


From: Jan Heijs jheijsnz@gmail.com 
Subject: Mapua Masterplan
Date: 3 February 2025 at 6:06 PM
To: MDCA Secretary Secretary@ourmapua.org



Kia Ora

Please find attached my submission on the draft Masterplan.
Can you please make this available as incoming post to all members and to the wider community

I hope this will help all to make their submission

quick summary:

Although TDC has responded positively to some of the feedback received there are still major gaps, omissions and insufficient detail for it to be considered as a final draft.

The need for the new greenfield developments is unsubstantiated following more dwellings planned in other areas. The Catchment Management Plan is incomplete and substandard and doesn't discuss the effects of future developments and identify mitigation measures to meet the stormwater aspirations. There is a clear lack of the understanding of water sensitive design which is very likely having an effect on the scope of future developments. There are significant unbudgeted costs resulting from this draft that have not been identified and considered.

TDC has been unprepared to change their mind on many issues raised by me and many of the community and it appears that it is committed to give more weight to a small number of willing landowners.

There is a clear reputational risk to council based on my submission and probably many others and seek that feedback from this feedback process is considered with an open mind.

I recommend that a second draft for feedback is prepared following this round of submissions. It is better to delay and do the planning well first.

If TDC is not prepared to provide a second draft, I request that all feedback received is processed and considered with an open mind and that submitters and elected members are informed on if and why submissions are agreed to or rejected.

Ngā mihi

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I stand for a joyful, just, sustainable world

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