

SUB-DIVISIONS & ALLOWANCES FOR SMALL HOMES IN MAPUA DISTRICT.

The following was received by Bridge Castle 28th Sept 2016. This item has been placed on the agenda for the Association meeting on 10 October 2016. – Sec.

Hello Community Association

I would like to begin a conversation with interested people, about subdivisions within the Mapua district, specifically with a focus on making provision for some small sections and small homes.

My understanding is that currently, many of the sections in new areas like Mapua Rise, are being bought by building companies who build homes that will give them a good return. I also understand that there are minimum building size requirements, of 150 square metres, in some new subdivisions. (I have not done very much research yet.)

Relying on this model, the Mapua district will soon be fully subdivided, and people wishing to move into a small home will find that very few are being added to the housing pool.

To give you an example of a small home, I am aware of one in Braemar Ecovillage, recently completed for a family of four, who have chosen to build a double storey of just 36 square metres, 18 on each floor. A second example is one planned for somewhere in the Mapua district, and is just 72 square metres in total.

There is a common perception that small sections and small homes can lead to ghetto-type situations. I think this knee-jerk reaction can, and should be, unpicked and challenged.

I would like to propose a conversation with community and council, so that Mapua residents can, in the future, have a choice to stay in our special village while downsizing or looking to live simply and small.

I realize this is a busy period at the TDC with Council elections, but I would like to pass my thoughts on to the Community Association and see where this might lead.

Thanks for your time
Kind regards
Bridget Castle
12 Iwa Street, Mapua