

Māpua Structure Plan 2023 Project

Community Survey Engagement Summary

Summary report to share themes from feedback received through the Māpua Community Survey as part of the process to create a refreshed Structure Plan for Māpua.

21 October 2022

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Summary Overview

This Engagement Summary Report addresses the following:

- **Part 1 – Māpua Community Survey.** This section outlines the process and findings from the Māpua Community Survey that was open for feedback in September 2022.
- **Part 2 – Next Steps.** This section provides information on future engagement with the community, building on what has been learned through the survey.

1.0 PART 1 – Māpua Community Survey

1.1 Survey purpose and method

Thank you to everyone in the community who completed our Māpua Structure Plan Community Survey. We received over 350 responses from a broad range of the community representing a wide range of views.

The aim of the survey was to understand the communities' views on how Māpua should grow and what aspects of the 2010 Structure Plan are still relevant to Māpua today. What we have learnt from the survey will help to shape the Māpua Structure Plan 2023, and therefore, the future of Māpua. We wanted to explore whether the current Māpua Structure Plan has been successful in guiding development that works for everyone in the community, such as housing, access to nature, and facilities. To do this, we gathered feedback from 5 September to 28 September through a community survey on the Council's website and using hardcopy forms that were available at the Māpua Library.

The survey was promoted through the Māpua school newsletter, numerous posters around the Māpua area, social media advertising, local newspapers including Coastal News, and Council's fortnightly Newslines.

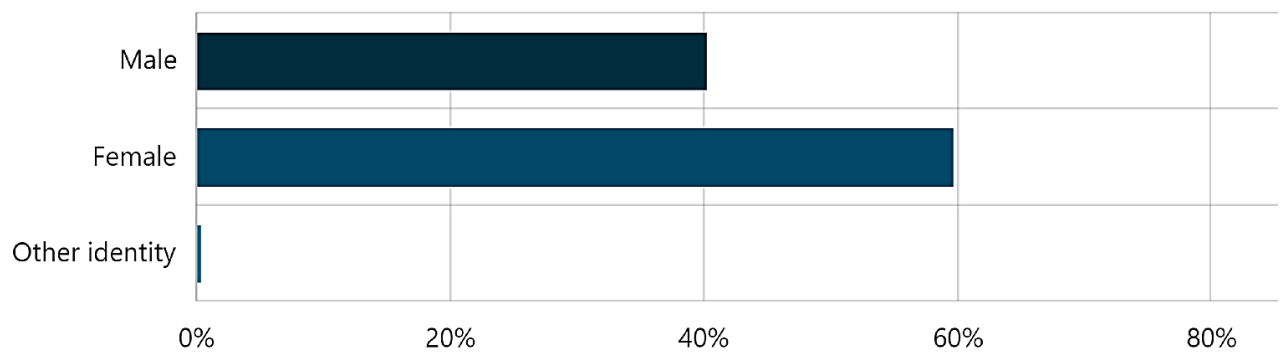
The Project Team presented and fielded questions at meeting on Wednesday 14 September hosted by the Māpua and Districts Community Association (MDCA). This meeting provided additional opportunity for explaining the survey purpose and seeking feedback through the survey. A council planner was also available at the Māpua Library each Wednesday over the consultation period and we had a site at the Sustainable Māpua event to raise awareness of the project and to assist people who had questions.

1.2 Overview of survey respondents

We heard from 357 people in total.

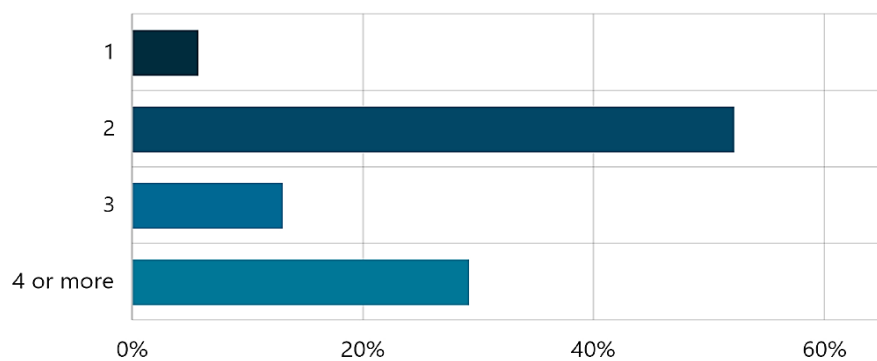
Gender: 60% of respondents identified as female.

Select Box | Skipped: 8 | Answered: 349 (97.8%)



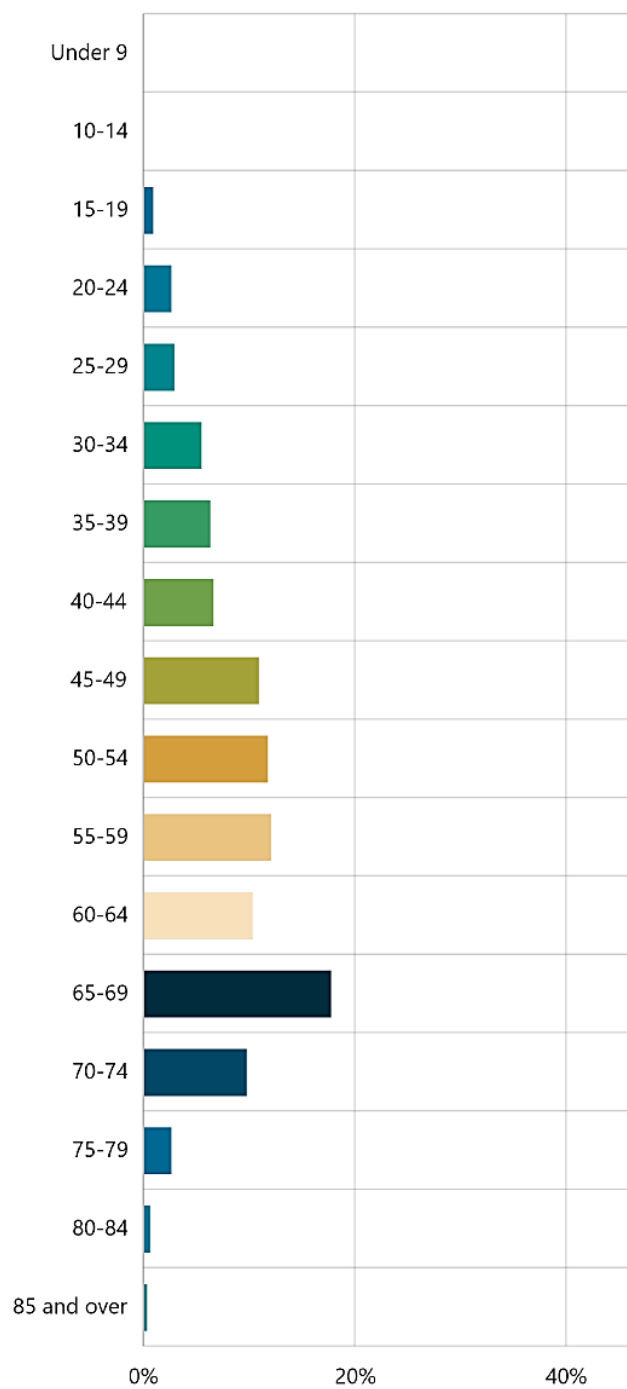
Household size: 52% of the respondents were in households containing 2 people and 29% were within households containing more than 4 people.

Select Box | Skipped: 4 | Answered: 353 (98.9%)



Age: A wide range of ages contributed to the survey, with around half over 55 years of age.

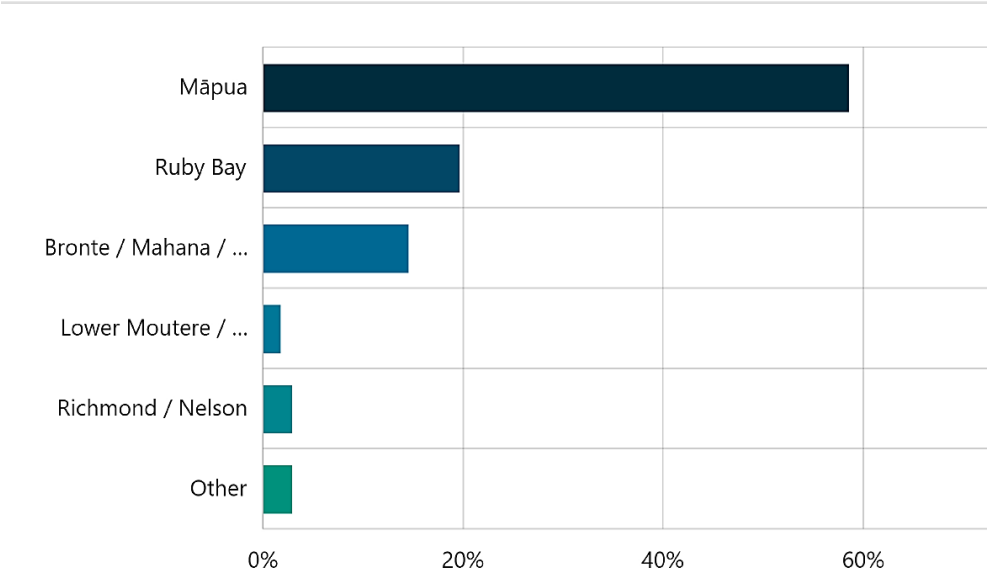
Select Box | Skipped: 6 | Answered: 351 (98.3%)



Location: The majority of the respondents (80%) called Māpua and Ruby Bay home, with 45% working or studying from home. 15% of respondents work in the Māpua/Ruby area.

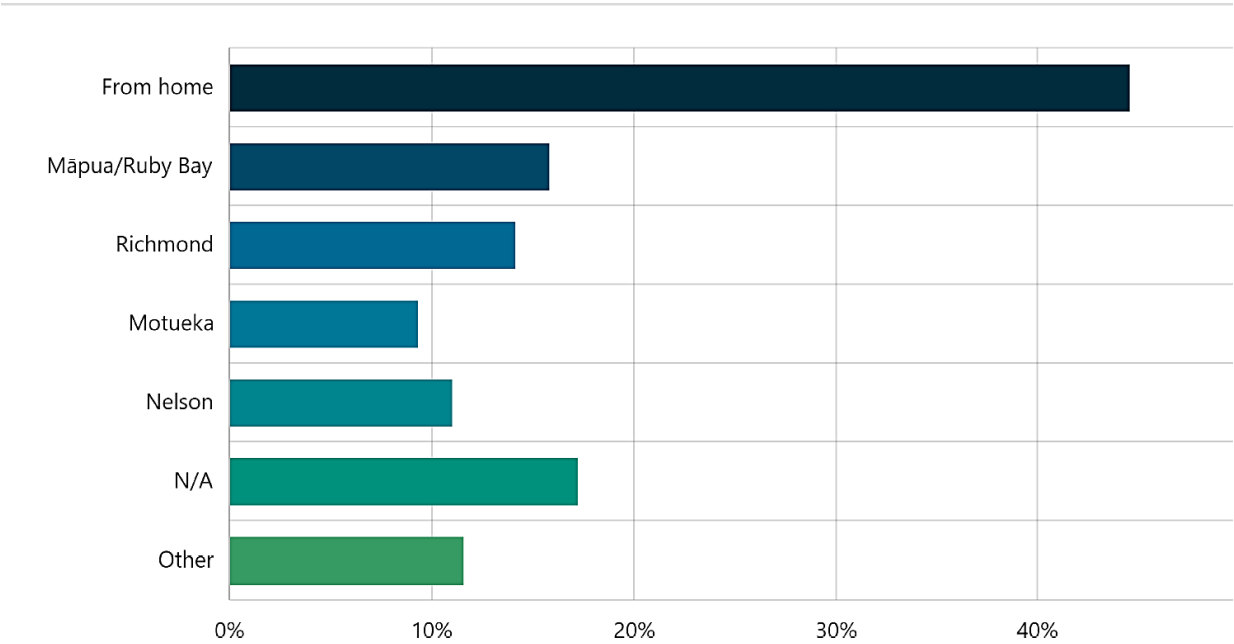
Where do you call home?

Select Box | Skipped: 5 | Answered: 352 (98.6%)



Where do you work or study?

Multi Choice | Skipped: 2 | Answered: 355 (99.4%)



1.3 Survey feedback summary

The feedback was broad however, there were a number of recurring themes. Respondents place a high value on:

- protecting the Māpua village character and identity,
- fostering a friendly and safe community,
- managing stormwater,
- supporting the Māpua wharf area as a community and visitor focal point, and
- the importance of wetlands, streams, the coastline and bush areas.

A range of 'new' principles were identified as important to guide future development in Māpua. These include providing for a range of housing options, enabling intensification of existing build areas and protection of green spaces.

There was a strong view that Māpua was missing a range of community facilities. The most commonly desired facilities that were identified included:

- a police station,
- dog park,
- various sporting facilities including a swimming pool,
- a larger supermarket,
- a secondary school,
- more co-working spaces,
- medical facilities; and
- retirement housing options.

There was a strong response to natural hazard and risk with 89% of those surveyed in agreement with the approach to no increased risk to natural hazards and restricting new development within hazard areas.

In relation to new housing in Māpua, more than half of the survey responses want new housing to be concentrated in existing residential zoned and established land areas. There is also a clear desire for a mix of housing types and sizes with a preference for a mix of 1 and 2 storey buildings. Over 40% of respondents want to see more retirement housing options, and over 55% of responses sought smaller units or apartments.

There was a relatively even split between whether there was a need for more commercial land. 86% felt that there was no need for additional industrial land.

The types of open space valued by those surveyed was predominately natural/conservation land and walkways. The majority of respondents (76%) want to see new open space spread throughout Mapua. A common thread was the need for enhanced walking and cycling connections and ecological corridors.

Maintaining the village feel and rural outlook in Mapua is important, 86% of respondents agreed with the 2010 Structure Plan approach that places as emphasis on retaining the rural surroundings of Mapua and not allowing the sprawl of development into the wider rural area.

Summarised responses to the survey by key themes

The following section contains a summary of the survey responses by key theme.

What do you value most about Māpua? (ordered by preference)

1. Village character and identity
2. Friendly, safe environment
3. Nature – wetlands, coastline, bush
4. Outdoor recreation-boating, swimming, fishing, walking, cycling and camping
5. Rural surroundings
6. Open Spaces
7. Community activities and commercial services

Principles

Of the 12 Principles identified in the 2010 Structure Plan, the following were identified as the most important:

1. The character of Māpua is maintained (87%)
2. The Māpua Wharf and its historical buildings are an active visitor/community focal point (82%)
3. Stormwater runoff across the catchment is well managed (75%)
4. Ecological buffers along the edges of Waimea Estuary and Seaton Valley Stream are provided (71%)
5. Well-connected streets and pathways are provided (68%)
6. A high quality network of open space (66%)

A range of new' principles were identified and are summarised below:

- Public transport – reduced carbon footprint and emissions due to travel
- Climate change mitigation
- Infrastructure improvements to support new and existing development.
- Urban design guidelines to preserve and strengthen existing identity
- Maintaining green areas and more planned open spaces
- More housing options
- Focus on building resilient and supportive communities
- Protection of highly productive land
- Solar power and rainwater tanks for new houses and solar street lights
- Limit new housing developments
- Revitalise people friendly village centre
- Housing intensification (infill) over greenfield development – infill development near waterfront
- Work with the environment and the landscape
- Development strategy to manage commercial area development
- Transport Strategy to manage congestion
- Easy access to the sea for boats

- Water sensitive design – swales instead of hard curbs, central green spaces
- Increased mixed use walkways/cycle trails
- Preservation of rural open space of Seaton Valley
- Protection and creation of wetlands and ecological health of native bird habitat
- Stop all development - Limit growth to maintain the character - Less sprawl
- Allow Mapua to grow so that residents can live and work in the same place
- Retain Rural Residential zoning as per 2010 Structure Plan
- Safe and family friendly streets & footpaths
- No fast food outlets
- History and culture to be more visible – promote Te Reo signage
- No social housing or less than 800m2 housing

What community facilities are missing in Māpua?

The range of community facilities that were identified as missing from Māpua are listed below:

- Facilities at wharf
- TDC library
- Retirement village – age care facility
- High school
- Taxi and bus service
- Communal – co working office spaces
- More appropriate seating for socialising
- Pedestrian markings from library to opposite side of road
- Police station and medical centre
- Beach where motorised craft are forbidden
- Carparking for sports ground
- More shops – hardware shop and supermarket
- Afterschool program/care
- Charging stations
- Wharf market
- Cinema
- Park and ride
- Fibre internet and 4G

Recreational facilities

- Public Swimming pool
- Boat Ramp
- Community gardens
- Grossi point picnicking rather than boat parking
- Sports recreation centre
- Dog park

- Badminton, squash, basketball and more tennis courts
- Outdoor and indoor gym
- Waterfront playground
- Pump track, skate park
- Cricket pavilion
- Indoor climbing centre
- More public toilets and BBQ areas
- Outdoor performance area

How we move – Connectivity

What extra connectivity is needed?

- More off road walking tracks (66%)
- More cycle tracks (59%)
- More footpaths (45%)
- Shared trail for all

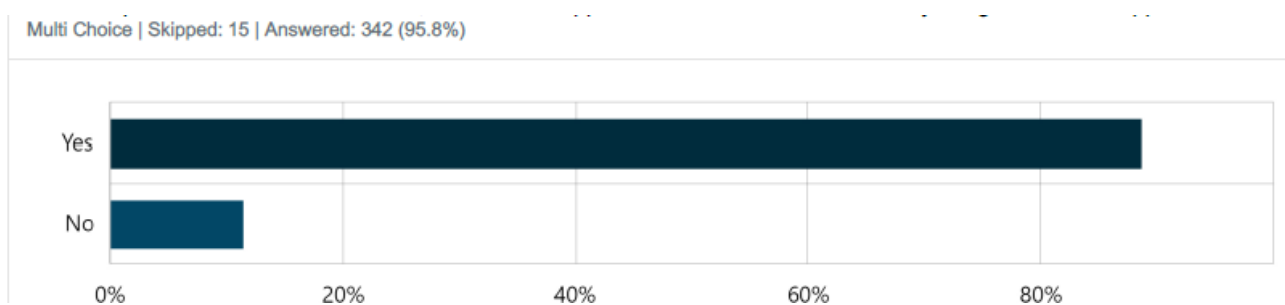
What are the infrastructure needs?

The key responses included:

- Stabilizing the Mapua access road
- Stormwater upgrade
- Water supply
- Protection of flood prone areas such as Aranui Park
- Increased outflow at the causeway

Natural Hazard risks

Do you agree with the 'no increased risk' approach to natural hazards?



How do you want Māpua to grow?

The key responses to the following questions are outlined below:

Residential Growth

Housing demand – what type of residential growth?

- Small units/apartments in existing residential areas (55%)
- Housing within current residential areas – rear of sections (45%)
- Retirement living / villages (42%)
- New subdivision with a mixture of housing types and different section sizes (41%)
- New subdivisions with big sections (24%)
- New subdivisions of detached 3-4 bed houses (16%)

Where should new housing be concentrated?

- Only within existing zoned land (58%)
- Within deferred residential land (39%)
- New subdivision to the north/west of existing village (25%)

Do you support higher building heights?

- Prefer a mix of 1 and 2 storey (49%)
- Prefer single storey (31%)
- Prefer a mix of 1, 2 and 3 storey (15%)

Commercial and Industrial Needs

Relatively even split for need for more commercial land (49% yes, 51% no)

Where should commercial development be located:

- Commercial should be located at Warren place
- Corner of Seaton Valley Road, Mapua Drive and Stafford Drive

86% indicated that there was no need for more industrial land

Open Space

Types of open space desired:

- preference for natural conservation spaces (45%)
- walkways (29%)

What other open space is desired:

- Access to QEII land for walkways
- Former senior land development plans good

Where do you want to see the focus of new open space:

- Spread throughout the area (76%)
- Within existing areas (10%)

86% want an emphasis placed on retaining the rural surroundings of Mapua and not allowing sprawl of development into the wider rural area.

2.0 PART 2 - Next steps

The project team is grateful for the feedback received through the Māpua Community Survey. We are considering the feedback and this will be considered alongside discussions with iwi. At this stage, we plan to progress work with the community through a series of workshops to develop a draft Structure Plan that reflects the aspirations of our growing community.

Community workshops on draft options will be an important part of the process. For these workshops to be meaningful, we are gathering more information and working with the various teams across council to coordinate our approach to engagement.

We plan to host the draft structure plan community workshops in late summer. This is a few months later than previously indicated, in response to feedback received that possible workshop attendees would benefit from more time to consider the technical information that is available. At the same time council staff are coordinating the multiple projects it has planned in Māpua with the aim of making it easier for iwi and the community to contribute in a constructive way on council projects in Māpua.

We have a list of almost 300 people who have registered to be kept updated via email, and we will also advertise the workshops closer to the time through Newsline and social media. Youth engagement will be a feature of the next round of engagement as we are planning a tailored youth workshop as part of the schedule. The draft Structure Plan will form the basis for further iwi, stakeholder, and community engagement.

The Māpua Structure Plan 2023 will be an important document that will guide the future of Māpua. While we are keen to have this in place to guide development, we know that by taking this extra time before the next round of engagement, we will have a plan that better guides development in line with community aspirations.