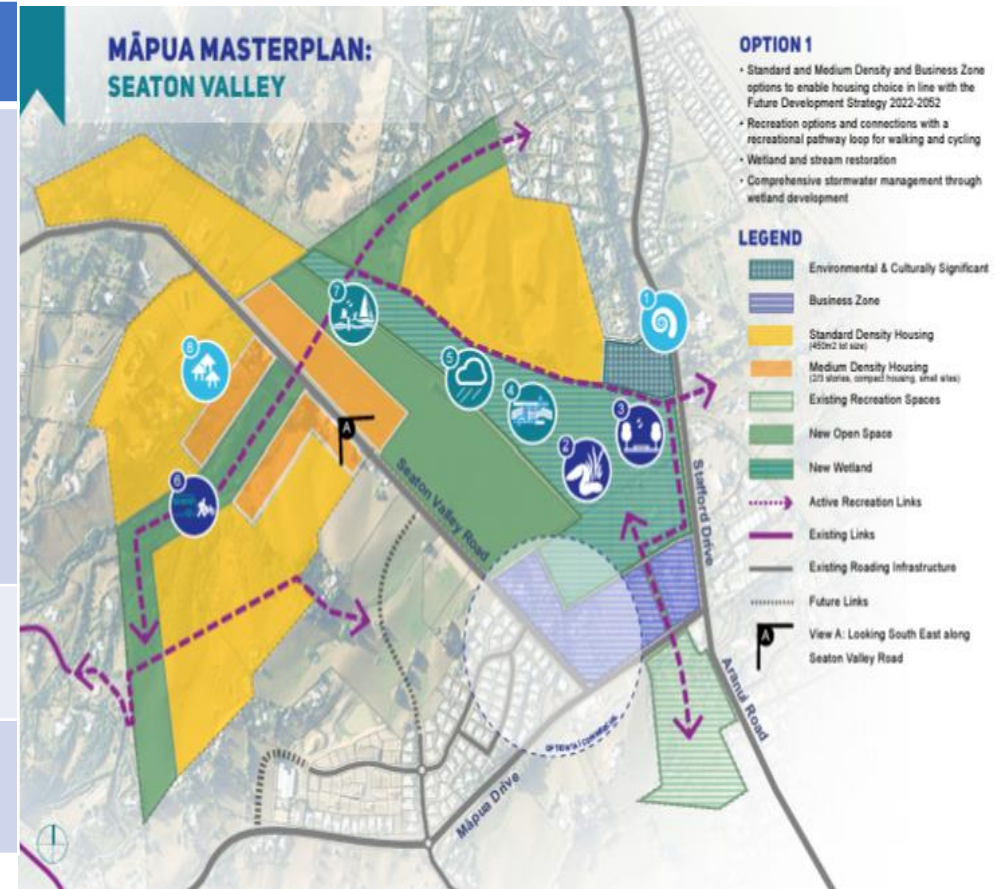
Seaton Valley

Feedback on community consultation and recommendations for draft masterplan

Seaton Valley – Feedback

Option	Description	Community feedback
1	Medium Density adjoining green spaces and road frontages and standard residential across remainder of the area. Business land adjoining Mapua Drive/ Stafford Drive and Seaton Valley	<ul style="list-style-type: none"> • 36% supported Option 1. • High support for open space and wetland proposal. • Mixed interest around enabling retirement living in this area • Limited feedback on commercial area options.
1a	Reduced commercial area Seaton Valley Road	<ul style="list-style-type: none"> • Relatively low public support (19%)
2	Standard density across entire FDS land	<ul style="list-style-type: none"> • Some support for this option (19%)

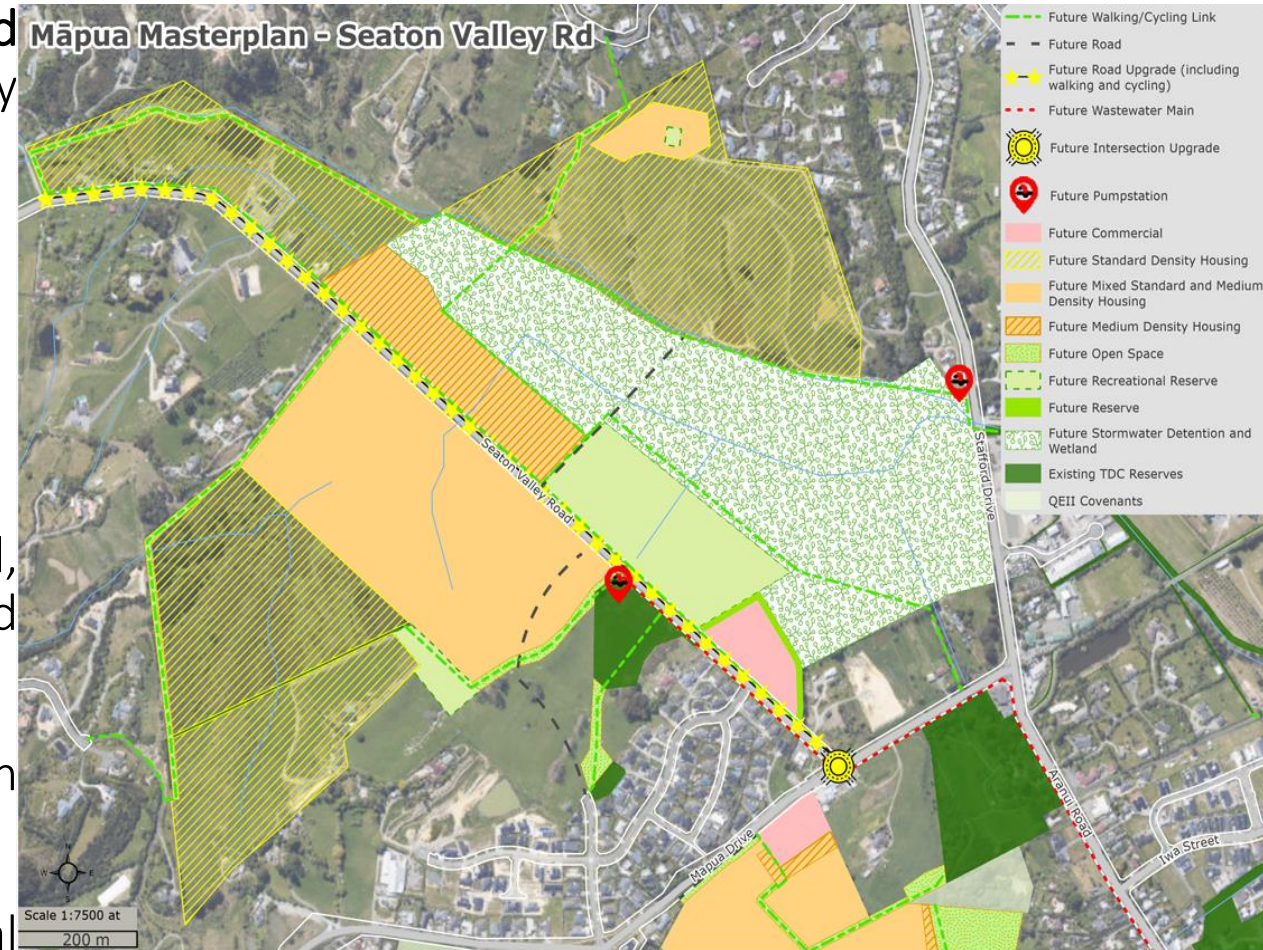
26% of people wanted none of the options



Community engagement concept February 2024

Seaton Valley - Recommendations

- Residential - Enable mixture of medium density and standard residential housing with medium density focus around open space/road frontages
- Outline Development Plan as part of Plan Change
- Design Guide – Focused on character and Identity
- New Commercial Zoning - Area off Seaton Valley Road
- Focused recreational linkages to connect Pomona Rd, Dawson Rd and provide connections around and within Māpua.
- New Sports Ground – minimum 2 grounds with facilities
- Wetland for stormwater, ecological and recreational purposes

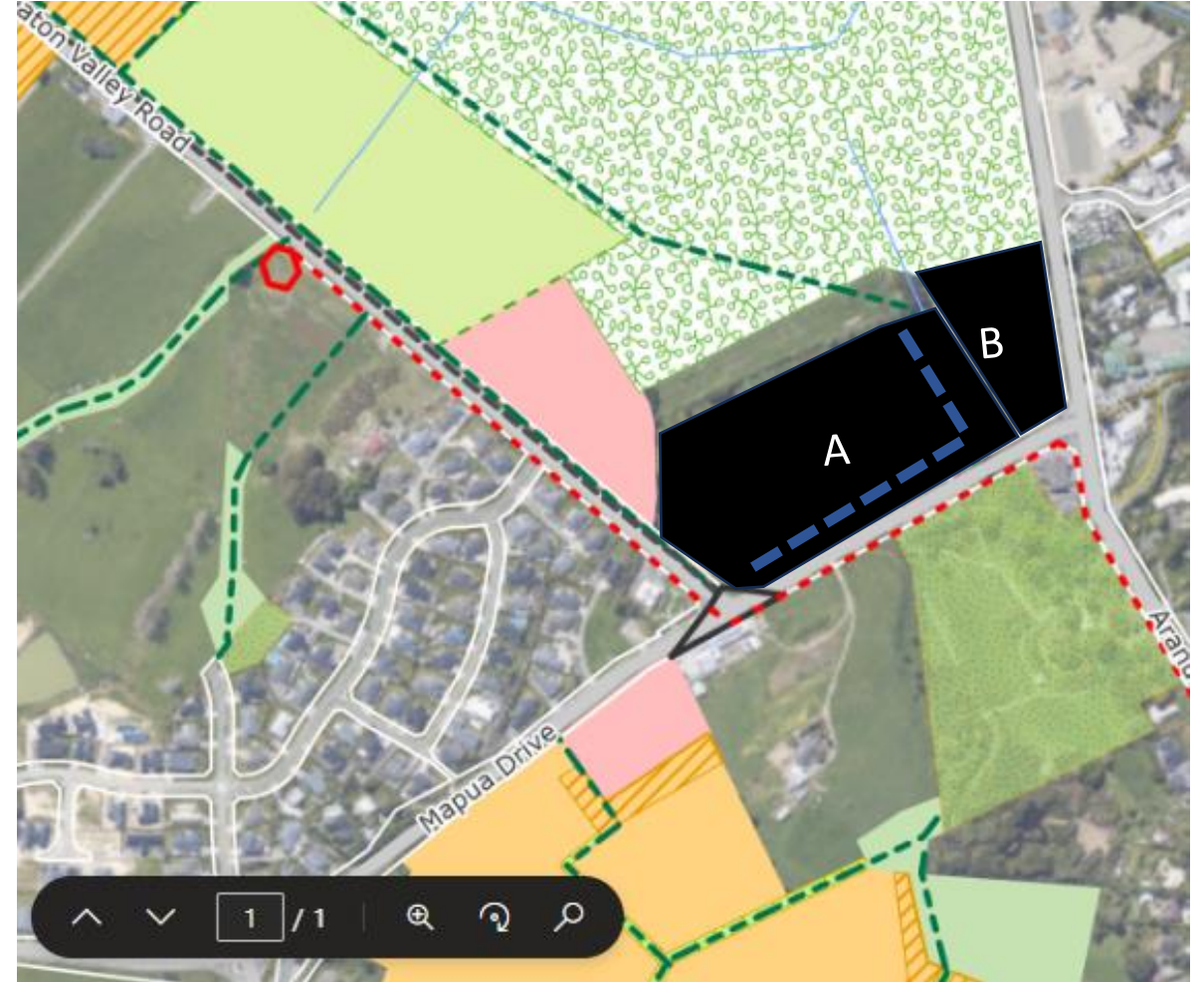


Proposed Masterplan

Seaton Valley additional commercial – in or out?

Pros

- Site A - Access onto Seaton Valley Road – resilient connection
- Can drain into new detention area – maximise benefit of investment
- Big advantage for drainage – we secure stormwater corridor to new wetland and provide more capacity for flows to reach Seaton Valley Stream
- Helps create critical mass of commercial land (cluster) – future heart of Mapua
- Can be viewed as indicating long term bank of commercial land even if no TRMP change given affect to now - longer term retreat space for existing businesses



Seaton Valley additional commercial – in or out?

Cons

- Very low-lying, and would need to be lifted by 2-3m for building platforms.
- Giving mixed messages about developing in low-lying areas vulnerable to SLR over the longer term, and possible council liability in the future?
- Cost implications to protect or retreat from site in longer term.
- Not needed for next 30 years under current Housing and Business Assessment
- Iwi (esp Te Atiawa) expressed concern about Ko Iwi and metaphysical matters
- Site B – connection to Mapua Dr or Stafford Dr not resilient long term

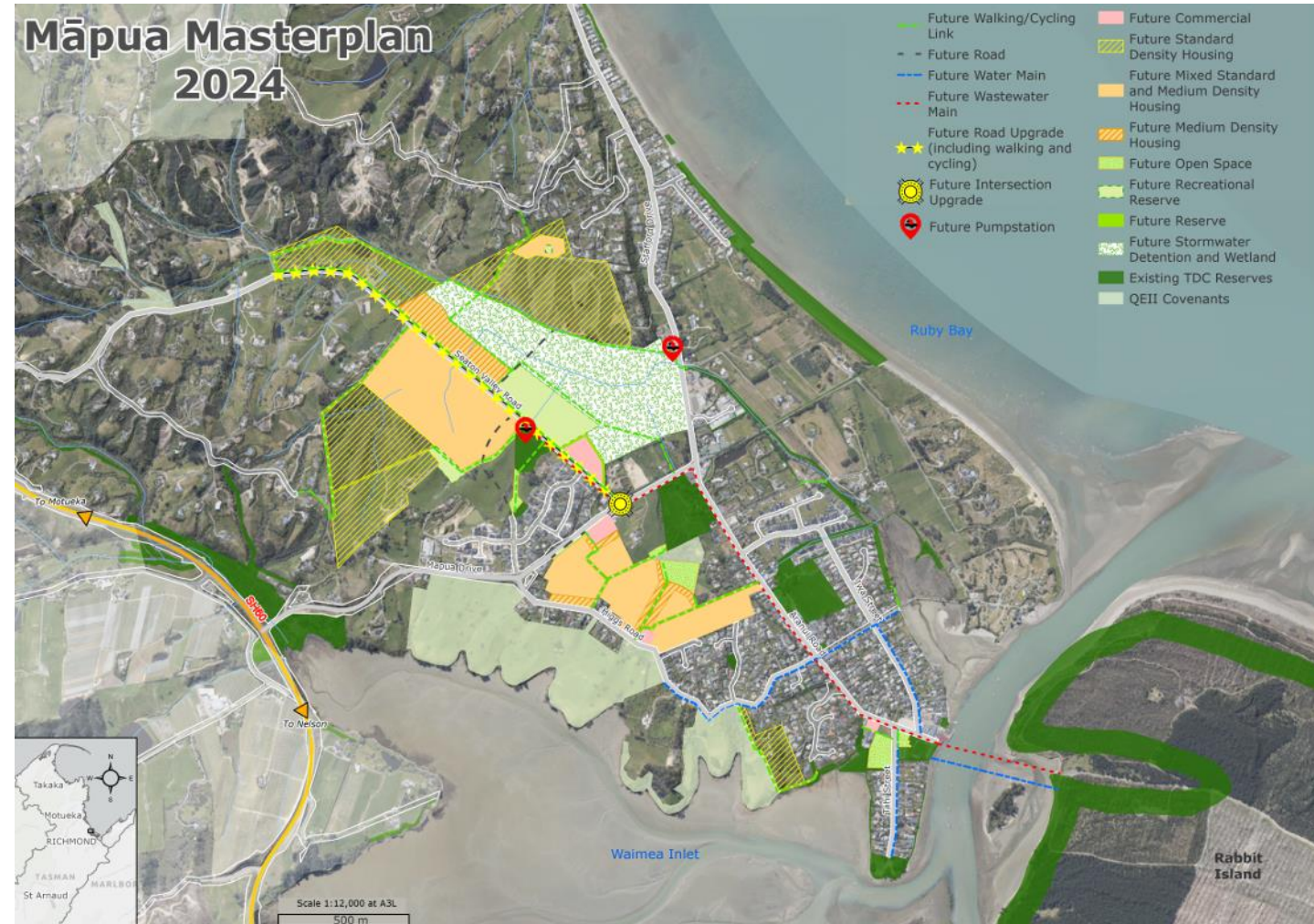
Direction sought from Council for draft

- A and B included
- A only included
- Neither



The Māpua Masterplan

Any other comments / feedback on the structure or draft contents of the Masterplan?



An aerial photograph showing a coastal area with a large body of water, a peninsula, and some land development. The image is circular and positioned on the left side of the slide.

Next Steps

1. Finalise draft masterplan and supporting documentation
2. 24 Oct 2024. Council decision paper to release for public consultation under LGA
3. 1 Nov 2024 – Mid February 2025. Consultation period
4. March/April 2025. Hearing / deliberations