
Long Term Plan 2018-2028

What is planned for Coastal Tasman?

1.0 Introduction

The following information provides an overview of significant projects Council has planned for the Coastal Tasman settlement 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 Coastal Tasman settlement in the development of Council's Growth Model 2017¹. All information is current as at 1 July 2018.

Between 2018 and 2028, Coastal Tasman's population is projected to grow by 7%².



Photo credit: Anton Petre

¹ 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.

² Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Wai-iti, Motueka Outer, and Mapua area units which all intersect with the Coastal Tasman settlement area.

2.0 Settlement outline

2.1 Urban form and function

The Coastal Tasman settlement is generally the area between the Moutere Highway and the coast, excluding the settlements at Tasman, Upper Moutere and Mapua/Te Mamaku/Ruby Bay. It extends north to (Riverside) Community Road and Moana Loop. It includes the Kina peninsula. Please refer to the maps on the following pages.

Coastal Tasman is not a settlement, but is a large area of mostly Rural 3 Zone land and has been very popular in recent years for residential development. Between December 2013 and June 2015, 70 lots were created by subdivision for residential purposes in Coastal Tasman and between July 2015 and December 2016, 50 such lots were created. In 2017 up until October, 16 residential lots have been created by subdivision in Coastal Tasman.

Most of Coastal Tasman is zoned Rural 3 where minimum lot size by subdivision in 50 hectares is a Controlled activity. Proposals for clusters of smaller-lot, rural residential housing, are common and are processed as Discretionary activities under the Tasman Resource Management Plan.

The land is a mix of soil classes, land use and topography. The land largely has good elevation and aspect. Small rural villages surround Rural 3, being Tasman, Mapua, Mahana, Redwood Valley and Upper Moutere. Orcharding, pasture, small scale forestry and viticulture continue to occur across the zone.

The Rural 3 zone is intended to meet demand for rural residential demand, as well as protect those areas of land with higher productive potential.

2.2 Environmental opportunities and constraints

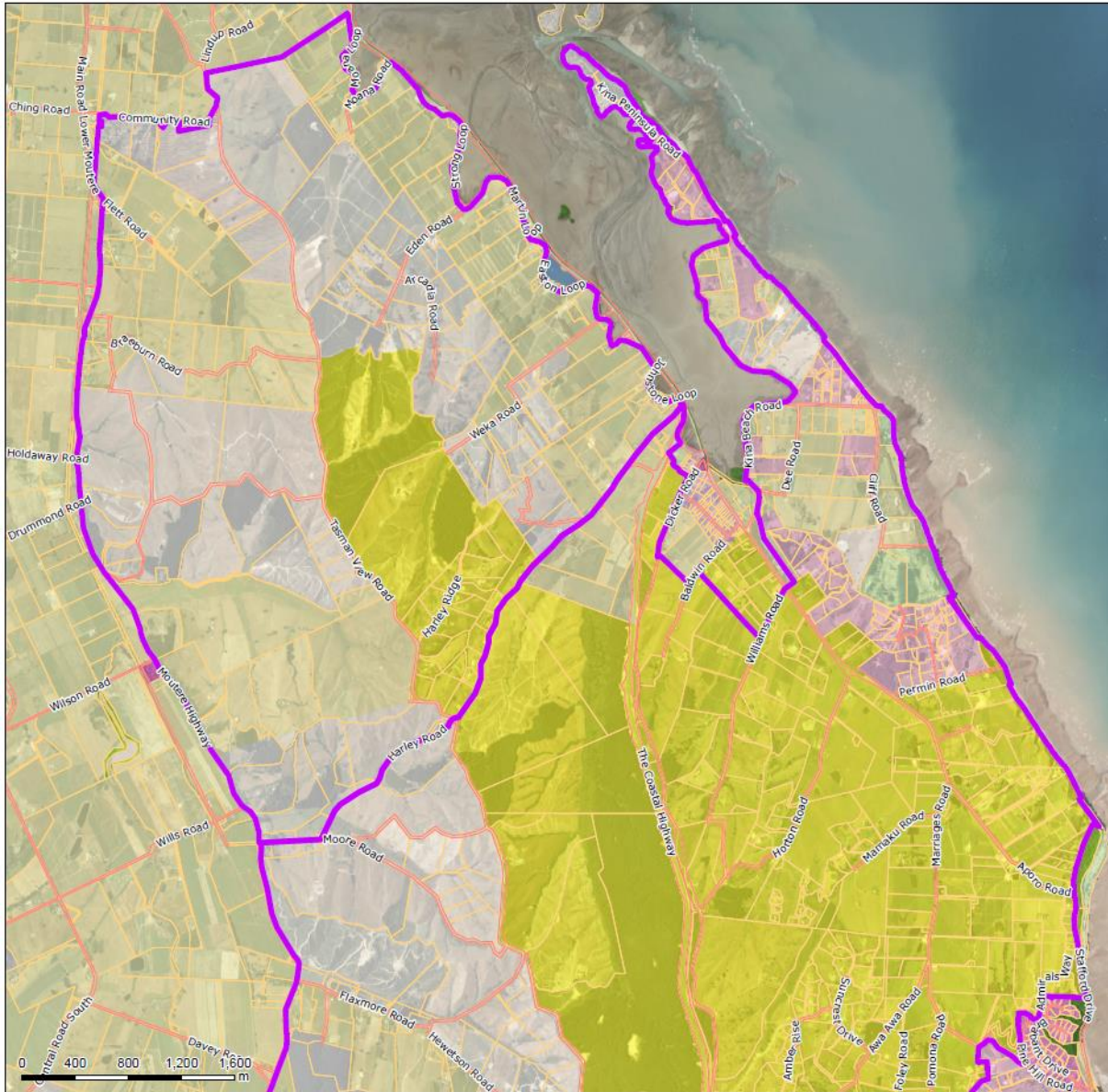
The Rural 3 zone is located on a large elevated land form of Moutere gravels and clay. It is a relatively stable area, free from major flooding hazards. Traditionally covered in forest and orchards, parts of the area are being converted to rural lifestyle. Constraints for development include limited on-site wastewater disposal methods due to the poor absorption by the Moutere clay soils; potential for high visual impacts on the more dominant or publicly accessible slopes; protection of higher quality; accessibility for some steeper slopes within the zone; and a lack of services.

The opportunities for this zone depend on the site and proposal's compliance with the rules and Coastal Tasman Design Guide in the Tasman Resource Management Plan. Clusters of development can be achieved where environmental and amenity values can be maintained or improved; and where high quality soils are protected.

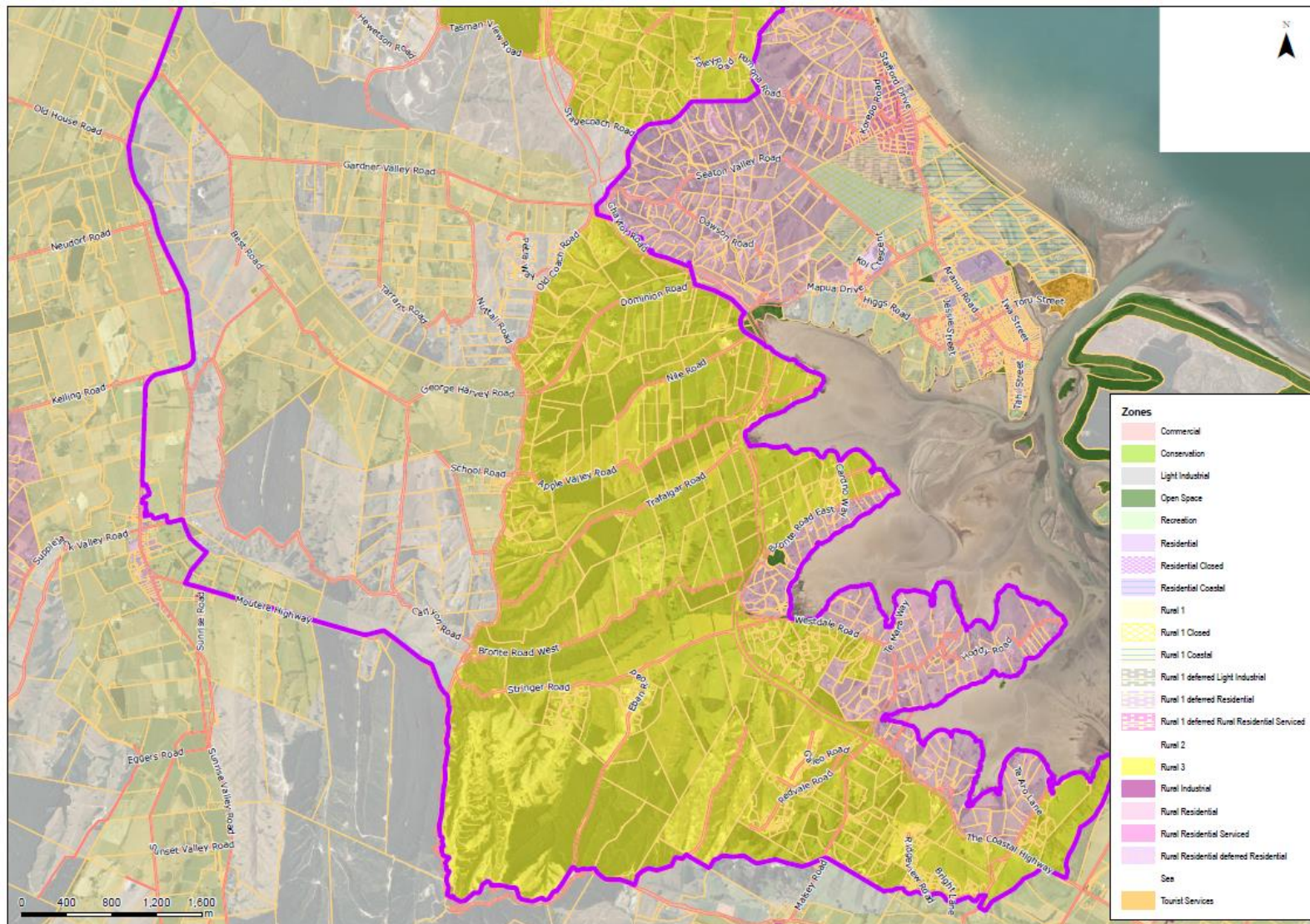
Opportunities exist for further development of the land within the Rural 3 zone.

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.](#))

The Rural 3 zoning below (yellow) coincides with where we expect the majority of development to occur.



Northern part of Coastal Tasman Settlement



Southern part of Coastal Tasman Settlement

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 a rural road network within the Coastal Tasman area. There are limited footpath provisions in some of the rural subdivisions. Tasman's Great Taste Trail runs through the northern part of the Coastal Tasman area.

Council supplies some parts of the Coastal Tasman area with water from the Redwood Valley scheme, and the rural extension of the Mapua/Ruby Bay scheme. Both of these supplies are currently fully allocated.

Council does not provide wastewater or stormwater services to the Coastal Tasman area.

2.5 Parks, reserves and facilities

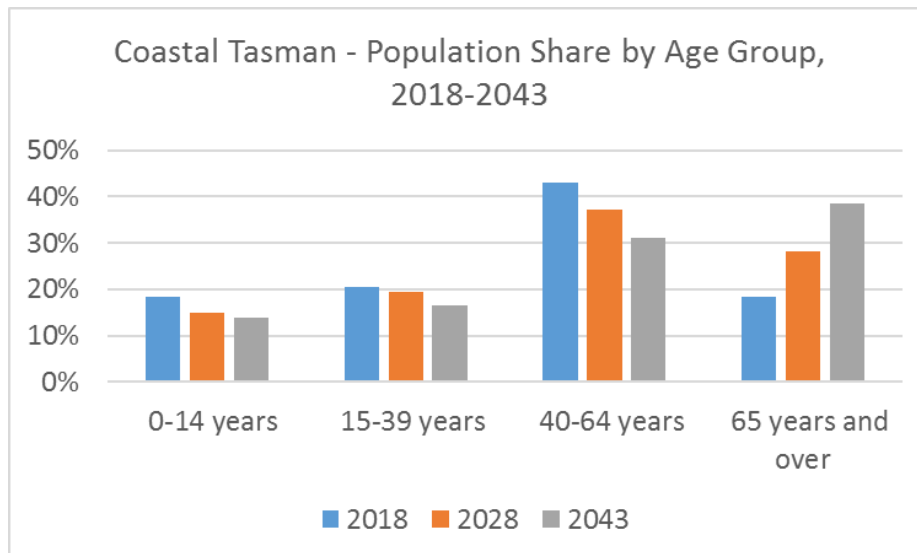
The Coastal/Tasman community is serviced by Libraries at Mapua, Motueka and Richmond. Pools are provided at the Richmond Aquatic Centre (at a regional level) and the Council provides a subsidy for the maintenance of the pools at Upper Moutere and Mapua Schools. Meeting rooms are provided at the three centres. The Upper Moutere and Motueka Recreation Centres provide additional indoor and outdoor recreation facilities for the community. The community is serviced by the Richmond and Motueka and Upper Moutere Community cemeteries.

There are 2.5 kilometres of walkways within the area and access to 129 kilometres of walkways and cycleways within the Moutere-Waimea, Motueka and Richmond Wards, and 2.4 hectares of neighbourhood reserves. There is one playground within existing reserves. There are no visitor's toilets but eight toilets are provided within existing reserves.

3.0 Future Demographics³

The population of the Coastal Tasman area is projected to increase from 2,732 in 2018 to 2,929 in 2028 and then to 3,064 by 2048. The proportion of the population aged 65 years and over is projected to increase from 18% in 2018, to 39% by 2043. The average household size is projected to decrease from 2.5 people per household in 2018 to 2.2 people per household by 2043.

³ Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Wai-iti, Motueka Outer, and Mapua area units which all intersect with the Coastal Tasman settlement area.



4.0 Growth

4.1 Anticipated development

Based on the above demographic trends, Council has estimated the following numbers of residential dwellings will be required. However, population projections are generally based on past trends and Coastal Tasman is an area which has historically not experienced high levels of population growth. Population projections will be updated following the 2018 Census to reflect any significant population changes.

Council anticipates that the actual supply of residential development is likely to be greater than that demand. This is based on an assessment of feasible development capacity, landowner intentions, consented subdivisions, and feedback from the development community. Several large greenfield subdivisions are already under development. The development is also expected to occur without the need for large Council-funded infrastructure projects.

Council has assumed no separate commercial lots are required in the Coastal Tasman area.

	2018/19- 2020/21 Short term (Years 1-3)	2021/22- 2027/228 Medium term (Years 4-10) ⁴	2028/29 – 2047/48 Long term (Years 11-30) ⁵
Number of residential dwellings required	50	84	180
Number of residential dwellings anticipated	162	138	130

This is based on the best information at the time and is not intended to be an exact forecast of when and where development will actually occur.

⁴ Years 1-10 represent life of LTP.

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

4.2 Development options

Significant levels of development have occurred within the Rural 3 zone during the period 2008-2017, although development rates have varied. Throughout this time, large subdivision consents have been issued for land at Appleby Hills; Research Orchard Road, Westdale Drive; Stringer Road; Marriage's Road, Awa Awa Road; Maisey Road, Harleys Road among others.

Further growth is expected in the Coastal Tasman area over the coming years with large developments consented at the southern and mid sections of the zone. However, its zoning remains Rural 3 and no changes to that zone are anticipated at this time.

4.3 Growth-related infrastructure

Coastal Tasman is self-serviced and infrastructure upgrades are not required to enable growth. If new roads are required for subdivision these will be provided by private developers. Long term, Council has planned to upgrade and seal Tasman View Road, this is indicatively planned for 2041 to 2043 at a cost of \$3.03 million but actual timing will depend of the rate and nature of development in the area.

Council has not planned to upgrade the Redwood Valley scheme. Council has planned to upgrade the Mapua trunk main and reservoirs between 2018 and 2023, after which Council may consider allocating more water to some parts of the rural scheme.

4.4 Parks, reserves and facilities

Development required to provide for future demand is anticipated to be primarily the creation of additional walkway and cycle links, small neighbourhood reserves and the development of additional facilities and sports fields at Mapua.

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).

5.1 Infrastructure improvements, replacements and renewals

Council has planned several projects over the next ten years to improve the Mariri Resource Recovery Centre, which also serves the Coastal Tasman community. In 2021/22, \$207,963 has been allocated to build a roof over the waste tipping pit, which will reduce litter and dust. In 2023/24, \$707,956 has been allocated to relocate the weighbridge and access to the pit. This will improve access to the site and reduce waiting times. In 2027/28, a further \$212,737 has been allocated to improve the access road, addressing safety issues.

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.