

Re: MDCA Special Notice - Proposed development @ 49 Stafford Drive

1 message

Jan Heijs <jheijnsnz@gmail.com>

Fri, Apr 29, 2022 at 11:06 AM

To: MDCA <info@ourmapua.org>

Cc: Vauses@gmail.com, Petra Dekker <pdekkernz@gmail.com>, Bob Lancaster <bob@highplaces.co.nz>

Hi Marion and MDCA exec

Thank you so much for bringing this to our attention.

I agree it needs some thorough reflection from our community and it is great to see that the MDCA wants to accommodate this.

As you will probably be aware that apart from being a Mapua resident I'm also part of the NelsonTasman2020 group (NT50). If you want to know more about this group have a look at our [facebook page](#)

As such we and I personally have submitted to the Future Development Strategy and the proposed plan changes. (see attached). We also presented to the hearing panel yesterday.

A few very initial observations:

- The first question that needs to be discussed is whether we need additional residential capacity in the first place.
 - We have strong objections against the need for extra housing capacity because it is based on predictions that include gross errors in the rationale.
- Although the proposal looks slick it is just a sales-pitch
 - On the first page there is already a miss-truth stated. It states that the hill block is already zoned residential. It is zoned 'rural residential' used by TDC as a misleading term for life-style block development, not truly residential development. So all of the land needs to be rezoned!
 - We shouldn't be tempted to get into design discussion because that would suggest that we just want to talk about that and have accepted the fact that it will be developed.

In summary we shouldn't fall to easily for the greedy development opportunity that Mapua could offer

Please include this email in your incoming correspondence at the next MDCA meeting.

Kind regards,

Jan Heijs

On Thu, 28 Apr 2022 at 22:20, MDCA <info@ourmapua.org> wrote:



Māpua & Districts
COMMUNITY ASSOCIATION

Special Member Notice
Proposed Sub-division Development