

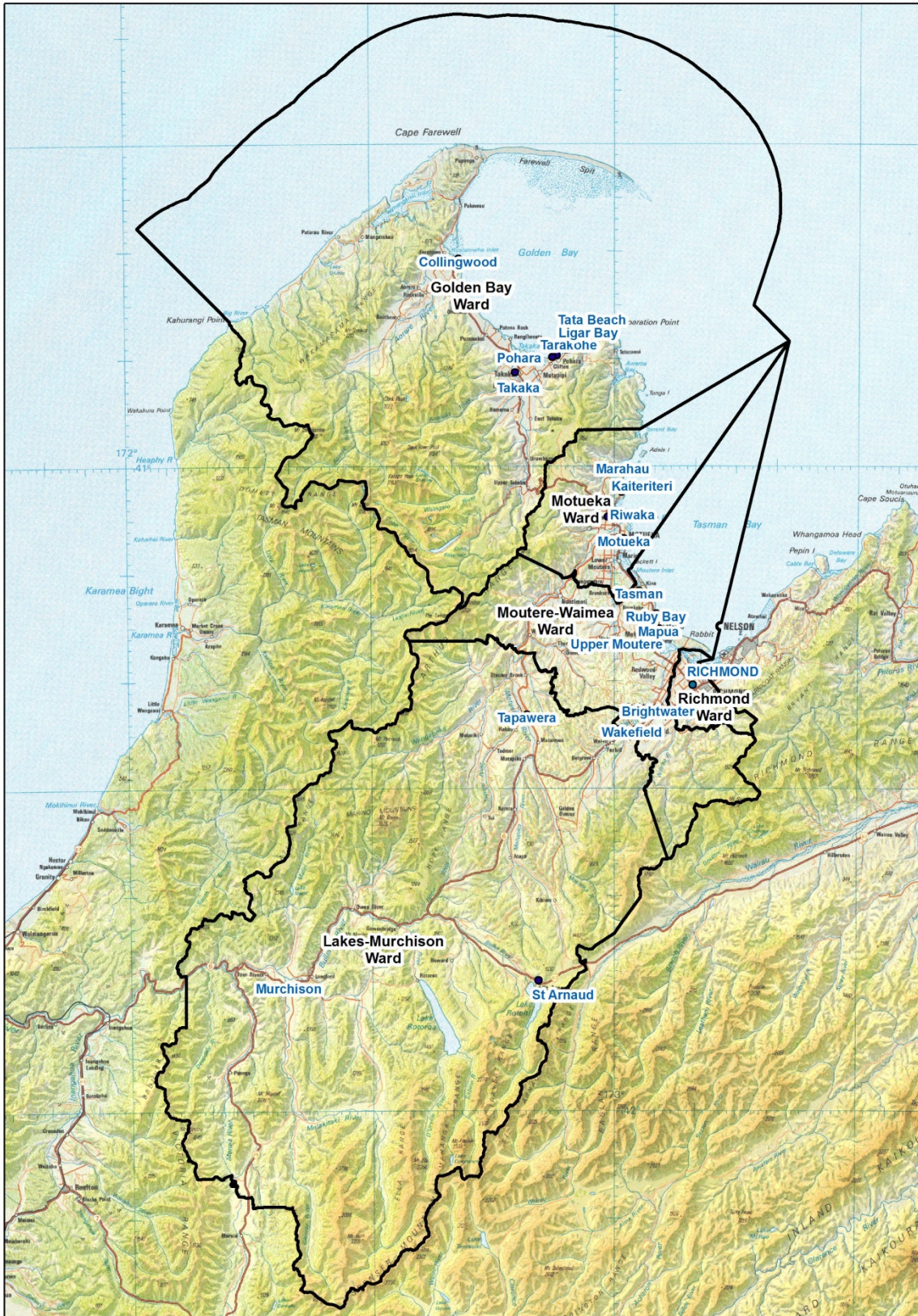


# **Tasman District Settlement Areas 2015-2025**

**What is planned in your area this year?**

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Tasman District Council settlement areas

## Purpose and Introduction

Council prepared this Settlements document as supplementary information to the Long Term Plan 2015-2025 to make it easier to find out what is happening in your local area.

This 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 planned projects and services District-wide, by ward and by settlement.

The settlements in Tasman District, by ward, are:

### Golden Bay Ward

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

### Lakes-Murchison Ward:

- Murchison
- St Arnaud
- Tapawera

### Moutere-Waimea Ward:

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

### Motueka Ward:

- Motueka
- Kaiteriteri
- Marahau
- Riwaka

### Richmond Ward:

- Richmond

More information is available in the Long Term Plan 2015-2025, which is on Council's website [www.tasman.govt.nz](http://www.tasman.govt.nz). You can also view a hard copy or pick up a CD copy at Council offices or libraries. You might also find that the activity management plans provide helpful background on Council activities. Copies of these are available on CD or can be viewed on Council's website.

This 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 planned projects and services District-wide by ward and by settlement.

## Consultation Process

Council would like to thank all the groups and individuals who provided input into the preparation of the Long Term Plan and who submitted on the Consultation Document, related consultation processes and/or supporting information. Your input has been considered throughout the decision making processes.

The Consultation Document for the Long Term Plan and related consultations were publicly notified on 9 March 2015, with submissions closing on 20 April 2015.

We publicised the availability of the Consultation Document and related consultations online, on the radio, through public notices, at community meetings and in several editions of Council's fortnightly publication 'Newsline' (i.e. those published between January and April 2015). Newsline is delivered to every household and ratepayer in the District. Copies of the Consultation Document, related consultations and supporting information were available on Council's website, CD or hardcopy at Council's offices and libraries. This Settlements Document provides a summary of what is planned in each of the District's settlements.

We ran a series of consultation discussion sessions around the District on the Long Term Plan during March and April 2015. The public consultation included informal discussions sessions during the daytime with Councillors and staff available to answer questions, usually followed by a more formal presentation and question session in the evenings. Several of the evening sessions were held in conjunction with the local community association meetings.

A total of 544 submissions were received on the Consultation Document and/or related consultations, with 98 submitters wishing to be heard. We held five days of hearings around the District in May to listen to the submissions. The hearings were followed by four days of workshops in late May for Councillors to discuss the submissions. Council considered its response to the submissions at a meeting on 28 May 2015. Council adopted the final Long Term Plan on 25 June 2015.

### **Submissions and Changes Made for the Final Long Term Plan**

The information provided by individuals, businesses, and community groups in their submissions to the Consultation Document, related consultations and supporting information was used to inform and assist our decision making. Unfortunately we cannot do everything asked for without generating large rate increases, which Council considered was not in the interests of the wider community. Council received requests for expenditure on a wide range of activities or services for the period 2015-2025. To grant all these requests would have meant Council would have breached its rates and debt limits set out in the Financial Strategy.

The key topics raised in the submissions, along with the approximate number of submissions, were:

- Motorsport facility (224)
- Waimea Community Dam (162)
- Environment and Planning matters (48)
- Community Development matters (43)
- Debt (33)
- Consultation Document (33)
- Corporate matters (31)
- Draft Development Contributions Policy (25)
- Rates Affordability (24)
- Stormwater (23)

In addition to the specific matters raised above there were a number of submissions that covered a range of other subjects.

### **Key Issues**

- Addressing Rates Affordability
- Managing Council's Debt
- Developing Resilient Communities – providing a secure water supply
- Developing Resilient Communities – hazard planning and recovering from disaster events
- Responding to Population Growth – providing sufficient land and services
- Responding to population growth – Development Contributions Policy changes: ensuring those developing pay for the costs of growth
- Maximising Regional Opportunities

## Key Changes

Details on the key issues that were included in the Consultation Document are set out on pages 26-34 of the final Long Term Plan 2015-2025. A summary of the key decisions made as a result of updated information and following consideration of submissions include:

- Continue to operate Eves Valley landfill until June 2016, and include landfill charges in the Schedule of Charges
- Approval of \$25 million as Council's contribution for the Waimea Community Dam
- Bringing forward a number of Richmond Central Projects to address stormwater issues
- Up to \$400,000 per annum in total to purchase tourism and economic development services
- Bovine TB vector control programme funding to be for only one further year, as the funding for this service at a national level has changed
- Additional funding for Biodiversity activities
- Changes to fees and charges
- Increase the Motueka Community Board rate by \$5 per annum
- Capital contribution to maintain rural fire depots in the District

## Audit Opinion

The Long Term Plan 2015-2025 has been audited by Audit New Zealand. Council has received an unmodified Audit opinion for this document.

## Average percentage increase in rates income (inclusive of inflation)

Council has worked hard to prioritise the services and projects that are essential for our future, to provide them when they will be needed, and at an affordable cost. Council is limiting total rates income increases to a maximum of 3% per annum, plus an allowance for growth. The growth component varies from 1.17% to 2.55% per annum over the 10 years of the Plan. Within this overall limit, individual rates may change by a greater or lesser extent depending on the services available to the property and changes to relative property values. This is a substantially lower level of increase than has occurred in the past.

The uniform annual general charge for 2015/2016 remains at the 2014/2015 amount of \$290 per rating unit. A total of \$6,529,000 (excl. GST) is proposed to be collected from the uniform annual general charge in 2015/2016.

For a more detailed analysis of how targeted rates are likely to affect you for the 2015/2016 year, please refer to the Funding Impact Statement in Volume 2 of the Long Term Plan 2015-2025.

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](http://www.tasman.govt.nz)) to find out. There is also the Rates Rebate Scheme to help people on lower incomes ([www.ratesrebates.govt.nz](http://www.ratesrebates.govt.nz)).

## District-Wide Financial and Rating Information

### *Council's 10 Year Financial Performance Summary*

We have considered the key issues and what Council could do about them within the parameters of our financial strategy limits. We have looked at what we need to do to: reduce debt, manage rates affordability; meet expected population growth; maintain existing core

infrastructure and services; and to meet legislative requirements.

We have then prioritised activities and projects. The planned projects are, however, subject to review through future potential annual planning processes, business cases and the Long Term Plan review in 2018. As a result of these processes projects from 2016/2017 onwards may be deferred, and their timing and scope might also be changed.

The financial information in the Long Term Plan 2015-2025 reflects the activities and projects Council is planning to deliver over the coming 10 years. Please refer to the financial strategy in Volume 2 of the Long Term Plan 2015-2025 for more information about Council's financial goals and limits.

Council's overall financial summary:

	2015/2016 Budget \$	2016/2017 Budget \$	2017/2018 Budget \$	2018/2019 Budget \$	2019/2020 Budget \$	2020/2021 Budget \$	2021/2022 Budget \$	2022/2023 Budget \$	2023/2024 Budget \$	2024/2025 Budget \$
	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)	(\$000s)
General Rates	35,039	35,727	36,821	38,186	40,270	42,296	44,157	46,421	48,670	49,665
Targeted Rates	32,816	34,931	36,271	37,927	38,951	40,061	41,674	42,906	44,223	46,117
Total Debt	176,751	181,649	197,190	199,828	194,461	185,410	174,189	157,429	139,318	123,643
Cash & Cash Equivalents	1,791	1,365	1,656	618	362	1,020	1,620	969	1,264	1,642

### Examples of Total Rate Changes for Properties

To further clarify the rates changes between the 2014/2015 year to those for the 2015/2016 year, the rates for a selection of properties from throughout the District have been set out below 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 rateable properties in the District.

The rating effects on individual properties vary because of differing valuation changes, and because targeted rates do not apply uniformly to all properties. An increase in property value does not necessarily mean a corresponding increase in rates.

The general rate applies to every rating unit in the District. Targeted rates are applied to rating units depending on how each targeted rate is set, as detailed in Council's Funding Impact Statement.

The Tasman District's last triennial revaluation was carried out by Quotable Value Limited at 1 September 2014. The capital value of the District increased by 4% and the land value of the District increased by 2.5%. The new values apply from the 2015/2016 rating year.

The following tables present what the rate increase would have been on the example properties 'before and after' the effects of the triennial revaluation are taken into account.

More information on the proposed rates for a particular property can be found on Council's website [www.tasman.govt.nz](http://www.tasman.govt.nz)

	Capital Value (2014 district wide revaluation)	2014/2015 Actual Rates	2015/2016 rates if 2014 revaluation had not occurred	2015/2016 Rates (post revaluation)	% Increase from 2014/15
Residential - Takaka	\$ 270,000	\$ 2,477	\$ 2,501	\$ 2,459	-0.7%
Residential - Murchison	\$ 160,000	\$ 1,803	\$ 1,829	\$ 1,807	0.2%
Residential- Mapua	\$ 495,000	\$ 2,129	\$ 2,103	\$ 2,144	0.7%
Residential - Kaiteriteri, with 65m3 of water, Urban Water Supply Metered Connections	\$ 660,000	\$ 4,219	\$ 4,199	\$ 4,106	-2.7%
Residential - Brightwater, with 183m3 of water, Urban Water Supply Metered Connections	\$ 385,000	\$ 3,444	\$ 3,521	\$ 3,555	3.2%
Residential- Wakefield, with 140m3 of water, Urban Water Supply Metered Connections	\$ 350,000	\$ 3,058	\$ 3,149	\$ 3,184	4.1%
Residential - Motueka, with 138m3 of water, Motueka Urban Water Supply Metered Connections	\$ 380,000	\$ 2,893	\$ 2,937	\$ 2,988	3.3%
Residential - Richmond (Waimea Village,) with 30m3 of water, Urban Water Supply Metered Connections	\$ 200,000	\$ 2,380	\$ 2,439	\$ 2,462	3.4%
Residential - Richmond, with 133m3 of water, Urban Water Supply Metered Connections	\$ 510,000	\$ 3,583	\$ 3,693	\$ 3,703	3.4%
Residential- Richmond, with 186m3 of water, Urban Water Supply Metered Connections	\$ 1,020,000	\$ 5,269	\$ 5,450	\$ 5,471	3.9%
Dairy Farm - Collingwood-Bainham	\$ 7,450,000	\$ 22,928	\$ 22,964	\$ 22,611	-1.4%
Forestry- Motueka	\$ 5,575,000	\$ 14,901	\$ 15,049	\$ 16,508	10.8%
Horticultural - Hope	\$ 1,210,000	\$ 4,209	\$ 4,203	\$ 4,038	-4.1%
Horticultural - Ngatimoti	\$ 660,000	\$ 2,417	\$ 2,425	\$ 2,398	-0.8%
Horticultural - Waimea West, with 9 hectares, with Water Supply Dams- Wai-iti Valley Community Dam	\$ 1,150,000	\$ 7,329	\$ 7,242	\$ 7,628	4.1%



Pastoral Farming (Fattening)- Upper Moutere	\$ 940,000	\$ 3,226	\$ 3,234	\$ 3,172	-1.7%
Lifestyle- Wakefield, with 3m3/day restrictor, Eighty-Eight Valley Rural Water Supply	\$ 1,600,000	\$ 5,433	\$ 5,513	\$ 5,496	1.2%
Lifestyle- East Takaka	\$ 495,000	\$ 1,957	\$ 1,951	\$ 1,890	-3.4%
Lifestyle- Neudorf, with 3m3/day restrictor, Dovedale Rural Water Supply	\$ 550,000	\$ 3,452	\$ 3,613	\$ 3,545	2.7%
Lifestyle, Tasman with 2m3/day restrictor, Rural Water Extension to Urban Water Scheme	\$ 680,000	\$ 3,756	\$ 3,833	\$ 3,808	1.4%
Lifestyle- Bronte, with 3m3/day restrictor, Redwood Valley Rural Water Supply	\$ 1,070,000	\$ 4,514	\$ 4,704	\$ 4,627	2.5%
Commercial - Queen St, Richmond, with 270m3 of water, Urban Water Supply Metered Connections	\$ 1,310,000	\$ 9,066	\$ 9,332	\$ 9,548	5.3%
Commercial - High St, Motueka	\$ 1,300,000	\$ 7,292	\$ 7,455	\$ 7,258	-0.5%
Industrial - Cargill Place, Richmond, with 69m3 of water, Urban Water Supply Metered Connections	\$ 620,000	\$ 3,925	\$ 4,046	\$ 3,922	-0.1%
Utility	\$ 69,960,000	\$ 637	\$ 196,862	\$ 179,527	28102%

The table above is GST inclusive. It covers the total rates increases including both the increases in the general and targeted rates.

Metered water has been included using the actual volumes for the example properties in the previous year.

## Projected Growth of Settlement Areas – Census 2013

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 anticipates 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 all 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 for the Long Term Plan 2015-2025 was very robust. The growth modelling exercise estimated the demand for land for housing and businesses (industrial, commercial and retail) and the associated demand for 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. This latest review of the growth model included using the updated 2013 Census results.

Results from the 2013 Census showed the District is continuing to grow. The usual resident population on census night was 47,154, up from 44,628 in 2006, a 5.66 percent increase. There were 18,882 occupied dwellings, an increase of 1,404 from 2006, which was an 8.03 percent increase. There were 2,700 unoccupied dwellings, mainly holiday homes, compared to 2,535 in 2006.

With the number of dwellings increasing at a faster rate than the population, it would appear that the trend towards fewer people per household is continuing. This trend has an impact on the work that Council undertakes for growth, in that we plan services and land needs for the number of households, not just people. As the number of unoccupied dwellings has also increased, that has to be taken into account in planning processes.

Housing affordability is a problem in some parts of Tasman and we have signed a Housing Accord with Central Government to assist with this problem.

The District also continues to have an increasing proportion of older residents and that trend is happening more quickly here than elsewhere in the country. In 2006, 13.6 percent of Tasman's population was aged over 65, compared to 2013 when it increased to 17.9 percent. For New Zealand overall the figures were 12.3 percent and 14.3 percent respectively.

Our community is becoming more diverse, but to a lesser extent than the country as a whole. In 2006, 89 percent of the Tasman population stated they were European; in 2013 it had reduced to 80 percent. English, Maori, French and German are the most commonly spoken languages, and 16 percent of Tasman residents were born overseas compared to almost a quarter for New Zealand as a whole.

The median income for those aged over 15 was \$25,700, which was somewhat lower than the New Zealand figure of \$28,500 and Nelson's of \$27,200. However, the census numbers for Tasman are closer to the New Zealand median than the estimated household income figures released by Central Government earlier in 2013.

Although incomes are lower than the national average, Tasman continues to have the highest percentage of households in New Zealand where houses are owned or part-owned. In 2006 the figure was 71.9 percent and in 2013 it was 71.4 percent. The comparable nationwide figures were 62.7 percent and 60.7 percent respectively.

Tasman is also very high in internet access, with 73.3 percent of households having access to the internet, compared to 72.8 percent nationwide. The internet is an important way for the Council and the public to communicate with each other, so it will be useful to have this information broken down in more detail at a later stage, including by settlement or ward, and by age groups. This will enable the Council to better tailor its communication and consultation processes.

## Activities and Services by District, Ward and Settlement

During the preparation of the Draft Long Term Plan, Council went through a thorough decision making process on what services and projects it should be providing over the next 10 years. Council is also aware of the current economic conditions and worked hard to keep rates affordable.

There are some new projects and services and 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 the Council's policy and regulatory functions, which do not include large capital projects and are generally funded from rates and user charges rather than borrowing.

### District-Wide Activities and Services

There are a number of projects that will be delivered over the 10 years of the Long Term Plan, rather than be delivered in a single year, including the following:

#### Civil Defence and Emergency Management

The Council is providing funding to the General Disaster Fund.

#### Environmental Management

The Environment Management work programme across the district over the 10 years to 2025 includes reviews and changes to all parts of the Tasman Resource Management Plan that:

- Complete the second generation reviews of the urban settlement development plans for all of the largest urban areas in the District, in connection with residential and business policy reviews, including Richmond residential density project, town centre, Brightwater and Wakefield urban reviews, Takaka, Pohara-Ligar-Tata urban reviews, and small settlement reviews in Golden Bay and Tasman Bay.
- Complete second generation reviews of all natural hazard risk policy responses for urban settlements exposed in the District, including coastal, floodplain and slope failure hazards.
- Complete the second generation reviews of all rural development policy including rural land use and subdivision policy review, outstanding natural landscapes and features, land disturbance review, terrestrial biodiversity policy, and riparian land management strategy.
- Complete the development of freshwater and catchment management planning in all significant catchments to integrate water quantity and water quality management, including Waimea Plains water management, Takaka water management, water quality management policy, and urban stormwater management, in order to implement the National Policy Statement (NPS) for Freshwater Management 2011.
- Further develop coastal marine space use and ecosystem protection reviews including moorings review, aquaculture management review as necessary, in connection with coastal land issues, in order to implement the NZ Coastal Policy Statement 2010.
- Consolidate the review and combination of the Tasman Regional Policy Statement with the Tasman Resource Management Plan.

#### Transportation, Roads and Footpaths

The New Zealand Transport Agency (NZTA) has not provided Council with an inflation adjustment for its share of the funding for local roads over the last three years. This has effectively caused a gradual reduction in the amount the NZTA's contributes towards funding of Tasman's local roads. The NZTA has continued with this approach to road funding and will not provide for inflation adjustments and other transportation activities.

Council has decided to inflation adjust its share of funding local roads, even though the NZTA has not done so. Council has and will continue to develop innovative ways to manage the challenges in the reduced funding environment.

Also, since the preparation of the 2012-2032 Activity Management Plans, the NZTA has reviewed its funding assistance rates for all road controlling authorities. Council's new rate will be 52 percent for the 2015/16 financial year and then 51 percent thereafter for both maintenance and renewal works. This equates to an effective bottom line increase in the total funding rate of 0.2 percent for the total subsidised transportation programme in 2016/17 and beyond.

District wide projects planned for completion include:

- Minor improvements – annual budget to undertake minor roading improvements such as intersection upgrades across the district.
- New footpaths – annual budget to allow for construction of new footpaths across the district to join gaps and extend the existing footpath network.

### **Water Supply**

- In December 2014 Council resolved to provide up to a maximum of \$25 million in the Long Term Plan 2015-2025 towards the Waimea Community Dam. The \$25 million would be funded through general rates, water rates and charges. If the funds aren't used for the Waimea Community Dam a portion will be needed to meet the cost of an alternative community water supply. More information on the proposed Dam is in the Long Term Plan 2015-2025.
- Ongoing upgrades and renewals to pumps, pipelines, valves, telemetry, water meters and restrictors throughout the District over the 10 years to 2025.

### **Wastewater and Sewage Disposal**

- Pump station upgrades and renewals throughout the District over the 10 years to 2025.

### **Stormwater**

- Catchment Management Plans for each Urban Drainage Area.
- Progressive identification and protection of secondary flow paths.

### **Solid Waste**

- Temporary closure of the Eves Valley landfill and transition to regional landfill activities at York Valley, Nelson, from 2016.
- Renewal and small improvements to resource recovery centres over the next 10 years.
- Improved kerbside recycling starting 1 July 2015.
- Maintain closed landfills throughout the next 10 years.

### **Community Facilities and Parks**

- Radio Frequency Identification Technology project in libraries
- Complete a Community Halls Strategy.
- Implement the Building Maintenance Plan.
- Provide new or improved toilets on recreation reserves.
- Continue to work with the community on re-vegetation projects over the 10 years to 2025.
- Contribute to Saxton Field developments over the 10 years to 2025.
- Library book renewals and additional borrowing items over the 10 years to 2022.
- Provide new parks and reserves walkways throughout the District over the 10 years to 2025.

## Work by Ward and Settlement

### Golden Bay

Golden Bay Ward includes the following settlements:

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

#### Major projects at the Ward level for 2015/2016 include:

- Coastal hazard planning project for all coast settlements.
- Construction of a new Golden Bay multi-use community facility.
- The Takaka River and tributaries along with coastal catchments either side to Parapara and Ligar Bay are the subject of a water management review. The Council will work closely with the local community to identify management objectives for the water resources and any allocation limits or water quality standards necessary to meet/achieve them over the next couple of years.
- The Golden Bay Landscape Project will identify Outstanding Natural Landscapes and Features in Golden Bay and recommend appropriate methods for protection. This is a collaborative community-based project.

#### Major projects at the Ward level between 2015/2016 and 2025/2026

##### *Community Development*

- Playground, walkway and sports field developments

### Takaka

Takaka is projected (using the medium trend projection) to have a stable population in the short term, but a decreasing population in the medium to long term (from 2020), whereas Golden Bay overall has an increasing population. This is a reflection of a number of factors including the local economy, job availability, the trend of development along the coast and migration to other areas. This raises the question of whether any additional residential land area is required within Takaka.

	2015-17 Year 1-3 Short Term	2018-24 Year 4-10 Medium Term	2025-34 Year 11-20 Long Term
Population	1239 (+0)	1218 (-21)	1122 (-96)
Average Household size	2.14	2.1	2
Number of Households	579	580	561
Resident Dwelling Demand	16	1	-19
Non-Resident Dwelling Demand (e.g. holiday homes)	1	0	-1
Number of dwellings required	17	1	-20

<sup>1</sup>Years are split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3)

<sup>2</sup>Years 1-10 represent life of LTP

<sup>3</sup>Years 1-20 accord with life of AMP

Note: numbers are to be reviewed once area unit census population projections are released in mid 2015.

Takaka also has an older population relative to the Tasman District overall and the median age is expected to increase. Household size is also projected to decrease from 2.14 in 2017 to 2.0 in 2034. The change in household size and in particular the increase in single person households may result in a higher demand for smaller household units.

Communities with an older population are likely to have different aspirations to communities with a younger median age, this may include:

- A wish to live, possibly closer to heart of the settlement areas, where medical and social services are more readily available;
- An increase in the demand for smaller properties and a decrease in the demand for lifestyle or larger properties;
- The type of facilities and the levels of service requested, including more informal recreation facilities and the demand for “free” or low cost services such as libraries;
- Their ability and willingness to pay for services and facilities may be lower, given that their incomes are expected to be lower and this may reduce the demand for retail outlets.

A significant part of the wider Golden Bay land ownership consists of non-resident owners who primarily come to Golden Bay during the peak holiday season. This non-resident population, in addition to tourist visitors, also depend on Takaka for key service provision over the holiday season.

### **Major Projects Planned for Takaka in 2015/2016**

#### *Solid Waste*

- A new weighbridge at the Takaka Resource Recovery Centre

#### *Transportation*

- Golden Bay Cycle Trail investigation and route design

#### *Community Development*

- Golden Bay Community Facility
- Golden Bay Service Centre seismic strengthening
- Takaka Memorial Reserve playground redevelopment

### **Major Projects Planned for Takaka between 2015/2016 and 2025/2026**

#### *Stormwater*

- Commercial Street stormwater pipe upgrade (2022/2023)

#### *Transportation*

- Takaka town centre renewal (2018)

#### *Wastewater*

- Takaka wastewater treatment plant renewals (2024)
- Takaka wastewater treatment plant generator (2019)

#### *Solid Waste*

- Takaka Resource Recovery Centre renewals and site improvements (2019)
- Replace waste compactor at Takaka Resource Recovery Centre (2023)

#### *Community Development*

- Continue to provide funding for reserves 2015-2025
- Golden Bay Recreation Reserve sports field upgrade

## Council Enterprises & Property

- Takaka Aerodrome runway resurfacing and remarking (2020/2021)



Lake Killarney

## Pohara, Tarakohe, Ligar Bay and Tata Beach

	2015-17 Year 1-3 <sup>1</sup> Short Term	2018-24 Year 4-10 <sup>2</sup> Medium Term	2025-34 Year 11-20 <sup>3</sup> Long Term
Population	552 (+9)	569 (+17)	581 (+12)
Average Household size	2.24	2.2	2
Number of Households	246	259	291
Resident Dwelling Demand	10	13	32
Non-Resident Dwelling Demand (e.g. holiday homes)	13	16	40
Total number of dwellings required	23	29	72

<sup>1</sup>Years are split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3)

<sup>2</sup>Years 1-10 represent life of LTP

<sup>3</sup>Years 1-20 accord with life of AMP

Note: numbers are to be reviewed once area unit census population projections are released in mid 2015.

The population in the Pohara-Ligar Bay-Tata Settlement Area is projected to increase by approximately 7 percent over the next 20 years – this is similar to the rest of Golden Bay (with the exception of Takaka).

Household size is projected to drop in size which will require a greater number of dwellings to house the same population size by 2034 and therefore is one of the drivers for demand.

Non-resident home ownership (e.g. holiday homes) is a significant aspect to dwelling demand in the settlement area and this demand is anticipated to be 25 to 30 percent greater than the demand resulting from resident population growth over the next 20 years. This adds significantly to the numbers of dwellings required. This is particularly important in determining asset infrastructure demand – as the population of the Settlement Area can increase significantly over the summer months with the addition of holiday home households and tourists adding to asset demands.

### **Major Projects Planned for the Pohara / Tarakohe / Ligar Bay / Tata Beach in 2015/2016**

#### *Stormwater*

- Ligar Bay flooding repairs
- Pohara Main Settlement flood works

#### *Environmental management*

- Coastal hazard planning

### **Major Projects Planned for Pohara / Tarakohe / Ligar Bay / Tata Beach between 2015/2016 and 2025/2026**

#### *Wastewater*

- Four Winds pump station and rising main upgrade (2017-2019)
- Pohara to Tarakohe pump station and rising main upgrades (2023-2025)

#### *Water*

- Pohara Water treatment upgrade (2015-2020)

#### *Community Development*

- Funding for parks and reserves walkways 2015-2025
- Continue to support Coast Care projects running at Tata Beach, Ligar Bay and Pohara



Ligar Bay



## Collingwood

	2015/16 <sup>1</sup> 2017/18 Short Term (Yrs 1-3)	2018/19- 2024/25 Medium term (Yrs 4-10) <sup>2</sup>	2025/26- 2034/35 Long term (Yrs 11-20) <sup>3</sup>
Population	236	244	250 (yr 2038)
Average Household size	2.3	2.2	2.1
Household demand	4	5	15
Dwelling supply	5	7	20

<sup>1</sup>Years are split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3)

<sup>2</sup>Years 1-10 represent life of LTP

<sup>3</sup>Years 1-20 accord with life of AMP

The above population data for Collingwood has been adjusted from the census data to reflect the realistic permanent population, given that there is a higher proportion of part-time and visitor population here, than in the Tasman District as a whole.

Average household size is projected to decrease from 2.3 to 2.0 over the next 25 year period. The median age is increasing, though this may be tempered in Golden Bay generally when the development of the aquaculture industry occurs over time.

Collingwood has a lower occupancy rate than the household size because of the large number of holiday homes. Thus the dwelling supply is higher than one would expect in relation to projected new household formation rates.

More than sufficient land (equivalent to 103 lots) is available in the existing main residential area and adjacent area to meet the projected demand for 32 dwellings over the next 25 years.

### Major Projects Planned for Collingwood in 2015/2016

#### *Wastewater*

- Collingwood wastewater treatment plant
- Collingwood wastewater treatment plant wetland renewal

#### *Environmental management*

- Coastal hazard planning

### Major Projects Planned for Collingwood between 2015/2016 and 2025/2026

#### *Water*

- Collingwood water treatment plant upgrade to meet new Government drinking water standards (2015-2017)

#### *Wastewater*

- Collingwood wastewater treatment plant renewal of flow meter, pumps, etc. and rehabilitation of treatment wetlands (2015/2016)

#### *Transportation*

- Collingwood town centre renewal (2021)

### Community Development

- Continue to support Coast Care projects running at Collingwood, Parapara and Pakawau (2015-2025)
- Playground, walkway and sports field developments

## Richmond Ward

The Richmond Ward includes the Richmond settlement.

### Population Projection

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11-20) <sup>3</sup>
Population	14,132 for 2018	14,970 for 2025	16,042 for 2035
Median age	40.2 for 2006		46.4 for 2031
Median household income	44,066 for 2006		
Household size	2.5	2.38	2.28
Household demand	158	588	748
Dwelling supply	161	650	761

<sup>1</sup>Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3)

<sup>2</sup>Years 1-10 represent life of LTP

<sup>3</sup>Years 1-20 accord with life of AMP

About 29 percent of the Tasman District population lives in Richmond. Richmond reflects the district wide trends of a high percentage (23 percent) of single person households, an ageing population and a decreasing number of occupants per household.

Couples-without-children and single person households are projected to be the fastest growing household types over the next 20 years.

Both current and projected Richmond household sizes are slightly larger than the Tasman sizes reflecting the prevalence of families living in the town.

The trends are driven by a combination of the natural ageing of the present community, and a significant increase in the older age groups from immigration to the region from other parts of New Zealand and overseas and to the lower proportion of the population aged between 20-29 years. There is an outflow of young seeking educational and career opportunities.

Given these trends, the increase in the number of households is expected to be greater than the increase in population numbers.

### Growth Planning

The Richmond Development Study and Hill Street East Study (HSES) of 2003 planned for Richmond growth and 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 sought views on these and different urban and growth options. Council decisions on the options provide the strategic basis for Richmond's current and developing urban form, namely:

- 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 where appropriate.
- 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 primarily for business and some residential development (Richmond West Development Area).

In the latest review of the growth model, the central Richmond residential area has been broken down further to differentiate between different character areas within the central precinct as identified in the investigations into the Richmond residential density project.

As development proceeds, a network of public greenways is being developed that accommodates 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 being retained through providing for low density residential development.

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.

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

Recently, significant subdivision activity has occurred in the Richmond East and Richmond West Development areas ahead of building development. Significant building activity has occurred in the Richmond South and East Development areas. The final Long Term Plan 2015-2025 includes funding to enable the Central Richmond Project to be undertaken earlier than previously planned.

### **Major Projects Planned for Richmond in 2015/2016**

#### *Stormwater:*

- Poutama Drain works
- Hart Detention Pond
- Bill Wilkes outlet structure
- Ranzau Road, Paton Road, White Road flood investigation and mitigation
- Park Drive pipe upsizing

#### *Water:*

- Fauchelle Avenue, Darcy Street and Florence Avenue main replacement
- Cambridge Street and Wensley Road pipe upsize
- Patons Road rider link
- Reservoir seismic strengthening
- Richmond South facilitation works

#### *Community Development:*

- Seismic upgrade on Richmond Town Hall
- Cycling velodrome at Saxton Field



**Richmond late 1940's**



**Richmond late 2012**

## Major Projects Planned for Richmond between 2015/2016 and 2025/2026

### *Environmental Management*

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

### *Stormwater:*

- Lower Borck Creek works (2015-2024)
- Richmond Central Stormwater improvements (2015-2025)
- Queen Street/Salisbury Road intersection improvements (2016)
- Deviation bund drainage (2017) Richmond South - Bateup Drain works (2019)
- Middlebank Drive (2017-2019)
- Surrey Road (Blair Terrace) (2021)
- Salisbury Road upgrade (2020/2021)
- Hill Street (2022)

### *Water:*

- Queen Street water main replacement (2016-2018)
- Richmond pipes (2015-2024)
- Lower Queen Street (2015-2017)
- Waverley Street main upsize (2017-2019)
- McGlashen Avenue new main (2016-2018)
- Richmond West facilitation works (2017)
- Oxford Street main replacement (2018)
- Queen Street/Salisbury Road intersection (2019)
- Edward, Roeske and Wilkes main replacement (2020-2022)

### *Wastewater:*

- Oxford Street pipeline upgrade (2017-2019)
- Queen Street pipeline upgrade (2016/17)
- Wensley Road pipeline upgrade (2015/2016)
- Richmond pipeline renewals (2018-2024)

### *Solid waste:*

- Improved recycling facilities for large items (2019)
- Refurbish waste compactor (2022)

### *Transportation:*

- Queen Street/Salisbury Road intersection improvements (2019/2020)
- Richmond Central Improvements – Queen Street town centre renewal (2016-2018)
- Bateup Road widening (2017/2018)
- Lower Queen Street widening (2022-2034)
- Richmond Central Improvements - Oxford Street widening (2016-2019)
- William Street/Salisbury Road intersection improvements (2021/2022)

### *Community Development:*

- Purchase of new land for cemetery (2018/19)
- Playground equipment (2015-2025)
- Playground, walkway and sports field developments (2016-2025)
- Toilets Ben Cooper Park (2015/2016)
- Toilet upgrades (2017-2025)
- Purchase new reserve land
- Ongoing Saxton Field development



Sundial Square

## Moutere-Waimea

The Moutere-Waimea Ward includes the following settlement areas:

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

## Brightwater

	2015-2017 Short Term (Yrs 1-3) <sup>1</sup>	2018-2024 Medium term (yrs 4-10) <sup>2</sup>	2025-2034 Long term (yrs 11-20) <sup>3</sup>
Population (2014 – 1835 people)	1878 (yr 2016)	1966 (yr 2020)	2168 (yr 2029)
Average Household size	2.8	2.7	2.6
Household demand	38	99	122
Dwelling supply	40	74	67

<sup>1</sup>Years are split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3)

<sup>2</sup>Years 1-10 represent life of LTP

<sup>3</sup>Years 1-20 accord with life of AMP

The projected increase in population of 290 people represents a growth rate of 15.4 percent between 2016-2034.

Brightwater has a younger age structure than some other parts of the district. The median age of Brightwater residents is 38.2 years, lower than the Tasman District median age of 44.2 years. 13 percent of Brightwater residents are 65 years and over, compared with 17.9 percent of the total Tasman District population. 24 per cent of Brightwater's population is aged under 15 years, compared with 20 percent across the whole District.

There are a high proportion of families with children in Brightwater. The population will age over time and current average household size of 2.8 people is expected to reduce slowly to 2.5 people by the end of the planning period.

The projected dwelling roll-out may be lower than the household demand in the medium term due to constraints associated with flood risk as highlighted in a recent flood modelling report for the Council which has affected the proposed development of a number of areas. However, there is adequate land and infrastructure capacity for an additional 181 dwellings over the next 20 years.

### Major Projects Planned for Brightwater in 2015/2016

- Lord Rutherford stormwater

### Major Projects Planned for Brightwater between 2015/2016 and 2025/2026

#### *Environmental Management*

- Brightwater strategic review and any associated Tasman Resource Management Plan change that might provide for residential and business land after an assessment of effects.

#### *Transportation*

- Brightwater town centre renewal (2018/2019)

#### *Water*

- Brightwater new bore (2022/2023)
- Factory Road main replacement (2019)
- Upgrade treatment to meet DWSNZ (2018-2020)
- Teapot Valley extension (2019)
- Embankment removal (Factory Road industrial area) (2021)

#### *Wastewater*

- Trunk main upgrade from Brightwater to Burkes Bank (2023-2025)

#### *Stormwater*

- Mt Heslington Drain Diversion (2019-2021)

#### *Rivers*

- Brightwater flooding repairs (2019-2021)

#### *Community Development*

- Playground, walkway and sports field developments (2015-2025)

## Wakefield

	2015-2017 Short Term (Yrs 1-3) <sup>1</sup>	2018-2024 Medium term (yrs 4-10) <sup>2</sup>	2025-2034 Long term (yrs 11-20) <sup>3</sup>
Population (2014 – 1939 people)	2000	2141	2370
Average Household size	2.84	2.7	2.6
Household demand	35	89	119
Dwelling supply	41	104	139

<sup>1</sup>Years 1-10 represent lift of LTP

<sup>2</sup>Years 1-20 accord with life of AMP

<sup>3</sup>Years 1-30 reflect life of infrastructure strategy

Since the 2006 Census, Wakefield's population increased by 12.1 percent, making it the fastest-growing small town in the District. The median age of the Wakefield population is 38.8 years. Tasman District has a median age of 44.2 years. 12 percent of people in Wakefield are 65 years and over, compared with 17.9 percent of the total Tasman District population. 25.6 percent of people are aged under 15 years in Wakefield, compared with 20 percent across the whole District.

There are a high proportion of families with children in Wakefield. The population will age over time and average household size will reduce slowly.

There is adequate land and infrastructure capacity for an additional 288 dwellings over the next 20 years. Moreover, with encouragement or infill development, this trend can be sustained within the settlement area for a further 20 years.



### **Major Projects Planned for Wakefield in 2015/2016**

#### *Environmental Management*

- Wakefield strategic review

### **Major Projects Planned for Wakefield between 2015/2016 and 2025/2026**

#### *Environmental Management*

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

#### *Transportation*

- Wakefield town centre renewal (2022-2023)

#### *Water*

- Wakefield and 88 Valley water supply upgrades (2021-2024)
- Wakefield water treatment plant and pipe construction (2016-2019)



### *Stormwater*

- Upgrade Eden Stream (2020)
- Bank enhancement project to stop town flooding (2018)

### *Community Development*

- Playground, walkway and developments (2015-2025)
- Purchase new reserve land

## Mapua/Ruby Bay

	2015-2017 Short Term (Yrs 1-3) <sup>1</sup>	2018-2024 Medium term (yrs 4-10) <sup>2</sup>	2025-2034 Long term (yrs 11-20) <sup>3</sup>
Population (2014 – 2028 people)	2071	2156	(yr 2029) 2339
Average Household size	2.38	2.26	2.18
Household demand	51	119	150
Dwelling supply	51	119	150

<sup>1</sup>Years are split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3)

<sup>2</sup>Years 1-10 represent life of LTP

<sup>3</sup>Years 1-20 accord with life of AMP

The median age of the Mapua population is 48.3 years, slightly older than the Tasman District median age of 44.2 years. 20.3 percent of Mapua residents are aged 65 years or more, compared with 17.9 percent of the total Tasman District population. In Mapua, 20.1 percent of people are aged under 15 years, which is very similar to the 20 percent across the whole District.

There are a high proportion of families without children in Mapua. The population will age over time and average household size will reduce slowly.

The projected dwelling roll-out is expected to meet demand, provided services continue to be upgraded.

There is adequate land but constrained infrastructure capacity for an additional 320 dwellings over the next 20 years. However with appropriate services, development could be sustained within the settlement area for a further 20 years.

### **Major Projects Planned for Mapua Ruby Bay in 2015/2016**

#### *Coastal Structures*

- Improvements to boat access in the Waimea Inlet

#### *Transportation*

- Mapua carparking improvements

#### *Environmental management*

- Coastal hazard planning

### **Major Projects Planned for Mapua Ruby Bay between 2015/2016 and 2025/2026**

#### *Transportation*

- Mapua town centre renewal (2020/2021)

#### *Water*

- Mapua storage enhancement (2018)

- Aranui Road and other water main replacement (2018-2020)

#### Stormwater

- Seaton Valley Stream Upgrade Stage 2 (2019-2021)
- Aranui Road, Langford Drive, other small areas stormwater (2019)
- Crusader and Stafford Drive stormwater (2020/2021)
- Pinehill Heights stormwater (2023/2024)

#### Wastewater

- Stafford Drive pump station and rising main (2019-2021)
- Higgs Road pump station upgrade (2020/2021)
- Toru Street pump station upgrade and storage (2021/2022)
- Ruby Bay pump station upgrade and storage (2022/2023)
- Aranui-Higgs Road pump station upgrade and storage (2022/2023)

#### Coastal Structures

- Waimea Inlet Boat Access (2016/2017)

#### Community Development

- Continuing support for the Coast Care programmes over the 10 years to 2025
- Playground and walkway developments
- Purchase new reserve land

## Tasman

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018-2024 Medium term (yrs 4-10) <sup>2</sup>	2025-2034 Long term (yrs 11-20) <sup>3</sup>
Population	194	202	208
Household size	2.5	2.38	2.28
Number of dwellings required	1	7	6

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The projected increase in population of 14 people between 2015 and 2035.

All development areas except one scored negatively overall, due to the settlements low lying nature, poor drainage and flood risk. All the demand for residential growth has been met by infill and expansion of the town's existing residential area.

## Upper Moutere

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018-2024 Medium term (yrs 4-10) <sup>2</sup>	2025-2034 Long term (yrs 11-20) <sup>3</sup>
Population	153 (2018)	163	174
Median age			
Median household income			
Household size	2.62	2.58	2.38
Number of dwellings required	3	4	10

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The Upper Moutere settlement is a relatively small community and the population is expected to increase by only 29 people by 2039.

Water supply is restricted and is at capacity. Dovedale water pipeline renewals are therefore planned between 2015 and 2022. As a result modest amounts of land were identified for residential growth in the growth model review and no further land was identified for business use as demand does not exist.

### Major Projects Planned for Upper Moutere in 2015/2016

#### Water

- O’Connors Creek pump station renewals
- Redwoods water treatment renewals

### Major Projects Planned for Upper Moutere between 2015/2016 and 2025/2026

#### Water

- Dovedale water supply pipeline renewals during the 10 years to 2025
- Redwood Valley water supply pipeline renewals (2015, 2020)

#### Community Development

- Purchase of new reserve land
- Continued support for the Moutere Hills Community Centre

## Motueka Ward

The Motueka Ward includes the following settlement areas:

- Motueka
- Kaiteriteri
- Marahau
- Riwaka

### Population Projection

	2015-2017 Short term (yrs 1-3) <sup>1</sup>	2018-2024 Medium term (yrs 4- 10) <sup>2</sup>	2025 – 2034 Long term (yrs 11-20) <sup>3</sup>
Population (2014 – 6687 people)	(yr 2016) 6733	6779	(yr 2029) 6864
Average Household size (persons)	2.38	2.26	2.18
Household demand	107	206	172
Dwelling supply	92	206	172

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The Motueka population is expected to increase from 6,687 in 2014 to 6,810 in 2039 which indicates slow population growth over the next 25 years. We are however waiting for updated population projection figures from Statistics New Zealand, expected to be released in June 2015, to see whether the expected rate of growth for Motueka has changed. There is expected to be a gradually decreasing number of persons per household in the same period (from 2.38 to 2.08).

The median age of the Motueka population is 45 years. However this figure masks the age difference between Motueka West (median age 41 years) and Motueka East (median age 49 years). 29 percent of residents in Motueka East are 65 years or more compared to 19 percent of residents in Motueka West and 17.9 percent of the total Tasman District population. 18.5 percent of people are aged less than 15 years in Motueka, which is a little lower than the 20 percent across the whole District.

There are a high proportion of families without children and single person households in Motueka East. The population is expected to age over time and average household size will reduce slowly.

Sufficient amounts of land were identified for residential growth in the growth model review to meet demand in the long term, provided services continue to be upgraded. In the last three years the Council has approved 141 residential building consents in Motueka (an average of 47 per annum).

In summary, there is adequate land but constrained infrastructure capacity for an additional 470 dwellings over the next 20 years. However with appropriate services, development could be sustained within the settlement area for a further period or with greater volume.

Future residential demand is expected to be satisfied through a combination of infill of land already zoned residential and from the new residential development areas located in Motueka West (enabled by Plan Change 43). Further residential development along the low lying coastline is expected to be exposed to coastal flooding risk in the long term and possible closure of the Rural Residential Zone will need to be considered.

There is a plentiful supply of commercial zoned land around the town centre (refer to Plan Change 44).

The opportunities for further industrial and mixed business zone subdivision will be limited by deferment at Motueka West until services have been upgraded.

### **Major Projects Planned for Motueka in 2015/2016**

#### *Wastewater*

- Motueka Wastewater Treatment Plant upgrade
- 45 Trewavas Street pump station storage

#### *Stormwater*

- Tide gate renewal

#### *Water*

- Naumai Street water main extension
- Meter renewals

#### *Solid Waste*

- Traffic and loading improvements at Mariri Resource Recovery Centre

#### *Community Development*

- Motueka Memorial Hall seismic upgrade
- Purchase new reserve land

## Major Projects Planned for Motueka between 2015/2016 and 2025/2026

### *Stormwater:*

- Poole, Jocelyn, Wilkie and Fry Streets (2018/2019)
- Woodland development area (2024-2026)
- Pah/Atkins Street upgrade (2019/2020)
- Parker Street upgrade (2023/2024)

### *Water:*

- Relocate Fearons Bush Treatment Plant to Parker Street (2015-2017)
- Thorp Street main replacement (2021/2022)
- High Street main replacement (2021/2022)
- Fearon Street main replacement (2021/2022)

### *Solid Waste:*

- Improve rock protection at Old Mariri tip (2016)
- Traffic and loading improvements at Mariri Resource Recovery Centre (2017)
- Refurbish Mariri waste compactor (2024)

### *Transportation:*

- Motueka town centre renewal (2017/2018)
- Pah Street/Greenwood Street intersection improvements (2018/2019)
- High Street power undergrounding (2016/2017)

### *Wastewater*

- Motueka pipeline renewals (2018-2025)
- New wastewater treatment plant feasibility study (2019/2020)

### *Community Development*

- Motueka Library building extension (2019/2020)
- Playground, walkway and developments
- Purchase new reserves



Inlet Walkway, Motueka

## Kaiteriteri Area

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11-20) <sup>3</sup>
Population	385 for 2018	392 for 2025	386 for 2035
Median age	50.2		
Median household income	\$25,100		
Household size	2.32	2.28	2.08
Number of dwellings require	7	6	14

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The population projection suggests very slow growth of the resident population at Kaiteriteri. There are 413 dwellings in residential development areas. A significant number of these are holiday homes that are not permanently occupied. The ratio of dwellings to households at the 2013 Census was 2.69 which is high. Household size is projected to decrease from 2.32 in 2018 to 2 in 2039.

The median age is 50.2 years for people in Kaiteriteri, higher than the median age in Tasman District of 44.2 years.

The median income in Kaiteriteri is \$25,100, which is similar to the median of \$25,700 for all of Tasman District.

Sufficient amounts of land were identified for residential development in the growth model review to meet demand for Kaiteriteri, focussing on Little Kaiteriteri, Stephens Bay and a small area to the west of the settlement. Further demand for business land does not exist currently.



Little Kaiteriteri

## Major Projects Planned for Kaiteriteri in 2015/2016

### Wastewater

- Tapu Bay pipeline replacement

## Major Projects Planned for Kaiteriteri between 2015/2016 and 2025/2026

### Water

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

### Wastewater

- Complete replacement of Tapu Bay pipeline (2016-2018).
- Replace wastewater rising main through Girvins (2020/2021).
- Motueka Bridge to Motueka wastewater treatment plant rising main upgrade (2018/2019)
- Stephens Bay pump station upgrade (2018/2019)

### Transportation

- Riwaka-Kaiteriteri Road upgrade (2026-2028)

### Community Development

- Continued support for Coast Care projects running at Little Kaiteriteri and Stephens Bay.
- Reserve and walkway development

### Environmental management

- Coastal hazard planning

## Marahau Area

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11- 20) <sup>3</sup>
Population	121	124	122
Median age			
Median household income			
Household size	2.32	2.28	2.08
Number of dwellings required	4	4	9

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The coastal assessment (inundation modelling) for Marahau, not yet complete, will direct future growth of Marahau. Parts of Marahau are low lying and suffer from flood risk from both small tributary streams in the growth model review to meet demand, mainly in the existing residential area where consented lots exist. Modest amounts of land were also identified for business growth in the short-medium term.

## Major Projects Planned for Marahau between 2015/2016 and 2025/2026

### Coastal Structures

- Torrent Bay beach replenishment periodically over the 10 years to 2025

### Community Development

- Funding for parks and reserves walkways continues over the 10 years to 2025
- Develop Newhaven Crescent reserve



Marahau

## Riwaka Area

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11-20) <sup>3</sup>
Population	606	623	630
Median age	41.2		
Median household income	\$26,500		
Household size	2.3	2.4	2.2
Number of dwellings required	5	20	15

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The median age is 41.2 years for people in Riwaka, similar to the median age in Tasman District of 44.2 years.

The median income in Riwaka is \$26,500, which is slightly above the District median of \$25,700.

There are currently 246 households in Riwaka and this is anticipated to rise to 286 by 2035.

The settlement boundary of Riwaka is relatively large due to historic ribbon development that has occurred in Main Road Riwaka, however Riwaka suffers from significant flood risk from a number of rivers including the Motueka River as well as seawater inundation risk. As a result the growth model review concluded that no additional land should be made available for dwellings in Riwaka due to the flood hazard risk.





Riwaka Wharf

### **Major Projects Planned for Riwaka between 2015/2016 and 2025/2026**

#### *Water*

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

#### *Transportation*

- Riwaka-Kaiteriteri Road upgrade (2026-2028)

#### *Community Development*

- Funding for parks and reserves walkways continues through the next 10 years
- Partial funding towards Riwaka Hall seismic upgrade

#### *Environmental management*

- Coastal hazard planning

## **Lakes - Murchison Ward**

The Lakes - Murchison Ward includes the following settlement areas:

- Murchison
- St Arnaud
- Tapawera

## Murchison Area

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11-20) <sup>3</sup>
Population	406	387	371
Median age	47.5		
Median household income	\$24,200		
Household size	2.12	2	1.88
Number of dwellings required	4	2	4

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The population of Murchison is forecast by Statistics New Zealand to decrease by approximately 10 percent. The demand for dwellings is modest with only 10 additional dwellings forecast to be required through to 2035. There has been very little residential building consent activity in the last three years in the town. The additional dwellings that are expected to be required to meet demand will arise from smaller average household size, which is expected to decrease from 2.12 persons per household to 1.88 by 2035.

Some of the central and outer areas of Murchison suffered from river and stormwater flooding in 2010 and as a result a number of development areas were updated in the latest review of the growth model to reflect these hazards.

Modest amounts of land have been made available for the small increases in households expected as well as the modest increases in business growth.

The median household income is lower than the District figure of \$25,700.

### Major Projects Planned for Murchison between 2015/2016 and 2025/2026

#### *Stormwater*

- Neds Creek floodworks (2019/2020)
- Murchison stormwater pipeline renewals (2020/2021)

#### *Solid Waste*

- Minor improvements to Murchison Resource Recovery Centre (2019/2020)

#### *Transportation*

- Murchison town centre renewal (2023/2024)

#### *Community Development*

- Continued support for Murchison Sport, Recreation and Cultural Centre
- Playground, walkway and developments



Old House Murchison

## St Arnaud Area

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11-20) <sup>3</sup>
Population	101	99	95
Median age			
Median household income			
Household size	2.22	2.1	1.98
Number of dwellings required	1	2	1

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

There are currently 250 dwellings in the residential area, but only 45 households. This reflects the high proportion of holiday homes in the area, which remain empty for a lot of the year. The proportion of dwellings to households is 5.73, which is high.

St Arnaud is subject to risk from a number of natural hazards and the town's natural character needs to be protected due to its close proximity to a national park. Growth is anticipated to be low. Modest amounts of land have been identified for residential use in the eastern and western flanks of the town and for business use in the western area.

### Major Projects Planned for St Arnaud in 2015/2016

- New flow meter on rising main at wastewater treatment plant
- Walkway development

### Major Projects Planned for St Arnaud between 2015/2016 and 2025/2026

#### Wastewater

- St Arnaud wastewater generator renewal (2018/2019)
- St Arnaud wastewater treatment plant renewals (2019/2020)

#### Community Development

- Continued support for Rotoiti Community Hall



Lake Rotoiti

## Tapawera Area

	2015/16 <sup>1</sup> - 2017/18 Short term (yrs 1-3)	2018/19- 2024/25 Medium term (yrs 4- 10) <sup>2</sup>	2024/25 – 2034/35 Long term (yrs 11-20) <sup>3</sup>
Population	294	303	315
Median age	37.9		
Median household income	22,600		
Household size	2.62	2.48	2.38
Number of dwellings required	5	11	10

<sup>1</sup> Years a split as they represent financial years (e.g. July 2015 – June 2018 for years 1-3).

<sup>2</sup> Years 1-10 represent life of LTP.

<sup>3</sup> Years 1-20 accord with life of AMP.

The population of Tapawera is forecast by Statistics New Zealand to increase by 21 by 2035. Accordingly there is only a modest demand for new housing to 2039.

Only 26 additional dwellings are forecast to be required over the next 20 years. These are expected to be required to meet demand arising from smaller households, with the average household size expected to decrease from 2.62 persons per household to 2.3.

For people aged 15 years and over, the median income in Tapawera is \$22,600. This is significantly lower than the median income of \$25,700 for all of Tasman District.

The median age is 37.9 years for people in Tapawera compared to the median age in Tasman District of 44.2 years.

Tapawera also suffers from flood risk from a number of sources including the Motueka River and Mill Creek. Adequate land was identified within Tapawera to meet projected demand for dwellings, comprising existing consented lots and potential new subdivisions and more modest demand for business use was met in the main commercial area of the town.

## **Major Projects Planned for Tapawera in 2015/2016**

### *Stormwater*

- Tapawera Maitai Crescent drain renewal

## **Major Projects Planned for Tapawera between 2015/2016 and 2025/2026**

### *Transportation*

- Completion of the Great Taste Trail by 2018/2019

### *Wastewater*

- Tapawera Wastewater Treatment Plant renewals (2023/2024)

### *Water*

- Water pipes, hydrants, valves and treatment renewals (2023/24)

### *Stormwater*

- Totara Street stormwater (2024)
- Tapawera Forestry Board internal drain renewal (2017)

### *Community Development*

- Reserve and playground development

