



Tasman District Council
17 Settlements

Long Term Plan 2012–2022

including the Annual Plan 2012/2013

Water will be a key element to the future prosperity of the Tasman District



Tasman District Settlement Areas

PURPOSE OF THE 17 SETTLEMENTS DOCUMENT

The Council has decided to prepare this 17 settlements document as supplementary information to the Long Term Plan 2012-2022, to make it easier for people to find out what is happening in their local area. The 17 settlements, by ward, are:

Golden Bay Ward:

- Takaka
- Pohara/Ligar Bay/Tata Beach/Tarakohe
- Collingwood

Richmond Ward:

- Richmond

Moutere-Waimea Ward:

- Brightwater
- Coastal Tasman
- Wakefield
- Mapua/Ruby Bay
- Tasman
- Upper Moutere

Motueka Ward:

- Motueka
- Kaiteriteri
- Marahau
- Riwaka

Lakes-Murchison Ward:

- Murchison
- St Arnaud
- Tapawera

This 17 Settlements document begins with an overview of the District-wide financial and rating information. It then briefly summarises the growth projection work undertaken by the Council. The document also outlines the projects and services planned District-wide, by ward and by settlement over the 10 years 2012-2022.

LONG TERM PLAN 2012-2022

The Long Term Plan comprises:

- Volume 1, which outlines the vision for the District, the outcomes sought by the community, the services and activities Council is planning to undertake, and the likely costs of providing those services and activities over the next 10 years.
- Volume 2, which contains the various policies Council is required to include in its Long Term Plan (Funding Impact Statement (which outlines the targeted rates in detail), Schedule of Charges, Investment Policy, Liability Management Policy, Revenue and Finance Policy, Rates Remission Policies, Significance Policy, Statement on Fostering Maori Participation in Council Decision-Making, Development Contributions Policy, and a summary of any differences between the Long Term Plan and Council's Water and Sanitary Services Assessment and Waste Management and Minimisation Plan, and the Rating Maps).

The Long Term Plan documents are available from Council's website (www.tasman.govt.nz) or from Council offices or libraries on CD or hard copy. We encourage people to use the CD or website versions of the document to reduce printing costs and because it is better for the environment. In addition, we also have activity management plans for most Council activities. Copies of these are available on CD or on the website.

AUDIT OPINION

The Council has received a clear audit opinion on its Long Term Plan. The audit opinion is contained in Volume 1. The audit opinion does not cover the 17 settlements document or the Council's activity management plans, as these documents are supplementary information to the Long Term Plan.

DISTRICT-WIDE FINANCIAL AND RATING INFORMATION

Council's 10 year financial performance summary

We have considered the various issues facing the District over the coming 10 years and what Council could do about them. Our priorities when preparing the Long Term Plan have focused on making sure we can, at an affordable cost to ratepayers:

- Maintain the existing core infrastructure in our communities.
- Provide and maintain the infrastructure necessary for our growing communities, businesses and industries.
- Meet our legislative requirements to deliver services.

We have prioritised the activities and projects. Not all the large number of the projects and activities asked for in our consultation with the community during the preparation of the Long Term Plan could be included in the budgets, due to concerns about affordability (refer to Appendices 4 and 5 of Volume 1 of the Long Term Plan for details of the key projects and services asked for that are not included in the Plan). Submissions on the Draft Long Term Plan requested that Council add in an additional approximately \$30 million of projects and services into the budgets over the 10 years of the Plan.

The financial information in this Plan reflects the activities and projects the Council has identified as priorities, and plans to deliver over the coming 10 years.

Consultation on Draft Long Term Plan

The Draft Long Term Plan was publicly notified calling for submissions on 29 February 2012, with submissions closing on 3 April 2012. The final Long Term Plan was adopted by Council on 27 June 2012.

We produced a Summary of the Draft Long Term Plan, as a special edition of Council's Newsline. The Summary was sent to every household and ratepayer in the District.

We ran a series of consultation discussion sessions around the District on the Draft Long Term Plan during March. The public consultation included informal discussion sessions during the daytime with Councillors and staff available to answer questions, usually followed by a more formal presentation and question sessions in the evenings.

A total of 901 submissions were received on the Draft Long Term Plan with 180 submitters wishing to be heard. Council wishes to thank everyone who submitted on the Draft Plan.

Key topics raised in submissions	Approx. number of submissions received
Lee Valley Dam	128
Saxton Field facilities including the cycling track	123
Kaiteriteri Road	99
Tasman's Great Taste Trail cycleway	96
Motorsport facility	63
Aerodromes	58
Water Supply	42
Tourism Rate	37
Refuse / Recycling /Solid waste	36
Road cycleways	25
Rates Affordability / Targeted Rates	24

In addition to the specific matters raised above there were approximately 80 submissions that covered several of the matters listed above, along with other subjects.

Key Changes

Some of the key changes made between the Draft Plan and this final Plan as a result of submissions include:

- Agreeing to retain the Lee Valley Dam project in the Long Term Plan, but noting that Council will work with the Waimea Water Augmentation Committee, and consult with other interested parties, to refine the funding model and costs of the project.
- Providing a further \$4.55 million funding towards the completion of Tasman's Great Taste Trail loop over the years from 2012 – 2019. To offset this project Council has deleted a number of projects previously planned for Saxton Field. Council has also signalled that the stages of the project are dependent on contributions from the Government and the community.
- Putting \$3 million of the special dividend from Port Nelson into Council's disaster fund and using the remaining \$1 million to reduce general rate funded debt.
- Introducing a new Tourism Activity Targeted Rate as proposed in the Draft Plan, which is to be charged as a flat rate across all the District's rateable properties. Council has also agreed to undertake a review of its ongoing involvement in and funding of tourism activities by 30/06/13.
- Including \$60,000 funding for a joint study in 2013/2014 of the three roundabouts near Champion Road with the New Zealand Transport Agency and Nelson City Council.
- The \$1.7 million upgrade of the Graham Valley Road has been deleted from years 2019-2021 of the final Long Term Plan to help reduce overall levels of debt.
- Council's share of funding for roading and other transportation projects has been retained at much the same levels as provided for in the Draft Plan, even though the New Zealand Transport Agency has reduced the Government funding for local roads in Tasman District and not provided an inflation adjustment for roading work for the first three years of the Plan.
- Some further funding has been provided in the Long Term Plan for erosion control work at Jackett Island. \$671,450 has now been included in 2012/2013 to develop a preferred option and obtain a resource consent. \$2.8 million has been provided in 2013-2015 to implement the preferred solution.
- Changing the solid waste budget to amend the costs of the Emissions Trading Scheme from \$20 per NZU to \$15 per NZU and to delay some of the capital works projects planned at the resource recovery centres and landfill.
- Amending the areas and properties where the refuse and recycling rate is payable.
- Delaying and deleting some of the projects proposed in years 2012-2018 of the Draft Long Term Plan at Saxton Field to align Council's work programme with the changes proposed by Nelson City Council but at the same time still providing for major new developments to meet community needs. Projects removed were funding for the shifting of the radio mast, purchase of additional land; and projects reduced included the planned expenditure on two ponds.
- Increasing the water rate in 2012/2013 due to the dispute with the Industrial Water Users not being resolved at this stage.
- Amending some fees and charges.
- Deleting the proposed new wharf costing \$1.3 million in 2013/2014 and marina costing \$1.04 million in 2012/2013 at Port Tarakohe and replacing them with a new weigh bridge and wharf crane costing a total of \$290,640 in 2012/2013.
- Reducing the funding for the Lower Motueka Flood Control project to \$5 million within the 10 years with the intention of reviewing the scope and timing of the project.

- Increasing the low flow restricted water supply rate discount from 10 to 20 percent, so that customers on these water supplies will pay 80 percent of the cost of water per unit charged to urban supply customers. They do not pay the daily charge paid by urban supply customers.

Council’s overall financial summary

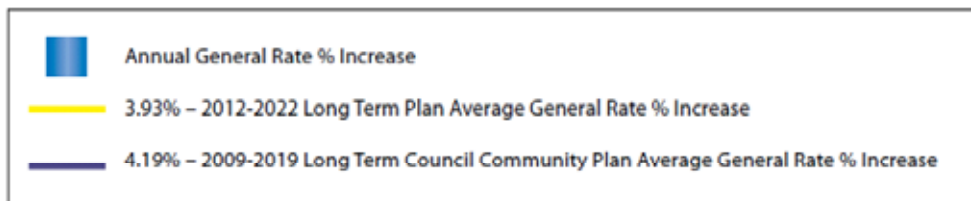
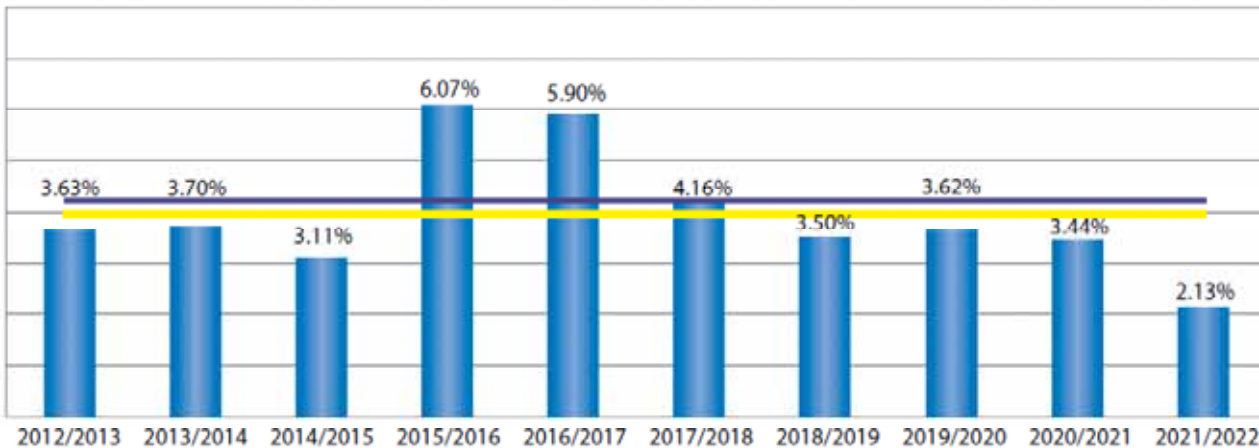
	2011/2012 Budget \$ (\$000s)	2012/2013 Budget \$ (\$000s)	2013/2014 Budget \$ (\$000s)	2014/2015 Budget \$ (\$000s)	2015/2016 Budget \$ (\$000s)
General Rates	29,779	31,248	32,811	34,258	36,784
Targeted Rates	26,644	29,154	31,604	33,116	39,097
Total Debt	153,316	159,026	177,185	192,806	221,195
Cash & Cash Equivalents	1,497	1,202	2,741	2,321	2,240

	2016/2017 Budget \$ (\$000s)	2017/2018 Budget \$ (\$000s)	2018/2019 Budget \$ (\$000s)	20019/2020 Budget \$ (\$000s)	2020/2021 Budget \$ (\$000s)	2021/2022 Budget \$ (\$000s)
General Rates	39,435	41,590	43,589	45,735	47,903	49,548
Targeted Rates	41,393	44,410	46,735	48,253	50,527	52,372
Total Debt	238,683	249,755	254,893	269,237	286,440	310,807
Cash & Cash Equivalents	2,274	2,157	1,223	3,887	3,751	4,445

Please refer to the full Long Term Plan for Council’s prospective income statement, prospective balance sheet, prospective cash flow statement, prospective statement changes in equity, prospective cash flow reconciliation, projected revenue by activity and summary funding impact statement.

Rating information:

Council has worked hard to prioritise the services and projects for the District’s future, to provide them when they will be needed, and at an affordable cost. The annual general rates increases averaging 3.93 percent over the 10 years covered by the Plan, including an allowance for inflation, which is running at around 3.8 percent and also allowing for 1.3 percent population growth. The proposed general rates increase for 2012/2013 is 3.63 percent (including inflation).



The higher increases in 2015/2016 and 2016/2017 reflect the proposed \$6.2 million contribution towards Council’s share of the environmental benefit cost attributed to the Lee Valley Dam and the costs of the Eves Valley Landfill expansion and gas capture equipment to reduce the costs Council has to pay the Government under the Emissions Trading Scheme.

We have not increased the uniform annual general charge, which remains at \$288.78 (including GST) per rating unit.

Targeted rates are scheduled to increase considerably over the 10 years of this Plan. Council considers that where direct beneficiaries of Council services are identified, a targeted rate provides more transparency and reduces cross subsidisation of those not directly benefiting from the service. Targeted rates as a percentage of total rates are expected to rise from 48.3 percent in 2012/2013 to 51.4 percent by 2021/2022. For a more detailed analysis of how targeted rates will affect you for the 2012/2013 year please refer to the Financial Strategy contained in Volume 1 and to Council's Funding Impact Statement in Volume 2 of the full Long Term Plan.

New targeted rates proposed over the 10 years are:

Proposed new rates	Year introduced
Tourism Activity Rate	Year 1
Lee Valley Dam*	Year 4
Motueka New Town Water Supply Rate**	Year 10

* Subject to the Lee Valley Dam project proceeding and a review of the funding mechanism for the project.

** Subject to a review of the project and receipt of a Government subsidy.

Targeted rates discontinued over the 10 years are:

Existing rates to be discontinued	Year discontinued
Tourism Rate	Year 1
Waimea Water Augmentation (Lee Valley Dam) Rate	Year 2
Mapua Rehabilitation Rate	Year 4
Kaiteriteri-Stephens Bay Water Supply Scheme Rate	Year 8
Motueka Water Works Rate	Year 10

Examples of Total Rate Changes for Properties

To further clarify the rates rises between the 2011/2012 year and those for the 2012/2013 year, a selection of properties from throughout the District have been summarised to provide a guide. It is important to note that these properties are a sample of the total properties and do not cover all situations for the 21,577 rateable properties in the District.

The following table is GST inclusive. It covers the total rates increases, incorporating the increases in the General Rate of 3.63 percent and Targeted Rates, and the effects of the 2011 triennial valuation changes.

The triennial revaluations mean that if a property's valuation has increased more than the average property valuation change in the District (e.g. the Richmond property in the sample properties in the table on the next page) then the rates increase for that property will be higher than the average increase across the District. However, if a property valuation change is less than the average (e.g. the Hope Horticulture property in the table on the next page) then the rates increase will be less than the average increase. Refer to pages 22-23 of the Draft Long Term Plan for tables showing the rates increases proposed in the Draft Plan comparing the proposed rates figures before and after valuation changes.

The 2012/2013 rates in the table on the next page are based on the 2011 property valuations.

Summary of Rates Increases for Sample Properties in the District	CV (2008)	2011/2012 Rates*	CV (2011)	2012/2013 Rates*	% Increase on 2011/2012	\$ Increase from 2011/2012
Golden Bay Farm	\$6,415,000	\$17,293.20	\$6,415,000	\$18,432.92	6.59%	\$1,139.72
East Takaka Lifestyle Block	\$500,000	\$1,775.20	\$495,000	\$1,863.27	4.96%	\$88.07
Takaka Residential	\$270,000	\$2,223.24	\$270,000	\$2,354.48	5.90%	\$131.24
Murchison Residential	\$160,000	\$1,592.45	\$160,000	\$1,706.51	7.16%	\$114.06
Tutaki Pastoral Farm	\$3,025,000	\$8,593.90	\$2,825,000	\$8,587.31	-0.08%	-\$6.59
Kaiteriteri Residential	\$720,000	\$3,592.20	\$660,000	\$3,592.96	0.02%	\$0.76
Motueka Commercial	\$1,125,000	\$6,140.90	\$1,300,000	\$6,911.53	12.55%	\$770.63
Motueka Residential	\$345,000	\$2,376.90	\$350,000	\$2,493.49	4.90%	\$116.59
Ngatimoti Horticultural	\$705,000	\$2,334.70	\$640,000	\$2,299.93	-1.49%	-\$34.77
Coastal Highway Lifestyle Block	\$890,000	\$4,342.10	\$1,100,000	\$4,536.72	4.48%	\$194.62
Wairoa Forestry	\$4,700,000	\$12,832.10	\$5,100,000	\$14,822.43	15.51%	\$1,990.33
Hope Horticultural	\$1,325,000	\$4,090.90	\$1,210,000	\$4,024.59	-1.62%	-\$66.31
Brightwater Residential	\$350,000	\$2,461.70	\$360,000	\$2,650.62	7.67%	\$188.92
Richmond Industrial	\$680,000	\$3,277.50	\$630,000	\$3,302.14	0.75%	\$24.64
Richmond Commercial	\$1,225,000	\$7,575.60	\$1,200,000	\$7,838.71	3.47%	\$263.11
Waimea Village Residential	\$185,000	\$1,810.80	\$185,000	\$1,928.08	6.48%	\$117.28
Richmond Residential	\$455,000	\$2,611.10	\$485,000	\$2,863.70	9.67%	\$252.60

Depending on particular circumstances and the effect of specific targeted rates, individual circumstances will vary from the above examples.

* All figures are including GST
CV: Capital Value of the property.

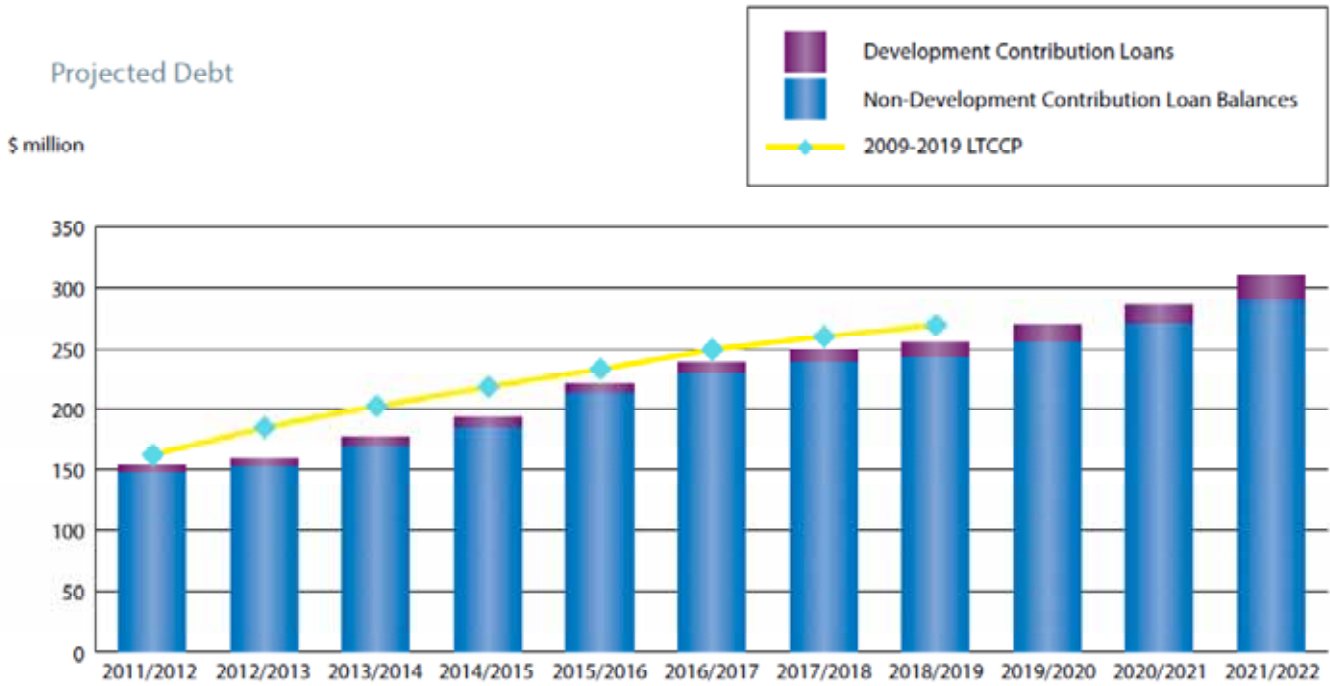
If you want to know what will be happening to your rates, please give us a call or go to our website (www.tasman.govt.nz) to find out.

Our debt profile over the 10 years

Council is planning to spend \$404.8 million (including inflation) on capital projects over the next 10 years. These projects will provide infrastructure that will last for many years. We plan to loan fund much of the expenditure over a 20 year repayment term, with the exception of community facilities and Motueka Flood Control loans which are repaid over 40 years, and also where it is assessed the asset life is shorter than 20 years the loan is shortened to match this. Using loans means that people who get the benefit of using the service or facility over its lifetime, pay for it, rather than all the cost falling on current ratepayers. Council incurring debt is very similar to raising a loan to purchase a house.

Council is expecting that interest rates are likely to increase over the next 10 years and an allowance has been made for this in the budgets contained in this Plan. Council is very mindful of the effects of interest rates on its debt and through our Liability Management Policy uses interest rate hedging instruments to smooth out the highs and lows of interest rate movements. In preparing this Plan we obtained independent advice on treasury matters to strengthen our financial management and reporting. Our loans were about \$139 million as at June 2011 and are expected to rise to about \$310.8 million by 2021/2022. While our loans are increasing, they remain within our Liability Management Policy and debt limits.

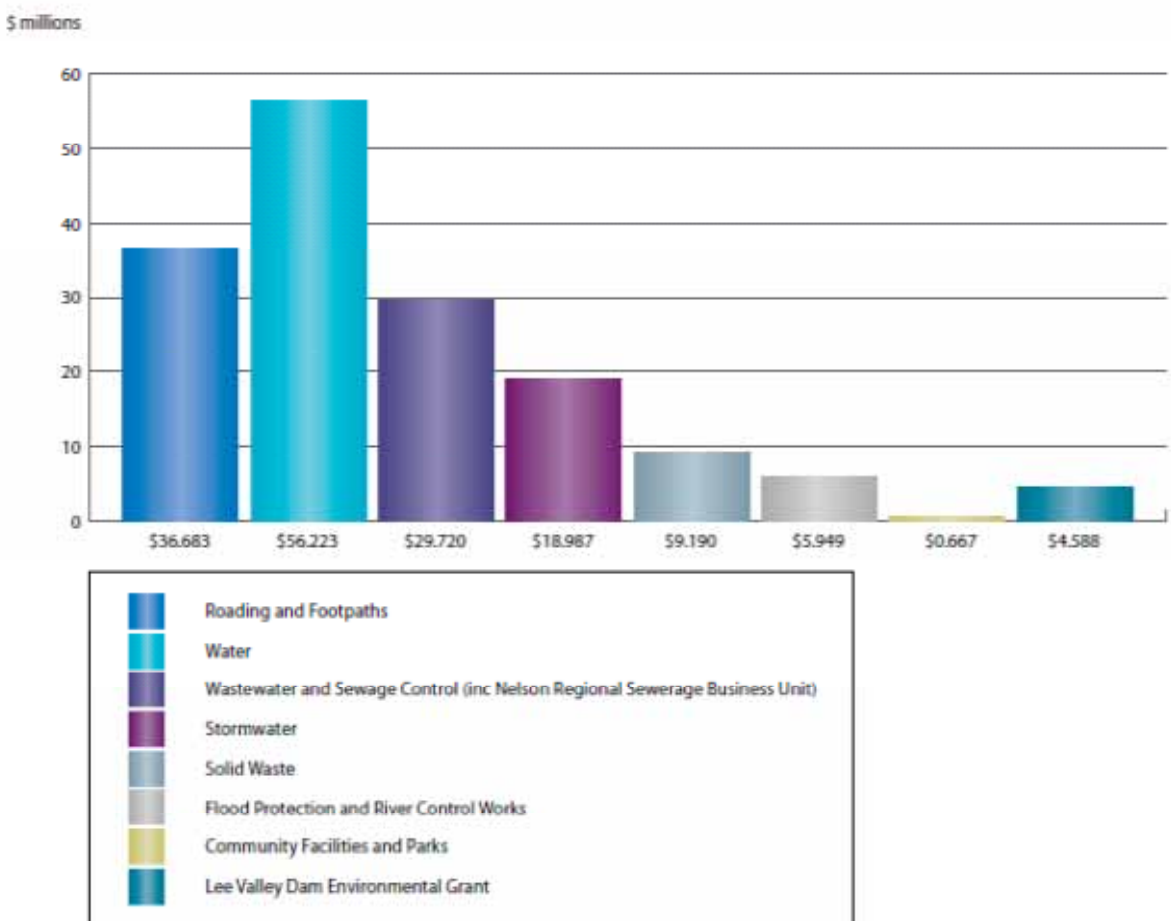
We consider it is prudent to debt fund major infrastructure projects as this approach enables future users of the infrastructure to contribute to its cost.



The projected increase is required to upgrade existing assets to meet new regulatory requirements, for example upgrading all the water supplies in urban areas and upgrading the Motueka and Takaka Wastewater Treatment plants, and make improvement to some existing assets.

The following graph shows the net increase in debt by main activity, that is, new loans raised minus debt repayments for new and existing loans. The graph shows that nearly all the projected increase over the next 10 years is for engineering assets.

Projected Net 10 Year Debt - by Main Activities



KEY ISSUES

The priorities Council has identified tie into the key issues in the Long Term Plan and the projects we will undertake. The Key Issues section is one of the most important in the document. The key issues we've identified are listed below, however, we encourage you to read the information on them in pages 32-53 of Volume 1 of the Long Term Plan, which states what the issues are and what the Council is planning to do about them. These pages also contain any major changes to the services that Council currently delivers.

The key issues are:

1. Rainfall event December 2011.
2. Financial Strategy.
 - Debt.
 - Rates and inflation.
3. Transportation, Roothing and Footpaths issues.
 - Reducing levels of Government funding.
 - Kaiteriteri Road.
 - Tasman's Great Taste Trail.
4. Water supply.
 - Motueka water supply.
 - Coastal Tasman pipeline.
 - New Richmond water treatment plant.
 - New drinking water standards.
 - Low flow restricted water supply rates.
 - Pohara water supply proposed to join Urban Water Club.
 - Water supply agreements with Nelson City Council and Industrial Water Users.
5. Wastewater.
 - Infrastructure upgrades causing pan charges to increase.
 - Infrastructure not included in the 10 years.
 - Nelson Regional Sewerage Business Unit budgets.
6. Stormwater.
 - Catchment management planning and hydraulic modelling requirements.
 - Infrastructure upgrades leading to rates increases.
7. Emissions Trading Scheme
8. Flood Protection.
 - Lower Motueka Valley Flood Control Project
9. Community Services.
 - Shared facilities.
 - District facilities.
10. Aerodromes.
11. Port Tarkohe.

12. Sustainable development.

- Managing our land and land use.
- Projected growth and demand for land and services.
- Economic growth.
- Climate change.

13. Iwi and Māori matters.

14. Amalgamation Proposal.

15. Tourism funding and targeted rate.

16. Community Board targeted rate.

17. Lee Valley Dam.

PROJECTED GROWTH OF SETTLEMENT AREAS

Tasman District has been facing moderate levels of population growth over recent years. This population growth, along with other factors, has stimulated economic growth in the District. Council is of the view that population growth will continue to occur in most parts of the District. Council considers that population growth and sustainable economic growth are desirable, and we are planning infrastructure and community facilities to meet the expected demand for growth.

The number of people in the District and where they choose to live, and the growth in the economic activity, directly affect the demand for land available for development, infrastructure and the other services Council provides. Population and employment growth figures are, therefore, critical indicators of demand. They underpin our land use planning, infrastructure developments, where and when new services or facilities are required, and how much things will cost.

Council considers that the growth modelling work it undertook during the preparation of the Long Term Plan has been very robust. It was important to determine how many people we are likely to get in the District over the next 20 plus years and where they are likely to want to live. The growth modelling exercise estimated the demand for land and services created from the projected increase in population and in demand for holiday homes, business and industrial uses. We then looked at how to supply that demand over at least the next 20 years.

The growth modelling work identified what the likely demand for property would be in each of the 17 principal settlements within the District. The next step was to look at where the additional people and business activities could be accommodated on land suitable for the required development. This work took into account a range of factors including:

- The productive value of land.
- Potential hazards (like flooding and inundation from the sea due to climate change and other factors).
- Potential impacts on amenity, water margins, and natural and historic resources.
- The ability to provide infrastructure services (like stormwater, water, wastewater and roads).
- The need for community facilities (like reserves and community halls).
- Accessibility to town centres and employment opportunities.

Council looked at what infrastructure (water supply, stormwater, wastewater, roading, community facilities, reserves, etc.) would be required to meet the needs of the current and future population, and for business, in the District's settlements. This work fed into the Activity Management Plans that the Council has prepared for its key activities and services (copies of the Activity Management Plans are available on the Council's website www.tasman.govt.nz or from the Council on a CD).

The cost of providing the infrastructure, community facilities and services has then fed directly into the budget forecasts contained in the Long Term Plan.

Council acknowledges that growth projections are sensitive to a number of factors, many of which are outside our control. In preparing the Long Term Plan and the accompanying Activity Management Plans, Council was mindful of the potential impact of higher or lower rates of growth. The current economic climate leads to increased uncertainty around the levels of growth we could expect. Should the population not reach the anticipated levels, proposed projects, activities and levels of service will be reviewed during the preparation of Annual Plans over the next two years and again when the Long Term Plan is reviewed in 2015.

As a consequence of lower than anticipated growth, some projects may be delayed or debt-funded at higher levels until the population growth is achieved. On the other hand, should population projections be exceeded, the Council may need to bring forward some projects.

PROPOSED NEW ACTIVITIES AND SERVICES BY DISTRICT, WARD AND SETTLEMENT

During the preparation of the Long Term Plan, Council has been through a tough decision making process on what services and projects it should be providing over the coming 10 years. We have avoided spending on things that will not benefit the long term future of our District. We have focused on maintaining and providing the infrastructure necessary for our growing communities.

Unfortunately we cannot do everything. In the following pages we outline, by District and settlement, the main new projects and services Council will undertake during the coming 10 years and an indicative list of major projects for the following 10 years (2022/2023 – 2031/2032).

In addition to the new projects and services, Council has budgeted funding to continue delivering most of the existing activities and services it provides, and for ongoing maintenance and renewal of existing assets. This includes Council's policy and regulatory functions which do not involve large capital projects.

District-Wide Activities and Services

We plan to provide the following new facilities and services on a District-wide basis during the first 10 years:

Environmental Management

Reviews and changes to the Tasman Resource Management Plan including:

- Reviewing and combining the Tasman Regional Policy Statement with the Tasman Resource Management Plan.
- Completion of Richmond urban development changes.
- Mapua-Ruby Bay change.
- Motueka West and Central change.
- Takaka urban review.
- Brightwater & Wakefield reviews.
- Small settlement reviews in Golden Bay and Tasman Bay.
- Rural policy reviews, including subdivision and rural land-use, and landscape protection.
- Land disturbance review.
- Water allocation reviews.
- Preparation of a riparian land management strategy.
- Natural hazards strategic policy review.

Transportation, Roads and Footpaths

- Tasman's Great Taste Trail – completion of trail loop by 2018/2019.
- Minor safety improvements to roads throughout the 10 years.
- Emergency reinstatement of roads throughout the 10 years.
- Bridge renewals – locations to be determined using prioritisation process and NZ Transport Agency funding criteria.
- New footpaths in the District, but no new footpaths are planned in the first three years.
- Renewal of road signs, street lighting and marker posts District-wide throughout the 10 years.
- District-wide kerb and channel, and pram crossings throughout the 10 years.

Some of the projects noted above will occur subject to a receipt of a satisfactory New Zealand Transport Agency subsidy.

Water Supply

- Lee Valley Dam – investigation and Council’s contribution to the construction costs relating to ensuring an adequate water supply for Richmond, Wakefield and Brightwater, and maintaining environmental flows in the river (2015/2016) – subject to a review of the proposed funding model.
- Ongoing upgrades and renewals to pumps, pipelines, valves, telemetry, water meters and restrictors throughout the District throughout the 10 years.

Wastewater and Sewage Disposal

- Pump station upgrades and renewals throughout the District throughout the 10 years.

Solid Waste

- Resource recovery centre upgrades throughout 10 years.
- Eves Valley Landfill improvements throughout the 10 years, including gas capture equipment to reduce liabilities for producing greenhouse gas emissions under the Emissions Trading Scheme. (subject to the outcome of discussions with Nelson City Council on waste management across Nelson and Tasman).
- Maintaining closed landfills, throughout the 10 years.

Community Facilities and Parks

- To complete a Community Halls Strategy.
- To implement the Building Maintenance Plan.
- Provide new or improved toilets on recreation reserves (2013/2014, 2014/2015, 2015/2016, 2016/2017, 2018/2019, 2019/2020, 2020/2021).
- Continue to work with the community on revegetation projects throughout the 10 years.
- Contribution to Saxton Field developments including land purchases, walkways and roads, cycle track, cycle/soccer pavilion and hockey turf, throughout the 10 years.
- Contribution to the Brook Sanctuary fence (2013-2015).
- Radio Frequency Identification Technology at libraries (2014/2015).
- Library book renewals and additional borrowing items throughout the 10 years.
- Provision of new parks and reserves walkways throughout the District over the 10 years.

Golden Bay Ward

This Ward includes the following settlements:

- Takaka.
- Pohara / Ligar Bay / Tata Beach / Tarakohe.
- Collingwood.

Major projects at the Ward level include:

- To complete the investigation and construction of a community facility (location still to be determined within Golden Bay) (2013-2015).
- New or improved toilets in Golden Bay (locations still to be determined) (2015/2016, 2018/2019, 2020/2021).
- Funding for new playgrounds (locations still to be determined) (2012/2013, 2016/2017, 2019/2020).
- Contribution to upgrading a Golden Bay School pool (2018/2019).
- Security cameras (2014/2015, 2017/2018, 2020/2021).
- Artworks in Golden Bay (locations still to be determined) (2013/2014, 2017/2018).

Takaka Settlement Area (refer to the attached Takaka Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Takaka	1133	1163	Medium	1173	1173	1153	1113	1062

The projected decrease in population of 111 people represents a decrease of 9.5 percent between 2011-2031 for Takaka. However, including people not living in a main settlement in Golden Bay, the population in Golden Bay is expected to increase.

Takaka is the largest urban settlement in Golden Bay. Over the years it has attracted both local and overseas holiday makers as well as permanent residents seeking an alternative lifestyle. Today, the area plays a major role in the District's dairying industry.

The opportunity to expand the existing urban area is limited as it is low lying and subject to the risk of flooding from the Takaka River.

Growth Planning

The Council has developed a framework for settlement planning in the Takaka - Eastern Golden Bay area since 2005, in consultation with the community. This has resulted in Change 8 to the Tasman Resource Management Plan (TRMP). The planning policies identify preferred locations for future residential development and seek to avoid further residential development on productive or flood prone land and to discourage dispersed and ribbon development along roads and the coastline. These policies apply to Takaka and seek to prevent further residential expansion of the existing town.

The TRMP identifies the following alternative residential development areas: (i) intensification of the existing residential area in Rangihaeata; (ii) the development of a new residential area at south Takaka centred on Park Avenue; (iii) possible low density residential development on the eastern

flank of the Rototai Hill – Hambrook Road landform; and (iv) possible low impact, low density development at Motupipi Hill. Refer to the attached Takaka Growth Model map.

In 2010/2011 Council initiated a Takaka River Flood Hazard modelling project which aimed to provide further information and understanding on the nature of the flood hazard posed by the lower Takaka River. This project has progressed to initial public discussion of the model outputs and potential responses to the risk identified in early 2012. Just prior to adoption of the LTP the Council decided to not progress further work on regulatory planning responses to Takaka's flood risk. This includes work on opening a new development area at Park Avenue. Through the Landscape Project in Golden Bay there may also be implications for future development in other locations listed in the paragraph above.

Future business demand is expected to be satisfied from land already zoned for business purposes in Takaka, within the constraints identified by the flood modelling work.

Major Projects Planned for Takaka between 2012/2013 to 2021/2022

Engineering (refer to the attached Takaka infrastructure map):

- Takaka wastewater treatment plant upgrade (2012-2015).
- Takaka wastewater pipeline renewals (2016/2017 and 2021/2022).
- Stormwater:
 - Waitapu Road new stormwater pipes (2017/2018).
 - Meihana Street stormwater pipe upgrade (2019-2021).
 - Commercial Street stormwater pipe upgrade (2012-2016).
- Improvements to Takaka solid waste resource recovery centre (2013-2022).
- Takaka Flood Control project investigation/consultation (2019-2022) – with construction (if applicable) towards the end of the 10 years and into the subsequent 10 years.

Community services:

- Takaka Memorial Reserve landscaping throughout the 10 years.
- Takaka Aerodrome runway resurfacing and remarking (2020/2021).
- Golden Bay multi-use facility (2012-2015).
- Golden Bay Recreation Reserve upgrade (2013 -2017, 2018/2019).
- Golden Bay Tennis Courts upgrade (2013/2014).

Indicative Major Projects for Takaka between 2022/2023 to 2031/2032

Engineering:

- Development of a new cycle facility along Abel Tasman Drive from Takaka to Pohara..
- Park Avenue and Sunbelt Crescent wastewater pump station renewals.
- Takaka wastewater pipeline renewals.
- Further improvements to Takaka solid waste resource recovery centre.
- Takaka River Flood Hazard project (construction – if applicable).

Community Services:

- Business as usual. There are no major changes proposed in years 11-20 at this stage.
- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Purchase and development of new reserves and facilities to meet the needs of the District's growing population.

Pohara / Ligar Bay / Tata Beach / Tarakohe Settlement Area (refer to the attached Pohara/Ligar Bay/Tata Beach Growth Model and Pohara Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Pohara/Tata/Ligar/Tarakohe	738	758	Medium	785	807	823	835	841

The projected increase in population of 56 people represents an annual average growth rate of 7.13% between 2011-2031 for Pohara / Ligar Bay / Tata Beach / Tarakohe.

Growth Planning

This settlement area has developed substantially over the past 20 years as a holiday and retirement area. There is one small reticulated water supply in Pohara Valley. Through Change 8, the TRMP identifies at Pohara, the intended development of a new residential area south or inland of Abel Tasman Drive on land currently zoned Rural 2. A 2011 review of potential growth identified that the expected residential demand to 2031, could be largely satisfied from land already zoned for residential or rural residential purposes in parts of Pohara, Ligar Bay and Tata Beach. However, a recent extreme rainfall event (December 2011) which caused significant damage, particularly in Pohara Valley and Ligar Bay has sparked concern over the suitability of some areas for development. This aspect is under investigation and consideration and will inform structure planning work programmed within the ten years. Refer to the attached Pohara/Tarakohe/Tata/Ligar Bay Growth Model map.

Future business demand is expected to be satisfied from the Port Tarakohe industrial area.

Major Projects Planned for the Pohara / Ligar Bay / Tata Beach / Tarakohe area between 2012/2013 to 2021/2022

Engineering (refer to the attached Pohara infrastructure map):

- Port Tarakohe developments including new weigh bridge and wharf crane (2012-2014)
- Upgrade of Pohara water treatment plant to meet the Government's new drinking water standards (2012-2015).
- Upgrade of Pohara Valley wastewater reticulation (2016-2018) and Pohara/Tata Beach/Tarakohe/Four Winds pump stations and rising mains (2012-2014 and 2016-2018).
- Ligar Bay – Abel Tasman Drive stormwater culvert (2013-2017).

Community Services:

- Funding for parks and reserves walkways continuing through the 10 years.
- Continue to support coastcare projects running at Tata Beach, Ligar Bay and Pohara.

Indicative Major Projects for Pohara / Ligar Bay / Tata Beach / Tarakohe area between 2022/2023 to 2031/2032

Engineering:

- Development of a new cycle facility along Abel Tasman Drive from Takaka to Pohara.
- Development of a new cycle facility from Ligar Bay to Tata Beach.
- Ligar Bay/Tata Beach wastewater pump station and rising main upgrades.

- Upgrade stormwater culverts and upsize channels in Pohara.

Community Services:

- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Ongoing coastcare work, including planting and dune restoration.
- Funding for parks and reserves walkways continuing through the next 10 years.

Collingwood Settlement Area (refer to the attached Collingwood Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Collingwood	229	235	Medium	244	251	256	260	262

The projected increase in population of 18 people represents a growth rate of 7.4% between 2011-2031 for Collingwood.

Collingwood is located adjacent to the Ruataniwha Inlet where the Aorere River flows into the sea.

The coastal scarps which separate the upper and lower parts of Collingwood are unstable and have not been zoned urban. They also add to the character of the town in their natural state. The end of the Collingwood sandspit is a mobile feature that is unsuitable for permanent structures.

Protection of Collingwood's heritage values and the enhanced urban design of Tasman Street are encouraged. Recreational fishing facilities in and adjoining the Aorere Estuary are encouraged to integrate with appropriate onshore facilities and the natural character of the inlet.

Growth Planning

Future residential and rural residential development is encouraged to locate to the south of the existing residential area to avoid spread along the coastline or into areas that are highly visible or have high natural values. Refer to the attached Collingwood Growth Model map.

Future business demand is expected to be satisfied from land already zoned for business purposes.

Major Projects Planned for Collingwood between 2012/2013 to 2021/2022

Engineering (refer to the attached Collingwood infrastructure map):

- Seal extension Freeman Access to Paddle Crab Café (2018/2019).
- Collingwood water treatment plant upgrade to meet new Government drinking water standards (2015-2017).
- Collingwood wastewater treatment plant renewal of flow meter, pumps, etc (2015/2016), improvement of wetlands (2014-2016) and Motels pump station renewal of pumps (2015/2016).
- Improvements at Collingwood solid waste resource recovery centre (2012/2013-2014/2015, 2015/2016-2021/2022).

Community Services:

- Continue to support the Coastcare projects running at Collingwood and Pakawau during the 10 year period.

Indicative Major Projects for Collingwood between 2022/2023 to 2031/2032

Engineering:

- Collingwood streetscaping.
- Gibbs Road stormwater diversion.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Ongoing coastcare work, including planting and dune restoration.



Richmond Ward

The Richmond Ward includes the Richmond settlement area (refer to the attached Richmond Growth Model and Infrastructure maps).

Richmond Settlement Area

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Richmond	12953	13297	Medium	14036	14714	15322	15930	16458

The projected increase in population of 2,422 people represents a growth rate of 17.25% between 2011-2031 for Richmond. Richmond is the largest urban settlement in Tasman District. Over the last 15 years it has experienced moderate growth with people attracted by the surrounding natural beauty, climate and proximity to the neighbouring city of Nelson.

Growth Planning

Council has been undertaking urban Growth Planning for Richmond over the past ten years, commencing with Richmond CBD studies (2002) and the Richmond Development Study (RDS), circulated for community feedback in 2003. An extension to the RDS was the Hill Street East Study. The RDS recognised that providing for growth would influence the urban form of Richmond (i.e. would it grow up, grow out or stay put). Planning principles were formulated and consultation with the community was sought on these and different urban and growth options, namely: Central area intensification; South Richmond; Richmond East / South Nelson; and Lower Queen Street (Richmond West). This consultation feedback was acknowledged and is reflected in the RDS planning approach and the Council decisions for the urban development of Richmond. As a result of the RDS, the strategic approach to Richmond's future development, Council is planning to provide for:

- Defined southwards expansion of Richmond, between State Highway 6 north of Hope and Hill Street to create a high amenity residential environment, (Richmond South Development Area).
- Residential and business intensification of central Richmond.
- Defined residential intensification in suitable locations in Richmond East, including land south of Champion Road and east of Hill Street, and support for defined northward residential expansion towards Stoke in Nelson City, north of Champion Road (Richmond East / Nelson South Development Area).
- Defined westward expansion of Richmond to create a high amenity urban environment for business and residential development (Richmond West Development Area).

As development proceeds, a network of public greenways will be developed that accommodate the natural stormwater system and walking and cycling routes. The greenways connect the various parts of Richmond and link Richmond with the hills and the sea. Also, the natural hill backdrop above Richmond town is to be retained.

Future residential demand is expected to be satisfied through a combination of infill within existing residential areas and from new residential land within the Richmond South, East and West Development Areas. This will provide a choice of location and housing type for residents. Refer to the attached Richmond Growth Model map.

Future business demand is expected to be satisfied from a combination of redevelopment and infill within the existing Richmond CBD, and land zoned for mixed business and light industrial land within the Richmond West Development Area.

Major Projects Planned for Richmond between 2012/2013 to 2021/2022

Environmental Management:

- Completion of the plan changes for Richmond West and East, Richmond residential intensification, and for the further development of the Central Business District.

Engineering (refer to the attached Richmond infrastructure map):

- Intersection improvements - Lower Queen Street/Lansdowne Road (2012-2016), Queen Street/Salisbury Road (2014-2016), Salisbury/Champion Roads intersection (2020-2022).
- Queen Street upgrade (design 2012-2015 & construction 2015-2017).
- Richmond water supply projects:
 - Upgrade Richmond water treatment plant to meet the Government's drinking water standards (2012-2015).
 - Reticulation renewals - Talbot Street (2013/2014) & McGlashen Avenue (2016/2017), Cambridge Street/Wensley Road (2015/2016), William & Gilbert Streets (2014/2015).
 - Queen Street water main replacement (2014-2017) and Lower Queen Street upsizing & replacing water main (2015-2017).
 - Fauchelle Avenue, Darcy Street, Florence Avenue main replacement (2015/2016).
 - New ground water source, well field & main to treatment plant.
 - Richmond East reservoir & pipeline upgrade (2012/2013).
 - Seismic strengthening of reservoirs (2012/2013).
- Richmond wastewater pump stations and pipeline upgrades throughout the 10 years.
- Richmond telemetry renewals and improvements to services (throughout 10 years).
- Richmond stormwater upgrades:
 - Borck Creek land purchase and development (2014-2022).
 - Poutama Drain (2012-2016).
 - Reservoir Creek Dam new spillway (2012/2013).
 - Installation of stormwater pipe from Gladstone Road to Olympus Drive to Middlebank Drive (2014-2019).
 - New stormwater system from Kingsley Place to Hill Street and along Angelis Avenue (2020-2022).
 - Richmond - Park Drive - improve capacity through Ridings Grove and upgrade Hill Street culverts (2018-2022), Queen Street stormwater upgrade and Queen Street/Salisbury Road intersection stormwater improvements (2012-2018), Salisbury Road stormwater upgrade (2020-2022), upgrade to stormwater system at White/Ranzau/Paton Roads intersection (2012-2017), and stormwater renewals at McGlashen, Doran, Waverley, Salisbury Streets (2014-2016, 2018-2020).
 - Richmond sump and soak hole upgrades (2014-2017)
 - Richmond – quality improvements (every second year throughout 10 years)
 - Improvements at Richmond solid waste resource recovery centre (2012-2022).

Community Services:

- Maintenance and improvements to Richmond reserves are planned through the 10 years.
- Ongoing development of walkways and cycleways on reserves throughout the 10 years.
- Toilets at Ben Cooper Park (2014/2015) and toilets for other reserves (2016/2017, 2018/2019, 2020/2021).
- Training lights at Jubilee Park (2013/2014) and for other reserves (every second year from 2015/2016).

- Playground at Easby Park/Hope Recreation Reserve (2013/2014) and for other reserves (every second year from 2015/2016).
- Ongoing developments at Waimea River Park throughout the 10 years.
- Richmond cemetery roading improvements (2017/2018 and 2021/2022).
- Funding for Reservoir Creek native bush planning (2012/2013 and 2016/2017).
- Security cameras (2012/2013, 2015/2016, 2018/2019, 2021/2022).

Indicative Major Projects for Richmond between 2022/2023 to 2031/2032

Engineering:

- Development of a new carpark in Richmond town centre.
- Development of a new cycle facilities from ASB Aquatic Centre to Bird Street, connecting Salisbury Road to Reservoir Creek via Waimea College,
- Intersection improvement and roundabout reconstruction at Hill Street/Champion Road intersection.
- Wensley Road improvements from Oxford Street to Bateup Road.
- Full reconstruction of Lower Queen Street from Gladstone Road to Lansdowne Road to improve arterial route and allow for Richmond West development, and seal extension Lower Queen Street.
- Paton Road widening and vertical alignment improvements to allow for expected increased traffic flows.
- Richmond gateways project.
- Water supply projects:
 - Gladstone Road water main upgrade (Queen Street to Three Brothers Corner).
 - New groundwater source.
 - Oxford Street water main replacement.
 - Water pipeline renewals.
 - Richmond East/Heights rising main, reservoir and pump station.
- Wastewater pipeline Burkes Bank to Hope.
- Richmond wastewater pump stations and pipeline upgrades.
- Stormwater:
 - Beach Road stormwater box culvert and open channel.
 - Oxford Street stormwater upgrade.
 - Richmond South – Reed Andrews, Bateup, Eastern Hills and Hart drains widening.
 - Upgrade at Three Brothers Corner.
- Improvements to Richmond solid waste resource recovery centre (2012-2017 and 2019/2020)
- Improvements at Eves Valley Landfill throughout the 10 years.

Community Services

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves.
- Purchase of land for and development of a new cemetery.



Moutere-Waimea Ward

The Moutere-Waimea Ward includes the following settlement areas:

- Brightwater.
- Coastal Tasman.
- Wakefield.
- Mapua/Ruby Bay.
- Tasman.
- Upper Moutere.

Brightwater Settlement Area (refer to the attached Brightwater Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Brightwater	1898	1948	Medium	2092	2215	2348	2471	2604

The projected increase in population of 512 people represents a growth rate of 24.47% between 2011-2031 for Brightwater.

Brightwater is surrounded by land of high productive value. The pattern of urban development is both shaped and constrained on all sides by flood risk on the low lying land from the Pitfure Stream, Wai-iti and Wairoa Rivers. This particularly affects the existing residential area in the vicinity of Lord Rutherford Road South and the existing rural and light industrial area to the east of the town centre and will constrain future urban development. There is a need for better separation of industrial areas from other urban areas to avoid compromising the overall amenity of the town.

Growth Planning

Future residential demand is expected to be satisfied largely from land already zoned residential, except for the flood prone areas. A possible additional residential development area is located to the west of the existing residential settlement, although flooding may also be a constraint in this locality. Refer to the attached Brightwater Growth Model map.

Future business demand is expected to be satisfied from land already zoned for business purposes, except for the flood prone areas. A possible new business development area located to the south of the existing rural industrial land.

Major Projects Planned for Brightwater between 2012/2013 to 2021/2022

Environmental Management:

- Undertaking the Brightwater strategic review and any associated Tasman Resource Management Plan change which may provide for residential and business land after an assessment of effects.

Engineering (refer to the attached Brightwater infrastructure map).

- Intersection improvement at Moutere Highway/Waimea West (2013-2016).

- Undergrounding of power lines in Ellis Street (2018/2019).
- Upgrade Brightwater water treatment plant to meet the Government’s drinking water standards (2016-2019).
- Brightwater - Factory Road water main replacement (2017/2018).
- Brightwater - SH6/Ranzau Road/3 Brothers Corner main replacement (2020-2022).
- Brightwater (Burkes Bank) wastewater pump station and rising main replacement (2016-2019) and pipeline renewals (2016/2017).
- Mt Heslington drain diversion for stormwater (2018-2022).
- Improvements at Eves Valley landfill throughout the 10 years.

Community Services:

- To undertake a needs assessment for the development and upgrade of indoor facilities in Wakefield or Brightwater followed by possible construction of a new facility in 2019/2020.
- Ongoing developments at Waimea River Park throughout the 10 years.

Indicative Major Projects for Brightwater between 2022/2023 to 2031/2032

Engineering:

- Brightwater town centre streetscaping.
- Brightwater water pipeline renewals.
- Development of a supplementary water bore.
- Replace wastewater trunk main from Brightwater to Wakefield.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Purchase and development of new reserves and facilities to meet the needs of the District’s growing population.

Coastal Tasman Settlement Area (refer to the attached Coastal Tasman Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Coastal Tasman	2158	2215	Medium	2332	2429	2517	2595	2659

The projected increase in population of 337 people represents a growth rate of 14.45% for the Coastal Tasman Area between 2011-2031.

The Coastal Tasman Area lies between the Moutere River estuary and the northern edge of the Waimea Plain. The area is valued for its natural and coastal features and views. Apart from some inland areas, much of the area has high productive land values. Where productive values are high, the land is quite fragmented, whereas the less productive land is generally in larger lots, much of which is, or has recently been planted in pine plantation.

Settlement patterns within the Coastal Tasman Area are varied. The urban settlements of Mapua/Ruby Bay and Tasman are within the Coastal Tasman Area, but have their own settlement plans. The rest of the area is a mix of rural-residential and rural.

The proximity of the Coastal Tasman Area to Nelson, Richmond and Motueka, and the State highway network has resulted in pressure for further residential and rural residential development.

Growth Planning

The Tasman Resource Management Plan (TRMP) contains a long term policy and planning framework for the Coastal Tasman Area to guide development. These provisions are intended to provide for a significant number of new dwellings in the area where they are able to be accommodated with limited adverse effects on the environment. More specifically, the Rural 3 Zone provides an opportunity for low impact subdivision and innovative development while retaining the overall valued characteristics of the area. In the TRMP, the Coastal Tasman Area Subdivision and Development Design Guide provides criteria for the evaluation of specific proposals. It is expected that there will be little change in those areas in the Coastal Tasman Area that retain Rural 1, Rural 2 and Rural-Residential zonings.

Constraints to development include the lack of network services for water supply, wastewater and stormwater. This is of concern given the valued natural characteristics of the area. There is a possibility that the Kina Peninsula area may be serviced by the Coastal Tasman Area water supply pipeline.

Future demand for sites for rural-residential lifestyles is expected to be satisfied from land already zoned Rural 3. Additional development may occur along the area adjacent to the inland Moutere Highway.

Major Projects Planned for the Coastal Tasman area between 2012/2013 to 2021/2022

Engineering (refer to the attached Coastal Tasman infrastructure map):

- Moutere Highway widening of out of context curves between Kelling Road and George Harvey Road (2018-2021).
- Coastal Tasman Pipeline for delivery of water to the Coastal Tasman and Mapua areas (2018-2023) – This project is subject to review of its need, scope and timing.

Community Services:

- Funding has been allocated for ongoing Coastcare programmes during the 10 year period.

Indicative Major Projects for the Coastal Tasman area between 2022/2023 to 2031/2032

Engineering:

- Development of a new cycle facility from State Highway 60 to School Road (Lower Moutere).
- Completion of Coastal Tasman Pipeline for delivery of water to the Coastal Tasman and Mapua areas (2018-2023). This project is subject to review of its need, scope and timing.

Community Services

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Ongoing coastcare work, including planting and dune restoration.

Wakefield (refer to the attached Wakefield Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Wakefield	1844	1893	Medium	2026	2131	2236	2360	2475

The projected increase in population of 449 people represents a growth rate of 22.16% between 2011-2031 for Wakefield.

Wakefield, a well established rural service centre, has experienced moderate growth in recent years. There is a significant flood risk to low-lying land adjacent to nearby rivers, that is the rural land on the periphery of Wakefield, to the west and east of the town and to the existing zoned heavy industrial areas to the north and west of the town. High value productive land is located immediately to the west and north of the town. There is a large area of hill land to the southeast of Wakefield that has potential for further rural-residential development. These factors will influence the pattern of future urban development.

Growth Planning

A current issue is poor access limiting residential development between Lord Auckland Road and the bowling club.

Future residential demand is expected to be satisfied largely from land already zoned residential and rural residential for lower density lifestyle development. In addition, a possible new residential development area is located east of the existing residential area. Refer to the attached Wakefield Growth Model map.

Future commercial demand is expected to be satisfied from the existing commercial zoned land. Future demand for industrial land is expected to be satisfied from the eastern portion of the Brookside sawmill site which was remediated in 2004 and which is currently zoned Light Industrial.

Major Projects Planned for Wakefield between 2012/2013 to 2021/2022

Environmental Management:

- Undertaking the Wakefield strategic review and associated Tasman Resource Management Plan change to provide for residential and business land after assessment of effects.

Engineering (refer to the attached Wakefield infrastructure map):

- New water source and treatment plant for Wakefield (2015-2017).
- Wakefield and Eighty Eight Valley restructuring the water supply areas (2013/2014 and 2021/2022).
- Wakefield wastewater pipeline renewals (2013/2014).
- Stormwater improvements to Eden Stream (2018-2021).
- Upsizing stormwater pipes Whitby Road to Arrow Street (2016-2018) and replace stormwater pipes from State Highway 6 to Pitfure Road (2012-2016).

Community Services:

- To undertake a needs assessment for the development and upgrade of indoor facilities in Wakefield or Brightwater followed by possible construction of a new facility in 2019/2020.

Indicative Major Projects for Wakefield between 2022/2023 to 2031/2032

Engineering:

- Upgrade Eighty Eight Valley water treatment plant to meet the Government's drinking water standards – subject to an affordable solution being identified.
- Eighty Eight Valley water pipeline renewals.
- Wakefield fire hydrant renewals.
- Further Wakefield water pipeline renewals.
- Replace wastewater trunk main from Wakefield to Brightwater.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Purchase and development of new reserves and facilities to meet the needs of the District's growing population.

Mapua/Ruby Bay Settlement Area (refer to the attached Mapua/Ruby Bay Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Mapua/Ruby Bay	1944	1996	Medium	2117	2229	2341	2443	2535

The projected increase in population of 418 people represents a growth rate of 19.74% between 2011-2031 for Mapua/Ruby Bay.

Reticulated wastewater and water first became available in Mapua/Ruby Bay about fifteen years ago. Thereafter, the settlement grew rapidly providing for a variety of lifestyles, including rural-residential, tourist, recreation, and residential retirement developments. The special village character, heritage and natural features of this coastal area are highly valued. In the last several years, services have reached capacity and service limitations have constrained further residential development. Key issues which will affect future development include: (i) recognition of a major coastal erosion and inundation hazard risk on the low lying coastal plain from McKee Domain to the Mapua Channel; (ii) providing non motorised access though the area, particularly linked walking access along the coast; (iii) the redevelopment of Port Mapua and the remediated waterfront site for mixed urban purposes; (iv) the redevelopment of the commercial area; and (v) the integrated management of stormwater and upgrading of existing water and wastewater services. A plan change which responds to these issues is in its final stages of completion. A primary objective of the plan change is to enable development while retaining the valued village culture of Mapua.

Growth Planning

Future residential development is expected to occur away from the low lying and at risk land near the coast. Residential demand is expected to be satisfied through infill on land already zoned residential and rural-residential and some additional new residential development areas located to the north of

the existing Mapua township. Opportunities for higher density living will be provided close to the village centre within the remediated site area. Refer to the attached Mapua/Ruby Bay Growth Model map.

Future demand for commercial land is expected to be satisfied in part from the existing commercial zoned land and in part from additional commercial space within the remediated site. Future demand for light industrial land is expected to be satisfied from the existing zoned light industrial land and new additional land in that same location.

A further feature of the growth model plan is a network of linked reserves and walkways which enable access through the area and along the coast and low impact stormwater management.

Major Projects Planned for Mapua Ruby Bay between 2012/2013 to 2021/2022

Environmental Management:

- Completion of the plan change for the review of urban development for Mapua and Ruby Bay.

Engineering (refer to the attached Mapua/Ruby Bay infrastructure map):

- Undergrounding of power lines in Aranui Road (2017/2018).
- Mapua wharf streetscaping (2015/2016, 2021/2022).
- Coastal Tasman Pipeline for delivery of water to the Coastal Tasman and Mapua areas (2018-2022). This project is subject to review of its need, scope and timing.
- Mapua - Aranui Road water main replacement (2015-2017).
- Stormwater:
 - Improvements to Seaton Valley Stream stage 1 (2012-2016).
 - Drainage improvements Pomona Road, and Stafford and Crusader Drives (2019-2023).
 - Pipeline upgrades James Cross and Coutts Place and Langford Drive (2019/2020).
- Wastewater:
 - Aranui/Higgs Road pump station upgrades and storage (2014-2018).
 - Mapua/Ruby Bay pipeline renewals (2016/2017).
 - Mapua/Ruby Bay upgrade pump station and storage (2016-2018).
 - Tait's new pump station and storage (2014-2017).
 - Toru Street pump station upgrade and storage (2015-2017).

Community Services:

- Council's contribution to the upgrade of the Mapua Hall (2012/2013).
- Continuing support for the Coastcare programmes during the 10 year period.

Indicative Major Projects for Mapua Ruby Bay between 2022/2023 to 2031/2032

Engineering:

- Development of a new cycle facility at Mapua Drive.
- Mapua wharf streetscaping maintenance and upgrading.
- Completion of Coastal Tasman Pipeline for delivery of water to the Coastal Tasman and Mapua areas (2018-2023). This project is subject to review of its need, scope and timing.
- Mapua water pipeline renewals.
- Mapua/Ruby Bay Aranui Combined wastewater pump station upgrade.
- Mapua/Ruby Bay pipeline wastewater renewals.
- Pinehill Heights/Brabant Drive stormwater pipeline connections.
- Seaton Valley Stream Stage 2 stormwater upgrade.
- Stormwater drainage improvements Toru Street and Aranui Road tennis courts.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities, and purchase and development of new reserves, playing field and facilities to meet the needs of the District's growing population.
- Ongoing coastcare work, including planting and dune restoration.

Tasman Settlement Area (refer to the attached Tasman Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Tasman	162	166	Medium	174	180	185	189	192

The projected increase in population of 18 people represents a growth rate of 10.34% between 2011-2031 for Tasman.

Tasman is a small rural service centre surrounded by land of high productive value much of which is zoned Rural 3. The main issue for Tasman is that the lower part of the settlement is located on poorly drained clay loam which causes severe drainage difficulties, for effluent and stormwater disposal. This limits infill development. Some existing land has been unable to be fully utilised because of these poor effluent disposal conditions. A TRMP Plan change to permit smaller allotment sizes could be considered if and when a reticulated sewage scheme is available. (Such a scheme is not provided in the Long Term Plan 2012-2022.) Containment of urban development enables the continued use of the surrounding productive and versatile land. For traffic safety reasons, it is desirable that urban development at Tasman is contained on the west side of Aporo Drive.

Growth Planning

Future business and residential demand is expected to be satisfied through infill within existing residential and commercial areas. Any development is required to be self servicing. Refer to the attached Tasman Growth Model map.

Major Projects Planned for Tasman between 2012/2013 to 2021/2022

Engineering (refer to the attached Tasman infrastructure services map):

- Baldwin Road stormwater improvements (2012/2013)

Indicative Major Projects for Tasman between 2022/2023 to 2031/2032

Engineering:

- There are no major projects planned at this stage.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.

Upper Moutere Settlement Area (refer to the attached Upper Moutere Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Upper Moutere	148	152	Medium	161	168	175	182	188

The projected increase in population of 27 people represents a growth rate of 16.8% between 2011-2031 for Upper Moutere.

Upper Moutere is a small rural community with an attractive setting on the rolling Moutere Hills, with views of Mt Arthur from some sites. It services the surrounding areas of Neudorf, Dovedale, Ngatimoti, Mahana and Orinoco. The surrounding land is versatile and productive. It boasts a multi-use sports complex with facilities for indoor and outdoor sports events. The main issues are the protection of the historic and scenic character of Upper Moutere, and that there are no reticulated water, stormwater or wastewater services. Particular attention to appropriate methods of effluent disposal at Upper Moutere is necessary to avoid public health and nuisance problems. The consolidation of commercial development on the west side of the Moutere Highway should reduce a potential traffic hazard that exists if commercial zoning is retained on opposite sides of the highway. Refer to the attached Upper Moutere Growth Model map.

Growth Planning

Future business and residential demand is expected to be satisfied through infill within existing residential and commercial areas. Any development is required to be self servicing.

Major Projects Planned for Upper Moutere between 2012/2013 to 2021/2022

Engineering:

- Intersection improvement Moutere Highway/Waimea West (2013-2016).
- Dovedale water supply pipeline renewals throughout 10 years.
- Redwood Valley water supply pipeline renewals throughout 10 years.

Indicative Major Projects for Upper Moutere between 2022/2023 to 2031/2032

Engineering:

- Development of a new cycle facility from State Highway 60 to School Road (Lower Moutere).
- Seal extensions:
 - Sunrise Valley Road.
 - Carylton Road to George Harvey Road.
 - Supplejack Valley Road.
 - Holdaway Road – Moutere Highway to Central Road South.
 - Rosedale Road.
 - Stage Coach Road.
- Dovedale water supply pipeline renewals.
- Further Redwood Valley water supply pipeline renewals.
- Upgrade Redwood Valley Golden Hills and O'Connor water treatment plants to meet the Government's drinking water standards - subject to an affordable solution being identified.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.



Motueka Ward

The Motueka Ward includes the following settlement areas:

- Motueka.
- Kaiteriteri.
- Marahau.
- Riwaka.

Motueka Settlement Area (refer to the attached Motueka Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Motueka	6242	6408	Medium	6590	6703	6764	6764	6738

The projected increase in population of 148 people represents a growth rate of 2.25% between 2011-2031 for Motueka.

Motueka is the second largest town in Tasman District and the gateway to Abel Tasman National Park, Kaiteriteri Beach and Golden Bay. It is a hub for horticulture and at harvest times the town draws in many seasonal workers to help pick the crops that grow in the area.

A number of factors have influenced Motueka's development. Most of the urban area of Motueka apart from the Thorp Street area is located on fertile Riwaka silt and sandy loam which supports intensive horticulture that contributes to the economic and social well-being of the District. Motueka is a relatively low-lying area. Parts of the town have problems with the disposal of stormwater due to the limitations of the existing drainage systems. Historically, ribbon type housing development has occurred along arterial routes. These factors have made it difficult to provide for the future development of the urban area in the most desirable manner, that is: avoiding land that is of high quality and is versatile for farming and/or is flood prone, and keeping a compact urban area. A significant proportion of the land in the town is in leasehold tenure.

The Motueka aerodrome contributes to the economic base of the region. It is also an educational and recreational facility. Detailed management of the aerodrome is provided through the Motueka Aerodrome Management Plan.

Motueka's water comes from a large number of wells that tap the Motueka Gravel Aquifer beneath the town. The aquifer is vulnerable to spillages and contaminated run-off from overlying land uses, which could affect downstream wells. Currently State Highway 60 (High Street) traverses central Motueka causing conflict between local and through traffic particularly at peak times. Further urban development in Motueka will require the upgrading of all network services, namely, water, wastewater, stormwater and the land transport network including the identification of a future bypass route.

In 2005, Council commenced planning for the future development of Motueka. Council planning studies show that further land is needed for both residential and business development. Although there are various possible locations for urban development around Motueka, the area to the west of the town centre is most suitable. The north of the town is low lying and subject to flood hazard. Land

to the east of the town is low lying, constrained by the coastal edge and while largely developed is exposed to coastal flooding risk in the long term. Land to the south is also constrained by coastal flooding risk and is more distant from the town centre.

A draft Tasman Resource Management Plan (TRMP) plan change provides for:

- Mixed urban development in the land block bounded by High, King Edward, Queen Victoria and Whakarewa Streets, namely, residential along Whakarewa and High Streets, mixed business within the block and light industry at the western side of the block.
- Further residential development in the block bounded by Queen Victoria, Whakarewa, Pah and Grey Streets adjacent to the Marae.
- The development of a Manoy/Talbot Street link continuing through to Whakarewa Street.

Growth Planning

Future residential demand is expected to be satisfied through a combination of infill on land already zoned residential and from the possible new residential development area located in Motueka West. Refer to the attached Motueka Growth Model map.

Future business demand is expected to be satisfied from an expansion of the existing commercial centre and from possible new mixed business and light industrial areas located in Motueka West.

Major Projects Planned for Motueka between 2012/2013 to 2021/2022

Environmental Management:

- Completion of the TRMP plan change for business and residential land in Motueka West and Central.

Engineering (refer to the attached Motueka infrastructure services map):

- Roading projects include:
 - Tasman District Council office carpark reconstruction (2013/2014).
 - Saltwater baths carpark resurfacing (2018/2019).
 - Decks Reserve carpark resurfacing (2020/2021).
 - Motueka Valley highway corner widening College Street to Mytton Heights (2017/2018).
 - Motueka Valley construction - McLean's Corner realignment (2019-2021).
 - Motueka Valley Construction - Narrow Bridge realignment (2018-2020).
 - Undergrounding of power lines in High Street.
- New water supply, treatment plant and reticulation for Motueka, subject to receipt of a satisfactory Government subsidy and a review of the need, scope and timing of the project (2020-2024).
- Motueka - replacing water pipes along Thorp Street (2019-2021).
- Motueka - High Street South water main renewal (2020-2022).
- Motueka existing water treatment plant upgrade to meet the Government's drinking water standards (2013-2015).
- Wastewater:
 - Motueka wastewater treatment plant upgrade (2012-2016).
 - Upgrade wastewater pumping mains from Motueka River bridge to ponds (2013-2015).
 - Trewavas Street (Prices) relocate pump station and install telemetry (2018-2022).
 - Thorp Street (Teece) pump station upgrade (2016-2017, 2024/2025).
 - Courtney Street pump station upgrade (2021-2023).
 - New pump station and rising main in Motueka West (2017/2018).
 - Oaks Village (Naumai Street) pump station replacement (2018-2020).
 - Motueka pipeline renewals throughout the 10 years.

- Upgrade of existing stormwater system from King Edward Street to Woodland Drain to accommodate new development in Motueka (2017-2022).
- Motueka stormwater flap gates (2014-2016) and tide gate upgrade (2016/2017).
- Lower Motueka River flood control project. This project is subject to a review of its need, scope and timing.
- Implementing the preferred option for erosion control at Jackett Island (2013-2015).
- Improvements to Mariri solid waste resource recovery centre during the 10 years.
- Tidal gate renewal (2016/2017).

Community Services:

- Motueka Library expansion and upgrade (2013/2014).
- Motueka aerodrome:
 - Provision of a pressure wastewater system (2017-2019).
 - Installation of new power and data services (2017/2018).
 - Grass runway rehabilitation (2014/2015).
 - Carpark construction (2015/2016).
- Improvements to Motueka reserves, picnic areas, gardens and walkways through the 10 year period.
- Funding for Stephen's Bay reserve development (periodically between 2012-2019).
- Tennis court renewals (2016/2017, 2020/2021) and Memorial Park courts (2012/2013).
- New or upgraded toilets elsewhere in Motueka ward (2016/2017, 2018/2019, 2020/2021).
- Decks reserve playground (2012/2013).
- Wildman's Road playground (2015/2016)
- Old Wharf Road Youth Park playground equipment (2013/2014, 2017/2018, 2020/2021).
- Other Motueka ward playgrounds (2017/2018, 2020/2021, 2021/2022).
- Improvements to Goodman Recreation Park carpark (2012/2013).
- Development of new fields at Motueka Sports Park (2013-2015).
- Memorial Park sports field improvements (2012/2013, 2018-2020).
- Artworks in the Motueka ward (locations to be decided) (2015/2016, 2017/2018, 2019/2020).
- Motueka foreshore and other foreshore work ongoing from 2014/2015.
- Cemetery improvements (2012-2014, 2019/2020).
- Motueka Recreation Centre upgrade (2012/2013).

Indicative Major Projects for Motueka between 2022/2023 to 2031/2032

Engineering

- Seal extension Brooklyn Valley Road.
- Development of a new cycle facility from Manoy Street to Talbot Street.
- Development of a new cycle facility along Old Wharf Road.
- Motueka town centre streetscaping.
- Completion of new water supply, treatment plant and reticulation for Motueka, subject to receipt of a satisfactory government subsidy and the review of the scope and timing of the project (2020-2024).
- Fearon Street water main replacements (coastal supply).
- Completion of Lower Motueka River and Brooklyn flood control – subject to a review of the need for, scope and timing of the project.
- Motueka wastewater manhole renewals.
- Thorp Street wastewater main replacements.
- Pah/Atkin and Parker Street stormwater upgrades.
- Improvements to Mariri solid waste resource recovery centre.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Purchase and development of new reserves and facilities to meet the needs of the District's growing population.
- Motueka aerodrome reseal runway.

Kaiteriteri Settlement Area (refer to the attached Kaiteriteri Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Kaiteriteri	404	415	Medium	420	431	436	436	431

The projected increase in population of 11 people represents a growth rate of 2.62% between 2011-2031 for Kaiteriteri.

The natural attractions of the Kaiteriteri area are its climate, golden sandy beaches, sea views, clear waters, rocky and bushed headlands and pockets of bush, wetlands and estuary. The conservation of these features and access to them is important through the provision of well located reserves and linking walkways. The Kaiteriteri area has a history of Māori settlement, with defended pa sites at Kaka Point, Anawhakau and Pa Point. There are also wāhi tapu sites.

Kaiteriteri attracts high visitor number during the summer months. The beach front area was redesigned during 2001/02 to cater for this. Parking and visitor facilities were improved while the overall amenity of the beachfront was retained. The Kaiteriteri mountain bike park is an added attraction.

Because of Kaiteriteri's scenic quality, limited areas of the beaches and safety considerations, water-related structures such as boat ramps and jetties are located away from the centre of the beach areas. A co-ordinated approach on these matters is pursued by Council with the Kaiteriteri Recreation Reserve Board and the Department of Conservation.

Much of the land at Kaiteriteri is highly erodible, weathered Separation Point Granite. This requires particular care when developments are undertaken. Also, further residential development in the settlement will require upgrading of the wastewater and roading networks.

Growth Planning

Future residential and holiday home demand is expected to be satisfied through the development of land already zoned residential located within the existing settlement boundaries to the south of the main beach. Refer to the attached Kaiteriteri Growth model map. The land currently zoned for commercial and tourist business purposes is considered sufficient for future requirements.

Major Projects Planned for Kaiteriteri between 2012/2013 to 2021/2022

Engineering (refer to the attached Kaiteriteri infrastructure map):

- Kaiteriteri/Riwaka water treatment plant upgrade to meet the Government's drinking water standards (2015-2017).
- Kaiteriteri – Martin Farm wastewater pump station upgrade (2017/2018).
- Replace Tapu Bay wastewater pipeline (2013-2018).
- Replace wastewater rising main through Girvins (2020/2021).

Community Services:

- Improvements to toilets at Tapu Bay (2012/2013).
- Continued support for Coastcare projects running at Little Kaiteriteri and Stephens Bay.

Indicative Major Projects for Kaiteriteri between 2022/2023 to 2031/2032

Engineering:

- Riwaka – Kaiteriteri Road upgrade.
- Development of a new cycle facility – Martin Farm Road to Rowling Road.
- Further Kaiteriteri water pipeline renewals.
- Kaiteriteri wastewater pipeline renewals.
- Motorcamp stormwater outlet pipe.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.
- Ongoing Coastcare work, including planting and dune restoration.

Marahau Settlement Area (refer to the attached Marahau Growth Model map)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2029	2031
Marahau	194	199	Medium	202	207	210	210	207

The projected increase in population of 5 people represents a growth rate of 2.5% between 2011-2031 for Marahau.

Marahau is a small holiday settlement located close to the boundary of and southern entrance to the Abel Tasman National Park. Many small-scale tourist ventures have established in Marahau and its environs since the Riwaka-Sandy Bay road to the Abel Tasman National Park was upgraded. During 2004, the beach front area was redesigned to reduce risks from coastal erosion and flooding, improve parking facilities and traffic management. Further attention to parking, access, coastal management processes and open space provision along the Marahau foreshore area will be necessary as development continues.

Further development will be encouraged to locate in or adjoining the township so as to avoid the low-lying, flood-prone land in the Marahau Valley and the unstable coastal margin. As there are no water or waste water services, on site servicing is required. An indicative road is shown on the Marahau planning maps to ensure the future integrated development of land to the rear of the Marahau settlement. It is intended that this road will be developed as a low impact residential access road with traffic calming features to discourage through traffic.

Marahau settlement has an attractive setting of native bush and coastline. The Council is endeavouring to have the bush protected by covenant or reserve.

Growth Planning

Future residential and holiday home demand is expected to be satisfied from a combination of land already zoned residential and from the area of Deferred Residential located inland from the existing residential area. Refer to the attached Marahau Growth Model map.

Future demand for land for tourist services is expected to be satisfied from a combination of land already zoned for tourist services and from the area zoned Rural 1 Deferred Tourist Services located inland from the existing residential area.

Major Projects Planned for Marahau between 2012/2013 to 2021/2022

Engineering:

- Torrent Bay beach replenishment periodically throughout the 10 year period.

Community Services:

- Funding for parks and reserves walkways continues through the 10 years.

Indicative Major Projects for Marahau between 2022/2023 to 2031/2032

Engineering:

- Marahau new wastewater treatment plant and reticulation.
- Torrent Bay beach replenishment.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.

Riwaka Settlement Area (refer to the attached Riwaka Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2029	2031
Riwaka	535	549	Medium	574	593	606	606	612

The projected increase in population of 38 people represents a growth rate of 6.62% between 2011-2031 for Riwaka.

Riwaka has a ribbon like settlement form which, historically, has spread out along the main road ways. It is surrounded by high value productive land. Much of the existing residential area is low lying and poorly drained and there is limited capacity for stormwater servicing. The area attracts lifestyle residents in part due to its proximity to Motueka.

Growth Planning

Any additional demand for residential and business land is expected to be satisfied from land already zoned residential or business (light industrial and commercial services). Refer to the attached Riwaka Growth Model map.

Major Projects Planned for Riwaka between 2012/2013 to 2021/2022

Engineering:

- Kaiteriteri/Riwaka water treatment plant upgrade to meet the Government's drinking water standards (2015-2017).

Community Services:

- Funding for parks and reserves walkways continues through the 10 years.

Indicative Major Projects for Riwaka between 2022/2023 to 2031/2032

Engineering:

- There are no major projects planned over the 10 years.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.



Lakes - Murchison Ward

The Lakes - Murchison Ward comprises the following settlement areas:

- Murchison.
- St Arnaud.
- Tapawera.

Murchison Settlement Area (refer to the attached Murchison Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Murchison	479	492	Medium	482	472	453	443	433

The projected decrease in population of -49 people represents a growth rate of -10.7% between 2011-2031 for Murchison.

Murchison is the District's southern most settlement. It is a rural service centre supported mainly by farming, mining and tourism. It provides a base for outdoor activities such as rafting, kayaking, tramping hunting and fishing.

Rapid bank erosion by the powerful Buller River places properties at the ends of Fairfax and Grey Streets at some risk. Further urban development is inappropriate in this vicinity and rural zoning of land close to the river is being retained.

Recently, additional public parking has been provided in Fairfax Street which eases traffic congestion in the main street.

Growth Planning

Future residential demand is expected to be satisfied from a combination of land already zoned residential and from the area zoned Rural 2 Deferred Residential located next to the existing residential area to the east of the settlement. Refer to the attached Murchison Growth Model map. Future demand for business land is expected to be satisfied from infill within the existing Central Business District and Light Industrial areas.

Major Projects Planned for Murchison between 2012/2013 to 2021/2022

Engineering (refer to the attached Murchison infrastructure map):

- Upgrade Murchison water treatment plant to meet the Government's drinking water standards (2012-2014).
- Murchison water pipeline renewals (2016-2018 and 2021/2022).
- Murchison stormwater pipeline renewals (2018/2019).
- Stormwater improvements to the recreation centre stream to Fairfax Street (2019-2020).
- Improvements to Murchison solid waste resource recovery centre during the 10 years.

Community Services:

- Continued support for Murchison Sport, Recreation and Cultural Centre.

Indicative Major Projects for Murchison between 2022/2023 to 2031/2032

Engineering:

- Further Murchison water pipeline renewals.
- Murchison wastewater treatment plant renewals.

Community Services:

- Business as usual. There are no major changes proposed in years 11-20 at this stage.
- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.

St Arnaud Settlement Area (refer to the attached St Arnaud Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
St Arnaud	431	442	Medium	442	442	435	435	421

The projected decrease in population of -21 people represents a growth rate of -4.75% between 2011-2031 for St Arnaud.

St Arnaud services and is the gateway to Nelson Lakes National Park. While it has long been a small summer holiday resort, it has also developed facilities to cater for winter recreation at a nearby ski-field.

The most significant constraints on development are surveyed public support for only moderate township development and environmental matters such as protection of native vegetation and the water quality of Lake Rotoiti. Also, it is necessary to restrict development (including subdivision) in the vicinity of the Alpine Fault, an active fault that crosses the township.

An alternative development area has been developing at Tophouse, providing for low density residential allotments. The extent of land zoned Rural-Residential at Tophouse/Wairau Saddle is sufficient for those seeking larger lots in a sub-alpine environment without adversely impacting on the national park or the setting of St Arnaud township. St Arnaud is expected to remain the main focus for services and facilities. Refer to the attached St Arnaud Growth Model map.

Growth Planning

Commercial zoning is provided in the centre of St Arnaud to serve the Lake Rotoiti area and minimise effects of commercial development on other areas.

Provision for new residential and holiday home development on land adjacent to Borlase Avenue and to the rear of existing residential development on the north side of the State Highway has been subject to the development of an approved reticulated wastewater system. With this, a slightly higher

density than some other parts of the township is expected to occur while maintaining the existing character of the area. Future residential demand is expected to be satisfied from within these residential areas.

Major Projects Planned for St Arnaud between 2012/2013 to 2021/2022

Engineering (refer to the attached St Arnaud infrastructure map):

- Desludging of wastewater treatment plant oxidation ponds at St Arnaud (2019/2020).
- Upgrade pumping main from St Arnaud to wastewater treatment plant (2018-2020).
- Borlase catchment project (2012/2013-2014/2015).

Community Services:

- Continued support for Rotoiti Community Hall.

Indicative Major Projects for St Arnaud between 2022/2023 to 2031/2032

Engineering:

- There are no major projects planned during the 10 years.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.

Tapawera Settlement Area (refer to the attached Tapawera Growth Model and Infrastructure maps)

Population Projection

Settlement Area	Population.	Population adjusted to SNZ 2006 Estimate	Series Applied	2011	2016	2021	2026	2031
Tapawera	309	317	Medium	339	354	361	368	375

The projected increase in population of 36 people represents a growth rate of 10.62% between 2011-2031 for Tapawera.

Tapawera is a small rural service centre in the Motueka Valley. The surrounding land is of high productive value. The population of the settlement has remained relatively constant over the last 15 years and uptake of residential land has been slow.

Significant usable buildings remain on the former Forest Service headquarters site on the outskirts of Tapawera. The Council wishes to encourage their use for commercial or industrial purposes. While the site is now in private ownership, only part of the buildings on the site are utilised.

The town through changing land uses related to central and local government restructuring has a supply of vacant land. To enhance the visual amenity of unused land in the town centre, further landscaping should be undertaken.

Growth Planning

Future residential demand is expected to be satisfied from a combination of infill within existing residential areas, land zoned residential but not yet developed and greenfields land currently zoned Rural 1 situated to the south east of the urban area. Refer to the attached Tapawera Growth Model map.

Future demand for business land is expected to be satisfied from infill within the existing Central Business District.

Major Projects Planned for Tapawera between 2012/2013 to 2021/2022

Engineering (refer to the attached Tapawera infrastructure map):

- There are no major projects planned for Tapawera during the 10 years.

Indicative Major Projects for Tapawera between 2022/2023 to 2031/2032

Engineering:

- Tapawera water pipeline renewals.
- Tapawera wastewater flushing tank renewals.
- Totara Street stormwater improvements.

Community Services:

- Funding for parks and reserves walkways continuing through the next 10 years.
- Ongoing management, maintenance, planting and development of existing reserves and facilities.

