
Long Term Plan 2018-2028

What is planned for St Arnaud?

1.0 Introduction

The following information provides an overview of the St Arnaud settlement and any relevant information from the Long Term Plan 2018-2028. We've also included relevant growth information and the conclusions reached for the St Arnaud settlement in the development of Council's Growth Model 2017. All information is current as at 1 July 2018.

Between 2018 and 2028, St Arnaud's resident population is projected to grow by 12%¹.



2.0 Settlement outline

2.1 Urban form and function

St Arnaud services, and is the gateway to, Nelson Lakes National Park. St Arnaud comprises a high proportion of second (holiday) homes, estimated in the Tasman growth model at around 80%. The permanent resident population is therefore low. St Arnaud is a popular tourist area. The Nelson Lakes National Park boundary surrounds most of the settlement; and Rainbow Ski Field is located in close proximity.

¹ Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Lake Rotoroa area unit.

There is a small commercial centre, school, education facilities, and community hall in the village.

New development has been occurring along Glacial Terrace in the village, on Borlaise Avenue, and in the rural residential zone eastwards, along the Wairau Valley Highway. Landscape Area Protections are in place to control the design and appearance of buildings and management of vegetation.

Like Murchison, St Arnaud has witnessed significantly increased traffic flows since the closure of parts of SH1 following the Kaikoura earthquake. This has put pressure on the town's services and infrastructure. SH1 reopened in late 2017 and the traffic pressure in St Arnaud is expected to ease as a result.

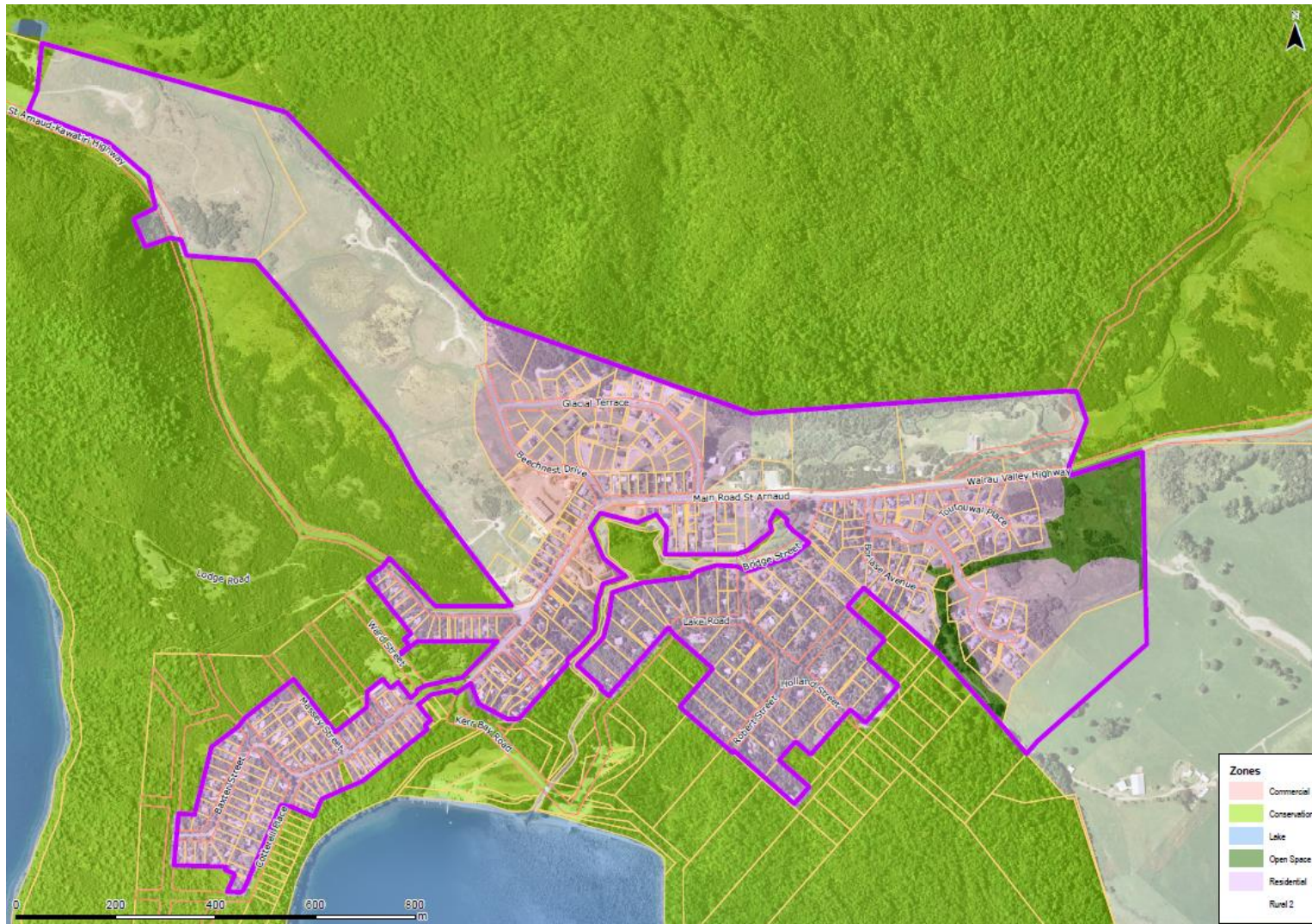
2.2 Environmental opportunities and constraints

St Arnaud village contains several natural hazards – including the alpine fault that crosses the village and flood risk.

Other constraints to development include the Nelson Lakes National park land that largely surrounds the settlement; the presence of Significant Natural Areas including wetlands; and the need to avoid ribbon development between Tophouse junction and St Arnaud.

Given its proximity to the Nelson Lakes National Park, there is a need to protect ecosystems, indigenous vegetation, and important landscape features to maintain or enhance its setting.

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 wastewater and stormwater services to the St Arnaud settlement, as well as a rural residential road network with limited footpath connections. Residents are required to provide their own water supply.

The wastewater network operates without significant issues and there is limited capacity available for the level of growth projected.

The local road and stormwater network is limited and fit for purpose. Council has not planned any upgrades.

2.5 Parks, reserves and facilities

The community is served by the facilities provided at the Lake Rotoiti Hall. Council provides a subsidy for the maintenance of the pool at St Arnaud School.

Much of the open space surrounding the settlement is within the Nelson Lakes National Park which is administered by the Department of Conservation. Council has one reserve area (Borlase Ave Reserve) and a public access strip off Beechnest Drive to provide walking and mountain bike access into the Department of Conservation land (Big Bush).

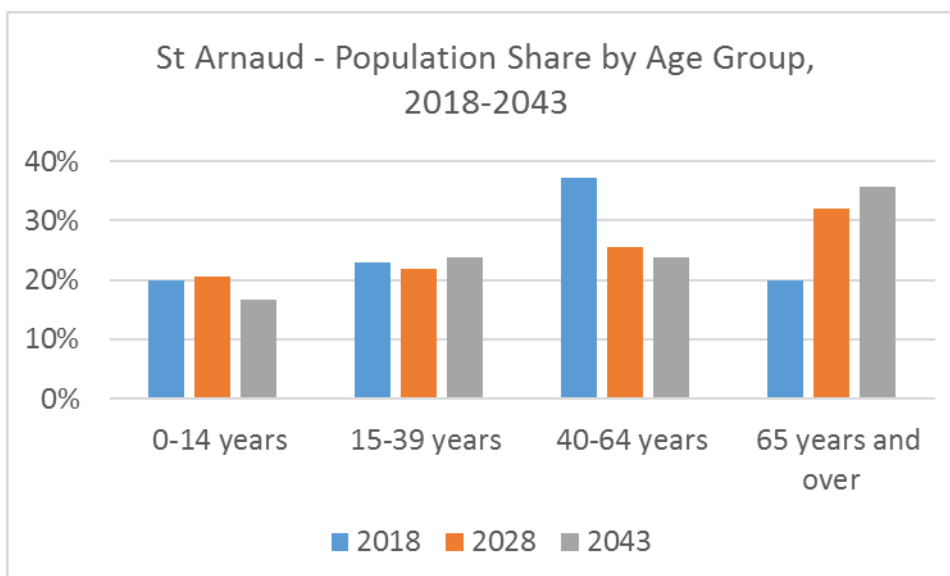
The community relies on regional facilities for many of its more formal recreation needs.

3.0 Future Demographics²

The resident population of St Arnaud is projected to increase from 113 in 2018 to 126 in 2028 and then to 136 by 2048. The proportion of the population aged 65 years and over is projected to increase from 20% in 2018, to 36% by 2043. The average household size is projected to decrease from 2.2 people per household in 2018 to 1.9 people per household by 2043.

There is a significant proportion of holiday homes, and a corresponding increase in the population during holiday seasons.

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 Lake Rotoroa 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. This also allows for demand for dwellings for non-residents, such as holiday houses.

Council anticipates that the actual supply of residential development will generally meet that demand in the short and medium term but will be lower than demand in Years 11-30. This is based on an assessment of feasible development capacity, landowner intentions and feedback from the development community. 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.

	2018/19- 2020/21 Short term (Years 1-3)	2021/22- 2027/228 Medium term (Years 4-10) ³	2028/29 – 2047/48 Long term (Years 11-30) ⁴
Number of residential dwellings required	16	30	61
Number of residential dwellings anticipated	16	30	34
Number of business lots required	1	2	2
Number of business lots anticipated	3	0	0

³ Years 1-10 represent life of LTP.

⁴ Years 1-30 accord with life of Infrastructure Strategy and the National Policy Statement on Urban Development Capacity.

4.2 Development options

Subdivision and development of housing in St Arnaud continues at a relatively small scale. Developments are underway at Glacial Terrace, Borlase Avenue, and to the south near Black Valley Stream.

The latest review of Tasman's growth model recommends accommodating the modest growth in residential sections and business sections for St Arnaud on land already appropriately zoned. No new rezoning of land is required.

4.3 Growth-related infrastructure

The wastewater treatment plant was designed for a smaller catchment than what is currently serviced and for the new areas of growth planned. However, the treatment plant is deemed sufficient given that there is a high level of holiday accommodation and less permanent residents than typically allowed for when designing a treatment plant. On this basis, Council can provide for the growth that is projected and no infrastructure upgrades required.

4.4 Parks, reserves and facilities

New reserves and walkway connections will be identified as subdivisions develop.

5.0 Improvements and Renewals

5.1 Infrastructure improvements, replacements and renewals

Council has not planned any major level of service or renewal works for infrastructure networks in St Arnaud.

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

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.