

## **Strategy to Manage Roothing Development in Māpua**

### **Current challenges:**

The Tasman District Plan refers to potential land development options that include indicative roads and pathways. These were identified some 20 years ago and possibly modified during Plan Change 21 some 10 years ago.

The MDCA received information in mid June about a non-notifiable Resource Consent having been granted to the property owners of #91 Aranui Road that was subject to the vestment of land, including the access way to the subdivided property, to the TDC. It transpired that this land could potentially be incorporated into an "Indicative Road" identified as part of a network of roads in the District Plan. These roads were designated as access to future development of properties on land held by multiple owners between Aranui Road, Jessie Street, Lionel Place, Higgs Road and Mapua drive. Owners of properties adjoining #91 were sent letters from the TDC advising the process for managing the development of Indicative Roads.

It was apparent that some members of the community were very concerned about an indicative road exiting onto Aranui Road, especially at a point that is jammed up with parked cars. MDCA engaged in discussions with TDC officers and Councillors and this resulted in a meeting at the TDC on 24 June, attended by Jamie McPherson, Jeremy Butler, Anne Turley and Dean McNamara. Jamie and Jeremy outlined the processes that led to the development of the District Plan and how this applied to new subdivisions.

The MDCA pointed out that the relevance of a District Plan developed 20 years ago is very much tempered by actual developments in a community across that period of time. This is true for Māpua where there have been two subdivisions that include more than 200 houses and the development of the Wharf Precinct that has attracted a major increase in traffic down Aranui Road. Many village activities occur along the length of Aranui Road and a new exit point from the Iwa Street extension is due within the next 2 years. The planned exit of a new road at #91 Aranui Road simply does not make sense. Jeremy advised that the District Plan is going to be revised in a process starting with community consultation later in 2020.

Input to a revised District Plan is the opportunity to debate the current issues and these may involve more aspects than just the roading. This requires us to develop a strategy to achieve what the community expects:

- Determine when the TDC community consultation is scheduled
- Analyse the District Plan to identify the elements that potentially adversely impact the community in the future
- Utilise the MDCA Facebook page to provide information on this and seek feedback on issues and on how best to move forward
- Develop a programme of community consultation in advance of the formal TDC debate
- Present a coherent community view during the TDC consultation
- Follow up with the TDC post consultation to ensure that the community view is seriously considered in the revised District Plan

The MDCA Executive needs to discuss this proposed strategy and seek endorsement from the membership. If this is received the TDC District Plan needs to become a project with a team organised to carry it through.