



Mapua - Livable Village Working Group

Update to Exec Committee

20th April 2021





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Existing Tasman / NCC / TDC documents reviewed

- Nelson Tasman Future Development Strategy (Jul 2019)
- Tasman Intensification Action Plan (Aug 2020)
- NCC Long Term Plan 2021-31 Consultation Doc (2021)
- NCC LTP Key Issue Nelson City Centre plans (2021)
- NCC Achievements during past LTP period (2021)

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Nelson Tasman Future Development Strategy (Jul 2019)

- 50 page report plus 16 appendices totaling 190 pages
- First Urban Development Strategy to cover both Nelson and parts of Tasman district
- Identifies residential development options to ensure sufficient future development capacity
- Does not set out how future housing and business areas will be developed – that's Council's remit
- Key constraints were highways, power lines, flood/coastal hazards, liquefaction, slope instability, productive land
- Participants included NZTA, Ministries of Education and Environment, Nelson- Marlborough DHBs, Housing NZ, Nelson-Tasman Housing Trust, Transpower, Network Tasman, Nelson Regional Development Agency
- Open to Public for feedback between 23 Jan - 13 Feb 2019, feedback supported intensification strategy
- 5 top five considerations preservation of natural landscapes & productive land, affordable housing, climate change responsiveness and CO2 reduction, diverse housing choices.
- Most housing growth in urban settlements to date has been by way of outwards expansion (Greenfields growth)

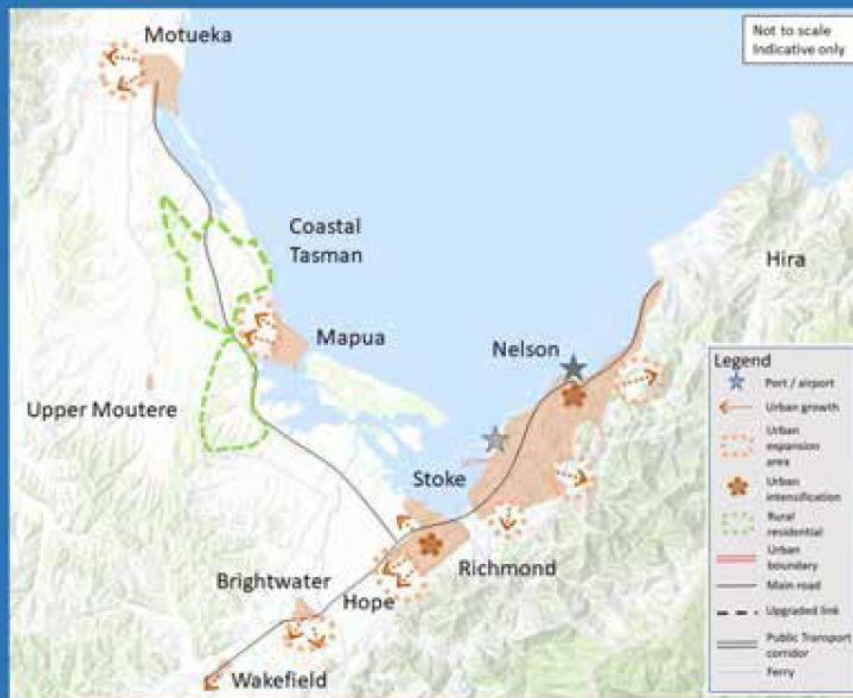
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Nelson Tasman Future Development Strategy (Jul 2019) cont..

- Data suggested 12,000 additional residential dwellings would be required in the 11-30 year time period
- There is sufficient business land to meet expected future demand, assuming more effective use of existing land
- Key influences on future housing needs included Some commonly identified influences include
 - *Ageing population but also more working-age residents and how / where they works may change*
 - *housing needs to be more affordable for people on low to moderate incomes*
 - *infrastructure may change to more small scale, locally based systems*
 - *roads will get busier so building up public and active transport networks required*
- 4 Scenarios developed (see next page) – 3 of 4 include significant growth / intensification within Mapua-Ruby Bay
- Mapua-Ruby Bay development areas would require rezoning land from rural residential to residential
- Intensification will be close to shops/services and include improved transport options
- Walkable catchments of up to 10 to 15mins (800m to 1500m diameter) around a centre are typically defined and within that general area, intensification is enabled from the core to the edge of the walkable catchment

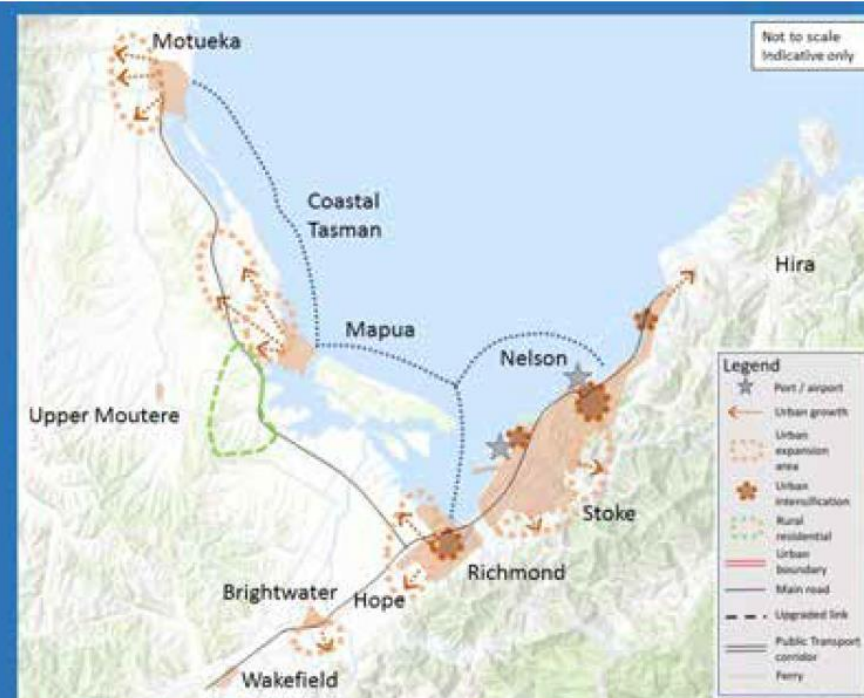
A) Business as usual

- Richmond / Motueka continue to expand outward
- Limited, sporadic infill & intensification in Nelson Urban Area, small extensions eastwards
- Rural residential options between settlements and prime farmland (eg Coastal Tasman)



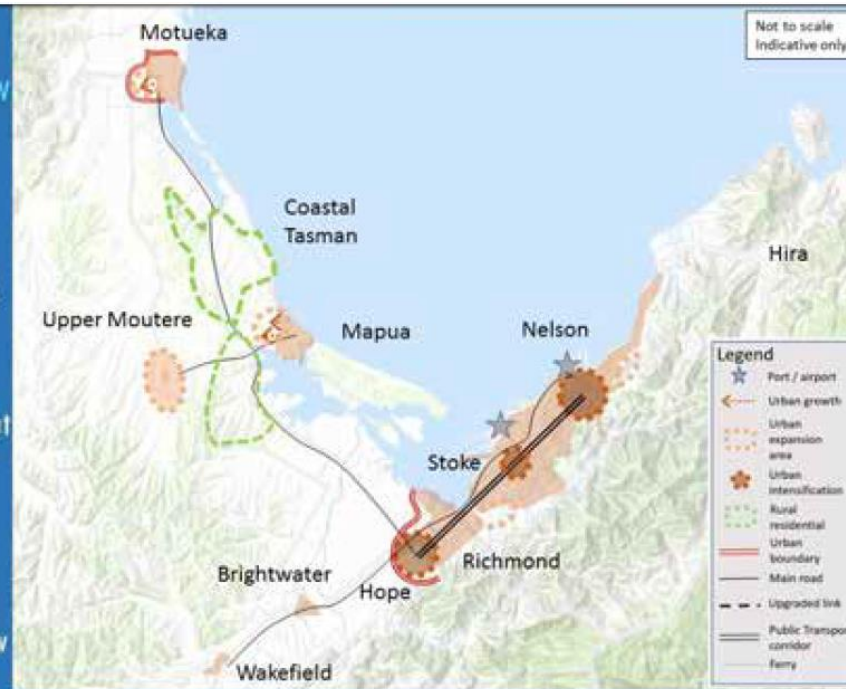
B) Further expansion

- Increased growth between Motueka and Mapua, with Coastal Tasman emerging as new settlement
- Moderate intensification along coastal edge of Nelson Urban Area
- Further growth up foothills to gain seaviews
- Possible development of water based transport



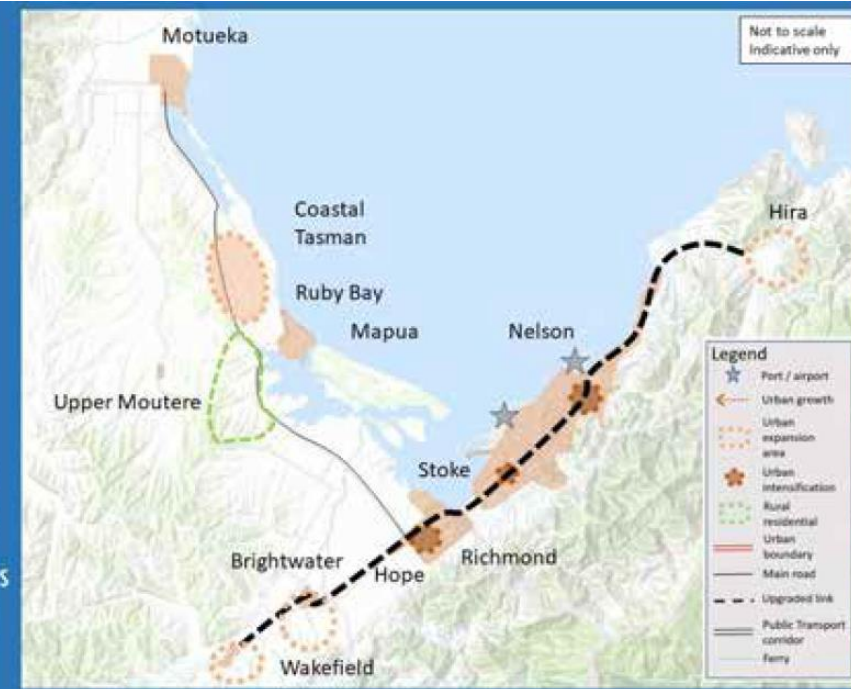
C) Increase density in Nelson Urban Area, new settlement in Tasman

- Intensification around Nelson CBD, Richmond CBD & Stoke
- Develop public transport spine with upgraded services and protected route
- Some greenfield expansion, but less than Option A, increased density
- Urban boundary around Richmond
- Upper Moutere as possible new settlement



D) Wakefield to Hira Corridor

- New settlement at Hira
- Some intensification in 3 centres
- Enhance main transport connections and upgrade services
- Maximise suburban growth at Brightwater / Wakefield
- Coastal Tasman develops as alternative to Motueka and Mapua



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Nelson Tasman Future Development Strategy (Jul 2019) cont..

- Land identified for potential residential growth:
 - *70% (2,995 ha) greenfield and 30% (1,110 ha) intensification*
 - *34% (1391 ha) Nelson City and 66% (2714 ha) Tasman District*
- Intensification may involve reducing or removing density controls and/or adjusting height (storey) limits
- Greenfields areas are subject to structure planning before rezoning and subsequent subdivision and typically 30 to 40% of greenfields areas will be devoted to roads, open spaces and green networks
- The relative importance of key issues varies significantly across different stakeholder groups (see next page)
 - *Councillors rate preserving productive land and water supply highest*
 - *The Community rates preserving natural landscapes highest*
 - *The entire Stakeholder Group rates Sea level rise and coastal inundation highest*
- Potential Development Areas were ranked based on:
 - *private cost of the development (per lot)*
 - *public cost of providing water, wastewater, expanding or upgrading stormwater, public transport services*
 - *excluding areas prone to sea level rise / inundation*

Figure 8: Relative importance of factors identified as important to urban development in community consultation undertaken in January 2019.

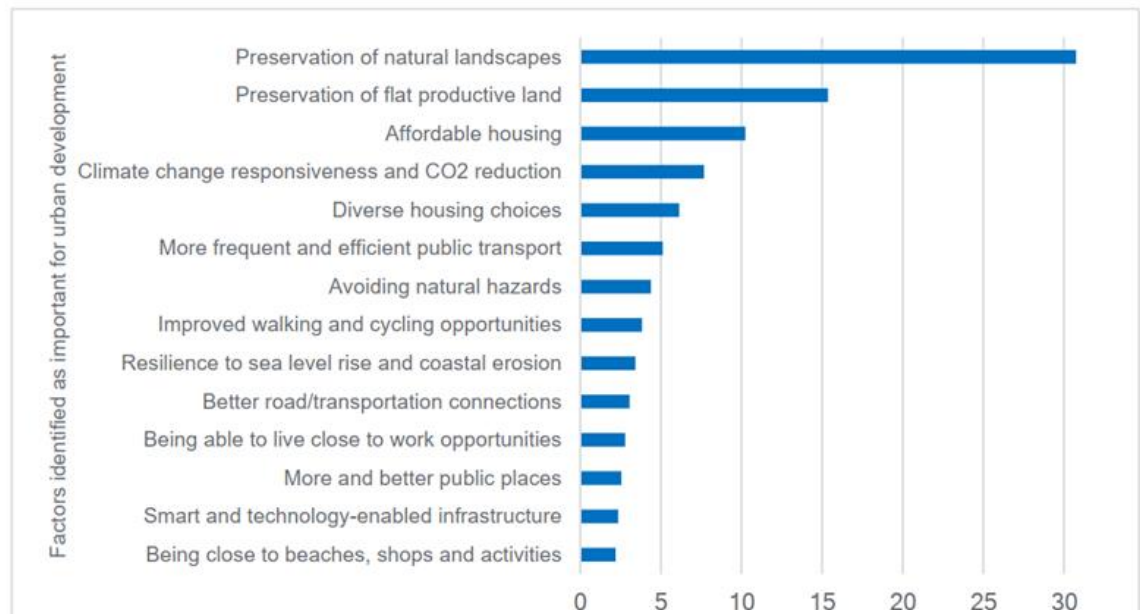


Figure 10: Relative importance of the draft evaluation criteria across all stakeholders in attendance workshop on March 4.

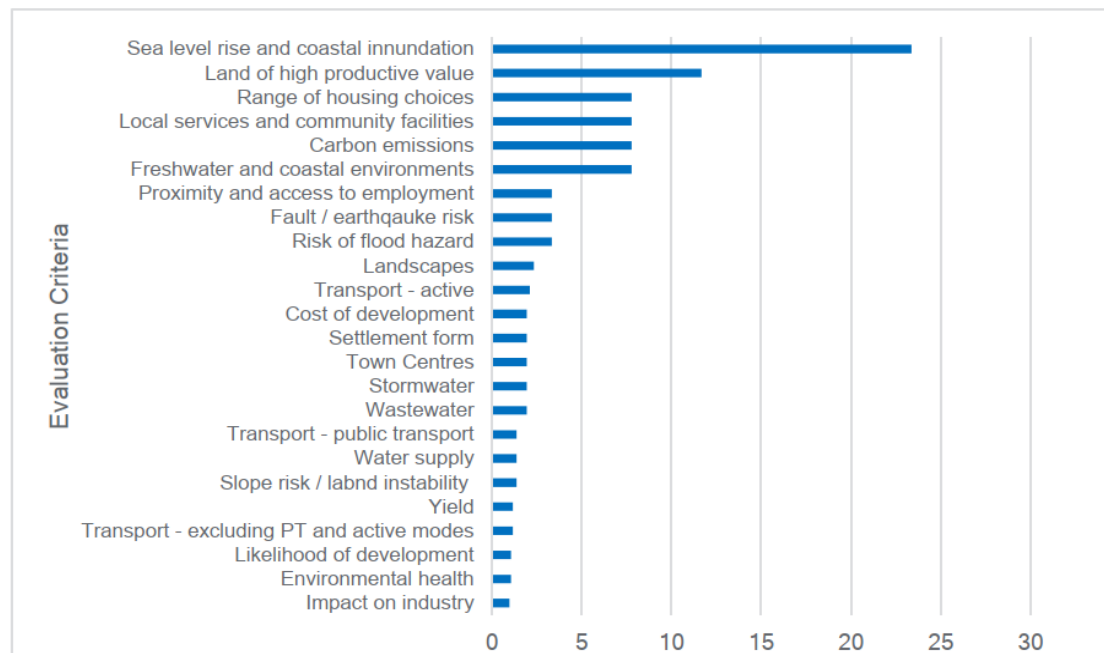


Figure 9: Relative importance of the draft evaluation criteria across all Councillors in attendance at the workshop on March 5.

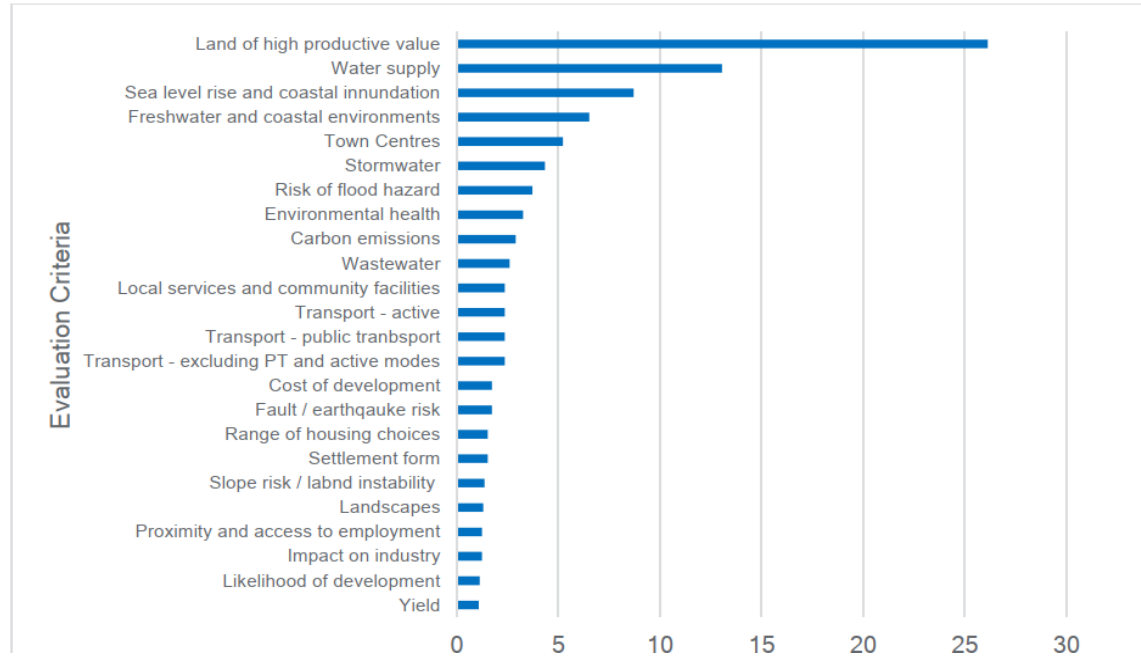
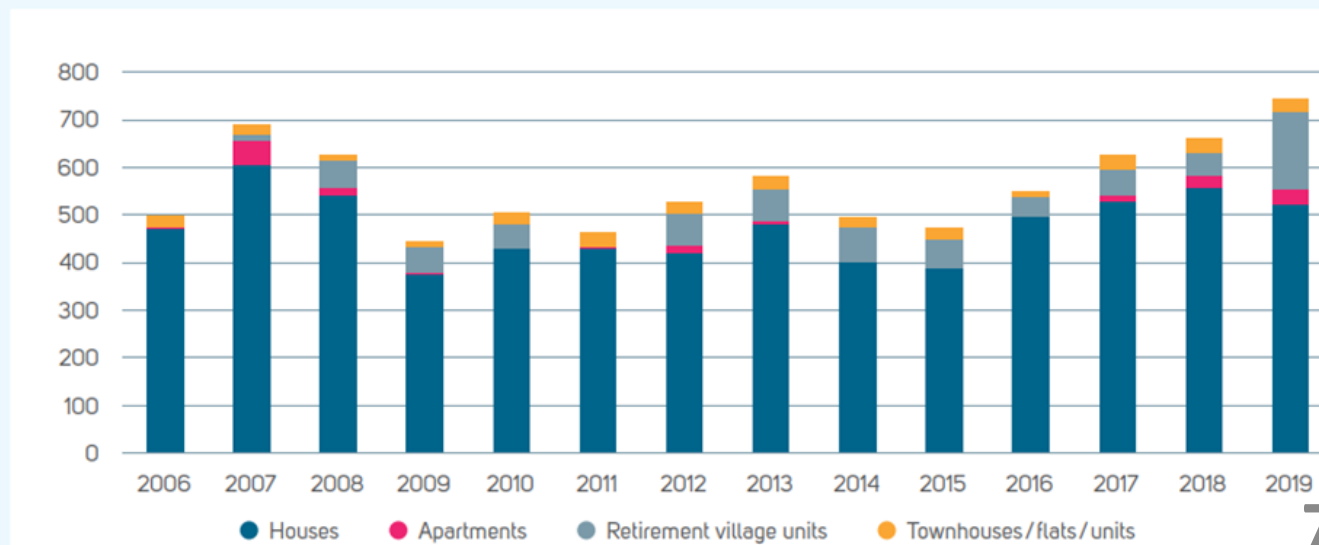


Figure 9. Building consents for new dwellings, Nelson and Tasman, by type, 2006 – 2018 (June Year)



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Nelson Tasman Future Development Strategy (Jul 2019) cont..

- Based on this ranking:
 - *Residential intensification is possible in Nelson South, Stoke, Richmond, Motueka, Brightwater, Wakefield*
 - *Urban expansion is possible in Kaka Valley, Saxton, Richmond Sth, Brightwater, and inland Mapua & Motueka*
- A number of development areas, excluded based on these ranking criteria were added into a “balanced scenario” which took into account the following strategic considerations:
 - *support social cohesion and good geographic distribution of development*
 - *support the regions centres hierarchy*
 - *provide affordability and choice of dwelling prices and types*
- Based on all these criteria, areas within Mapua-Ruby Bay identified were:
 - *Intensification: Upper Moutere, Motueka*
 - *Greenfields: Higgs Rd, Seaton Valley flats, Seaton Valley hills, Stringer Rd, Lwr Moutere hills & Mariri hills*
- Public submissions suggested 20 new areas for future development and in the Mapua-Ruby Bay area added:
 - *Seaton Valley nthn hills, Pomona Road to Pine Hill, Mahana hills, Kelling Rd and Supplejack Valley Upr Moutere*

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Nelson Tasman Future Development Strategy (Jul 2019) cont..

- Seaton Valley Flats – elevated
 - *“This is a relatively small and constrained area that sits alongside a substantial area that is suitable for further investigation. The site forms a cohesive whole with the surrounding development areas and could be considered for residential development.”*
 - *Includes 11 dwellings that are part of the overall higher density development of Mapua*
- Mariri Hills and Lower Moutere hills
 - *“The settlement of Motueka faces particular challenges due to sea level rise, flooding hazards and land of high productive value. The Mariri Hills area, both on the coastal and inland sides, represents a resilient opportunity for Motueka to grow while avoiding those constraints. This draft option covers a significant area of land, with a range of productive values. This variability will be taken into account in any future investigations.”*

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Nelson Tasman Future Development Strategy (Jul 2019) cont..

- Based on the combination of stakeholder group input, public submissions and council analysis, the preferred option identified by the Tasman FDS based on the following final revised principles:
 - *favour intensification of urban areas over expansion and promote intensification close to facilities and services and in a way that supports public transport, walking and cycling and expands in areas with good access to community services and infrastructure, while minimizing expansion onto land of high productive value..*
 - *limit developing areas prone to sea level rise contingent upon an approved climate change adaptation strategy*

Table 24: Analysis of broad location of development capacity by Council.

Council	Broad location	Estimated yield
Nelson	Central	2,442
	Stoke	1,294
	Dodson	190
	Kaka Valley	842
	Saxton	819
	Nelson Total	5,586
Tasman	Richmond	952
	Richmond South	1,628
	Brightwater	1,063
	Collingwood / Parapara	200
	Mapua	747
	Mariri Hills	1,360
	Motueka	864
	Murchison / Takaka	233
	Tapawera	40
	Upper Moutere	95
	Wakefield	1,480
	Tasman Total	8,663
	Grand Total	14,249

Future development area			Proposed Sequencing and timing		Estimated yield
			Decade 2: 2029-2038	Decade: 3 2039-2048	
Tasman future development areas outside of the Nelson Urban Area					
Tasman	Upper Moutere	T-51 Supplejack Valley			95
	Mapua	T-11 Seaton Valley Flats - elevated			119
		T-33 Seaton Valley Hills			500
		T-42 Seaton Valley Northern Hills			128
	Motueka	T-14 Motueka Intensification			580
		T-15 Te Awhina Marae Papakainga			64
		T-17 Mytton Heights Hills			220
	Mariri Hills	T-18 Lower Moutere Hills			1,360