

---

# Long Term Plan 2018-2028

## What is planned for Brightwater?

---

### 1.0 Introduction

The following information provides an overview of significant projects Council has planned for Brightwater in the Long Term Plan 2018-2028. These projects aim to address anticipated growth in demand, improve the services provided, and ensure that existing public infrastructure is maintained and fit for purpose. We've also included relevant growth information and the conclusions reached for the Brightwater settlement in the development of Council's Growth Model 2017<sup>1</sup>. All information is current as at 1 July 2018.

Between 2018 and 2028, Brightwater's population is projected to grow by 16%<sup>2</sup>.



### 2.0 Settlement outline

#### 2.1 Urban form and function

Brightwater is located approximately 8km south of the Richmond CBD. State Highway 6 (Brightwater deviation), passes to the south of the village centre. Waimea West Road and Ellis Street traverse the village from north west to south east, with Bryant Road and Lord Rutherford Road North forming a north east- south west axis, effectively dividing the residential area into four quadrants on the western side of the

---

<sup>1</sup> Council's Growth Model is a District-wide, long term development planning tool which informs the programming of a range of services, such as network infrastructure and facilities (through the Long Term Plan), and district plan reviews.

<sup>2</sup> Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the high series for 2018-2028 and the medium series for 2028-2043 for the Brightwater area unit.

deviation. The regional cycle trail crosses the village from Bryant Road to Lord Rutherford Road. There is an area zoned for light industry in the south east quadrant, close to State Highway 6 (SH6) and an area zoned for residential use south of the deviation.

The industrial focus extends over to the eastern side of SH6, with an established Rural Industrial zone and adjacent Light Industrial zones north east of River Terrace Road. A stock sales yard is located on the south side of River Terrace Road; and a hotel complex is sited in the Tourist Services zone on the opposite corner, fronting SH6.

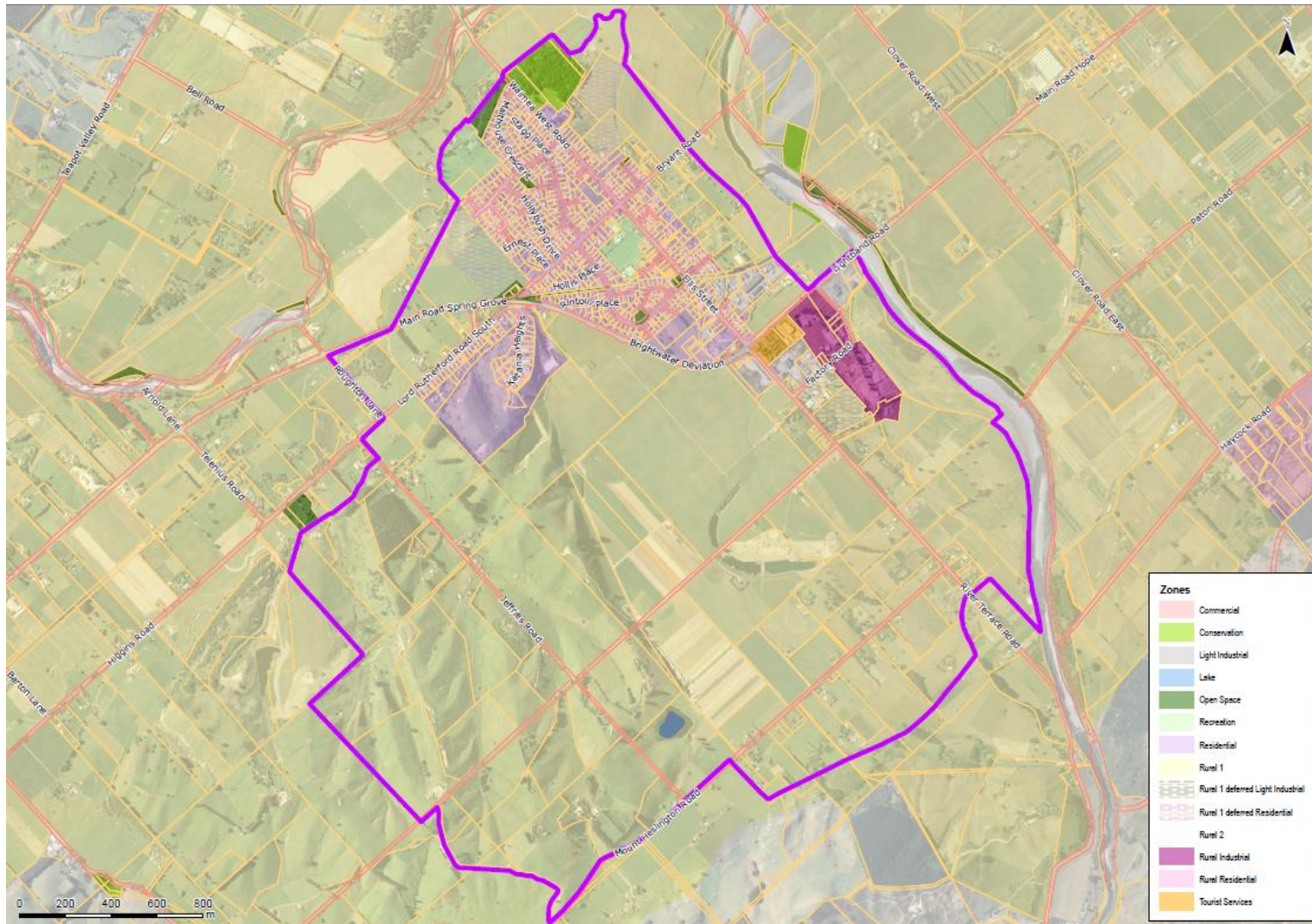
The Lord Rutherford Memorial occupies Council land beside the Lord Rutherford Road/ SH6 intersection, marking the entry to Brightwater village from the south, and celebrating the birthplace of this famous New Zealander. South-east of the village, where Lord Rutherford Road South crosses onto the south side of SH6, is an existing partly developed Residential zone. A pedestrian and cycle underpass provides a link between the two areas. The zone continues up 'Katania Heights' where there is a new subdivision.

## **2.2 Environmental opportunities and constraints**

Highly productive land zoned Rural 1 surrounds the settlement of Brightwater. There is considerable flood risk in parts of the settlement from the Wai-iti and Wairoa Rivers, Jeffries and Pitfure Streams and overland flows from 'Watertank Hill' and Mount Heslington stream.

The land to the south east provides a more elevated contour, free from many of the flood hazards.

**2.3 Zoning as at 1 July 2018** (note: the settlement outline in purple is for planning purposes and doesn't indicate the extent of future development. For updates and details on planning zones under the Tasman Resource Management Plan, please refer to [Top of the South Maps.](#))



## 2.4 Current infrastructure provision

Infrastructure is the name for physical assets that Council provides and owns in order to provide water supplies, stormwater, wastewater, rivers and flood control, and transportation services.

Council provides the Brightwater settlement with water, wastewater and stormwater services, as well as a well-established road and footpath network. Tasman's Great Taste Trail passes through Brightwater providing a cycle connection to Richmond and Wakefield.

## 2.5 Parks, reserves, and facilities

The Brightwater community is currently serviced by a range of parks, reserves and community facilities.

The Brightwater community is currently serviced by two community rooms at the Brightwater Community Hall and one at Lord Rutherford Park pavilion. Council provides a subsidy to enable community use of the pool at Brightwater School and access is provided via the purchase of a key.

Council has provision near the District average for most recreation and community facilities except there is relatively poor access to pools and recreation centres. Some residents use recreation and sport services provided by facilities in Richmond (such as the Richmond Aquatic Centre) and at Saxton Field.

The development of Tasman's Great Taste Trail through the settlement is popular and has added to the existing levels of service for cycleways.

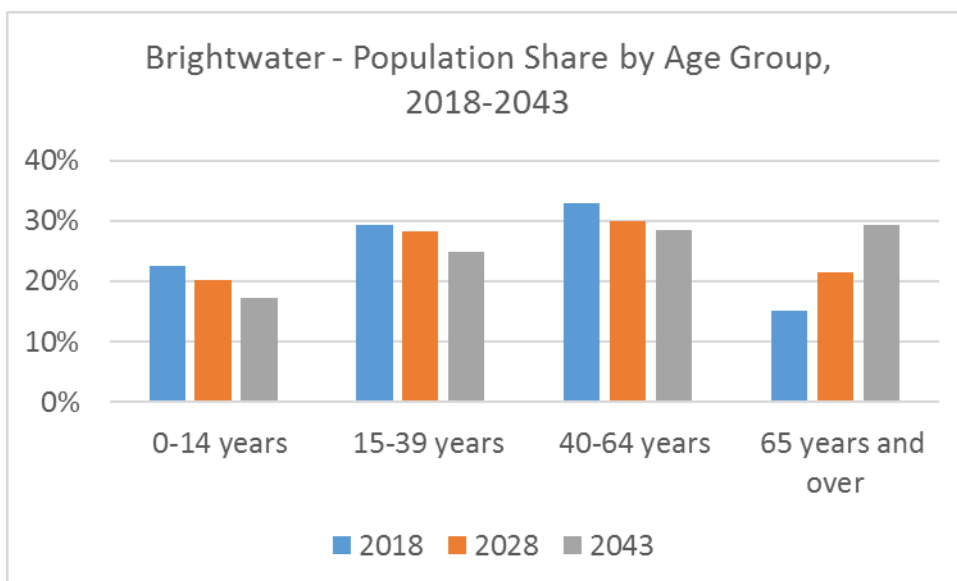
The community is serviced by the Richmond and Spring Grove Cemeteries, 1.5 kilometres of walkways, 1.25 hectares of smaller neighbourhood reserves, three playgrounds within reserves and one at the school.

## 3.0 Future Demographics<sup>3</sup>

The population of Brightwater is projected to increase from 2,076 in 2018 to 2,412 in 2028 and then to 2,737 by 2048. The proportion of the population aged 65 years and over is projected to increase from 15% in 2018, to 29% by 2043. The average household size is projected to decrease from 2.8 people per household in 2018 to 2.5 people per household by 2043.

---

<sup>3</sup> Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the high series for 2018-2028 and the medium series for 2028-2043 for the Brightwater area unit.



## 4.0 Growth

### 4.1 Anticipated development

Based on the above demographic trends, Council has estimated the following numbers of residential dwellings and business lots will be required.

Council anticipates that the actual supply of residential and business development in Brightwater will be slightly higher than the projected demand. This is based on an assessment of feasible development capacity, landowner intentions and feedback from the development community but is not intended to be an exact forecast of when and where development will actually occur. Population projections will be updated following the 2018 Census to reflect any significant population changes.

	2018/19- 2020/21 Short term (Years 1-3)	2021/22- 2027/228 Medium term (Years 4-10) <sup>4</sup>	2028/29 – 2047/48 Long term (Years 11-30) <sup>5</sup>
Number of residential dwellings required	56	110	220
Number of residential dwellings anticipated	66	110	221
Number of business lots required	0	2	3
Number of business lots anticipated	0	6	6

### 4.2 Development options

Between the period December 2013 and June 2016, new lots created by subdivision were mainly located in north western Brightwater. During the same period, residential

<sup>4</sup> Years 1-10 represent life of LTP.

<sup>5</sup> Years 1-30 accord with life of Infrastructure Strategy and the National Policy Statement on Urban Development Capacity.

building consents were granted in the same location as well as western Brightwater at Katania Heights.

A Strategic Review of Brightwater's zoning was conducted in 2015 and led to Plan Change 57. The Plan Change introduced new Deferred Residential zones south east of Snowden's Bush and between Wanderers Avenue and Lord Rutherford Road. It also introduced:

- a new Deferred Light Industrial zone between Factory Road and River Terrace Road
- rationalisation of the Commercial and Open Space zones in Brightwater
- controls for development affected by flood hazards, and
- new walkway connections.

Growth in Brightwater is recommended in the Tasman Growth Model to be accommodated on land already appropriately zoned as well as the land zoned deferred for residential development in Brightwater west and north. Land already zoned Deferred Light Industrial in Brightwater south east is recommended to accommodate business demand. The deferrals will be uplifted when infrastructure can be or is provided.

In addition, land in Brightwater North may require rezoning in years 4-10 for modest development in order to meet Residential demand as it is currently zoned Rural 1. It would represent an expansion for Brightwater on the same side of the State Highway as other residential development.

#### **4.3 Growth-related infrastructure**

Although the water supply network has adequate capacity to provide for the level of growth predicted, Council has planned to upgrade the water treatment plant to increase capacity and provide a higher level of treatment in 2020/21.

Longer term, water security provided by the Waimea Community Dam is assumed to provide for growth. Without the Dam, supplying water to newly zoned land becomes more difficult and may constrain growth.

Wastewater collected within Brightwater is discharged via a trunk main that runs between Wakefield and Richmond. There is little capacity available within the trunk main and Council has planned to upgrade it in two stages, the rising main in 2020/21 followed by the gravity section between 2022 and 2024. In order for Council to provide wastewater services to greenfield areas of development in Brightwater north, it will need to install a new pump station and main. Council has planned to do this in 2025/26.

Council is not planning to install new stormwater infrastructure in Brightwater's growth areas. Council expects individual developers to complete this work or find ways to mitigate the increase in stormwater flows associated with development.

The transportation network is relatively well connected. There are existing safety concerns within the Ellis Street as well as at the Lord Rutherford/Bryant Road

intersection. Growth will increase the safety risk in these areas. Council has planned to upgrade the village centre and intersection in 2019/20.

These are the significant growth-related projects planned for Brightwater.

<b>Project Description</b>	<b>Project Purpose</b>	<b>Timeframe</b>	<b>Total Cost</b>
<b>Wastewater Projects</b>			
Wakefield to Three Brothers Corner Pipeline Upgrade	New pipeline from Wakefield to Three Brothers Corner to accommodate for growth	2019-2024	\$8,028,200
Brightwater North New Pump Station & Rising Main	New pump station and rising main connecting to existing pump station to accommodate growth	2023-2026	\$1,646,000

#### **4.4 Parks, reserves and facilities**

The projected increase in population, coupled with the Brightwater community continuing to have a younger median age than most of the district, has implications for recreation and sport provision. The projections would indicate a possible need for increased provision for active recreation and sport. Provision should be made for the acquisition of approximately 1.5 ha of land and related services for an additional sports field, along with a new multi-purpose community facility, both of which will service Brightwater, Wakefield and surrounds. This additional capacity could be provided in either Brightwater or Wakefield. Provision has been made in Council's budgets beyond 2028 for land purchase and a Council contribution towards a community facility. New reserves and walkway connections will be identified as subdivisions develop.

## **5.0 Improvements and Renewals**

This section covers projects which are primarily to improve the services already provided (improvements) and/or ensure that existing public infrastructure is maintained and fit for purpose (renewals). Some projects will also have a growth-related element.

### **5.1 Infrastructure improvements, replacements and renewals**

Council has planned to upgrade the town centre of Brightwater as well as undergrounding the overhead powerlines in Ellis Street to improve transportation levels of service.

Council has planned the upgrade of the Brightwater water treatment plant in 2020/21 to meet the Drinking Water Standards New Zealand.

<b>Project Description</b>	<b>Project Purpose</b>	<b>Timeframe</b>	<b>Total Cost</b>
<b>Water Supply Projects</b>			
Brightwater Source - New Bores	Relocate and construct new bores away from the river on natural ground	2022-2026	\$643,900
Brightwater Reticulation - Factory Road Main Renewal	Renewal of main pipe from SH6 to River Terrace Road	2026-2028	\$393,600
Brightwater Water Treatment Plant (WTP) Upgrade	Upgrade WTP to meet Drinking Water Standards with full filtration	2019/20 - 2020/21	\$1,458,300
Brightwater Reservoir Renewal	Reservoir roof requires sealing & painting	2020/21	\$78,400
Brightwater Reticulation- Teapot Valley Pump Station Upgrades	New telemetry & tanks	2026/27	\$63,600
Brightwater Reticulation - SH6 Main Renewal	Renewal of main pipe from Ranzau Road to 3 Brothers Corner	2027/28- 2029/30	\$1,928,600
<b>Wastewater Projects</b>			
Trunk Main Wakefield to Richmond - Easement	Acquire easement for existing & new trunk main	2019-2022	\$401,100
<b>Transportation Projects</b>			
Ellis Street Power Undergrounding	Remove overhead power lines along Ellis Rd between Lord Rutherford Rd and SH6. Lord Rutherford Ellis Intersection Upgrade	2019-2020	\$450,000
Lord Rutherford Ellis Intersection Upgrade	Modify Lord Rutherford / Ellis intersection to allow heavy vehicles to travel through the intersection without crossing the centreline	2019-2020	\$200,000
Brightwater Town Centre	Upgrade of Ellis Street to better provide for a shared environment	2019-2020	\$870,000
Brightwater Town Centre – Renewal	Renewal of Ellis Street to better provide for a shared environment	2034-2035	\$500,000



<b>Project Description</b>	<b>Project Purpose</b>	<b>Timeframe</b>	<b>Total Cost</b>
<b>Rivers Projects</b>			
Brightwater Flood Mitigation Works	Undertake work to improve the resilience of Brightwater to flooding	2021-2022	\$80,000

Council has planned two projects to improve the Richmond Resource Recovery Centre, which also serves the Brightwater community. In 2019-2021, Council has allocated \$593,903 to improve storage and the hazardous goods store, and to upgrade the waste tipping pit. These improvements will protect workers and customers. In 2024-2027, Council has allocated \$846,665 for a second weighbridge and a new waste bin storage area which will improve access to the site and reduce waiting times.

**Note:** Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

All future project costs are in current prices and have not been adjusted for inflation.