

THE MĀPUA MASTERPLAN

Draft for engagement

NOVEMBER
2024



INTRODUCTION

The Māpua Masterplan (the Masterplan) is a comprehensive plan that provides strategic direction on how Māpua will grow and develop over the next 30 years.

The coastal village of Māpua and its surrounding area is known as a desirable place to live and a popular destination for visitors. Its appeal stems from its unique character that has drawn people to this beautiful area for hundreds of years. The Māpua Masterplan seeks to recognise and maintain these qualities as we plan for the future – while acknowledging the need to allow for growth requirements as future generations look to share a slice of this wonderful place.

A critical driver for the Masterplan is how Māpua will respond to growth as the Tasman District continues to experience high population growth. Council is legally required to ensure that there is sufficient zoned and serviced land to meet Tasman’s expected demand for residential and business land. Māpua is identified, along with Brightwater, Wakefield, Motueka and Richmond as one of Tasman’s urban centres and is expected to provide for some of the growth in the District.

The Masterplan guides how this growth is to be accommodated, and outlines plans for improvements to recreational areas, ecological outcomes, linkages and open space, and infrastructure services. It seeks to recognise Māpua’s significant cultural values, character and identity and promote natural hazard and climate change resilience and adaptation measures by supporting climate resilient development.

Implementing the Masterplan will occur through the Nelson Tasman Future Development Strategy Implementation Plan, Tasman Resource Management Plan (TRMP) Plan Changes, the Long Term Plan, Asset Management Plans, Council projects, and partnerships with the community and ngā iwi.



WHY A MASTERPLAN?

A masterplan approach ensures that we have an integrated plan that provides an overarching framework to support growth and development in Māpua, while still maintaining what makes Māpua special.

The Masterplan is a one stop shop for the community to see how Māpua will grow and develop over time, rather than having several different Council plans that are hard to piece together.

DEVELOPING THE MASTERPLAN

The development of the Masterplan has involved several stages of ngā iwi and community engagement including testing issues, opportunities, principles and options.

To guide the process, a set of overarching principles were developed in consultation with ngā iwi and the community. These principles have guided the Masterplan development process and have been used to test options.

We also tested options during the community engagement to identify those the community preferred. Ngā iwi representatives were consulted at each development step and contributed to the development of the mana whenua principle and community consultation events. Engagement has been facilitated through both physical events and online platforms. Councillor workshops provided an elected member perspective.

The final decision on the Masterplan content will be made by Council following submissions and hearings under the Local Government Act.

WHERE WE ARE AT

The Masterplan process has resulted in a draft Masterplan illustrating a series of housing, business, cultural, open space, ecological, infrastructure, recreational and movement actions which set the direction for Māpua.

The Masterplan includes:

- Proposed zoning changes
- Future infrastructure upgrades
- Planned recreational linkages and open spaces
- Catchment management planning

The Masterplan is supported by an **Action Plan** that outlines all of the proposed actions required to achieve the Masterplan principles, many of which cannot be illustrated spatially. A **Masterplan Supporting Document** also accompanies this document, outlining in detail the Masterplan development process.



PLAN PROGRESS

Steps of the development of the Masterplan

* MID 2023

Step 1: Establish project and inform

Step 2: Analyse – Analysis of existing information including growth projections, technical information, infrastructure planning, Council plans and documents and recent government direction.

* SEPTEMBER 2023

Step 3: Community engagement – Early engagement on the Masterplan principles, issues and opportunities.

* OCTOBER 2023 – JANUARY 2024

Step 4: Development of draft options – Based on analysis and feedback.

* FEBRUARY 2024

Step 5: Public engagement – Consult on draft Masterplan options – Seek community, iwi and stakeholder feedback on Masterplan options.

* OCTOBER – NOVEMBER 2024

Step 6: Finalise draft Masterplan and circulate for public review – Analyse consultation feedback and develop a final draft Masterplan.

* NOVEMBER 2024 – FEBRUARY 2025

Step 7: Final draft Masterplan open for submissions

* NOVEMBER 2024 – APRIL 2025

Step 7: Submissions, hearings, deliberations
Step 8: Council decision on Masterplan

THE PLAN

HOUSING

As well as providing for more housing, the Masterplan encourages greater housing choice. It seeks to provide opportunities for smaller homes and attached housing as well as houses for families. It focuses on potential residential areas identified in the Future Development Strategy 2022 – 2052 that are currently zoned residential, rural residential or rural 1 deferred residential (awaiting infrastructure servicing). It is proposed that new development areas will be subject to an Outline Development Plan which will be incorporated into the Tasman Resource Management Plan (as part of a plan change). An Outline Development Plan guides subdivision and development form and staging including zoning, roading, recreation and reserve networks and urban design standards. A Māpua-specific design guide will be created in consultation with the community to ensure all new development is designed to acknowledge the character, heritage and identity of the Māpua urban environment. The Masterplan also proposes enabling intensification of existing residential zoned land outside of inundation areas.

BUSINESS

More housing also corresponds with a requirement for more business land to support communities and reduce the need to travel – providing essential services and employment opportunities. The Masterplan includes new commercial land opportunities adjoining Māpua Drive, Higgs Road and Seaton Valley Road, close to new residential development, transport connections and open spaces. No new industrial land is proposed as sufficient zoned land exists in Warren Place.

CULTURAL VALUES

Māpua holds significant cultural value to Tangata Whenua. The Masterplan aims to increase the awareness of the cultural significance of specific areas through the inclusion of pou, cultural information boards and indicative reserves (where relevant). It also recommends investigating extending the current Tasman Resource Management Plan Cultural Heritage Precinct to provide a higher level of protection within identified culturally significant areas and supports the preparation of a Cultural Heritage Management Plan for Grossi Point.

OPEN SPACE

The Masterplan focuses on the protection and improvement of existing open spaces and formalising new areas of open space. A significant area of open space including a future wetland and recreational facilities in the form of sports fields is included within the Seaton Valley Area, and the formalisation of the open space at the waterfront known to locals as 'Kite Park'. Improvements to existing open space areas such as revegetation and supporting facilities (e.g. picnic tables, seating) is also a key intent outlined in the plan.

MOVEMENT

The Masterplan seeks to improve how people move in, around and through Māpua with a particular focus on improved off-road walking and cycling connections to the estuary, existing reserves and open space areas, reducing traffic congestion and improving parking. Transport improvements include upgrades to Seaton Valley Road and the intersection of Seaton Valley Road and Māpua Drive.

STORMWATER, RECREATION AND THE ENVIRONMENT

Major changes are proposed to the Seaton Valley Basin, which will largely be funded by growth through Development Contributions and Reserve Financial Contributions. A large new stormwater wetland and detention area is proposed to be created. This will manage the stormwater run-off from several new development areas and over time a new wetland haven will be developed to support native ecology and offer new opportunities for the community to connect with and enjoy nature. The proposed wetland will require ongoing community support and volunteer time to develop and maintain.

Adjacent to the new wetland will be open space, sports fields and recreation facilities. A development plan will be prepared with the community to determine the type and extent of the recreational facilities needed at Seaton Valley.

ECOLOGICAL VALUES

The Masterplan proposes to re-instate a former wetland (mostly situated within 49 Stafford Drive) which has been drained to create its current use as farmland. An existing ephemeral wetland will also form part of the wetland restoration within the Seaton Valley. As well as providing a valuable recreational resource, the rehabilitation of this wetland area and improvements to Seaton Valley Stream provide the potential to bring back moderate populations of rare species such as the giant kokopu and the Australasian bittern, spotless crane and marsh birds.

The Masterplan also includes the revegetation of specific areas and the protection of remnant native vegetation where appropriate. Any plantings plan for new recreational linkages will include consultation with the community and consideration of the creation of habitat corridors where possible.

STORMWATER CATCHMENT MANAGEMENT PLAN

The Masterplan incorporates the stormwater Catchment Management Plan (CMP) process that is a requirement under Council's stormwater discharge consent for its urban areas. The CMP involves identifying key issues, targets, and actions for the five aspirations established in Council's Stormwater Strategy as they relate to each urban area. For Māpua, the CMP through the Masterplan identified a range of proposed actions to work towards our stormwater aspirations, one of which is the establishment of stormwater detention and wetlands in Seaton Valley as described above. Other proposed actions include completing upgrades to Seaton Valley Stream, strengthening stormwater management rules for new development, investigating stormwater treatment for Council-owned car parks, and localised drainage improvements to address existing issues. The CMP also requires the development of a monitoring plan to track progress on these actions over time.



WATER AND WASTEWATER INFRASTRUCTURE

Much of the water and wastewater infrastructure needed to service growth is already in place, including work done between 2020 and 2022. The remaining work is largely funded directly by developers through their own developments, or through Development Contributions.

The level of growth proposed requires further work to increase pressure in the water trunk mains, which may affect some older mains in Higgs Road, Iwa Street, Tahī and Toru Streets which have brittle blue brute pipes. Council will upgrade the mains in these streets within the next 10 years.

An upgrade and extension of the wastewater network along Māpua Drive and Seaton Valley Road is also planned within the next 10 years to service growth in those areas. Within the next 30 years, the pumps at the wastewater pump stations will be renewed with higher pressure pumps to provide additional trunk capacity. The trunk sewer network along Aranui Road is designed for approximately 600 additional homes. Growth beyond this point will require a second wastewater main to Māpua Wharf.

Larger connections between Māpua and Rabbit Island / Moturoa for water and wastewater are planned between 2034 – 2044 to provide additional network capacity and provide more network resilience for the whole community.

RESPONDING TO HAZARDS AND CLIMATE CHANGE

Māpua is vulnerable to natural hazards and the effects of climate change, both now and in the future. Like many coastal locations around New Zealand, low-lying coastal areas in Māpua are particularly vulnerable to rising sea levels over the longer term. The Council's work on responding to coastal hazards and sea level rise is guided by recommended best practice set out in the Ministry for the Environment's Coastal Hazards and Climate Change Guidance (2024). The Masterplan promotes natural hazards resilience and climate change adaptation by promoting residential growth on the surrounding elevated or hilly areas of Māpua, rather than low-lying coastal locations that are vulnerable to coastal hazards and rising sea levels.



MASTERPLAN MAPS

The following maps illustrate the proposed changes.

Note that these maps should be read in conjunction with the **Masterplan Action Plan** which outlines all of the proposed actions required to achieve the Masterplan principles many of which cannot be illustrated spatially. A **Masterplan Supporting Document** also accompanies this document, outlining in detail the Masterplan development process – the supporting document can be found at [Shape Tasman](#).

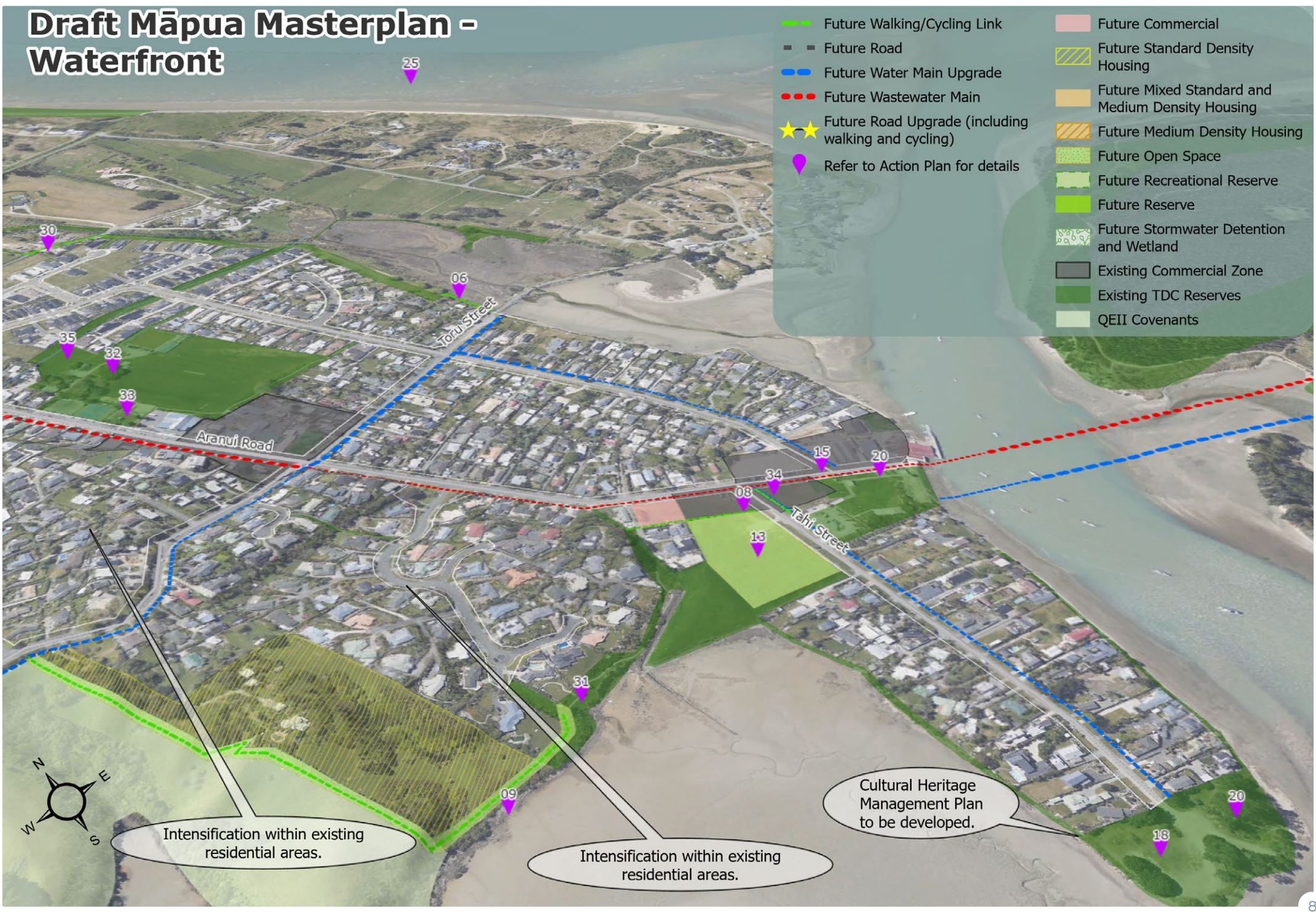
Draft Māpua Masterplan 2024



- Future Walking/Cycling Link
- Future Road
- ★ Future Intersection Upgrade
- 🚰 Future Pumpstation
- Future Water Main Upgrade
- Future Wastewater Main
- ★ Future Road Upgrade (including walking and cycling)
- ▼ Refer to Action Plan for details
- Future Commercial
- Future Standard Density Housing
- Future Mixed Standard and Medium Density Housing
- Future Medium Density Housing
- Future Open Space
- Future Recreational Reserve
- Future Reserve
- Future Stormwater Detention and Wetland
- Existing TDC Reserves
- QEII Covenants
- Existing Commercial Zone



Draft Māpua Masterplan - Waterfront



- Future Walking/Cycling Link
- Future Road
- Future Water Main Upgrade
- Future Wastewater Main
- ★ ★ Future Road Upgrade (including walking and cycling)
- 📍 Refer to Action Plan for details
- Future Commercial
- Future Standard Density Housing
- Future Mixed Standard and Medium Density Housing
- Future Medium Density Housing
- Future Open Space
- Future Recreational Reserve
- Future Reserve
- Future Stormwater Detention and Wetland
- Existing Commercial Zone
- Existing TDC Reserves
- QEII Covenants

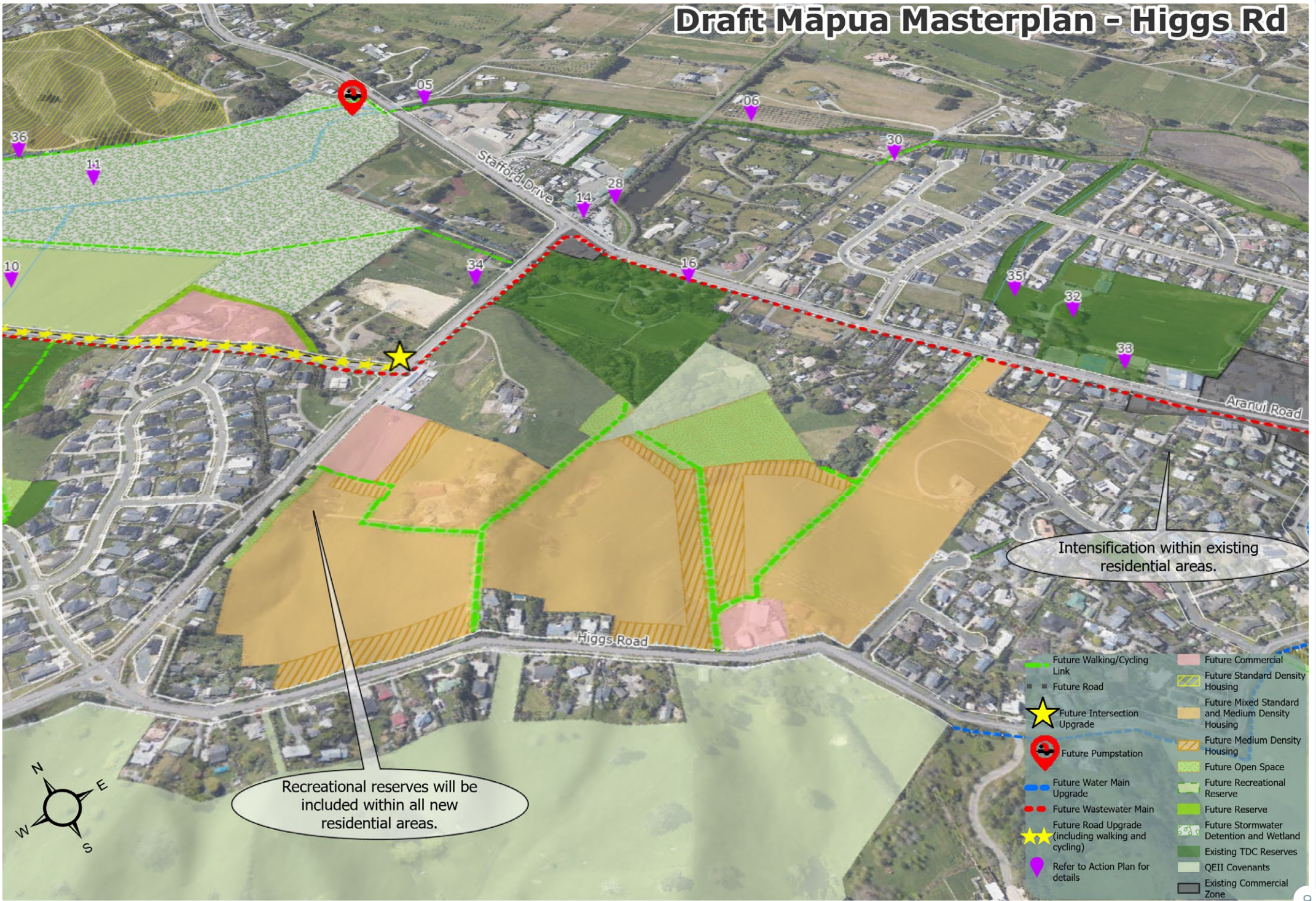


Intensification within existing residential areas.

Intensification within existing residential areas.

Cultural Heritage Management Plan to be developed.

Draft Māpua Masterplan - Higgs Rd



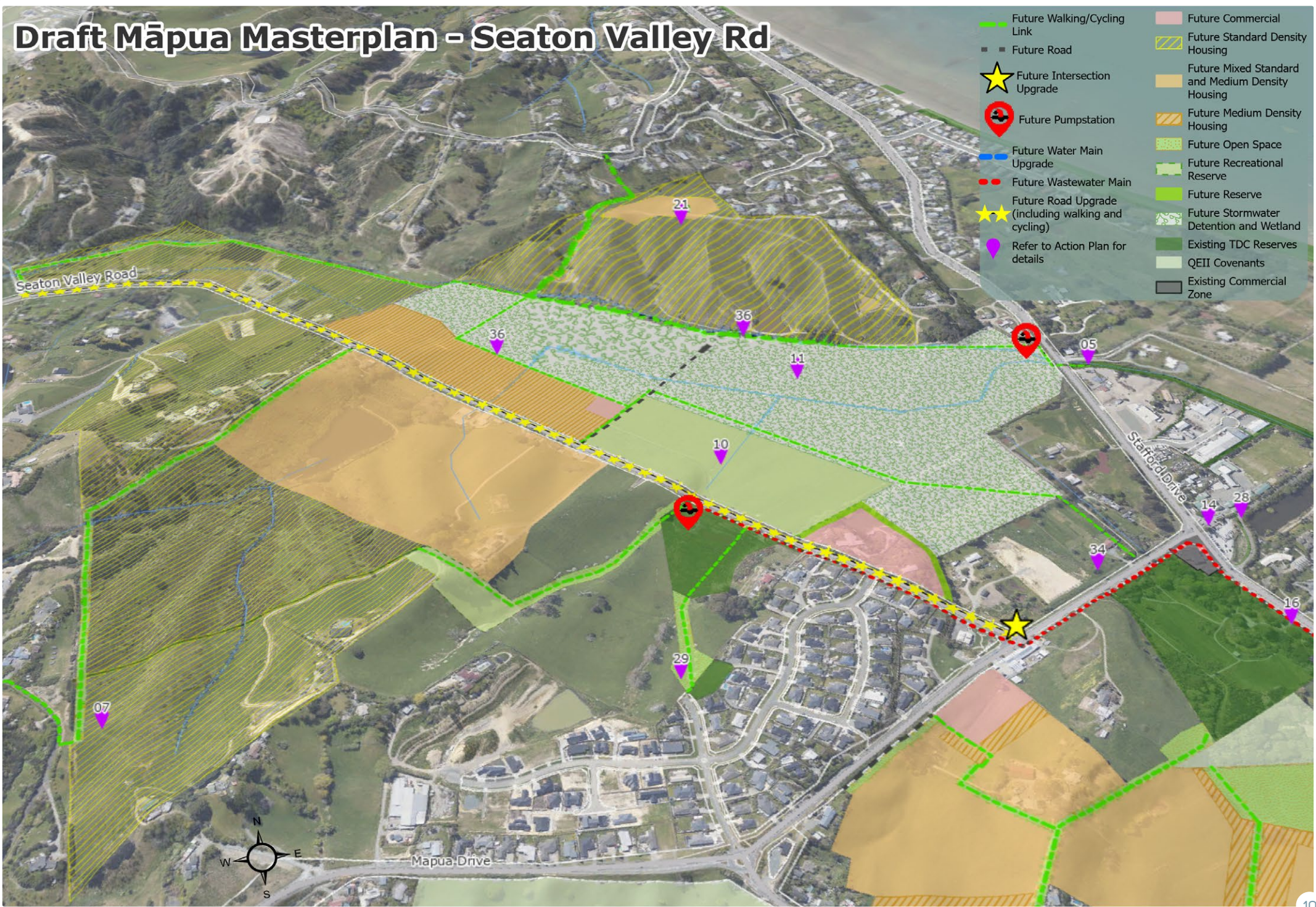
Recreational reserves will be included within all new residential areas.

Intensification within existing residential areas.

- Future Walking/Cycling Link
- Future Road
- Future Intersection Upgrade
- Future Pumpstation
- Future Water Main Upgrade
- Future Wastewater Main
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Draft Māpua Masterplan - Seaton Valley Rd



THE MASTERPLAN PRINCIPLES



Ensure the **cultural significance** of Māpua and value to Te Taihū Iwi is reflected in the Māpua Masterplan and incorporated into the future of this community



Maintain the character and identity of **Māpua**



Maintain the **Māpua Wharf** and its historical buildings as an active visitor and community focal point



Manage **stormwater runoff** across the catchment in alignment with the Urban Stormwater Strategy and global discharge consent



Protect and enhance the **ecological values** of Māpua, including its interaction with the Waimea Estuary, remnant native vegetation, streams and wetlands



Create and maintain safe and **well-connected open spaces** and links for walking, cycling and recreation in the natural environment



Provide for a variety of housing and business options which respect the character of Māpua and are resilient to **natural hazards and climate change**



Improve **transport** network resilience, promote alternative forms of transport to reduce carbon footprint and emissions, and improve road safety and congestion



Create and maintain climate change **resilient infrastructure** to support new and existing development



Ensure asset provision including community facilities, Council-owned land and wastewater and water infrastructure **meet Council and community needs**


THE MASTERPLAN ACTION PLAN







To enable implementation of this Masterplan, a range of actions will be required, including funding from Council and from other sources to initiate activities such as purchasing new recreational equipment, undertaking plan changes and making improvements to infrastructure.



The **Masterplan Action Plan** provides a path for Council to progress the identified actions. Short term actions will either be realised or started within five years. Long term actions will take longer to commence due to issues such as funding or the need for more detailed planning and consultation. An Action Plan Progress Report will be published annually until all actions identified in the Masterplan are completed or the plan is reviewed and updated in the future.









THE
MASTERPLAN
ACTION PLAN
IS DETAILED ON
THE FOLLOWING
PAGES
















Principles achieved	No	Action	Area	Term	Implementation method
	1	<p>Develop plan change(s) to the TRMP to introduce new zones and rules for identified areas that are currently zoned residential, rural residential or rural 1 deferred residential; and strengthen the natural hazards policy framework. The changes will be guided by the final Masterplan.</p> <p>This would include:</p> <ul style="list-style-type: none"> • Rezoning identified areas. • Provide policy direction relating to density, open space, infrastructure corridors and active recreational links and other requirements through an Outline Development Plan. • Higgs Road Greenfield Land – Identification of indicative walkway/ cycleway connections, roads and reserves including the removal of the existing TRMP indicative road connection between Aranui Road and Jessie Street- Replace with an indicative walkway/ cycleway connection. • Seaton Valley Greenfield Land – Identification of indicative walkway/ cycleway connections, roads and reserves prioritising linkages to existing connections and reserves. • Enabling intensification within residential areas that are climate resilient. • Requirements to promote high quality design – Specific Māpua Design Guide. • Strengthen the natural hazards policy framework, which would update a number of settlement-specific policies, rules, and ‘Coastal Risk Area’ overlay and ensure Māpua is resilient to natural hazards and adapts to climate change effects over the longer term. 	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change





Principles achieved	No	Action	Area	Term	Implementation method
	2	Investigate strengthened stormwater rules requiring the adoption of Water Sensitive Design Principles for all new residential development in Māpua through a plan change.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change
	3	Investigate extending the TRMP Māpua Cultural Heritage Precinct through a plan change. Investigate amending rules to provide a higher level of protection of cultural values.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change
 	4	Ensure that infrastructure planning is carried out and funding allocated to support residential and business development in identified areas. Tasman's Long Term Plan includes a range of capital infrastructure projects to support residential and business development in identified growth (FDS) areas. These includes roading improvements to Seaton Valley Road, water and wastewater network upgrades /extensions, the Seaton Valley stormwater facility, and some specific wastewater upgrades related to pump stations.	Entire area	Short and long term	TDC Infrastructure planning; Long Term Plan Funding
	5	Create a recreational connection from Stafford Drive to upper Seaton Valley Stream, opportunity to provide with the development of 49 Stafford Drive.	Stafford Drive to Seaton Valley	Long term	TDC Reserve Department and reserve contribution funding – Timeframes dependent on development of 49 Stafford Drive
	6	Install a boardwalk from the causeway to Moreland Park and extend access in consultation with private landowners.	Estuary	Long term	TDC Reserve Department Funding

Principles achieved	No	Action	Area	Term	Implementation method
	7	Establish a recreational pathway loop in the Seaton Valley Area. Negotiate access through 101 Dawson Road to connect to indicative reserve at 71 Seaton Valley.	Seaton Valley	Long term	TDC Reserves Department Funding – Timeframes dependent on land development
	8	Investigate through the parking strategy review installing paid parking near waterfront area.	Waterfront	Long term	TDC Parking Strategy
	9	Continuation of the Langford Drive/Aranui Road walkway to connect to Higgs Road – Extending the connection relies on the subdivision of 35 Higgs Road and consultation with relevant landowners.	Higgs Road	Long term	TDC Reserve Department Funding – Timeframes dependent on land development
 	10	49 Stafford Drive – Develop an area adjoining Seaton Valley Road into a recreation area with supporting facilities.	Seaton Valley Stafford Drive	Long term	TDC Reserve Department Funding – Timeframes dependent on land development
  	11	Seaton Valley Wetland and Stream restoration. Facilitate the Council purchase of portions of 49 Stafford Drive and surrounding area and develop as managed stormwater wetland utilising for recreational, ecological and stormwater purposes.	Seaton Valley	Long term	TDC Development Contributions – Long Term Plan funding and development contributions
	12	The Nelson Tasman Speed Management Plan 2024 – 2034 was adopted on the 23 July 2024. Any changes to speed limits on Council managed roads will be undertaken following certification from the New Zealand Transport Agency (Waka Kotahi).	Entire area	Short term	TDC Community Infrastructure and Transport Department funding

Principles achieved	No	Action	Area	Term	Implementation method
	13	Formalise part of the land known by Māpua locals as 'Kite Park' as open space. This consists of rezoning Council owned land (6, 8, 10, 12, 14, 16 Tahī Street) as open space. Undertake a partial review of the Moutere-Waimea Ward Reserve Management Plan (s5.7.29) to include these land parcels within the Māpua Waterfront Park and outline appropriate activities for the new area of the reserve. Investigate inclusion of signage for this area.	Waterfront	Short term	TDC Environmental Policy and Department Funded Plan Change and Reserves Department funding for review of the Reserve Management Plan
	14	Investigate options for creating a safe walking/ cycling corridor from Seaton Valley to Māpua School.	Māpua Drive	Long term	TDC – Transport Development funded through Council Capital Expenditure
	15	During the summer period undertake parking surveys to understand parking at the wharf during the peak period of summer.	Waterfront	Short term	TDC Transport Department
	16	Formalised parking on Aranui Road fronting Aranui Park.	Aranui Road	Short term	TDC Transport Department Funding
	17	Continue to fund and carry out annual pipe renewal programmes and look for opportunities to increase capacity in key areas.	Entire area	Short and long term	TDC Infrastructure – Long Term Plan
	18	Grossi Point – Develop a Cultural Heritage Management Plan to identified management requirements for the reserve.	Grossi Point	Short term	TDC Reserves – Department Funding
	19	In partnership with ngā iwi, Installation of pou in relevant locations.	Māpua	Long term	TDC Reserves – Department Funding
	20	In partnership with ngā iwi and the community develop information panels and install at the waterfront and Grossi Point. Panels to incorporate both European and Māori history.	Waterfront Grossi Point	Long term	TDC Reserves – Department Funding

Principles achieved	No	Action	Area	Term	Implementation method
	21	In partnership with ngā iwi develop a neighbourhood park with cultural information boards in recognition of the historical pa site and other areas of cultural value within the broad area around 49 Stafford Drive. This will occur following development of 49 Stafford Drive.	Seaton Valley	Long term	TDC Reserves – Department and external funding
	22	Implement the Catchment Management Plan.	Entire area	Short term	TDC Infrastructure – Department Funding and Long Term Plan
	23	New wastewater pump station and rising main in Seaton Valley Road and upgrade the Ruby Bay/ Stafford Drive pumpstation to mitigate overflows. These infrastructure projects have been included as part of the capital infrastructure programme with funding identified in the Long Term Plan.	Seaton Valley/ Stafford and Māpua Drive	Long term	TDC Infrastructure – Department Funding and Long Term Plan
	24	To mitigate wastewater overflows, implement improvement measures such as raised manhole lids and pump stations lids/access points where necessary or possible. These measures may have an impact on the roading network that will need to be accommodated.	Entire area	Long term	TDC Infrastructure – Funding under capital budget and operational budgets
	25	Investigate stormwater improvement project – Council currently maintains a narrow path between the seawall and adjacent properties which could be used to improve drainage, in collaboration with the adjacent property owners.	Seawall	Short term	TDC Infrastructure – Funding under the minor stormwater improvements budget
	26	Identification of potential retrofit sites in Māpua – Look for opportunities to cost-effectively retrofit quality treatment into existing stormwater systems. Such projects tend to be opportunistic as old infrastructure needs renewal, as Council does not have the resources to pro-actively retrofit quality treatment into relatively low-risk contamination areas like Māpua (i.e; largely residential in nature).	Entire area	Short term	TDC Infrastructure – Funding under the minor stormwater improvements budget

Principles achieved	No	Action	Area	Term	Implementation method
	27	Investigate measures to ensure new developments incorporate tidal constraints with sea level rise when designing stormwater attenuation, so that sufficient capacity is built to hold water during high tide times.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change
	28	Aranui Road – Māpua School Walkway Reserve; work together with Māpua School to investigate the possibility of securing an easement over the strip of school land to ensure the existing linkage between Aranui Road- Māpua School Reserve and Old Mill Walkway Reserve is protected in the future.	Aranui Road	Long term	TDC Reserves – Department Funding
	29	Catherine Road Recreation Reserve – construct a playground and install a picnic table. Council staff are working with the landowners of 53 Seaton Valley Road (via a subdivision consent application) to expand the size of this reserve and provide a recreational linkage to Seaton Valley Road Reserve when the surrounding area is subdivided.	Seaton Valley	Short term	TDC Reserves – Department Funding and reserves contributions
	30	Aranui Road Esplanade Reserve – Continue to work with adjoining property owners to secure easements across the private right-of-ways at either end of the reserve and improve reserve standard via revegetation and fencing.	Aranui Road	Long term	TDC Reserves – Department Funding
	31	Aranui Road to Langford Drive Walkway Reserve – Extend the gravel path connection and install a footbridge across the stream mouth to Tahī Esplanade.	Estuary	Long term	TDC Reserves – Department Funding
	32	Māpua Recreation Reserve – To reduce flooding impacts on the sports fields and skatepark area install a drain from the southern to northern end of the reserve discharging into the Morley Drain Reserve.	Māpua Reserve	Long term	TDC Reserves and Infrastructure – Department Funding
	33	Māpua Recreation Reserve – upgrade interior of the public toilets and enhance their accessibility.	Māpua Reserve	Short term	TDC Reserves – Department Funding

Principles achieved	No	Action	Area	Term	Implementation method
	34	Council to investigate lighting requirements around the wharf, Toru and Tahi Street and Māpua Drive.	Entire area	Short term	TDC Infrastructure Department Funding
	35	Māpua Recreation Reserve – Work with the Māpua community to prepare a development plan for the northern end of Māpua Recreation Reserve, incorporating multiple uses. Ensure that development of the area provides for stormwater from the southern part of Māpua Recreation Reserve to be directed north into the Morley Drain Reserve.	Māpua Reserve	Short term	TDC Reserves – Department Funding
	36	Investigate through a plan change the requirement for a condition of consent, restricting ownership of cats for properties adjoining the proposed new wetland area at Seaton Valley.	Seaton Valley	Short term	TDC Environmental Policy – Plan Change
	37	Investigate the development of policy provisions for new developments which incentivise the protection of existing native vegetation, the planting of specimen trees and increasing green cover.	Entire area	Short term	TDC Environmental Policy – Plan Change

**HAVE
YOUR SAY**

The Māpua Masterplan draft document is now out for public consultation from Friday 1 November 2024 until 5.00pm on Sunday 16 February 2025.

There are several ways for you to provide your views:

- **Online:** Complete the submission form online and get more information at shape.tasman.govt.nz/mapua-masterplan.
- **Email:** mapuamasterplan@tasman.govt.nz. If you email this address, a submission form will be sent to you.
- **In writing:** You can find consultation documents and make a submission at the Richmond or Motueka Service Centre, and the Māpua, Motueka or Richmond Libraries.

