
Long Term Plan 2018-2028

What is planned for Marahau?

1.0 Introduction

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

Between 2018 and 2028, Marahau's resident population is expected to remain relatively unchanged².

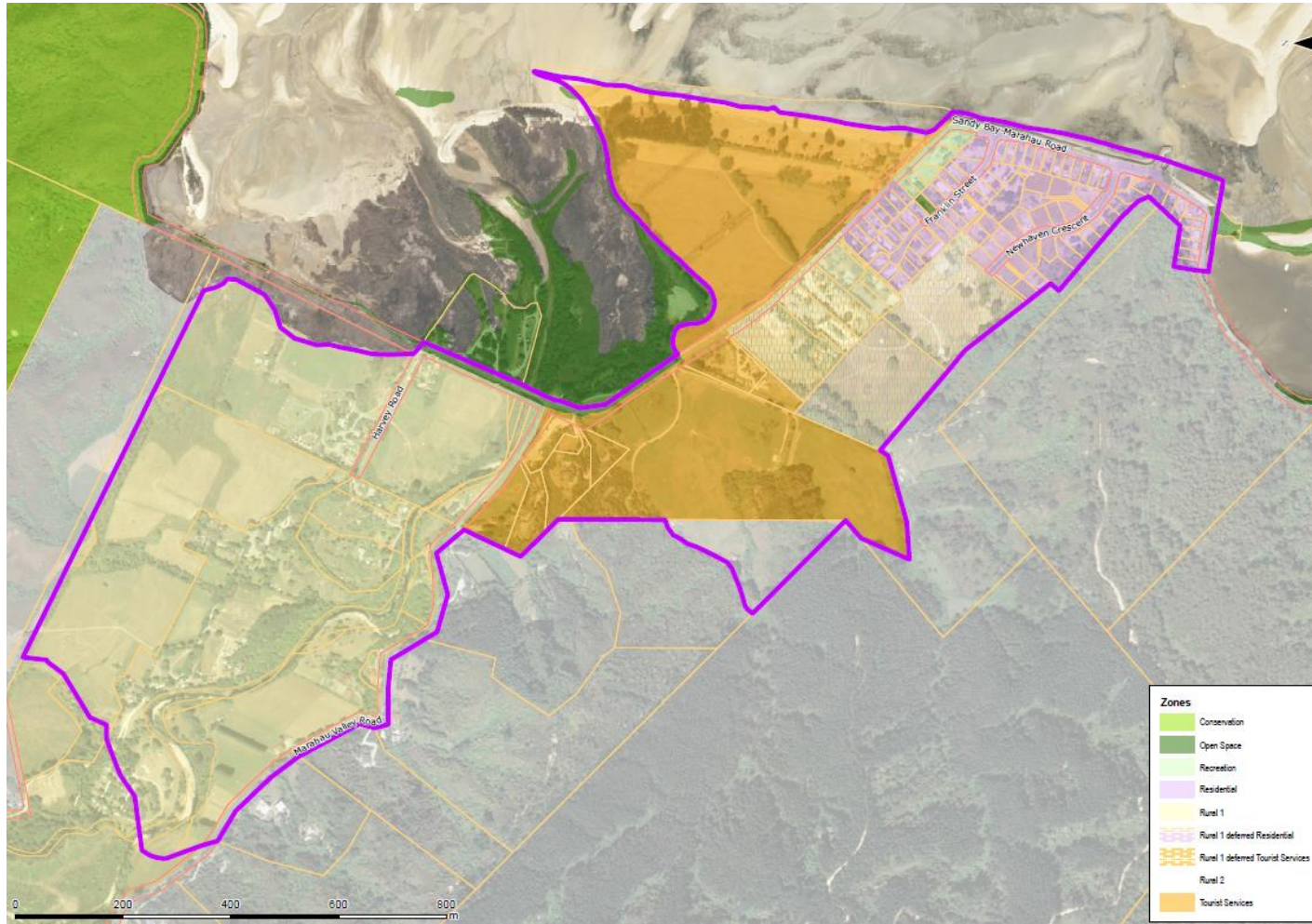


¹ Council's Growth Model is a District-wide, long term development planning tool which informs the programming of a range of services, such as network infrastructure and facilities (through the Long Term Plan), and district plan reviews.

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 Kaiteriteri area unit, which covers Kaiteriteri and Marahau.

2.0 Settlement outline

2.1 **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.](#))



2.2 Urban form and function

Marahau contains a high proportion of second (holiday) homes, estimated in the Tasman growth model at approximately 45%. Together with Kaiteriteri, Marahau is a key tourist destination, with the Abel Tasman National Park bounding parts of the Marahau settlement. As a result any zoning for development in Marahau needs to recognise this important regional function.

Given Marahau's special rural and coastal character, recreational and tourist development has grown along the beachfront, with residential and business development consolidated away from the national park boundary.

2.3 Environmental opportunities and constraints

Parts of the Marahau Valley are low-lying and flood prone from tributary streams. Coastal inundation and on-going coastal erosion of the foreshore are risks for the settlement and roading network.

Much of the land in low-land Marahau is covered by a Cultural Heritage Precinct overlay, with multiple archaeological sites located within the precinct.

There is significant natural character value of land around Marahau.

There are geological constraints for on-site water supply and wastewater management.

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.

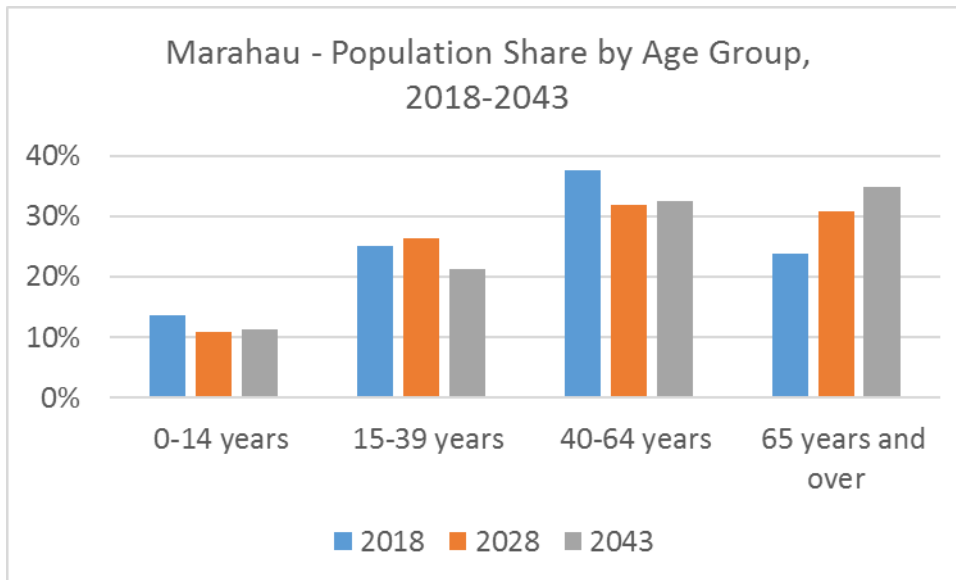
Council provides stormwater services to the residential parts of the Marahau settlement and a largely rural road network with limited footpaths and walkways. There is no water supply or wastewater service meaning that residents must provide their own.

2.5 Parks, reserves and facilities

Most of the community facilities for Marahau residents are provided in Motueka and Riwaka, including the Motueka Recreation Centre and a hall, cemeteries and sportsgrounds. The community is serviced locally by reserves within the residential area and esplanade reserves adjoining the coast.

3.0 Future Demographics³

The resident population of Marahau is projected to remain relatively unchanged. The proportion of the population aged 65 years and over is projected to increase from 24% in 2018, to 35% by 2043. The average household size is projected to decrease from 2.3 people per household in 2018 to 2.0 people per household by 2043. There is a significant proportion of holiday homes, and a corresponding increase in the population during holiday seasons.



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. 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. Population projections will be updated following the 2018 Census to reflect any significant population changes.

There are several factors which are difficult to predict such as population moving in and out of the district; the proportion of dwellings used as holiday houses; developer and landowner activity; and natural events.

The number of residential dwellings required also allows for demand for dwellings for non-residents, such as holiday houses.

Although, the population is projected to remain unchanged, the decline in average household size means there is still likely to be some demand for new dwellings. The trend towards smaller households is mainly due to the ageing population with an increasing number of older residents who are more likely to live in one or two person households.

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 Kaiteriteri area unit, which covers Kaiteriteri and Marahau.

Council anticipates that the actual supply of residential development will generally exceed that demand. This is based on an assessment of feasible development capacity, landowner intentions and feedback from the development community.

	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	3	4	5
Number of residential dwellings anticipated	24	34	32

4.2 Development options

The latest review of Tasman’s growth model recommends the uplifting of some zones currently deferred for development in Marahau in order to meet residential (holiday home) demand. These are situated away from the beachfront, in the western area of the settlement. This uplifting will occur when the infrastructure servicing solution has been or can be resolved.

In 2017, the Government designated Tasman’s first round of Special Housing Areas (SHAs). Within Marahau there is one SHA and although it falls on land zoned Deferred Residential, the proposed pattern of development is more intensive than anticipated by the Resource Management Plan. This SHA is expected to provide significant residential supply to help meet demand.

No new rezonings of land are currently required in Marahau for either residential or business.

4.3 Growth-related infrastructure

Marahau is self-serviced and infrastructure upgrades are not required to enable growth.

4.4 Parks, reserves and facilities

Projects planned for Marahau to 2038 include the acquisition and development of reserves, walk and cycle connections if required when land is subdivided.

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

In 2025/2026, Council has allocated \$150,000 to construct a small rock seawall to protect the footpath from coastal erosion.

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.

In 2031, Council has allocated \$45,000 to undertake renewal works on the existing Marahau jetty.

Long term, Council has indicatively planned to provide a water scheme to Marahau in 2047/48. The actual level of development between now and then, as well as other factors, may cause Council to consider investments like this earlier than anticipated.

Council has budgeted \$593,943 over 2018-2028 to provide public recycling around the District, including for Marahau.

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.