

MĀPUA MASTERPLAN SUPPORTING INFORMATION

Draft for public consultation



NOVEMBER 2024

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1.0 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.

This supporting document provides background information on the development of the Masterplan and is expected to be read in conjunction with the Masterplan.

The Masterplan Maps and Action Plan are included within Appendix 1 and 2 of this document for easy reference.



2.0 PURPOSE OF THE MĀPUA MASTERPLAN

2.1 ABOUT THIS PROJECT AND THE NEED FOR THE MASTERPLAN

In 2023, various Council departments were planning on undertaking planning processes in Māpua including a review of several key documents such as the *Māpua Waterfront Area Masterplan 2018-2028*, *Māpua Structure Plan 2010* and *Māpua Catchment Management Plan*. In addition, ngā iwi expressed concern around their ability to resource Council's high number of consultation processes and the community expressed concerns around consultation fatigue. The development of a single masterplan for Māpua was an opportunity to bring Council's multiple planning processes into a single plan to inform:

- Stormwater Catchment Management Plan and infrastructure Asset Management Plans,
- Reserve management and development,
- The Long Term Plan; and
- Changes to the Tasman Resource Management Plan.

The Masterplan is the next step in implementing the Nelson Tasman Future Development Strategy 2022-2052. It also reflects recent existing strategies and plans such as the *Moutere-Waimea Ward Reserve Management Plan*, and the *Waimea Inlet Management Strategy 2050* and *Action Plan 2023-2026*. The Masterplan is not about revising work that has recently been completed but ensuring that our plans for Māpua are aligned.

The Masterplan is about creating a single 30-year plan for Council to implement with ngā iwi and community support and involvement. If planning is not done well now, the consequences include environmental and societal impacts from not adapting to the effects of climate change, increasing cost of infrastructure and rates, a lack of housing choices and adverse effects on community wellbeing.



2.2 MASTERPLAN AREA

The spatial area for the Māpua Masterplan is shown in Figure 1 below. The boundary is partially defined by the stormwater catchment area. The Masterplan extent excludes Rural 2 and 3 zoned land. It is focused on the urban environment of Māpua including the land identified in the *Nelson Tasman Future Development Strategy 2022 – 2052* for residential development.



Figure 1: Māpua Masterplan Extent



2.3 CHANGE

Māpua has grown and changed significantly over the years and in the next 30 years is expected to continue to grow and change. For example, the population has approximately doubled since 1996, and over the next 30 years, is expected to increase again by over 60%. The following aerial photos highlight how Māpua has changed since the 1940s from a rural dominated landscape to a vibrant urban centre.



Māpua 1940s



Māpua 1970s



Māpua 2001



Māpua 2024



3.0 METHODOLOGY AND APPROACH

3.1 TIMELINE

The timeline for the Masterplan is set out below:

* 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

3.2 APPROACH

The development of the Masterplan is divided into eight key steps, summarised below:

Steps 1 and 2: Establish project, inform and analyse

Prior to commencing the Masterplan, a significant amount of work had already been undertaken in Māpua including consultation by groups such as the Māpua Waterfront Committee. The first phase involved reviewing existing documentation such as the *Māpua Waterfront Area Masterplan 2018-2028* and *Māpua Structure Plan 2010*, considering consultation undertaken for the *Māpua Structure Plan 2022*, and the *Moutere-Waimea Ward Reserve Management Plan*. This background information, amongst others provided sufficient information to understand the key issues and opportunities for Māpua.

A draft set of principles, issues and opportunities were developed to inform the first round of engagement and seek key input on whether the principles were sufficient and whether any issues were missing, or new opportunities overlooked. Refer to Appendix 3 for draft issues and options.

Step 3: First round of community engagement – September 2023

The first round of engagement focussed on scene-setting and agreeing on the principles for the project. This was also an opportunity to discuss the issues facing Māpua and to gather ideas from a wide spectrum of people on opportunities to support Māpua to grow and thrive. Over 1000 pieces of feedback were received and a summary of the findings from this report was released publicly on the Māpua Masterplan dedicated website. Refer to Appendix 6 for a copy of this summary.

Step 4: Development of options

Having received feedback on draft principles, issues and opportunities, an analysis of that feedback was undertaken. Draft principles were finalised, and meetings held with specialist staff from throughout Council to determine the best method(s) of addressing each issue and opportunity under the principles. As a result, a series of place-based scenarios (options) were developed for four key areas within Māpua (Seaton Valley, Higgs Road, Aranui Road and Waterfront/Grossi Point), alongside potential actions.



Step 5: Public consultation on draft options – February 2024

The place-based scenarios (options) were presented to the community online and via community drop-in sessions through a series of maps, diagrams and video footage. Feedback forms (online and paper based) were used to gather feedback. Letters were also sent to all landowners where options were identified that affected their land. These landowners were given an opportunity to meet with council staff and discuss the proposed options. Approximately 300 people attended drop-in sessions and almost 800 pieces of feedback were received during this round of public consultation. Refer to Appendix 6 for a summary of the engagement.

Steps 6 and 7: Draft Masterplan and consultation

WE ARE HERE

Following testing of scenarios in Step 5, a preferred option has been developed and forms the basis for the draft Masterplan. We are now formally consulting on this draft and inviting submissions. This will be followed by a hearing by the Council's Strategy and Policy Committee in accordance with the Local Government Act 2002.

Step 8: Final Masterplan adopted

NEXT AND FINAL STEP

Following hearings, the Strategy and Policy Committee will deliberate on potential changes, and then adopt a final Masterplan. The Council will start implementing the plan once it has been adopted. Some actions will be undertaken relatively quickly, such as commencing preparation of a TRMP plan change to implement the final layout. Others will take years or even decades to be fully completed such as the completion of the proposed Seaton Valley Wetland as this is dependent on the development of the surrounding land.

3.3 NGĀ IWI PARTNERSHIP

The Masterplan was developed in partnership with iwi as Treaty Partners and in accordance with the Relationship Agreement signed in December 2023 by the eight iwi of Te Taihū and the three Councils of Te Taihū (Nelson, Tasman and Marlborough).

The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Taihū Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua have a vested interest in current and future activities and developments in the area. More detail on the significance of Māpua to the iwi of Te Taihū is included in Appendix 4.

Ngā iwi involvement in the Masterplan has included participation in multiple hui and providing representation at Council workshops and community engagement events. In collaboration with ngā iwi, a video on the significance of Māpua to ngā iwi and posters on ngā iwi background, Te Ao Māori Values and Visions and archaeological evidence were included with the public consultation material (refer to Appendix 4).

3.4 COMMUNITY ENGAGEMENT

The community consultation process utilised a range of methods to inform and engage with the public, including:

- Developing a dedicated Masterplan information webpage and placing all project information on the Shape Tasman website including consultation material for public feedback. People were provided with the opportunity to provide feedback via pinpoint mapping and online and hardcopy feedback forms.
- Media articles, social media posts, letter drops to all residents in the Māpua urban area and display posters to ensure awareness of the project and encourage people to give feedback. Figures 2 and 3 provide examples of a flyer and poster that were circulated.
- Prior to the second round of engagement, letters were sent to all landowners affected by the draft options. Team members spoke with and visited landowners who had requested additional information on draft options.
- Four drop-in session days were held at the Māpua Community Hall over September 2023 and February 2024. Two events were held for each of the stages of consultation each including a Saturday and evening session. These public events were attended by council staff covering all of the key specialist areas ie: infrastructure, planning, reserves and transport. Councillors were also present at the community events. During the second consultation session, ngā iwi representatives attended, and a video and material displayed. Feedback was captured through feedback forms (available online and in hardcopy) and during the first event, feedback was documented directly on maps. Figure 4 includes photos of the September 2023 drop-in event.

This extensive and varied consultation approach has helped ensure the project had a wide reach and enabled as many people to provide feedback as possible. At the first and second engagement events council staff spoke to over 300 people from a variety of ages and demographics and received a significant amount of feedback from each consultation round.



MĀPUA MASTERPLAN

A plan for future growth and development in Māpua

The Māpua Masterplan will guide multiple council processes including infrastructure strategies, catchment and asset management plans, the Long-Term Plan and policies and rules which form part of the Tasman Resource Management Plan.

It is an important document for the future of Māpua. We are engaging with iwi, stakeholders and the community to ensure it reflects the aspirations of this growing coastal community.

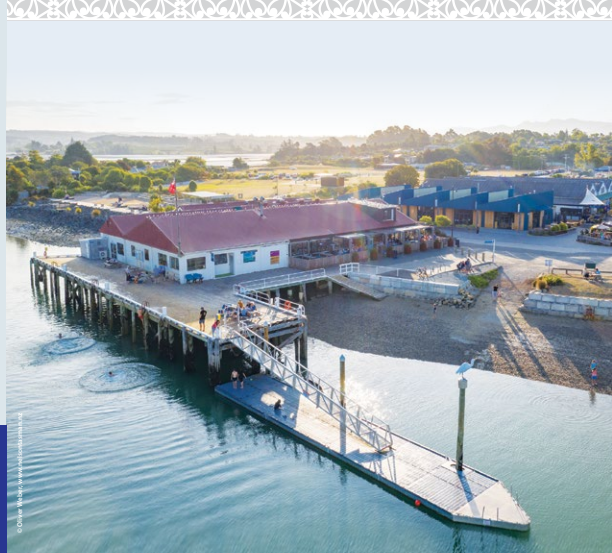
We are seeking feedback on the masterplan's draft principles which will guide future growth and development, and also on issues and opportunities which need to be considered in any future plans.

Come along to one of our drop-in sessions at Māpua Community Hall where staff will be available to hear and record your feedback in person:

- Saturday 2 September, 10.00 am – 12.00 pm and 1.00 pm – 3.00 pm.
- Thursday 14 September, 2.00 pm – 4.00 pm and 6.00 pm – 8.00 pm.

You can also provide feedback online from 21 August – 30 September. Please go to shape.tasman.govt.nz/mapua-masterplan-2023 or scan the QR code above with your phone.

2023: Heiwhenua Creative



Contact us
mapuamasterplan@tasman.govt.nz

Figure 2: Flyer for Community Engagement September 2023

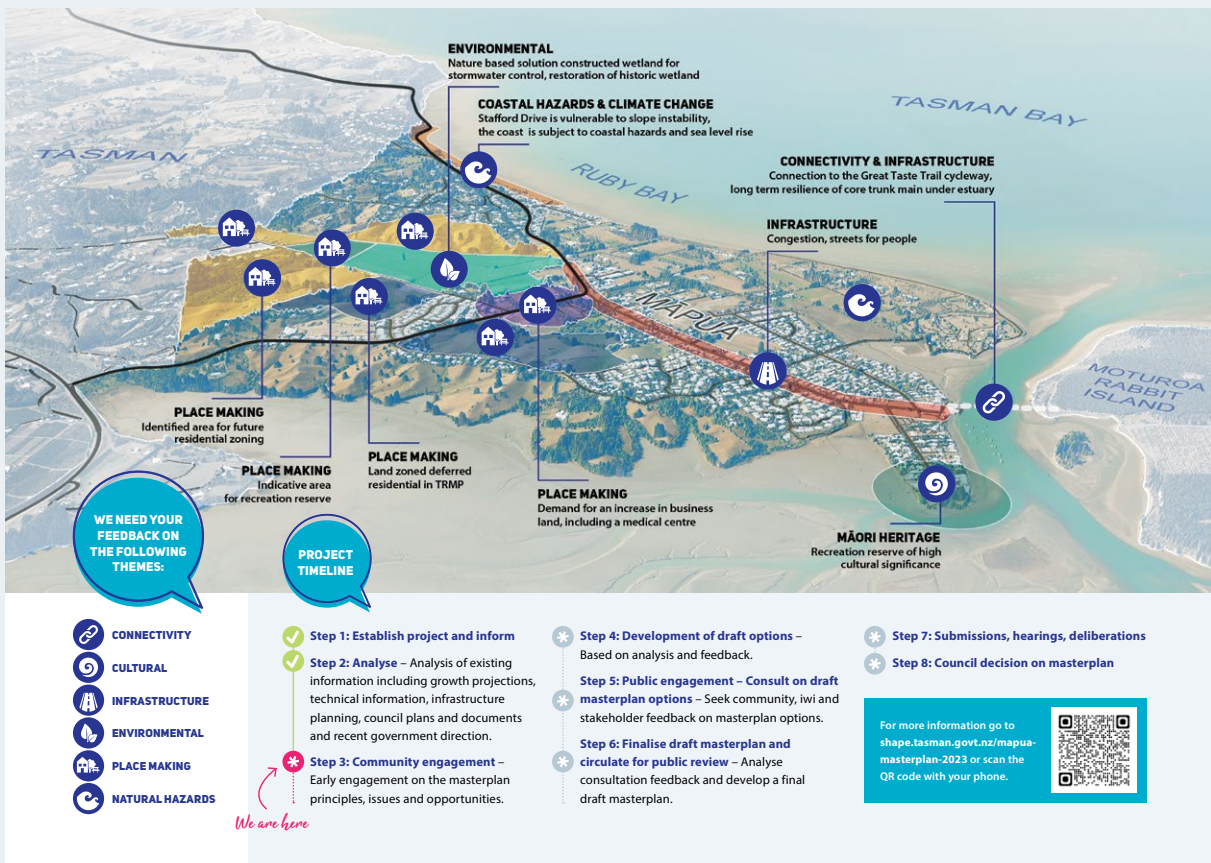


Figure 3: Poster for Community Engagement September 2023












Figure 4: Photos from Community Engagement Event September 2023



4.0 PRINCIPLES

One of the first steps in developing the Masterplan involved creating a set of principles. These principles have been used to guide the plan development process and allow council staff to test options to see whether they achieve the intent of the principles. Principles established as part of the 2010 Māpua Structure Plan set the basis for the draft principles. These principles were tested with the staff working group, ngā iwi representatives, councillors and the public. The final principles were refined following ngā iwi, councillor and community feedback. The overarching principles for the Masterplan are outlined below.

 <p>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</p>	 <p>Maintain the character and identity of Māpua</p>	 <p>Maintain the Māpua Wharf and its historical buildings as an active visitor and community focal point</p>	 <p>Manage stormwater runoff across the catchment in alignment with the Urban Stormwater Strategy and global discharge consent</p>
 <p>Protect and enhance the ecological values of Māpua, including its interaction with the Waimea Estuary, remnant native vegetation, streams and wetlands</p>	 <p>Create and maintain safe and well-connected open spaces and links for walking, cycling and recreation in the natural environment</p>	 <p>Provide for a variety of housing and business options which respect the character of Māpua and are resilient to natural hazards and climate change</p>	 <p>Improve transport network resilience, promote alternative forms of transport to reduce carbon footprint and emissions, and improve road safety and congestion</p>
 <p>Create and maintain climate change resilient infrastructure to support new and existing development</p>	 <p>Ensure asset provision including community facilities, Council-owned land and wastewater and water infrastructure meet Council and community needs</p>		



5.0 ISSUES AND OPPORTUNITIES

An important task undertaken early in the process was to consolidate the learnings from previous ngā iwi and community consultation, background research, site visits, anecdotal evidence, and national best practice to define a list of draft principles, issues and opportunities for Māpua. These were then tested with ngā iwi and the community in September 2023.

The issues were varied and included (amongst others) resilience to climate change, improvements to wastewater and stormwater, recognising cultural values, providing a variety of housing options, traffic congestion and improved walking and cycling connections. Opportunities such as a bridge connection between Rabbit Island and Māpua were also discussed.

During the February 2024 community consultation, maps and a table of options and actions was presented which showed proposed options and actions for addressing each issue or opportunity. A full list of identified issues and opportunities and the options and actions that were considered to address them is provided in Appendix 3.

Following the February 2024 consultation, community feedback was analysed, and the draft Masterplan was developed.





Aranui Road, Māpua












6.0 PLACE BASED SCENARIOS – OPTIONS




In February 2024 a series of place-based scenarios were presented to ngā iwi and the community for feedback. The intent of the scenarios was to look at options for addressing some of the key issues/opportunities and achieving the principles of the Masterplan.

An analysis of the scenarios and the recommendations for or against inclusion in the draft Masterplan is included in the table below.

Relating principle	Area	Option	Detailed option and/or action	Analysis	Recommendation
	Higgs Road	1	<p>Higgs Road Deferred Land:</p> <ul style="list-style-type: none"> • Medium density residential housing on land adjoining Higgs Road and open space areas/ corridors. • Mixed density across rest of deferred zone area. • Extended open space adjoining wetland. • Design Guide and Outline Development Plan. • Provide provisions to enable a retirement village. • Provides for two new areas of commercial land. • Mixed density residential over whole 33 and 35 Higgs Road area with open space at estuary edge. Enables improvement of estuary connection. 	<p>This option provides an opportunity for a mixture of housing and encourages good urban design outcomes for more compact housing by providing well connected open space areas.</p> <p>It aligns with principles, providing for a mixture of housing and business land whilst seeking to protect the identify and character of Māpua through design guidance and enables improved connections around estuary and existing reserves and wetlands.</p> <p>Feedback generally supported this option with many supporting the open space connections and providing for a mixture of housing. It was a relatively even spilt between Option 1 and 2. Refer to Appendix 6 – Summary of Engagement Feedback.</p>	Support
	Higgs Road	2	<p>Higgs Road Deferred Land:</p> <ul style="list-style-type: none"> • Medium density across full deferred zone area. • Increased open space areas • Include provisions to enable a retirement village. • Policy provisions link to an Outline Development Plan and Design Guide. 	<p>It may be difficult to maintain the character of Māpua with this level of density across the entire site. Suits enabling retirement living because of location close to key services i.e., shops, medical centre.</p> <p>No business land options included.</p> <p>Feedback supported this option however a lot of responses focused on preserving green space and character amidst density.</p>	Reject

Relating principle	Area	Option	Detailed option and/or action	Analysis	Recommendation
	Higgs Road	3	TRMP standard density residential across full deferred zone area.	<p>This option limits the ability to meet the principle of providing for a variety of housing.</p> <p>There was a medium level of public support for this option.</p>	Reject
	Aranui Village	1	<p>Aranui Road – Mixed Residential and Business:</p> <ul style="list-style-type: none"> • Mixed use along southwestern side of the road from Higgs Rd to vacant land (where Jesse St would connect). • Enabling mixed use i.e.: retail ground floor and residential or offices, co- working spaces above. • Enable 3 stories. 	<p>This option was the preferred option from community feedback with many comments on restricting building heights to 2 storeys.</p> <p>This option sought to centralise the commercial area of Māpua enabling more business opportunities within this area.</p> <p>Sufficient business land is proposed in other areas. Concerns around low lying nature of some of the land and future implications of increasing residential and commercial density in this area. In addition the TRMP supports home occupations within residential areas so it is considered that changing the zoning will create minimal benefit.</p>	Reject
	Aranui Village	2	<p>Aranui Road – Medium Density Residential:</p> <ul style="list-style-type: none"> • Higher density residential along southwestern side of the road from Higgs Rd to vacant land (where Jesse St would connect). • 3 Storey residential. 	<p>Limited community support for this option.</p> <p>Concerns around low lying nature of some of the land and future implications on the village of increasing density in this area.</p>	Reject
  	Aranui Village	3	<p>Aranui Road – Intensification of existing residential:</p> <ul style="list-style-type: none"> • Intensification on land south of Aranui Road outside of inundation areas. 	<p>Some community support for this option provided heights were minimised and the character of village was maintained.</p> <p>Very minimal intensification numbers realistically due to topography, existing housing and financial viability.</p>	Support

Relating principle	Area	Option	Detailed option and/or action	Analysis	Recommendation
	Seaton Valley	1	<p>Seaton Valley:</p> <ul style="list-style-type: none"> • Mixture of medium density and standard residential. • Outline Development Plan. • Land closest to indicative sports ground, open space and road frontage proposed as higher density. • Provide for retirement village. • Design Guide required. • Large area of new business land adjoining Māpua Drive. • Wetland development. • Recreational facilities. • Open space and recreational linkages. 	<p>Some community support for providing a mixture of housing options and for the wetland and recreational opportunities that this option provides.</p> <p>Essential that design guidance for new development seeks to protect the identity and character of Māpua.</p> <p>Requirement for an Outline Development Plan to define areas of development density and indicative items i.e., reserves, road, walkways etc.</p> <p>Remove new business zone option on lower portion due to inundation and significant freeboard requirements – other more suitable land proposed. The low-lying areas of Seaton Valley Basin are acknowledged to be culturally significant to ngā iwi.</p> <p>Option meets the Masterplan principles.</p>	Partially support – exclude business land fronting Māpua Drive
	Seaton Valley	1a	<p>Seaton Valley Business Land:</p> <ul style="list-style-type: none"> • Rezone higher parcel of land at 12 and 20 Seaton Valley Road from Rural 1 to Commercial. 	<p>Rezoning this parcel to commercial would provide good connection to new residential areas along Seaton Valley and transport routes. It lies outside the inundation area and is located centrally to business and residential land.</p> <p>Minimal community feedback received on this option.</p>	Support
	Seaton Valley	2	<p>Seaton Valley Residential:</p> <ul style="list-style-type: none"> • Standard density development across entire area identified in the FDS. 	<p>This would provide much of the same residential development pattern in Māpua and would not provide the variety of housing required and sought by the community.</p>	Reject

Relating principle	Area	Option	Detailed option and/or action	Analysis	Recommendation
	Waterfront	1	<p>Waterfront – Business and Open Space:</p> <ul style="list-style-type: none"> • Land to west (23 and 25 Aranui Road) currently zoned residential changed to mixed use. • Mixed use development on full frontage to Aranui Rd – Retail/office/residential or visitor accommodation. • Potential to 3 storeys. • Rezone residential land open space. • Use part of open space area as overflow parking or boat ramp parking – should boat ramp resource consent application be approved. 	<p>This site will be under threat from storm events, being highly exposed due to its proximity to Māpua Inlet and the open coast.</p> <p>Community support for this option. This would extend the commercial area fronting Aranui Road (to 23 and 25 Aranui Road) and provide opportunities for the expansion of businesses at the waterfront. Restrictions to the type of building and timeframes may be required due to location within the inundation area.</p> <p>This option retains the majority of the land known to locals as 'Kite Park' as open space and would formalises its future open space use through a plan change.</p> <p>Note: The zoning of 15 Aranui Road and 5 Tahī Street is currently commercial – retain this zoning rather than change to open space to future proof the commercial centre of the wharf area. Retain current open space use of this area.</p>	Partial support – Retain 15 Aranui Road and 5 Tahī Street as Commercial.
	Waterfront	2	<p>Waterfront – Open Space:</p> <ul style="list-style-type: none"> • Change zoning of council owned land to open space. 	<p>This aligns with community support and is the existing use of this site.</p> <p>There is a high level of existing open space within the waterfront area with waterfront park adjoining this area.</p> <p>Loss of commercially zoned land fronting Aranui Road will restrict business expansion of the wharf area in the future.</p>	Reject
	Waterfront	3	<p>Waterfront – Status quo zoning:</p> <ul style="list-style-type: none"> • Retain zoning of council owned commercial land Kite Park and waterfront land. • Retain existing residential zoning. 	<p>The site will be under threat from storm events being highly exposed due to its proximity to the Māpua inlet and the open coast, due to this it is recommended that residential development is not undertaken on this land.</p>	Reject

7.0 THE MASTERPLAN – WHAT WE ARE PROPOSING

7.1 RESPONSES 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 good practice set out in the Ministry for the Environment's Coastal Hazards and Climate Change Guidance (2024).

The Government has signalled its focus is on enabling growth and infrastructure while *'adapting to the effects of climate change and reducing the risks from natural hazards'*. In 2019, Council publicly released coastal hazards and sea level rise mapping. The sea level rise mapping for Māpua is depicted in Figure 5 (on the following page), and further information can be found on the Council's website.

Consideration of natural hazards and climate change effects are built into Council's decision-making processes and work programmes. Plan Change 22 Māpua/Ruby (operative 2015) established a 'Coastal Risk Area' planning framework that essentially prevents further development in areas known to be susceptible to inundation from storm events. This approach is promoted by the Ministry for the Environment as current good practice. Residential growth locations in Tasman (including Māpua) identified in the Future Development Strategy 2022 are not located in low-lying coastal areas. For this purpose, low-lying coastal areas are considered to be land that may be vulnerable to up to 2m of sea level rise (refer Figure 5 on the following page).

In May 2024, the Council endorsed the commencement of work on a natural hazards plan change to the TRMP. One of the objectives of the district-wide plan change is to ensure new development is climate-resilient over the longer term. The work programme will span several years and include significant community engagement (see Council's website for more information).

The Masterplan has a similar objective as Plan Change 22 in that it promotes resilience against natural hazards 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. The approach of the Masterplan is to enable climate-resilient development and natural hazards resilience, through the following actions:

- A TRMP Plan Change to strengthen the natural hazards policy framework, which would update a number of settlement-specific policies, rules, and the 'Coastal Risk Area' overlay.
- A number of relevant actions as listed under 'Cultural Values', 'Housing and Business', 'Open Space (Reserves) and Community Facilities' and 'Infrastructure and Stormwater Management' sections.

7.2 CULTURAL VALUES

The Māpua area holds significant cultural value to Tangata Whenua. The Māpua and Ruby area has a long history of occupation featuring many wāhi tapu (sacred areas) and wahi taonga (treasured natural resources). The coastline of settlement, including pā sites, mahinga kai areas and urupā extend along the wider occupation area from Waimeha to Kina, with extensive occupation, movement, trade and utilisation of resources.¹ Figure 6 (on the following page) shows the extent of the sites identified by the NZ Archaeological Association and Appendix 4 includes more detailed cultural information on Māpua.

Tangata Whenua have outlined their values and visions for Māpua in Appendix 4 which include the following aspirations for the future:

- A partnership between Tangata Whenua, community and council that prioritises the protection, enhancement and restoration of cultural and natural values.
- Tangata Whenua maintain a good working relationship with council and the community in looking after the mauri, health and wellbeing of the area.

1. Appendix 4 – Māpua Masterplan, Te Ao Māori Values and Vision



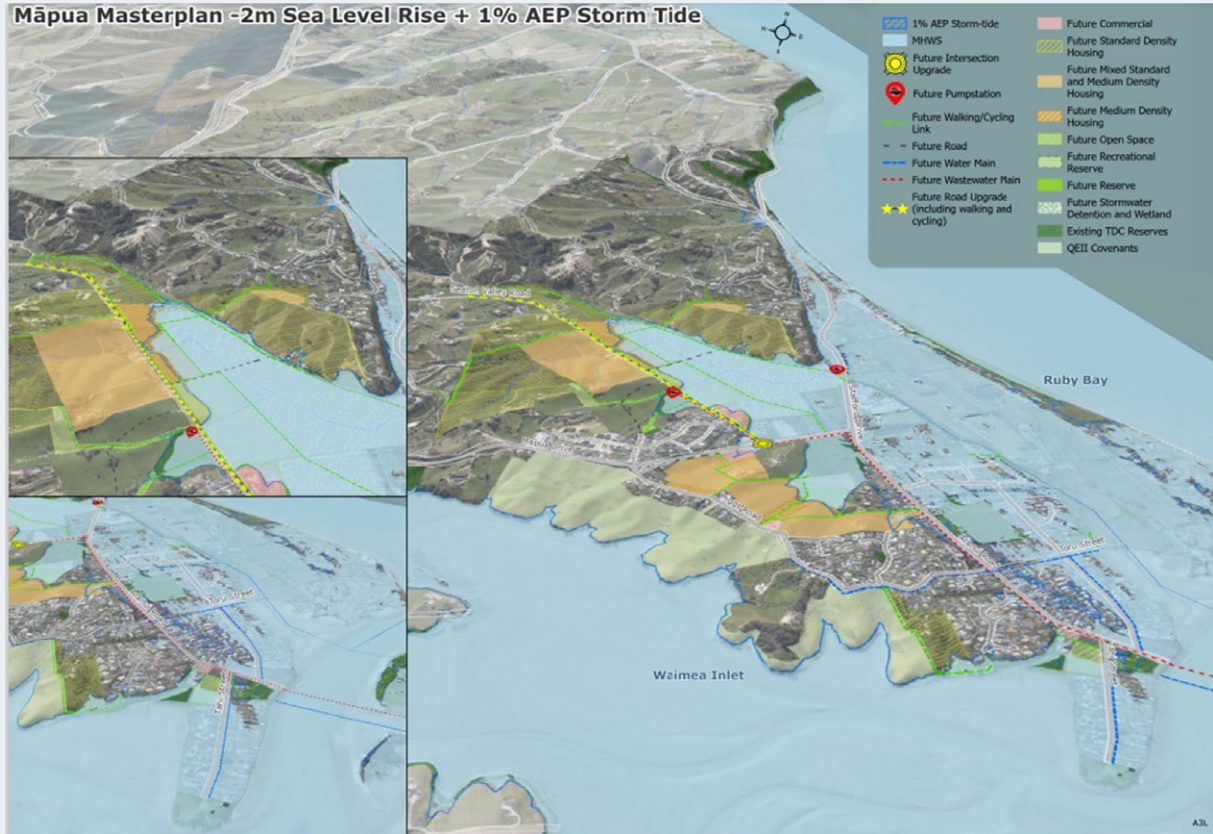


Figure 5: 2 metre sea level rise scenario mapping for Māpua and surrounds.

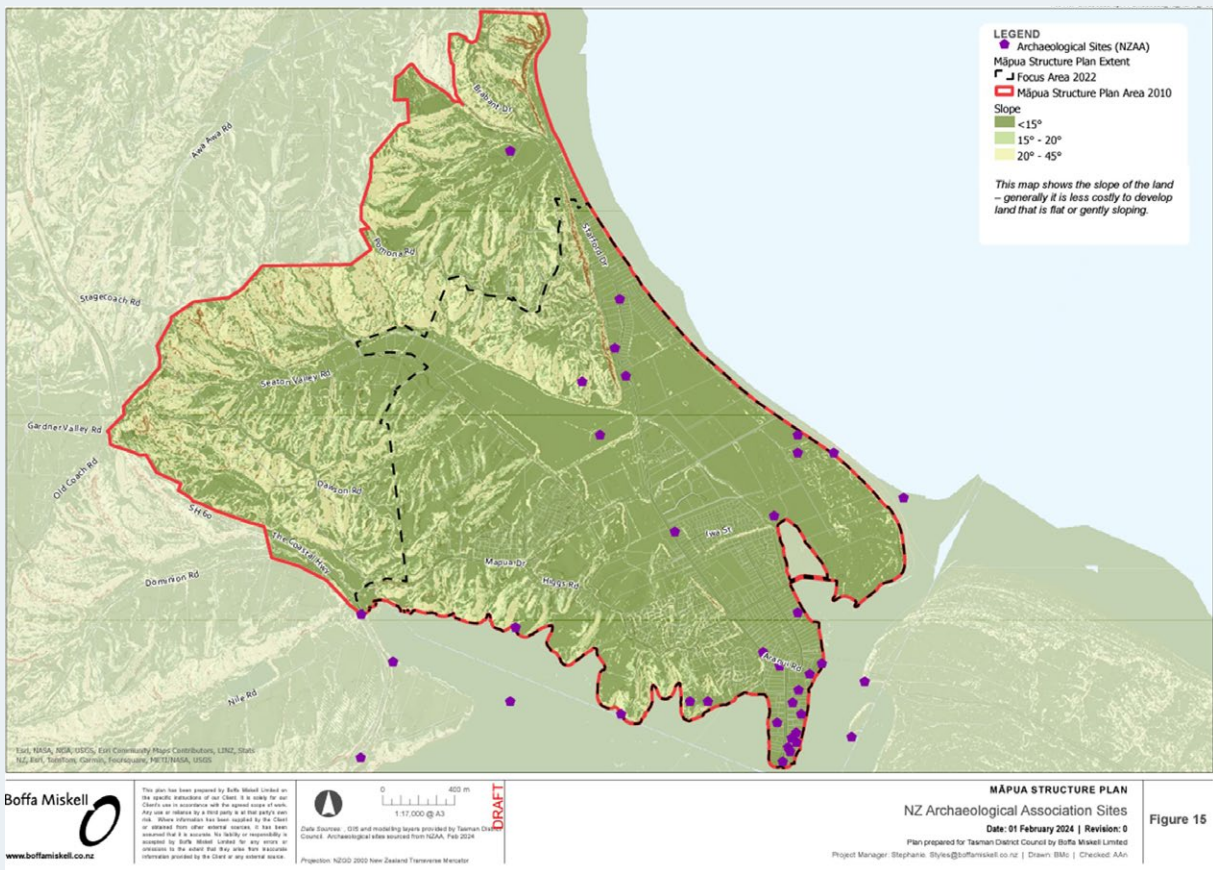


Figure 6: NZ Archaeological Association Sites – Māpua



- Tangata Whenua customary practices, tikanga and mātauranga are sustained and improved over time.
- Protection and enhancement of wāhi tapu and wāhi taonga. Wāhi tapu are protected and managed according to tikanga.

For Tangata Whenua, the destruction of urupā, wāhi tapu and other taonga, as well as the destruction/alteration of significant landforms, including headlands and pā sites, is unacceptable.

The Masterplan supports protecting the cultural values of the area and seeks to provide education to the wider community through the following actions:

- Development of a Cultural Heritage Management Plan to identify management requirements for Grossi Point.
- Installation of pou in consultation with ngā iwi.
- Cultural Information Boards at Grossi Point and Waterfront Park.
- Council to investigate through a plan change extending the current TRMP Māpua Cultural Heritage Precinct and changing the rules to provide a higher level of protection of cultural values through methods such as earthwork controls.
- Recognition of a fortified pa site within the vicinity of 49 Stafford Drive and protection via an indicative reserve near the location of the pa site – the location of the indicative reserve would be identified through a plan change process where indicative items such as reserves are mapped in the TRMP. The final location would be determined through a resource consent process.
- Design and development of the proposed wetland at 49 Stafford Drive in partnership with ngā iwi representatives.

All actions and timeframes are outlined in detail in the Masterplan Action Plan included in Appendix 1.

7.3 ECOLOGICAL VALUES

The Masterplan proposes to re-instate a former wetland (49 Stafford Drive) which has been drained to create its current use as farmland. An existing ephemeral wetland will also form part of the proposed wetland rehabilitation within the Seaton Valley Basin. As well as providing a valuable recreational resource, the development of this wetland area will include improvements to Seaton Valley Stream and will 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 design of the wetland area is expected to include input from ngā iwi, the community and specialists from various disciplines including scientists and engineers. It is expected that a reasonably large area of the wetland will need to be undisturbed 'wilderness' to enable the restoration of populations of cryptic marshbirds which may mean the wetland is designed to have areas off-limits to recreation with discrete boardwalks to a hide for example.

The Masterplan also proposes investigating restrictions to cat ownership adjoining the 'new' wetland area through conditions on subdivision titles. Although such a measure will not deter all cats it will help to significantly reduce the cat numbers and their potential impacts to wildlife.

The Masterplan also includes the revegetation of specific areas and the identification (and where rezoning is proposed and relevant) the protection of remnant native vegetation where appropriate. Any planting plan for new recreational linkages will include consultation with the community and where possible connections of habitat corridors.

Community consultation suggested a desire for recreational access to the estuary edge of the Waimea inlet. The Masterplan proposes to protect the significant habitat along the estuary margins by signalling a small recreational extension along the frontage of 35 Higgs Road to connect with the existing waterfront access and Higgs Road – noting that this extension can only be realised if the landowner chooses to subdivide their property. It is hoped that by providing this connection (in the future) it will deter people from attempting to access the inlet via the QEII Land and other private land.

The Masterplan supports protecting ecological values by the inclusion of the following actions;

- Reinstatement and restoration of wetlands and the Seaton Valley Stream within the Seaton Valley Basin.
- The investigation into restrictions to cat ownership for new residential properties directly adjacent to the proposed new wetland.
- Protection of remnant native vegetation adjoining the proposed business land off Seaton Valley Road. The protection of this area may be realised through methods like private covenants, QEII protection or development.
- Where possible, creating ecological connections with appropriate plantings connecting existing and proposed wetlands, the Waimea Inlet and large reserves such as Higgs Road.



- Investigate the development of policy provisions for new developments which incentivizes the protection of existing native vegetation, the planting of specimen trees and increasing green cover.
- Proposed new reserves and recreational links that include re-vegetation of some areas.
- Future provision for a recreational link from the waterfront area to Higgs Road to enable partial access to the Waimea Inlet without disturbing valuable habitat.

7.4 HOUSING AND BUSINESS

In September 2022 Nelson City Council and Tasman District Council adopted the Nelson Tasman Future Development Strategy 2022-2052 (FDS) which is a 30-year high level strategic plan which identifies the future housing and business growth areas in the district. The FDS was developed to meet the requirements of the Government’s National Policy Statement for Urban Development 2020 (NPS-UD) which came into effect in August 2020. One of the key purposes of the NPS-UD is to create well-functioning urban environments and to encourage competitive land and development markets to improve housing affordability. The NPS-UD requires councils to:

- Compile evidence including three yearly Housing and Business Assessments.
- Ensure that there is sufficient development capacity to meet Tasman’s expected demand for residential and business land in the Tasman urban environment². The Tasman urban environment includes Richmond, Motueka, Māpua, Brightwater and Wakefield.

The FDS was informed by several documents including the 2021 Nelson and Tasman Housing and Business Capacity Assessments which sets out growth projections for the next 30 years. The council has recently adopted the 2024 Housing and Business Capacity Assessment which forecasts a relatively constant demand for dwellings over the next 30 years at approximately 400 dwellings per year for the whole District³. The report also indicates that demand in the Tasman District over the next 30 years for retail/commercial land is just under 10 hectares, and industrial land is around 23 hectares. However, non-residential growth forecasts are highly uncertain and growth in these sectors has been much higher than this in recent years.

The Housing and Business Capacity Assessments population projections, based on past demographic trends, estimate a rise in Māpua’s population of around 1,000 residents over the next 30 years. The population projections indicate 7,300 new homes are needed for the Tasman urban environment over the next 30 years, and 11,430 new homes district-wide⁴. The Housing and Business Capacity Assessment considers the capacity and demand for the Tasman urban environment as a whole and notes that;

‘in the short term there is insufficient housing land capacity in Motueka, Brightwater and Māpua. The shortfall in Māpua and Brightwater is due to insufficient infrastructure. In the long term there is insufficient housing land capacity in Motueka, but the shortfall is expected to be provided for in Richmond and Māpua.’

This means that Māpua is a key area for providing for growth in the district.

More information on population and housing and business statistics relevant to Māpua is included in Appendix 5.

Ensuring we have enough serviced and zoned land for housing and business development is a key priority for the Council. The Tasman District’s 10-year Long Term Plan 2024-2034 provides the infrastructure services required (including drinking water, wastewater, stormwater, roading, footpaths, reserves and community facilities) to enable residential and business development to occur.

The Masterplan focuses on setting a framework of strategic direction and vision to support growth and development in Māpua. It seeks to provide more land for residential housing and business.

As well as providing for more housing, the masterplan encourages greater housing choice – not just 3 and 4 bedroom homes, but also opportunities for smaller flats and attached housing that provide an increased variety of living styles. With more housing generally, the hope is that this will help to work towards improvements in housing affordability over time. More housing also corresponds with a requirement for more business land to support communities – providing essential services but also providing employment opportunities.

2. Ss30 and 31 of the Resource Management Act 1991; National Policy Statement on Urban Development 2020. This requires capacity which is 15-20 percent above the projected demand for new homes.

3. National Policy Statement on Urban Development: Summary of Housing and Business Assessment for Tasman 2024.

4. National Policy Statement on Urban Development; Housing and Business Assessment for Tasman 2024.



Residential Design

In terms of housing, it's essential in Māpua to provide greater housing choice in a way that maintains its coastal village feel. Housing choice includes allowing for the development of smaller-scale, semi-detached or duplex-type housing that has an overall volume comparable to a large family house (up to 3 attached units). This kind of medium density housing will provide for additional residential development of a higher density than existing suburban housing.

Medium density development is defined in the TRMP as *'residential development with a dwelling density between 20-30 dwellings per hectare on sites averaging between 200-300 square metres in extent, including Compact Density, Comprehensive and Intensive Housing Development'*⁵.

Medium density housing in the right locations can help provide a variety of housing choice and a good deal of growth in ways that for many people won't really change what they see and feel as "Māpua".

Some characteristics of buildings in medium density housing developments in Māpua could include:

- The use of geometrically simple and compact house types, typically 2-3 bedrooms and no more than 2-storeys in height (often only 1-storey), and typically between 90 – 130 square metres,
- The use of restrained colours and materials that are already in use in the street, with natural materials and tones preferred,
- The incorporation of angled or pitched roofs and on sloped sites with roof forms and pitches that relate to the patterns of the landform,
- Living rooms and large windows on the ground floor, and careful placement of smaller (bedroom) windows on an upper floor – if there is one – to carefully protect privacy on adjacent sites,
- Car parking carefully managed so as to not spoil the quality or safety of public roads.

Figure 7 (on the following page) provides examples of what medium density housing could look like in Māpua.

Māpua has a variety of site conditions. Some sites can accommodate more houses easily while other sites could create unwanted adverse effects on the village character and sense of place. The future development of residential land to enable medium density housing will look to incorporate urban design principles that aim to protect the village character such as the following:

- On sloped sites, dwellings would generally be 1-storey, with a 2nd-level / semi-basement used to help step down the slope. 2-storey dwellings on sloped sites can often appear as 3-storeys on the down-slope side and can create significant dominance effects to those lower on the slope.
- Sites that adjoin and face parks or other open spaces are best-suited for higher density housing such as terrace housing. The dwellings can provide passive safety benefits for the open space as well as spaciousness and outlook that can mitigate smaller on-site designs and separation distances between dwellings.
- Development should avoid or minimise impacts on ridgelines and the silhouette of the skyline including by limiting height or incorporating small-footprint 'pop top' upper levels that can help reduce building mass and long horizontal lines.
- When building at the street frontage, incorporate setbacks sufficient to maintain the pattern of existing setbacks on a street, provide visual interest by way of landscaping and planting, and also give residents a sufficient sense of privacy from the street.

The Masterplan's proposal for providing a variety of housing densities and options, and business land in Māpua includes the following actions:

- A TRMP plan change to introduce new residential and commercial zoned areas which includes the following:
 - » A policy framework which supports a mixture of housing densities.
 - » Direction for greenfield residential land around – density, open space, infrastructure corridors and active recreation links and other requirements through an Outline Development Plan. The Outline Development Plan will form part of the TRMP.
 - » Enabling intensification within areas that are climate resilient.
 - » The provision of new commercial areas to support residential growth.
 - » A Māpua Design Guide to direct all new development in Māpua, promoting a high quality design in keeping with the character and identity of Māpua.

5. Tasman Resource Management Plan Part I, Chapter 2 Meaning of Words.





Figure 7 – Examples of Medium Density Housing (Gel Architects).



7.5 OPEN SPACE (RESERVES) AND COMMUNITY FACILITIES

The Masterplan supports protecting existing reserves and providing opportunities to improve open space connections and recreational opportunities. This includes the development of new sports fields and associated amenities within Seaton Valley and formalising open space areas at the waterfront.

The Masterplan takes into account the resource consent application currently lodged with council for a boat ramp at the waterfront. The boat ramp resource consent application goes through a separate council process and is decided under the Resource Management Act 1991. At the time of writing, a decision on the boat ramp resource consent application has not been made. The Masterplan takes into account the boat ramp application by maintaining the area known as 'Kite Park' as open space and enabling for parking on council owned land, which is consistent with the boat ramp application, should the resource consent application be approved. Allowance for enabling parking on council owned land is still required in the event the boat ramp does not go ahead. This is because it also aligns with community feedback around providing for more parking at the waterfront area.

The location of the fire station was identified as an issue. The fire station is owned by Fire and Emergency New Zealand (FENZ) and the relocation of it is a matter outside of council's control. Discussions have been held with FENZ regarding suitable relocation sites. During the development of the TRMP plan change, further discussions will be held with FENZ to ensure that (where appropriate) the policy framework of the plan change supports their intentions.

The Moutere-Waimea Ward Reserve Management Plan adopted on 16 June 2022 includes policies on the management of reserves within the Māpua area. Thirty-four reserves are identified within Māpua and a further eighteen within the Waimea/Waimeha Inlet Reserves Area which includes Higgs Reserve and the Waimea Inlet Esplanade Reserve. A further twelve are identified in the wider Ruby Bay Area. The Masterplan focuses on the reserves located within the Māpua Masterplan Focus Area.

To protect and improve existing open spaces and formalise new areas of open space the Masterplan seeks to implement the following:

- In partnership with ngā iwi and the community, reinstate the historical wetland at 49 Stafford Drive for recreational, ecological and stormwater purposes.

As well as providing a valuable recreational resource, the development of this area provides the potential to bring back moderate populations of rare species such as the giant kokopu and the Australasian bittern, spotless crane and marsh birds.

- Provide sports ground amenities along Seaton Valley Road (on 49 Stafford Drive) which will include some recreational and supporting facilities. A development plan for the Māpua recreation reserve will help determine the extent of the facilities needed at Seaton Valley. The two facilities (Māpua Recreational Reserve and the new facility) will complement each other to get the best outcomes for the community.
- Formalise part of the land known by Māpua locals as 'Kite Park' as open space. This consists of council owned land (6, 8, 10, 12, 14, 16 Tahī Street). Undertake a partial review of the Moutere Waimea Ward Reserve Management Plan to include this land within the Māpua Waterfront Park and outline appropriate activities for the 'new' area of reserve.
- Provide additional community facilities in the form of playground equipment, seating and picnic tables for the Catherine Road Recreation Reserve.
- Secure easements and linkages between reserves specially the Māpua School Walkway Reserve, Catherine Road Recreation Reserve, and Aranui Road Esplanade Reserve.
- Expand the re-vegetation of specific locations such as the Moreland Place Esplanade Reserve.
- Māpua Recreation Reserve – upgrade interior of the public toilets and enhance their accessibility.
- Cultural Information Boards at Grossi Point and Waterfront Park depicting both Maori and European history of the areas.

The Masterplan Action Plan attached in Appendix 1 provides more detail and information around timeframes for the above actions.



Māpua Waterfront



7.6 MOVEMENT

The Masterplan seeks to improve how people move in, around and through Māpua with a particular focus on improved walking and cycling connection to the estuary and open space areas, reducing traffic and improving parking. The Masterplan seeks to address these issues by implementing a series of actions which are outlined in detail in the Masterplan Action Plan attached in Appendix 1.

The government funded 'Streets for People' and Transport Choices Programme has recently been completed on Aranui Road in Māpua. Due to government funding requirements this project has been a separate process to the Masterplan and seeks to build climate-friendly infrastructure (walking and cycling) which is trialled and tested through temporary installations and community feedback. As a result of this separate programme of works, no walking or cycling connections along Aranui Road are included in the Masterplan.

The following key actions are proposed as part of the Masterplan:

- Establish a recreational connection for walking and cycling in the Seaton Valley Area. Prepare a plan change to the TRMP and seek changes to new and existing indicative walkway/cycleway connections,

roads and reserves throughout the greenfield land in Seaton Valley to ensure improved walking and cycling connections to key areas particularly existing and future reserves, the school, estuary and commercial areas. Seaton Valley Road and its intersection with Māpua Drive will also be upgraded including facilities for active travel.

- Continue establishing connection linkages along the Seaton Valley Stream Trail creating a shared path along the inland part of the reserve and installing a boardwalk from Moreland Park to the causeway.
- Prepare a plan change to the TRMP which includes (and where appropriate amends existing) indicative walkway/ cycleway connections, roads and reserves throughout the Higgs Road Deferred Residential Land including the removal of the existing TRMP indicative road connection from Jesse Street to Aranui Road – Replacing it with an indicative walkway/ cycleway connection.
- Signal the continuation of the Langford Drive/ Aranui Road walkway to connect to Higgs Road noting the development of this walkway extension is reliant on the subdivision of 35 Higgs Road.
- The Nelson Tasman Speed Management Plan 2024-2034 will be adopted by mid-2024. Changes to speed limits on Council managed roads will be undertaken following the adoption of this plan.



Māpua Waterfront





Māpua Recreational Path

7.7 STORMWATER CATCHMENT MANAGEMENT PLAN

One of the objectives of the Masterplan is to develop a stormwater Catchment Management Plan (CMP) for the Māpua Urban Drainage Area (UDA). The CMP process seeks to identify how we will deliver positive stormwater outcomes for the environment and people within the UDA. Aside from being a proactive approach to managing stormwater for growth and Māpua residents, the CMP is also a requirement under Council’s urban stormwater discharge resource consent, which was granted in May 2021. The full CMP for the Māpua and Ruby Bay UDA is included in Appendix 7.

The Māpua and Ruby Bay stormwater CMP aims to achieve the following:

- combine our current knowledge of the catchment and stormwater networks,
- identify issues and sets out a series of actions to help us achieve our vision and aspirations, and
- provide long term direction for the management of stormwater within the Māpua area.

The full CMP includes a detailed description of the stormwater catchment and infrastructure servicing the Māpua/Ruby Bay UDA, including the catchment history, rainfall patterns, geology, groundwater, land use, stream condition, and drainage pathways.

The visions and aspirations for our stormwater management systems are contained in Council’s Urban Stormwater Strategy, which was adopted in 2019. These are outlined below.

Our Vision

Protect and enhance the mauri of wai/life force of water and to provide for:

- Te Hauora o Te Wai – the health of the water
- Te Hauora o Te Taiao – the health of the environment
- Te Hauora o Ngā Tangata – the health of the people

Our Aspirations

1. Our urban streams, aquatic habitats and coastal marine environment are healthy and accessible
2. Stormwater discharges do not degrade water quality and the ecosystem health of our streams and estuaries
3. Stormwater flooding does not create a hazard to our community or cause damage to properties
4. We enable water sensitive growth for future generations
5. We manage stormwater in a holistic, efficient and cost-effective manner



Through the Masterplan consultation process, stormwater issues were identified and assessed, and a selection of high-level actions were developed to help address these issues. Some of the identified actions include:

- Investigate strengthened stormwater rules for new development areas in Māpua through a TRMP plan change which requires the adoption of Water Sensitive Design Principles for all new residential development.
- Allocate budget in the Long Term Plan for the Seaton Valley wetland and stream restoration. Facilitate the Council purchase of the low-lying basin area within 49 Stafford Drive and nearby land and develop the area as a managed stormwater detention and wetland facility for infrastructure, environmental and recreational purposes.
- Investigate a potential stormwater corridor connection between the proposed Seaton Valley stormwater facility and the Higgs Road development area.
- Investigate use of a low-lying paddock south of Aranui Park to provide stormwater treatment and detention for the Higgs Road development area, and to provide a buffer for the Aranui Wetland. Noting that there are specific rules that prevent the filling of this piece of land (TRMP 18.5.2.1(q)(iv) and 18.5.2.3(c).
- Look for opportunities to cost-effectively retrofit water 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).

- Ensure new developments consider future tidal constraints when designing stormwater attenuation, so that sufficient capacity is built to hold water during high tide times.
- Protect and enhance riparian buffers around natural streams.
- Māpua Recreation Reserve – Install a drain from the southern to northern end of the reserve discharging into the Morley Drain Reserve to reduce flooding impacts on the sports fields and skatepark area.
- Install stormwater reticulation along Toru Street, where no service currently exists, to address nuisance flooding issues.
- Investigate the feasibility and effectiveness of potential drainage improvements behind the Ruby Bay seawall.
- Carry out a monitoring programme in Māpua, in collaboration with iwi, to identify potential stormwater quality issues and track progress towards achieving our stormwater aspirations.

Another component of the CMP process that will be carried out for the Māpua/Ruby Bay UDA is the development of a monitoring programme. The purpose of the programme will be two fold: to carry out environmental sampling of stormwater runoff in the UDA to help identify key issues; and to monitor progress in achieving the actions and aspirations that are proposed in the CMP. Furthermore, the CMP will be reviewed and updated, as needed, at a frequency no longer than every six years to ensure it remains a relevant management tool.



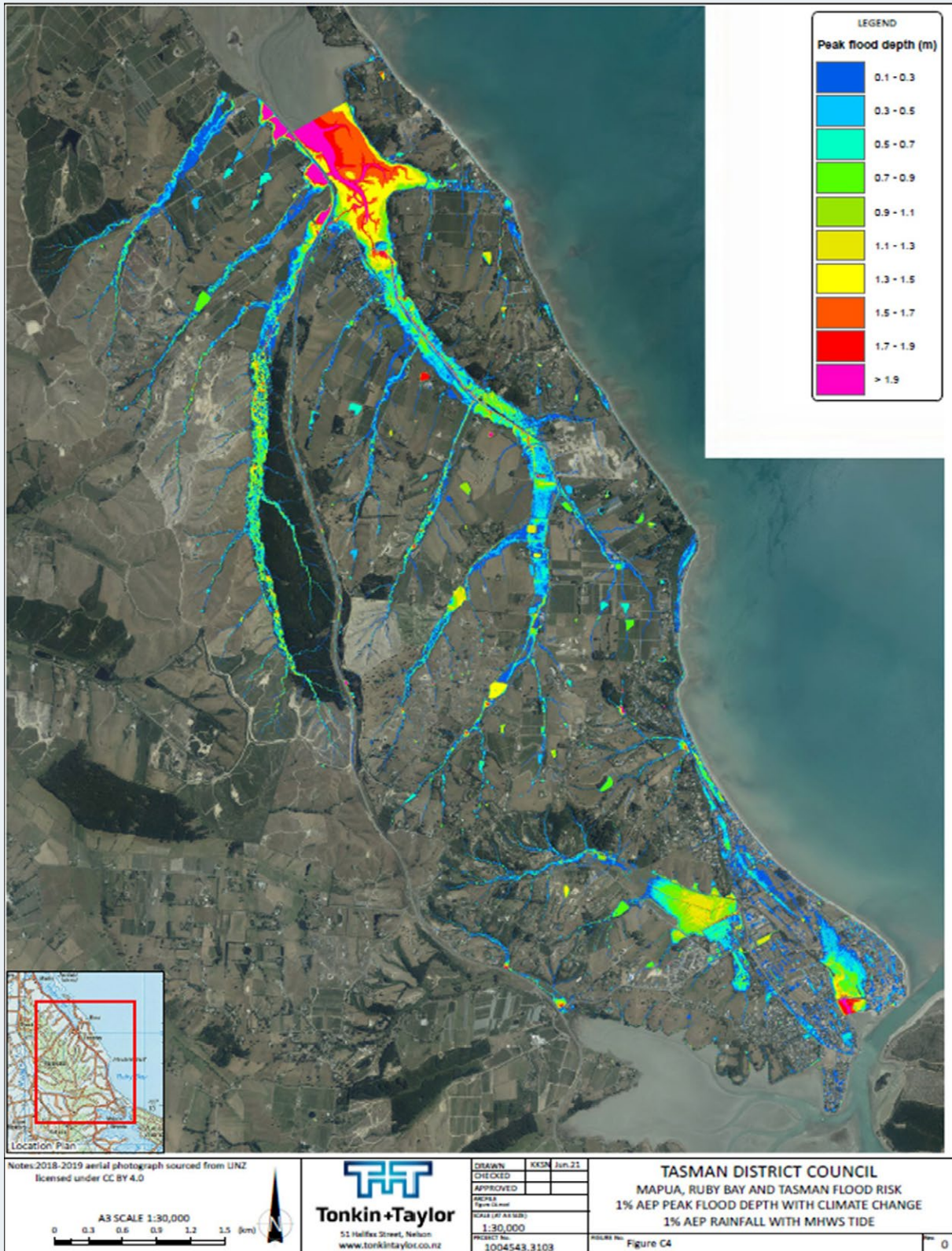


Figure 8 – Māpua, Ruby Bay and Tasman Flood Risk 1% AEP Peak Flood Depth with Climate Change 1% AEP Rainfall with MHWS Tide



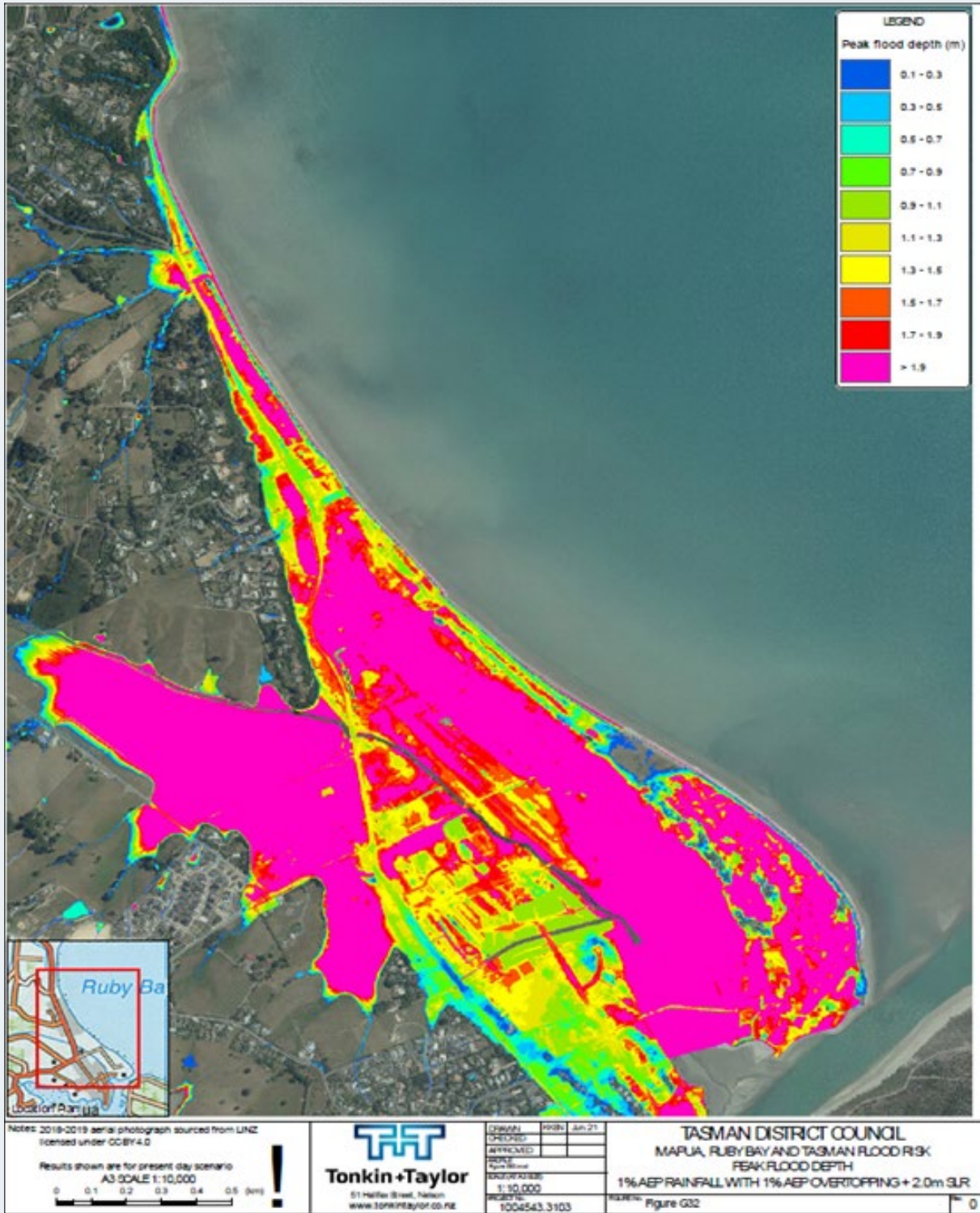


Figure 9 – Māpua, Ruby Bay and Tasman Flood Risk Peak Flood Depth – 1% AEP Overtopping + 2.0m SLR



7.8 INFRASTRUCTURE

Water supply, wastewater, and roading infrastructure provide vital services to Māpua and are necessary to enable future growth of the community. Issues and constraints associated with Council infrastructure were discussed through the Masterplan consultation, and actions to address issues were developed.

Water and wastewater for Māpua currently extends in pipes under the estuary to Moturoa/Rabbit Island. These connect to a water treatment in Lower Queen Street and to wastewater servicing plant at Bells Island. This connection requires upgrading to provide more resilience and to increase capacity to support development in Māpua.

As part of the Masterplan work, discussions were held around the possibility of council supporting the development of a cycling and walking bridge across the estuary to Moturoa / Rabbit Island to support pipework and also to provide a connection to the Tasman Great Taste Trail. This option was discounted through the process because it was not considered a feasible long-term option from a cost/consenting view, and because it would significantly affect one of the outstanding features of the Māpua Waterfront area – the stunning views over the inlet to Moturoa / Rabbit Island.

Actions identified in the Masterplan related to water supply, wastewater and transportation infrastructure include:

- Infrastructure projects to support areas of residential and business growth including roading improvements to Seaton Valley Road and its intersection with Māpua Drive, water and wastewater network improvements and extensions, the Seaton Valley stormwater and wetland facility, and some specific wastewater upgrades related to pump station.
- Provide more storage at the Seaton Valley and Māpua Drive wastewater pump station and upgrade the Ruby Bay/ Stafford Drive pumpstation for capacity to mitigate overflows.
- Implement improvement measures such as raised manhole lids and pump stations lids/access points where necessary or possible, to minimise inflow of stormwater into the wastewater network. These measures may have an impact on other council assets that may need to be accommodated.



Māpua Wharf



8.0 IMPLEMENTATION AND ACTIONS

8.1 IMPLEMENTATION

To enable implementation of this Masterplan, a range of actions will be required, and this will include funding from a range of Council departments and through other sources such as development contributions and reserve financial contributions.

The Masterplan Action Plan provides a path to realising the identified key moves for meeting the principles of the Masterplan. The Masterplan Action Plan looks for opportunities where Council can provide early wins and commence improvements in Māpua. Further, the Masterplan Action Plan identifies who is responsible for each action. A Masterplan Action Plan Progress Report will be made publicly available annually outlining the work completed.

8.2 ACTION PLAN APPROACH

The Masterplan Action Plan is set out in two parts, firstly short-term or 'kick-start' actions which are anticipated to be undertaken, or at least initiated, within the next 5 years. Second are the longer-term actions that will be advanced beyond the 5 year timeframe.

The Masterplan Action Plan seeks to achieve the Principles of the Masterplan and is included in Appendix 1.











9.0 REFERENCES












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- Nelson Tasman Future Development Strategy 2022 – 2052, Technical Report, 19 September 2022.
- Nelson-Tasman Housing We'd Choose Housing Demand Preferences June 2021.
- Tasman Climate Action Plan 2019.
- Tasman Resource Management Plan
- Tasman 10 Year Plan 2024-2034, adopted 27 June 2024.
- Tasman Walking and Cycling Strategy, 2022–2052, approved 26 May 2022.
- Waimea Inlet Management Strategy 2050 and Action Plan 2023-2026; adopted by the Tasman Strategy and Policy Committee on 24 August 2023.


















APPENDIX 1 ACTION PLAN









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
	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

Principles achieved	No	Action	Area	Term	Implementation method
	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
  	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 Tahi 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

Principles achieved	No	Action	Area	Term	Implementation method
	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
	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

Principles achieved	No	Action	Area	Term	Implementation method
	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
	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

Principles achieved	No	Action	Area	Term	Implementation method
	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
	34	Council to investigate lighting requirements around the wharf, Toru and Tahī 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

Draft Māpua Masterplan 2024

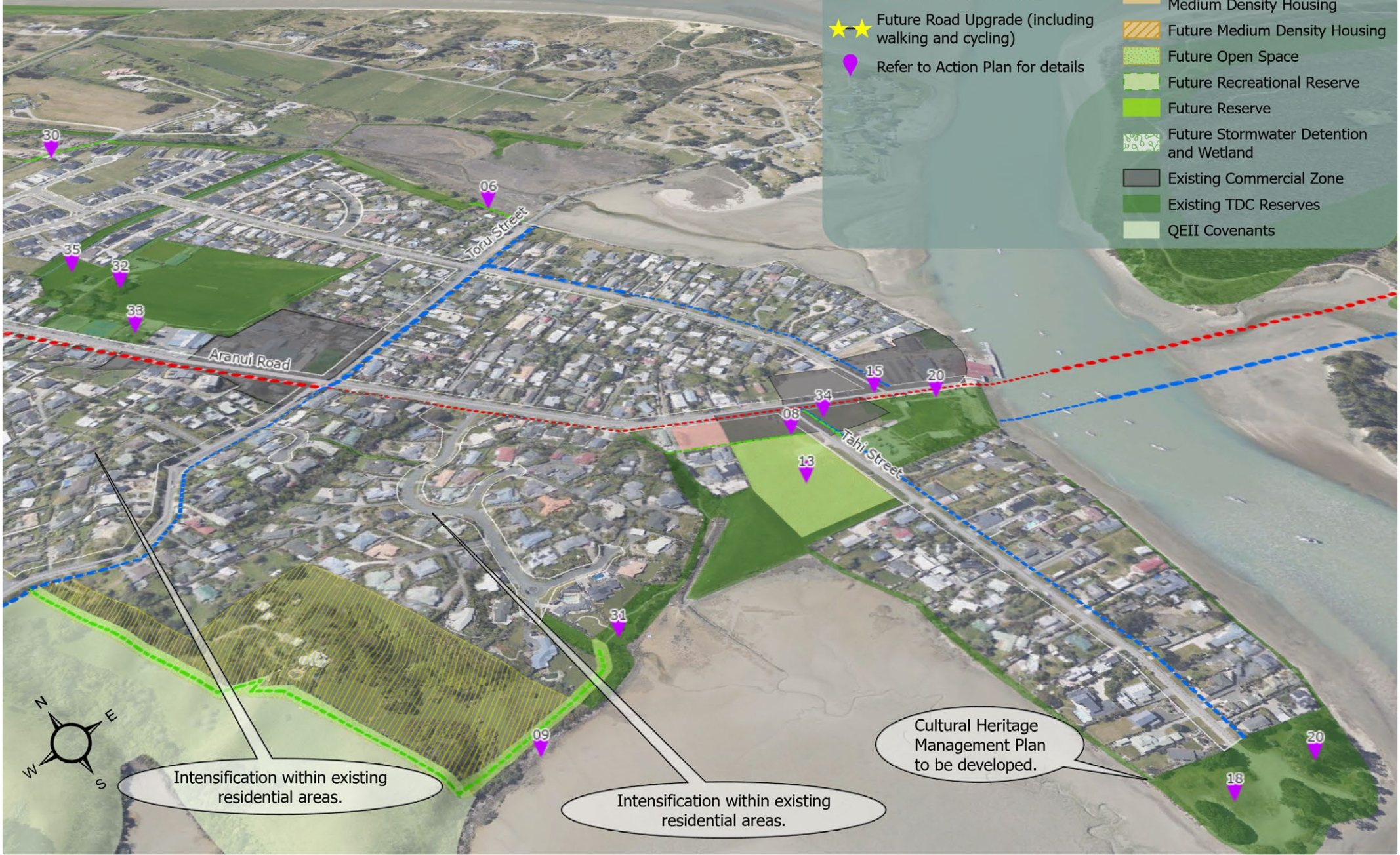


- Future Walking/Cycling Link
- Future Road
- ★ Future Intersection Upgrade
- 🚰 Future Pumpstation
- Future Water Main Upgrade
- Future Wastewater Main
- ★ Future Road Upgrade (including walking and cycling)
- 📍 Refer to Action Plan for details
- Future Commercial
- ▨ Future Standard Density Housing
- 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

APPENDIX 2 SPATIAL MAPS

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



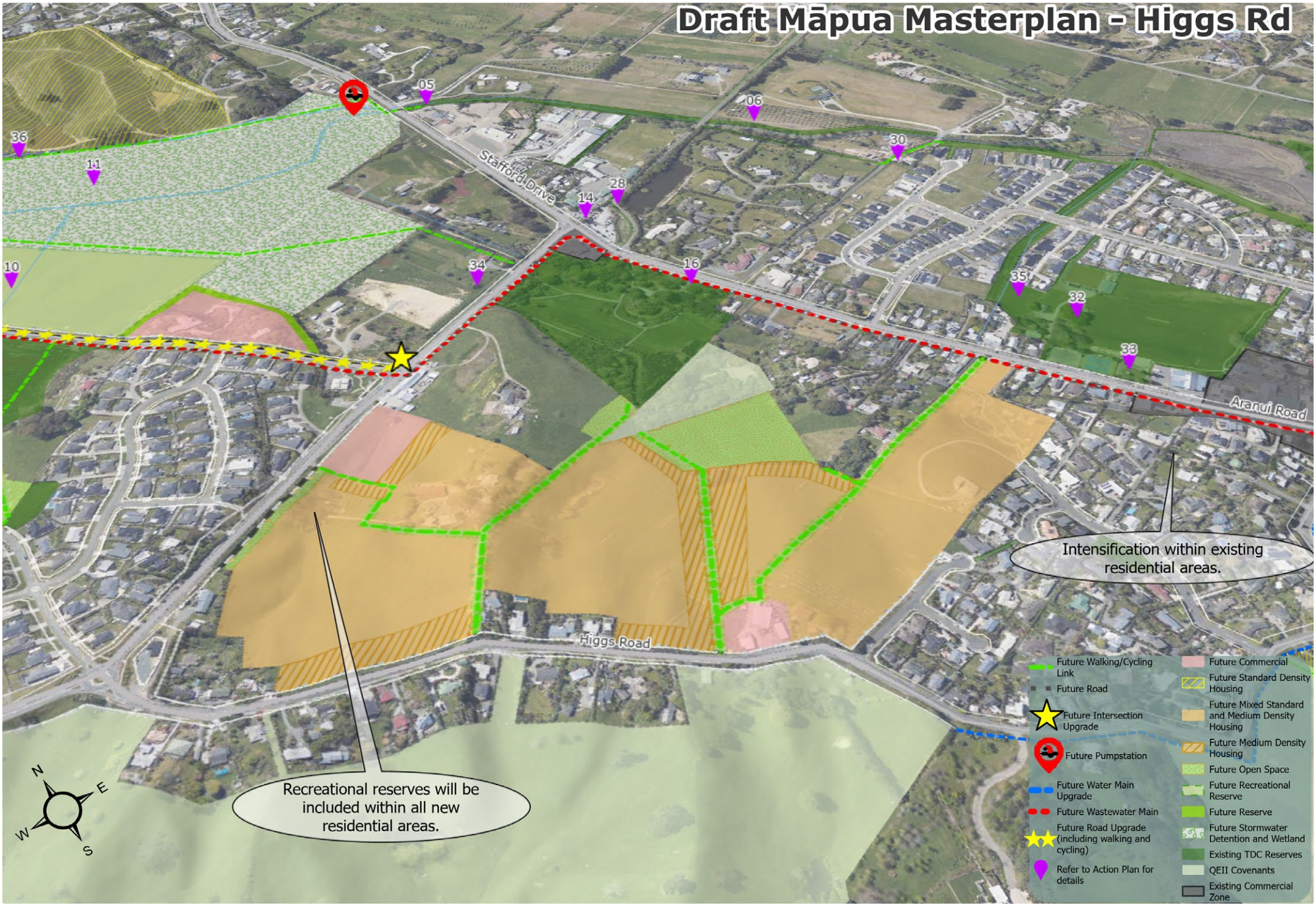
Intensification within existing residential areas.

Intensification within existing residential areas.

Cultural Heritage Management Plan to be developed.



Draft Māpua Masterplan - Higgs Rd



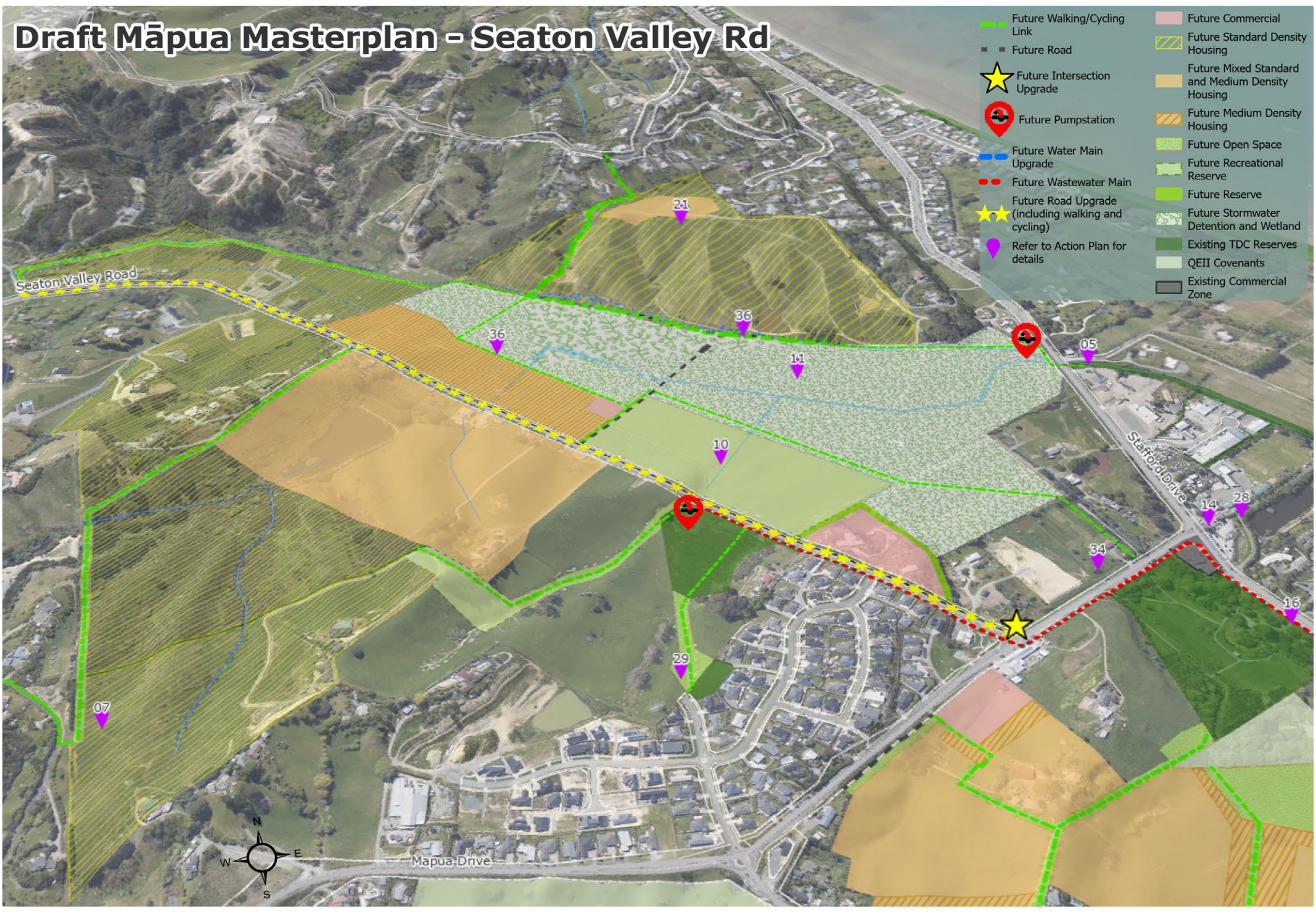
Recreational reserves will be included within all new residential areas.

Intensification within existing residential areas.

- Future Walking/Cycling Link
- Future Road
- Future Intersection Upgrade
- Future Pumpstation
- Future Water Main Upgrade
- Future Wastewater Main
- Future Road Upgrade (including walking and cycling)
- Refer to Action Plan for details
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- Existing TDC Reserves
- QEII Covenants
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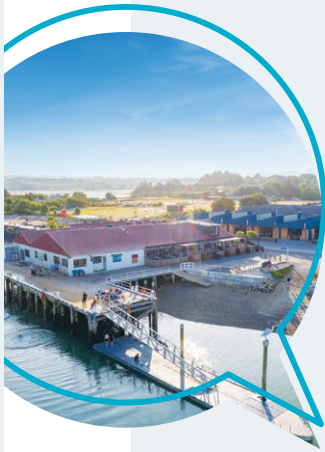
Draft Māpua Masterplan - Seaton Valley Rd



APPENDIX 3 OPTIONS AND ACTIONS

MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
<p>More residential land is required to meet Tasman's growth requirements including more mixed housing options such as smaller homes</p> <p><i>Relating principles: P2, P7</i></p>	● Option 2 – Higgs Road	Higgs Road	Higgs Road Deferred Land – Medium density across full deferred zone area, pockets of parks. Include provisions to enable a retirement village. Policy provisions link to an Outline Development Plan and Design Guide. Staged to allow for servicing. <i>Implementation method: Plan change</i>
	● Option 1 – Higgs Road	Higgs Road	Higgs Road Deferred Land – Medium density residential on land adjoining Higgs Road. Mixed density across rest of deferred zone area, extended open space adjoining wetland. Design guide and Outline Development Plan. Provide provisions to enable a retirement village. Staged to allow for servicing. <i>Implementation method: Plan change</i>
	● Option 3 – Higgs Road	Higgs Road	TRMP standard density residential across full deferred zone area. Staged to allow for servicing. <i>Implementation method: Plan change</i>
	● Option 1 – Higgs Road	Higgs Road	Mixed density residential over whole 33 and 35 Higgs Road area with open space at estuary edge. Enables improvement of estuary connection. <i>Implementation method: Plan change</i>
	● Option 1 – Aranui Village Centre	Aranui Road	Mixed use along southwestern side of the road from Higgs Road to vacant land. Opposite existing village centre (2 Higgs Road to 29 Jessie Street) – enabling mixed use i.e. retail ground floor and residential or offices, co-working spaces above. Enable three storeys. <i>Implementation method: Plan change</i>
	● Option 2 – Aranui Village Centre	Aranui Road	Medium density residential along southwestern side of the road from Higgs Road to vacant land. Opposite existing village centre (2 Higgs Road to 29 Jessie Street) – up to three storey residential. <i>Implementation method: Plan change</i>
	● Option 3 – Aranui Village Centre	Aranui Road	Infill intensification south of Aranui Road. Very minimal infill numbers realistically due to topography, existing housing and economics – FDS indicates 220 infill houses. <i>Implementation method: Plan change</i>
	● Option 1 – Seaton Valley	Seaton Valley	Mixture of medium density and standard residential – Outline Development Plan required or rules requiring minimum density. Land closest to indicative sports ground, open space and road frontage proposed as higher density. Provide for retirement village. Design Guide required. FDS 675 homes. Staged to allow for servicing. Noting further cultural assessment work will be required and lower portion of 49 Stafford Drive is predominately within 2m SL rise mapping. <i>Implementation method: Plan change</i>
	● Option 1 – Seaton Valley	Seaton Valley	Green belt along ridgeline to south (Dawsons Road) of Seaton Valley Road. Outline Development Plan to delineate area and design guidelines. Mixed density residential including providing for retirement village. Staged to allow for servicing. Noting further cultural assessment work will be required. <i>Implementation method: Plan change</i>
● Option 3 – Waterfront / Grossi Point	Kite Park	Retain TRMP commercial and standard residential zoning. Noting further cultural assessment work will be required.	
<p>Boat ramp</p> <p><i>Relating principle: P10</i></p>	● Resource consent process	Waterfront	Resource Consent submitted under separate Resource Management Act process. <i>Implementation method: Resource consent</i>



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
Improved walking/cycling connectivity <i>Relating principle: P6</i>	● Option 1 – Aranui Village Centre	Causeway	Boardwalk from causeway to Moreland Park and extend access through 130 Aranui Road, 132 Aranui Road. Continue connection linkages along Seaton Valley Stream trail. <i>Implementation method: Department funding</i>
	● Action – Medium/long term	Seaton Valley	Improved connection from Stafford Drive to upper Seaton Valley Stream, opportunity to provide with the development of 49 Stafford Drive. <i>Implementation method: Department funding</i>
	● Action – Medium/long term	Seaton Valley	Establish a recreational pathway loop in the Seaton Valley Area. Support access through 101 Dawson Road to connect to indicative reserve on 71 Seaton Valley. <i>Implementation method: Department funding</i>
	● Action – Medium/long term	Aranui Road	Connections through deferred land on Higgs Road and Aranui Road – indicative connections provided in TRMP. <i>Implementation method: Development contributions</i>
	● Action – Medium/long term	Estuary	Connection partially along estuary to link up with Higgs Road. <i>Implementation method: Department funding</i>
	● No option or action	Estuary	It is not a feasible long term option from a cost/consenting view to consider a service, walking/cycling bridge across the inlet to Moturoa/Rabbit Island.
There is demand for more business land <i>Relating principle: P7</i>	● Option 3 – Waterfront/ Grossi Point	Kite Park	Retain zoning of council owned commercial land Kite Park and waterfront land. Commercial only on business zoned land, single storey shops, residential on remainder to western end, two storey townhouses. This site will be under threat from storm events, being highly exposed due to its proximity to Māpua Inlet and the open coast. <i>Implementation method: Long Term Plan</i>
	● Option 1 – Aranui Village Centre	Kite Park	Land to west (23 and 25 Aranui Road) currently zoned residential change to mixed use – mixed use development on full frontage to Aranui Rd, retail/office/residential or visitor accommodation, up to three storeys. This site will be under threat from storm events, being highly exposed due to its proximity to Māpua Inlet and the open coast. <i>Implementation method: Plan change</i>
	● Option	Kite Park	Retail on park corner (southeastern corner of Aranui and Tahī). This site will be under threat from storm events, being highly exposed due to its proximity to Māpua Inlet and the open coast.
	● Option 1 – Seaton Valley	Māpua Drive	Zoning of 6, 175 and 179 Māpua Drive as business. Multi purpose parking to rear to adjoining sportsground/wetland and business. During the FDS process Te Atiawa requested that this land be recognised as culturally significant and not be developed. This land was not included in the FDS as a result. At 2130 all of this site will be vulnerable to sea level rise effects.
	● Option 1 – Seaton Valley	Seaton Valley	Change zoning from R1 to business. Land is elevated above 2m SL rise. <i>Implementation method: Plan change</i>
	● Option 1 – Higgs Road	Higgs Road	Change zoning from R1 deferred residential to business. Option to incorporate business land adjoining pack house museum proposal and land off Māpua Drive. <i>Implementation method: Plan change</i>
	● Option 1 – Aranui Village Centre	Aranui Road	Opposite existing village centre (2 Higgs Road to 29 Jessie Street) – enabling mixed use i.e. retail ground floor and residential or offices, co-working spaces above. Enable three storeys. At 2130 rising sea-levels will have caused the shoreline to move landward, placing this site under threat from storm events. <i>Implementation method: Plan change</i>



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
Additional and improved recreational and community facilities <i>Relating principle: P10</i>	● Option 1 – Aranui Village Centre	0 Iwa Street	Opportunity for additional recreational facilities. Community consultation to determine facilities required i.e. tennis courts, pump track, basketball court, bowling green. Land 300m ² . <i>Implementation method: Department funding</i>
	● Option 1 – Seaton Valley	Seaton Valley	Seaton Valley – Indicative sports fields at 49 Stafford Drive abutting Seaton Valley Road. Community consultation to determine mix; i.e. mix of green and hard surface courts. <i>Implementation method: Department funding</i>
Traffic safety and congestion <i>Relating principle: P8</i>	● Action – Short term	Urban Area	Consultation is currently being undertaken on Council's Speed Management Plan which will look at assessing speeds on urban roads. <i>Implementation method: Part of district wide implementation</i>
	● Action – Medium/long term	Aranui Road	Remove indicative vehicle connection road to Aranui Road from 29 Jessie Street (deferred residential land) – Replace with an indicative walkway/ cycleway connection. <i>Implementation method: Plan change</i>
	● Investigate – Council to do further investigative work	Seaton Valley	Create a safe walking/cycling corridor from Seaton Valley to school. Feasibility Study to determine requirements. <i>Implementation method: Development contributions and Capex</i>
	● Action – Short term	Waterfront	Assessment to understand parking and congestion concerns at the wharf during peak period of summer. <i>Implementation method: Opex</i>
Connection to Tasman's Great Taste Trail – Māpua to Moturoa (Rabbit Island) <i>Relating principles: P6, P8, P9, P10</i>	● No option or action	Waterfront	It is not a feasible long term option from a cost, consenting view to consider a service, walking/cycling bridge across the inlet to Moturoa/Rabbit Island.
More parking required particularly on Aranui Road and wharf area <i>Relating principle: P10</i>	● Action – Short term	Waterfront	New parking with sealed angled parks both sides of Tahī Street for full length of Council owned land. Develop eastern side of Tahī street beside Council land as parking – road boundary is four metres from fence. Improved concrete parking on western side – funded via metering. <i>Implementation method: Parking meters</i>
	● Option 1 – Waterfront/ Grossi Point	Waterfront	Area of parking on council owned land. Retain business zoning and retain the rest of the area for parking/open space. <i>Implementation method: Funded from property sale and parking meters</i>
	● Action – Medium/long term	Aranui Road	Improve parking signage. Provide signage indicating parking areas on Iwa Street for access to sports ground. <i>Implementation method: Opex</i>
	● Action – Medium/long term	Aranui Road	Formalise parking Aranui Park. Improved parking spaces on Aranui Road fronting Aranui Park. Currently it is grassy verge which is difficult for reserves to maintain. <i>Implementation method: Department funding</i>
Water and wastewater pipes are in some cases old and not appropriately sized <i>Relating principle: P10</i>	● Action – Medium/long term	Entire area	Continue to fund and carry out annual pipe renewal programmes, and look for opportunities to increase capacity in key areas. <i>Implementation method: Long Term Plan</i>



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
Grossi Point is a site of high cultural significance and enhancement is required <i>Relating principle: P1</i>	● Action – Medium/long term	Grossi Point	Development of a Cultural Heritage Management Plan to identified management requirements for the reserve. This may include zoning changes, inclusion of pou sculptures and signage, no eating facilities or vehicle access and changing the name to former Māori name. <i>Implementation method: Department funding</i>
	● Action – Medium/long term	Grossi Point	Installation of a pou sculpture at Grossi Point. <i>Implementation method: Department funding</i>
	● Action – Medium/long term	Grossi Point	Cultural information boards. <i>Implementation method: Department funding</i>
More family-friendly green space required <i>Relating principle: P6</i>	● Option 2 – Waterfront / Grossi Point	Waterfront	Council owned land (Kite Park). Open space on full eastern block with parking on the rest of the western side. Continue open space area on western side by removing commercial zone. Remove commercial and residential zoning on western side and rezone entire area open space with parking. <i>Implementation method: Plan change</i>
The core trunk mains run underneath the estuary, making them difficult and costly to maintain and we do not have accurate information on their depths to determine long-term resilience <i>Relating principle: P9</i>	● No option or action	Waterfront	It is not a feasible long term option from a cost, consenting view to consider a service, walking/cycling bridge across the inlet to Moturoa/Rabbit Island.
Restoration of the historical wetland located upstream of Stafford Drive <i>Relating principle: P5</i>	● Option 1 – Seaton Valley	Seaton Valley	Wetland restoration. Council purchase lower portion of 49 Stafford Drive and develop as stormwater/natural wetland and recreational area. <i>Implementation method: Long Term Plan</i>
Location of Māpua Fire Station problematic <i>Relating principle: P10</i>	● No option or action	Waterfront	Fire station land is owned by FENZ. Continue discussions with FENZ to ensure any new proposed location is enabled through the planning framework and appropriate access is available.
Recognition of the high cultural significance of Māpua to Māori and its important European heritage <i>Relating principle: P1</i>	● Action – Medium/long term	Waterfront	Interpretative panels at waterfront on European and Māori history. <i>Implementation method: Department funding</i>
	● Action – Medium/long term	Waterfront	Installation of three pou sculptures; Ngaio Reserve, Waterfront Park, Grossi Point. <i>Implementation method: Department funding</i>
	● Investigate – Council to do further investigative work	Entire area	Extend TRMP Māpua Cultural Heritage Precinct and amend rules to provide a higher level of protection of cultural values. <i>Implementation method: Plan change</i>
Stormwater flooding affects several areas within the existing village <i>Relating principle: P4</i>	● Investigate – Council to do further investigative work	Entire area	Investigate areas prone to flooding through catchment modelling, and assess potential solutions. Some modelling has been completed as part of the CMP/ Masterplan, and found little benefit to 1% flood extents/depths through a range of potential upgrade measures. Potential solutions have been modelled for several of these areas that has shown varying levels of effectiveness in mitigating the issues. <i>Implementation method: Catchment Management Plan</i>



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
Limited footpaths and crossings in Māpua including Aranui Road, Māpua Drive, Higgs Road and Pomona Road <i>Relating principle: P6, P8, P10</i>	● No option or action	Higgs Road	No feasible option for Higgs Road until development occurs. Footpaths will be provided as part of development of land.
	● No option or action	Pomona Road	Rural residential on both sides of Pomona Road – not feasible to provide footpaths. Council generally does not provide footpaths in rural residential areas. This area can be added to the Council priority footpath list but this has limited funding and it is unlikely to be prioritised due to higher priority footpaths in urban areas.
	● Investigate – Council to do further investigative work	Māpua Drive	Pedestrian refuge on Māpua Drive. <i>Implementation method: Department funding</i>
	● Investigate – Council to do further investigative work	Seaton Valley	Install pedestrian crossing – Seaton Valley – Māpua Drive link. <i>Implementation method: New footpath budget</i>
	● Investigate – Council to do further investigative work	Aranui Road	Continuation of footpath along frontage of Aranui Park. The footpath is only partially developed to the crossing, continuation of the footpath to the business land on corner. <i>Implementation method: New footpath budget</i>
Identify restoration opportunities across the wider Māpua area to connect existing habitats <i>Relating principle: P5</i>	● Option 1 – Seaton Valley	Seaton Valley	Restoration middle portion of stream (49 Stafford Drive) which is very degraded – potential to provide habitat for rare bird and fish species particularly with development of wetland. <i>Implementation method: Community engagement opportunities Battle banded rail planting/funding</i>
Council owned undeveloped business and residential zoned land <i>Relating principles: P3, P7, P10</i>	● Option 2 – Waterfront / Grossi Point	Kite Park	Council owned land (Kite Park). Continue open space area on western side by removing commercial zone. Remove commercial and residential zoning on western side and rezone entire area open space with parking. <i>Implementation method: Plan change</i>
	● Option 1 – Waterfront / Grossi Point	Kite Park	Council owned land (Kite Park). Extend mixed use zoning along Aranui Road. <i>Implementation method: Plan change</i>
	● Option 3 – Waterfront / Grossi Point	Kite Park	Kite Park – Retain TRMP commercial and standard residential zoning. <i>Implementation method: Plan change</i>
	● Option 2 – Waterfront / Grossi Point	Kite Park	Remove commercial and residential zoning and rezone entire area open space. <i>Implementation method: Plan change</i>
	● Resource consent process	Kite Park	Boat ramp application, which may involve overflow/trailer parking at Kite Park. <i>Implementation method: Resource Consent Application</i>
The coastal plain of Māpua is vulnerable to coastal hazards, and rising sea levels. Ensuring new development is not placed in harm's way is a priority for Council. <i>Relating principle: P9</i>	● Investigate – Council to do further investigative work	NE Aranui Road	When reviewing resource management plans, the Ministry for the Environment requires the Council to use a sea level rise scenario of 1.66m to 2130, in addition to vertical land movement Extend the 'Coastal Risk Area' that provides a number of settlement-specific policies and rules that minimise new development in the area at risk: <ul style="list-style-type: none"> Review the existing zoning, including the types of land uses and closing residential zones. Prohibit subdivision. Review building restrictions, including options for relocatable buildings or prohibiting construction of new habitable buildings. <i>Implementation method: Plan change</i>



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
<p>Limited community use and facilities at Waterfront Park</p> <p><i>Relating principles: P3, P6, P10</i></p>	<p>● Option 2 – Waterfront / Grossi Point</p>	Kite Park	<p>Use land for open space and/or partially car parking.</p> <p><i>Implementation method: Plan change</i></p>
<p>Stafford Drive is vulnerable to both coastal hazards and slope instability. Without significant investment, it will not be a resilient transport link over the longer term</p> <p><i>Relating principle: P9</i></p>	<p>● No option or action</p>	Stafford Drive	<p>Stafford Drive is not a long term economically strategic route. Existing high capacity link is the Ruby Bay bypass – no intention to upgrade alternative routes on local road. Council will maintain the erosion protection until un-economic to continue.</p>
<p>Council must develop and implement a stormwater Catchment Management Plan for the Māpua Urban Development Area under the conditions of its stormwater discharge consent</p> <p><i>Relating principle: P4</i></p>	<p>● Action – Short term</p>	Entire area	<p>The Catchment Management Plan (CMP) forms part of the Māpua Masterplan. Planning needs to consider Council's Stormwater Aspirations, which will be summarised and presented in the Masterplan. Additional options will be presented to satisfy requirements of the CMP and discharge consent, and will largely align with other options being presented (i.e., water sensitive design for new developments, improve quality of stormwater discharged to the environment, provide more/better aquatic habitat in urban streams and waterbodies, etc.).</p> <p><i>Implementation method: Catchment Management Plan</i></p>
<p>School expansion and Secondary School</p> <p><i>Relating principle: P10</i></p>	<p>● No option or action</p>	Aranui Road	<p>School expansion is managed by the Ministry of Education (MoE). Recent Council discussions with the MoE has indicated that there is capacity at the current school site to cater for a roll increase – current site can accommodate 600 children. Current role is 275 children. MoE have no intention of providing a secondary school in Māpua, the expectation is that students would travel to Motueka High School or others in the District.</p>
<p>Lighting controls to maintain and enhance the darkness of the night sky</p> <p><i>Relating principle: P2</i></p>	<p>● No option or action</p>	Waterfront	<p>Management of light will be included in the new district plan light chapter. Controls for maintaining darkness of the night sky have been identified as part of this work so provisions will be developed to address this in the new district plan.</p>
<p>Visual identification of the gateway to Māpua (Dominion Road to Māpua School corner)</p> <p><i>Relating principle: P2</i></p>	<p>● No option or action</p>	Māpua Drive	<p>Existing entrance displays. Two existing entrance displays, one on corner of Dominion Road and Māpua Drive.</p>
<p>Wastewater overflows</p> <p><i>Relating principle: P10</i></p>	<p>● Action – Medium/long term</p>	Ruby Bay	<p>Provide more storage at wastewater pump station and upgrades for capacity.</p> <p><i>Implementation method: Long Term Plan</i></p>
<p>Enhancement of the Seaton Valley Stream to improve habitat for native fauna and flora</p> <p><i>Relating principle: P5</i></p>	<p>● Option 1 – Seaton Valley</p>	Seaton Valley	<p>Seaton Valley Wetland and Stream restoration. Council purchase 49 Stafford Drive and surrounding area and develop as wetland and recreational area. There is potential to bring back moderate populations of rare species such as the giant kokopu and the Australian Britten, spotless crane and marsh birds.</p> <p><i>Implementation method: Department funding</i></p>
<p>Māpua camping ground is currently for sale. Opportunities to investigate for public ownership/environmental restoration/future boat ramp</p> <p><i>Relating principle: P10</i></p>	<p>● No option or action</p>	Waterfront	<p>This land is low lying and is subject to climate change impacts.</p>
<p>Wastewater pumps and pipes along Stafford Drive are prone to infiltration and are vulnerable to sea level rise impacts</p> <p><i>Relating principle: P10</i></p>	<p>● Action – Medium/long term</p>	Entire area	<p>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.</p> <p><i>Implementation method: Some funding under capital budget and some under operational</i></p>



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
Planned growth and intensification will require effective stormwater management to mitigate effects to existing development and the environment <i>Relating principle: P4</i>	● Action – Medium/long term	Entire area	Implement strengthened stormwater rules for new development areas in Māpua through a plan change. <i>Implementation method: Plan change</i>
	● Option	Seaton Valley	There is the opportunity to create a new wetland feature in Seaton Valley that can also provide stormwater treatment and attenuation. This would provide effective servicing for the surrounding development and allow a greater development yield from those areas, as land-intensive stormwater would be provided in an area that is otherwise unsuitable for housing. The facility would also have significant ecological and recreational benefits. Iwi have supported development of this area as a wetland in partnership. <i>Implementation method: Long Term Plan</i>
Co-working spaces are required to meet residents needs <i>Relating principle: P7</i>	● All options	Entire area	Include new mixed use and business zoning which would enable co-working office spaces. <i>Implementation method: Plan change</i>
Boat storage area required for the Tamaha Sea Scouts <i>Relating principles: P6, P10</i>	● Resource consent process	Waterfront	The boat ramp application includes Tamaha Sea Scout storage at the waterfront. <i>Implementation method: Resource Consent Application</i>
	● Option 1 – Aranui Village Centre	Aranui Road	Expansion of existing facility at Aranui sports field if boat ramp facilities do not go ahead. <i>Implementation method: Community funded</i>
Improved lighting required around the wharf, Toru Street, Tahī Parking Area and Māpua Drive <i>Relating principle: P10</i>	● Investigate – Council to do further investigative work	Entire area	Council to investigate lighting requirements through summer assessment. <i>Implementation method: Department funded</i>
Retain the character of Māpua Village <i>Relating principle: P2</i>	● Investigate – Council to do further investigative work	Entire area	Develop Māpua Design Guidelines to ensure urban design maintains Māpua's village character. Guidelines would form part of the consenting framework in the TRMP and would be relevant for all new development. <i>Implementation method: Plan change</i>
Seaton Valley is a site of high historical and cultural significance <i>Relating principle: P1</i>	● Option 1 – Seaton Valley	Seaton Valley	Seaton Valley Wetland Restoration. Opportunity to work with iwi in development of the wetland. <i>Implementation method: Long Term Plan</i>
Parking issues on Iwa Street East <i>Relating principle: P10</i>	● Investigate – Council to do further investigative work	Iwa Street	The Māpua carparking survey data showed existing parking provision is adequate, provided there continues to be overflow parking available in Kite park for peak events. Opportunity to explore this with the community by suggesting overarching principles for the supply of additional carparking – e.g. would they prefer this be done on-street (and if so which streets or parts of streets), or off-street? Provided by Council, or rely on land owners/developers to manage effects and parking demand of activities on their sites (noting Council may be a developer)? If provided by Council, should it be funded by general ratepayers, or by user pays (visitors)?
The secondary school bus collects and drops children off on Māpua Drive and Dominion Road – dangerous congestion <i>Relating principle: P10</i>	● No option or action	Māpua Drive	Council staff including the Mayor have spoken and written to the Ministry of Education to attempt to get the issue resolved.
Continuity of public access around the wharf buildings <i>Relating principle: P3</i>	● No option or action	Waterfront	High cost for a building/area that is subject to climate risk.



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MĀPUA MASTERPLAN OPTIONS AND ACTIONS

ISSUE / OPPORTUNITY	OPTION / ACTION	AREA	DETAIL
Drainage behind the Ruby Bay seawall is poor <i>Relating principle: P10</i>	● Investigate – Council to do further investigative work	Ruby Bay	<p>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. There is very little gradient available laterally behind the seawall, which may limit how much benefit would come from this improvement, but the objective would not be to reduce peak flood depths but instead to more rapidly drain water that gets trapped behind the wall, so a modest increase in drainage capacity could yield significant benefit for property owners.</p> <p><i>Implementation method: Long Term Plan</i></p>
Existing stormwater discharges are largely unattenuated and untreated <i>Relating principle: P4</i>	● Action – Medium/long term	Entire area	<p>Ensure new developments are built with effective stormwater controls. Although this does not address existing discharges, it will help ensure the situation does not become worse.</p> <p><i>Implementation method: Catchment Management Plan and plan change</i></p>
	● Investigate – Council to do further investigative work	Entire area	<p>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 proactively retrofit quality treatment into relatively low-risk contamination areas like Māpua (i.e., largely residential in nature).</p> <p><i>Implementation method: Long Term Plan</i></p>
Additional carparking required for sports ground at Māpua Reserve <i>Relating principle: P10</i>	● Action – Medium/long term	Aranui Road	<p>Improve parking signage. Provide signage indicating parking areas on Iwa Street for access to sports ground.</p> <p><i>Implementation method: Opex</i></p>
There are a number of hard protection structures built along the Ruby Bay coastline, on both public and private property, to protect land, buildings and and/or community assets (e.g. roads, parks and reserves, etc) from coastal erosion and/or inundation from present day high tides. These structures were historically built to mitigate coastal erosion only (not inundation) and there is no certainty that they will continue to function in a protective capacity with rising sea levels <i>Relating principle: P10</i>	● No option or action	Ruby Bay	<p>The existing Council structures were built solely for erosion control, not flood protection. The long-term sustainability and effectiveness of these structures in the face of climate change is a significant issue for those properties that are currently protected by the walls. Council is planning to address coastal hazards through a future plan change which will follow this Masterplan, and it is recommended that the long-term fate of these coastal structures be considered in that process. Council has little direct control over private structures that have been build along the coast. When resource consents for these structures (if any) expire in the future, Council can take action then to assess their need moving forward.</p>
Stormwater runoff is hampered by tidal effects, leading to poor drainage in certain areas, and this restriction will increase in the future with climate change and sea level rise <i>Relating principle: P4</i>	● Action – Short term	Entire area	<p>Prevent development in areas which will pose a risk to life or property or be unable to drain in future sea level rise scenarios.</p> <p><i>Implementation method: Plan change</i></p>
	● Action – Short term	Entire area	<p>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.</p> <p><i>Implementation method: Plan change and engineering standards</i></p>
0 Iwa Street is vacant land vested in councils reserves – opportunity for community use <i>Relating principle: P6, P10</i>	● Option 1 – Aranui Village Centre	0 Iwa Street	<p>Opportunity for additional recreational facilities. Community consultation to determine facilities required i.e. tennis courts, pump track, basketball court, bowling green. Development required once understand whether the sea scouts are moving as part of boat ramp application. Land 300m².</p> <p><i>Implementation method: Concept/consultation plan with users – development plan and LTP funding</i></p>



SCAN THE QR CODE FOR MORE INFORMATION



APPENDIX 4 CULTURAL VALUES

MĀPUA MASTERPLAN BACKGROUND



The Tasman 10-Year Plan (Long Term Plan) for Te Kaunihera o te Tai o Aorere – Tasman District Council has highlighted the desire of Iwi and the community to consolidate the multiple small projects in one area as part of the Future Development Strategy. To this end, the Māpua Masterplan is being developed and includes planned projects for Māpua for the next 10 years. As Treaty Partners, the Council has a legal obligation to involve, engage, and consult with Iwi. The Council has been proactive in embracing partnership through extensive involvement, engagement and consultation with Iwi and the public¹.

In December 2023 the three Councils of Te Taihū (Nelson, Tasman and Marlborough) signed a Relationship Agreement with the eight Iwi of Te Taihū. This agreement gives a high level overview of how the Councils and Iwi will work together. These are positive steps forward in strengthening the relationships between Council, Community and Tangata Whenua.

The following narrative is to assist the community to understand the cultural and historical significance of the Māpua area to the Iwi of Te Taihū. The Māpua area has an extensive history as an occupation and resource harvesting area, and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Taihū Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area.



TIMELINE

1400s

- Poheā arrived at Arapawa
- Pā site established at Matangi Āwhio

1500s

- Ngāti Tūmatakōkiri occupation

1600s

- Ngāi Tara occupation
- Abel Tasman visits Golden Bay
- Ngāti Kuia origins in Te Taihū
- Ngāti Apa and Rangitāne arrive
- Ngāi Tahu occupation

1700s

- Captain Cook visits Aotearoa
- European whalers, sealers and traders start to arrive

1800s

- Ngāti Koata, Ngāti Toa, Ngāti Rārua (Tainui), and Ngāti Tama, Te Ātiawa (Taranaki) arrive
- Dumont d'Urville visits Aotearoa
- Te Tiriti o Waitangi is signed at Te Whanganui/Port Underwood, Rangitoto ki te Tonga/d'Urville Island and Tōtaranui/Queen Charlotte Sound
- New Zealand Company purchases land in Nelson and Tasman
- European Settlements are established



Today there are eight Iwi acknowledged in Te Taihū (Northern South Island): Ngāti Kuia, Rangitāne, Ngāti Apa ki te Rā Tō, Ngāti Toa, Ngāti Koata, Ngāti Rārua, Ngāti Tama and Te Ātiawa. Each of these Iwi has self-identified areas of interest. Between 2005 and 2014 Te Taihū Iwi pursued their Treaty Claims with the Waitangi Tribunal. The Tribunal found that each Iwi has layers of interests, which often overlap and intersect with each other. The Crown recognised and acknowledged the eight Te Taihū Iwi had valid Treaty of Waitangi claims, resulting in several Treaty Settlement Acts.

Te Taihū has a rich and dynamic history. Through raupatu (conquest), occupation, and intermarriage between Kurahaupō, Taranaki and Tainui Iwi, sets the scene for historical complexities and dynamic relationships that have shaped the Mana Whenua and Tangata Whenua status and areas of interest. The historical narrative and interests of each Iwi is set out in each of their Deeds of Settlements.

For this purpose, we will be sharing the collective cultural narrative of Te Taihū Iwi for Māpua.

¹ A list of legislation that provides for Council and Iwi obligations is included in the last document.



MĀPUA MASTERPLAN

TE AO MĀORI VALUES AND VISION

For Tangata Whenua, connection to Māpua is an inseparable bond between people, from the land to the sea, and the natural world from the past to present. Our vision and values are intergenerational and works to improve the balance between people and the environment – *'what we do to the environment, we do to ourselves'*.

These values include but are not limited to:

KAITIAKITANGA

Inherited and upheld by whānau, hapū and iwi to ensure the protection of the taiao (environment) for future generations.

RANGATIRATANGA

Affirmed under Te Tiriti o Waitangi which protects the customary rights of Māori to have authority over our whenua (lands), kainga (homes) and taonga (treasures).

MANAAKITANGA

Our inherent ability to provide and care for our whānau and others.

WHANAUNGATANGA

Our interconnectedness with each other through whakapapa (genealogy) and relationships.



Overlooking Waimeha towards Māpua by J C Richmond [1869?]

This forms the foundation for Tangata Whenua to protect wāhi tapu (sacred sites), taonga (treasures) māhinga kai (food gathering places) and preserving the mauri (life force) of te Taiao (the natural world).



Wahi tapu or burial place by W. M. Smith et al [1845]

The commitment of Tangata Whenua to uphold these values forms the basis of our contribution to the wellbeing of the environment and our communities and is intricately linked to the use of natural resources and the application of mātauranga.

Māpua holds significant cultural value to Tangata Whenua. There are burial grounds within Māpua – sites of significance that prompt the need for caution and a shared understanding. The lowland ngahere (forest) and repo (wetlands) are also significant and were abundant areas for māhinga kai, rongoā (food gathering/medicine) and other raranga (weaving)/building resources, providing a rich variety of food sources and fertile soil for settlements and occupation sites. These places also served as natural corridors for species migration and trading routes.

However, degradation and loss of these taonga, habitat loss, introduction of non-native species and vegetation clearance has resulted in not only the loss of traditional resources and associated mātauranga but the destruction of these areas. Discharges into the environment reduces water quality and directly impacts the mauri and wairua of the water. The consequences of such are immensely devastating for Tangata Whenua values, as well as for the community and the ecological impacts

on flora and fauna associated to the estuary and repo and how that in turn impacts on the area as a whole. Degradation of wetlands will result in diminishing cultural and biodiversity values.

The coastline of settlement, including pā sites, māhinga kai areas and urupā, extends along the wider occupation area from Waimeha to Kina, with extensive occupation, movement, trade, and utilisation of resources. Additionally, to being a place of settlement, Māpua was a place of trade, due to its accessibility by land and sea to the wider Tasman Bay area. Tangata Whenua exercised customary rights in the Māpua area in accordance with tikanga, kawa (customs) and whakapapa, maintaining ahikāroa (occupation) in the rohe (region).

Our tūpuna studied these taonga and used this science about their ecology as kaitiaki to harvest resources and ensure balance and sustainability. They shaped our traditional maramataka (seasonal calendar) and ultimately daily life. From Kōanga (spring) to Ngahuru (autumn) our tūpuna would focus gathering seafood (kaimoana) from the coastline and sea of Te Tai Aorere. Fishing camps were based at the entrance to the Waimeha, the entrance to the Waimeha Estuary at Te Rerewā, Māpua, and Moturoa/Rabbit Island. The entire coastline was a highway for Iwi accessing seasonal resources.

Continued >>>



MĀPUA MASTERPLAN

TE AO MĀORI VALUES AND VISION

Our tūpuna communities were not confined to just the physical structure of the pā/kāinga/pahi. These were supported by settlement area and environs which include:

Whare Ohonga (Birthing House)

Whare Wānanga (House of Learning)

Urupā, Ana, Torere (Burial Sites)

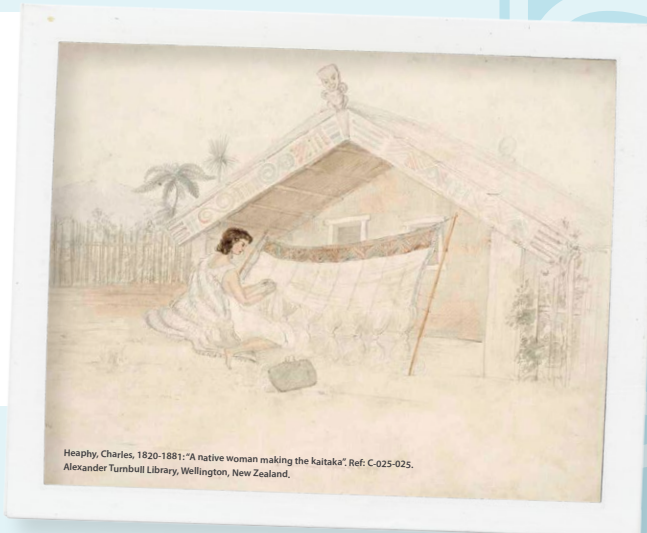
Atāmira (Ceremonial Structures)

Mārā (Cultivations)

Ahu Otaota (Middens)

Waipuna (Water/Springs)

Tūahu (Sacred Places)



Heaphy, Charles, 1820-1881: "A native woman making the kaitaka", Ref. C-025-025. Alexander Turnbull Library, Wellington, New Zealand.

Taonga tūturu (artefacts) such as tools, implements, fireplaces, post holes all demonstrate occupation and evidence of such continues to be found today. Significant events occurred in and outside of these occupation sites such as hui (gatherings), hui mate (funerals), tomo (marriages), whānau (births), pakanga (battles) and rauapatu (conquest). Therefore, the mauri of an occupation area extends beyond its physical structure.

The tikanga around the concept of tapu and noa, being what is sacred and how it becomes ordinary, reflects how cultural safety is applied to ensure the protection of all. For example, rāhui are used in this way to protect people from contaminants that may be present in the moana after a large weather event. Using tikanga and setting rāhui makes a place tapu, and it is only after certain tohu (signs) or conditions are met that the rāhui may be lifted – or deemed safe to re-enter.

For Tangata Whenua, the destruction of urupā, wāhi tapu and other taonga, as well as the destruction/alteration of significant landforms, including headlands and pā sites, is unacceptable.

Tangata Whenua consider this Māpua Masterplan to be a starting point, not an end. It is important that a process for sustaining and maintaining on-going dialogue between Tangata Whenua, council and the community is developed. This will help everyone work towards more mutually beneficial outcomes and the protection of the cultural values identified above and the protection and enhancement of the environment for the generations to come.

TANGATA WHENUA ASPIRATIONS FOR THE FUTURE:

A partnership between Tangata Whenua, community and council that prioritises the protection, enhancement, and restoration of cultural and natural values

- Using collaborative decision-making that provides equal space for Te Ao Māori and Western approaches
- Indigenising spaces, visual interpretations of narratives and cultural significance, use of Te Reo Māori names
- Indigenous flora and fauna associated with the area are maintained and enhanced for present and future generations

Tangata Whenua maintain good working relationship with council and community in looking after the mauri, health and wellbeing of the area

- Enhancement and restoration of wai must be centred on the provisions of Te Mana o Te Wai
- A systematic process must be undertaken that considers all water requirements and infrastructure

Tangata Whenua customary practices, tikanga and mātauranga is sustained and improved over time

- People are healthy and able to maintain a good quality of life
- Cultural indicators for monitoring, restoration and enhancement plans. Specifically restoration of the repo (wetland), an established and important area for mahinga kai

Protection and enhancement of wāhi tapu and wāhi taonga. Wāhi tapu are protected and managed according to tikanga

- Planning and management of infrastructure in Māpua should be culturally grounded, site-specific, and adequately resourced

These aspirations are explicitly written by Tangata Whenua. If achieved the end result is beneficial for the whole community.



MĀPUA MASTERPLAN

ARCHAEOLOGICAL EVIDENCE

Research has found that the archaeological evidence of Māori occupation and settlement in Māpua is extensive and stretches back over centuries.

Excavations at Ngaio Reserve exposed three cultural layers which indicates an intensive and long occupation of this area. The earliest layer is thought to date back to 1400 – 1450 AD due to the presence of moa bone. This layer represents low-density occupation, indicating short-term visits from hunter-gatherers. Apart from moa bone, only shell midden was found within this layer¹.

Over lying this layer, indications of more intensive occupation from people who were permanently settled. Designated areas for cooking, toolmaking and fishing can be found. Hāngi pits, large middens, large quantities of fish bone, small bird bones and rat bones indicate intensive use of food sources. The presence of obsidian from the North Island provides evidence for long distance travel to the area. This layer is thought to be between 1500 and 1820, ending with the arrival of the first Europeans. The most recent layer is more disturbed due to modern construction, it is thought that this layer represents the occupation of both Māori and European people around 1850. Grossi Point is significant because of the rare evidence found here which indicates early occupation of the estuary, with artefact types typical of the 'archaic period'.



The port area, previously referred to as the Western Entrance, underwent a transformation in 1910 when Mr. F.I. Ledger, who owned the flat area surrounding the port, laid out the township and chose the name "Māpua". Translated into English, Māpua signifies "abundance" or "prolific" and whilst a Te Reo Māori kupu (word) is not the name that Tangata Whenua gave to this area. The site is located within an area known by Mana Whenua Iwi as Kōrepo, interpreted broadly as "Shallow swamp" (Māori dictionary)². There are other earlier names for Māpua – Te Kororā and Tū Auau³.

These two maps show the known recorded sites of archaeological finds, there will be many more that are unrecorded. People may find things on their properties and keep them, these items need to be recorded and rightful ownership of taonga tūturu is determined through a process with Pouhere Taonga (Heritage New Zealand). More information can be found online at www.heritage.org.nz/archaeology/archaeological-authorities. If you have any items that you believe are taonga, please contact Pouhere Taonga at information@heritage.org.nz or phone 04 472 4341.

¹ Foster, D & Trendall, A. Interim report for Archaeological Authority 2021/113, 6 – 8 Aranui Road, Māpua, Tasman (Ngaio Reserve) (2021)

² FINAL Statement of cultural values and Priorities (Seaton Valley) Ngāi Tahu Te Aitawa, July 2023

³ Māpua Cultural Narrative Research. Original Source: Te Whatahoro

⁴ Planning map (tasman.govt.nz)



APPENDIX 5 POPULATION, HOUSING AND BUSINESS STATISTICS

FUTURE PROJECTIONS – RESIDENTIAL CAPACITY

The Council (along with Nelson) engaged DOT Consulting to provide population and household projections (2018-2058) to inform the Long Term Plan (LTP) 2024-2034. Low, medium and high scenarios were developed for population and household projections. After considering recent estimated population and dwelling growth rates, both Nelson and Tasman Councils adopted the medium growth scenario for the LTP 2024-2034.

Based on the medium scenario, Tasman District is projected to have average annual population growth of 1.2% for the next 10 years, 2024-2034. Tasman’s population is projected to increase by 7,400 between 2024 and 2034 to reach 67,900. Growth is projected

to continue in the long term, but at a slower rate to reach 78,800 by 2054 based on the medium scenario of updated population projections (refer the following graph from the National Policy Statement on Urban Development: Housing and Business Assessment for Tasman 2024, page 21.

Tasman typically experiences a net loss of young adults (usually 15-19 year-olds) and some older groups (70 years and older) but with a net gain in most other age groups. The ageing population is driving a change in the average household size across the District, with smaller households leading to further demand for more dwellings⁶.

Two thirds of Tasman’s population growth over the next 30 years is expected to be in the urban environment (Richmond, Motueka, Māpua, Brightwater and Wakefield).

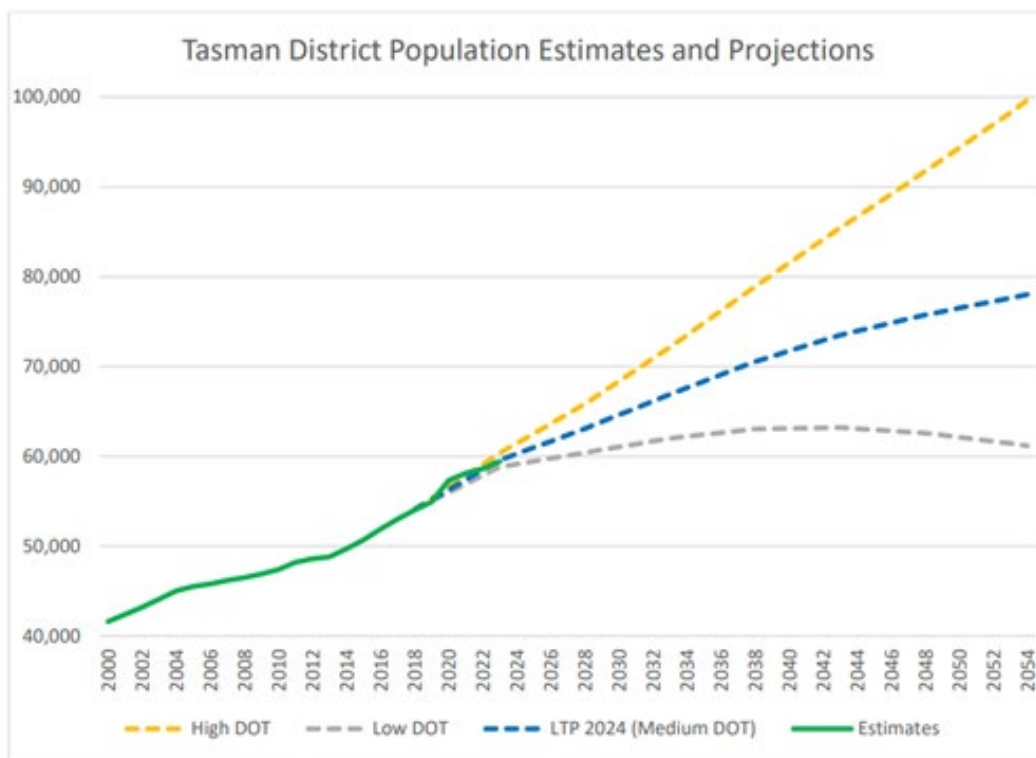


Figure 1: Estimated and projected population series, 2000-2054, Tasman District

6. National Policy Statement on Urban Development: Housing and Business Assessment for Tasman 2024. Capacity assessments | Tasman District Council).



In the Nelson Tasman Housing and Business Assessment 2024, the Tasman urban environment has an insufficient capacity in the medium term (4-10 years) with a shortfall in residential dwellings expected of **362 homes**, around year 9. Māpua has a small shortfall in the short term (years 1-3) but sufficient capacity by year 10. In the long term Māpua needs to provide for the shortfall in other urban areas particularly Motueka which has a shortfall of 800 homes by year 30. The following table (Table 12 from the Nelson Tasman Housing and Business Assessment 2024) provides further details.

The Māpua housing capacity in the first 10 years to 2034 is predominantly coming from within the existing residential and rural residential zoned land. In the medium and long-term capacity is expected to come from the deferred residential land off Higgs Road and the Future Development Strategy sites in Seaton Valley and the residentially zoned land within the Les Wakefield subdivision area.

The residential capacity table below from the Housing and Business Assessment 2024 shows a deficit for Motueka for the next 30 years. Motueka is constrained by factors such as low-lying land, natural hazards and highly productive land resulting in a limitation on the ability to provide new residential zoning. In Tasman's Growth Projections Richmond and Māpua provide the extra capacity for these deficits.

The Council assumes in its growth projections that for the whole District 4,250 new dwellings will be built over the next ten years and a further 7,450 dwellings between 2034 and 2054.

The Housing and Business Assessment 2024 estimates that over the long-term (2034-2054) residential demand in the Māpua/ Ruby Bay will be **404 dwellings**⁷. The existing deferred residential land and greenfield Future Development Strategy sites together with already zoned land either side of Aranui road and the Dawson road rural residential zone are estimated to provide a long term capacity of **852 dwellings** to help meet Tasman's overall housing demand from its urban environment (Richmond, Brightwater, Wakefield, Māpua and Motueka). Refer to table 12 below.

BUSINESS CAPACITY

Business land according to the National Policy Statement Urban Development (NPS UD) has to be suitable. This is up to the Local Authority as to what they deem to be suitable. Site size and location are suggested as criteria.

Nelson and Tasman jointly commissioned an assessment of business land demand for each city/ district in 2021 by Sense Partners⁸. The underlying business land forecasting model was updated in 2023. The model estimates future land requirements in hectares for three types of business land; industrial, office and retail.

The Sense Partners 2023 Model indicates that the projected population growth and associated economic activity will create demand in Tasman District as a whole for 23 hectares of industrial land over the next 30 years and 9 hectares of retail/commercial land.

Location	Long Term Years 11-30				
	Demand	Demand Plus 15%	Additional Development Capacity	Cumulative Development Capacity (adjusted any surplus/shortfall in Years 4-10)	Surplus or Shortfall
Motueka	1,093	1,257	901	453	-804
Māpua / Ruby Bay	352	404	834	852	+448
Richmond	2,156	2,480	2,769	3,000	+520
Brightwater	592	681	783	694	+13
Wakefield	573	659	746	673	+14
Tasman Urban Environment	4,766	5,481	6,033	5,671	+190

Table 12: Demand, demand plus NPS margin, and cumulative development capacity by town, long term, Tasman urban environment

7. This includes the 15% additional margin required by the NPS UD.
 8. Demand for business land in the Nelson and Tasman shared urban environment – from today's economy to future needs, Sense Partners (June 2021).



Officers conclude that the model underestimates retail, commercial and industrial land demand, especially when compared with building consents for new business buildings in Tasman. The majority of Tasman’s retail and commercial development has been in urban Tasman and almost half of the District’s industrial development. The Nelson Tasman Housing and Business Assessment 2024 projects that there is sufficient business land within Tasman to meet demand over the short, medium and long terms, however the assessment includes a number of caveats which include a high degree of uncertainty in business land projections given the wide range of factors that can have an influence. The uncertainty and margin for error increases with estimates for areas with relatively low population and employment numbers such as Māpua. The following tables show the business land demand by type and location (extracted from the Nelson Tasman Housing and Business Assessment 2024).

The Tasman Housing and Business Assessment 2024 estimates that there is potentially a deficit in industrial land in Māpua in the long term which can be offset by surplus industrial land in both Richmond and Motueka.

The projections recognise the importance of the Council keeping up to date with anecdotal evidence of shortages of sites for particular businesses through discussions with applicants, business owners and developers. Additionally, the surplus in business land in Tasman’s urban environment is providing capacity for Nelson’s shortfall of commercial, retail and industrial land in the medium and long term.

	Industrial				Retail/commercial			
	2024 - 2034 (10 years)		2034-2054 (20 years)		2024-2034 (10 years)		2034-2054 (20 years)	
	Demand (incl margin)	Capacity	Demand (incl margin)	Additional Capacity	Demand (incl margin)	Capacity	Demand (incl margin)	Additional Capacity
Richmond	3.38	25.10	4.91	0	2.14	40.07	2.44	21.80
Brightwater	0.72	0.11	1.05	4.00	0.04	0.20	0.03	0
Wakefield	0.17	0	0.24	11.00	0.06	0.52	0.07	0
Māpua/Ruby Bay	0.10	0.17	0.14	0	0.18	0.60	0.21	0
Motueka	2.06	4.29	3.00	13.33	1.01	2.94	1.15	10.67
Subtotal of urban environment	6.43	29.67	9.34	28.33	3.42	44.33	3.90	32.47

Table 23: Business land demand and suitable capacity, in hectares and by type, towns in urban environment (red indicates a deficit where a surplus from earlier period cannot be carried over)



APPENDIX 6 SUMMARY OF ENGAGEMENT



MĀPUA MASTERPLAN SUMMARY OF FEEDBACK



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INTRODUCTION AND SUMMARY OVERVIEW

During September, the community was asked to provide feedback on a series of draft principles, and issues and opportunities that were developed building off previous council work and community consultation. Engagement included a series of drop-in sessions and engagement via an interactive website portal. It is estimated that council staff spoke to over 300 members of the public.

Over 1000 pieces of feedback were received including over 450 contributions to the issues and opportunity interactive mapping on the website.

The goal of the engagement was to ensure that the draft principles reflect the masterplan intent and to ensure that all issues and opportunities in Māpua have been captured and reflect the concerns and aspirations of the Māpua community.

Overall, the outcome from the engagement was very positive. A wealth of local knowledge and input was captured by engagement during the drop-in sessions and through the online feedback.

PRINCIPLES DISCUSSION: COMMON THEMES AND SUGGESTIONS

Draft principles were provided to the community for comment. Through a Structure Plan survey in 2022 the community told us what principles (of the 2010 Māpua Structure Plan) were a priority to them, and identified a range of 'new' principles.

The purpose of principles is to act as guidance for the Māpua Masterplan. They will also be used to test options to determine if they are meeting the key outcomes sought for the Plan. The community was asked to consider what was missing.

In general, respondents felt that the draft principles covered the right content. A summary of the feedback is outlined below:

- Respondents requested acknowledgement of the cultural significance of Māpua to both European and Māori.
- Preserving ecological values was considered an important principle for several people, with a suggestion to change the wording to include the words 'Protect and enhance' and also to include the protection of streams.
- It was considered important to include climate and coastal risk needs and dynamic adaptive pathways planning into the principles.

- Respondents mentioned the importance of Māpua retaining its rural feel and the ability to walk from one green space to the next.
- The principles include council owned community facilities in with basic infrastructure. The provision of places to meet and congregate is important for a community. Tasman District Council's support is important for such facilities to survive and meet the community's needs.
- A respondent suggested that currently the visual/aesthetic connectedness seems haphazard and it would be great to have a visual theme that really unites the area and makes a stunning point of difference for the village with a suggestion to build on native planting and the two standout buildings of the Cool-stores and the Sprig and Fern building as aesthetic touchstone.
- Include stormwater infrastructure within Principle 10.
- Include the provision for safe boating.
- Missing is the inclusion of business and commercial interests which are needed to maintain a community.
- Aim for inclusion and equity across our community.

Based on the above feedback, amendments will be made to the principles and recommendations incorporated into the next round of community engagement.

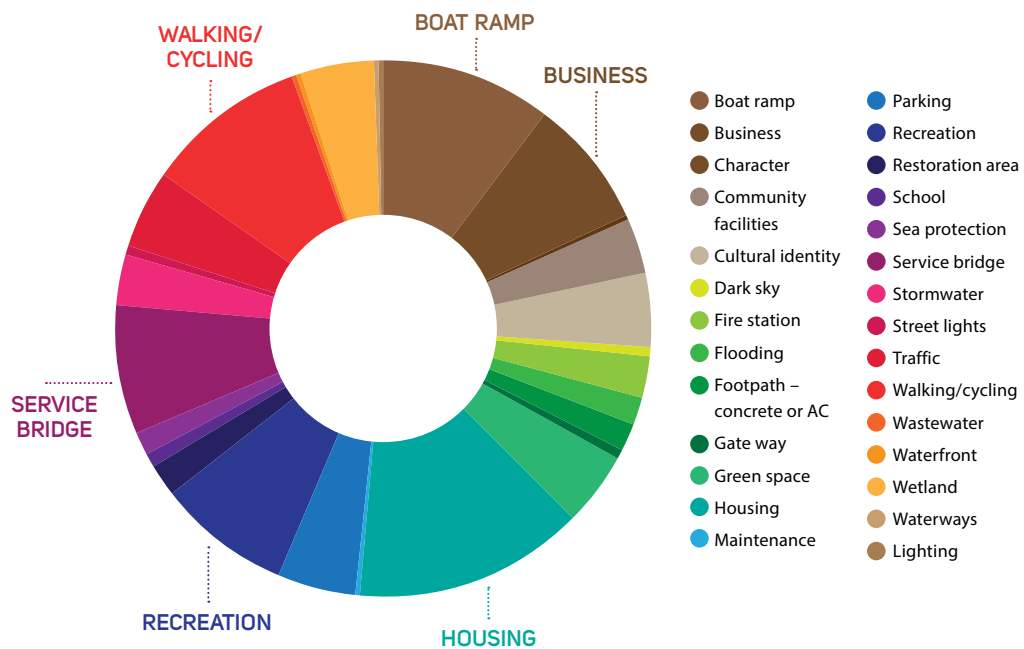


ISSUES AND OPPORTUNITIES

OVERVIEW

- Infrastructure and Facilities:** Feedback focused on improving and providing new facilities such as a boat ramps, local businesses, community facilities, and green spaces. Respondents also discussed the need for better infrastructure planning, including parking, wider roads, and improvements to stormwater and wastewater infrastructure.
- Environmental Concerns:** Respondents expressed concerns about the impact of development on the environment, including wetlands, habitats, and water quality.
- Housing and Development:** Feedback highlighted the importance of providing a variety of housing options, addressing affordability, considering retirement and accessible housing, managing housing density and development, and involving the community in housing decisions.
- Traffic and Transportation:** Respondents discussed traffic congestion, parking, pedestrian safety, speed limits, and alternative transportation options.
- Walking and Cycling:** Feedback emphasised the need for new and improved walking and cycling paths, ensuring connectivity between different areas, prioritising safety and accessibility, and incorporating paths into recreational facilities.
- Recreation:** Respondents suggested creating new and improved recreational facilities, such as playgrounds and more sports facilities such as netball and basketball courts.
- Sewage and Stormwater:** Feedback focused on the need to upgrade infrastructure, improve wastewater and stormwater management, and address the impact of sewage and stormwater on the environment.

Below is a graph that identifies the key topics which we received feedback on during the engagement.



SUMMARY OF FEEDBACK

BOAT RAMP

- Mixed opinions: There were a mixture of opinions on the boat ramp. Many residents expressed support for a new boat ramp, with some suggesting specific locations other than Waterfront Park such as Rabbit Island, the Leisure Park and Grossi Point. There was also opposition to the boat ramp expressed, with comments like "Don't need a boat ramp" and "it will destroy the character and amenity of the area".
- A number of residents expressed concerns about the impact of a boat ramp on family-friendly spaces and suggested keeping the waterfront area free of boat ramps and associated vehicles to maintain space for families.
- Some comments highlighted the importance of a boat ramp for groups like the Sea Scouts and the need for safe boat launching.

In summary, there is a mix of support and opposition for a new boat ramp in Māpua. While many residents are in favour of a new boat ramp, others express concerns about the impact of a boat ramp at the waterfront on families and public spaces. The importance of a boat ramp for specific groups like the Sea Scouts was also highlighted in the feedback.

BUSINESS

- Retail and commercial spaces: Residents expressed interest in having more diverse retail options, such as more village shops and clothing stores, as well as revitalising the shopping center.
- Co-working spaces: Some respondents suggested creating co-working spaces in the area, particularly near the waterfront.
- Mixed-use development: Several comments mentioned the need for and potential for mixed-use development in specific locations, such as Aranui Road and the waterfront.
- Respondents expressed the need for more commercial land for local businesses and the creation of a business hub or district.
- Medical centre: Several comments mentioned the need for finding a site for expanding the current facility or relocating it to a different location.

- Home-based businesses: Some residents suggested allowing people to work from home and run their businesses from residential properties.
- Concerns about wharf development: A few comments expressed concerns about commercial development at the wharf and the need for more parking.

The feedback highlights the desire for a variety of local business development initiatives, including more retail spaces, co-working spaces, mixed-use development, and support for home-based businesses. Additionally, there are concerns about commercial development at the wharf and the need to provide for more parking.

COMMUNITY AND RECREATIONAL FACILITIES

- Relocation of facilities: Respondents suggested relocating certain facilities, such as the fire station and school, to different areas.
- Respondents mentioned the need for better facilities for the Sea Scouts, including improved access to the sea, boat storage, and a new home near the proposed boat ramp.
- Additional community facilities: Suggestions for new community facilities included a rescue craft, a police station, more seating and BBQ's and a fast ferry from Māpua to Nelson.
- Playgrounds: Many comments suggested adding or improving playgrounds and play equipment in various locations, such as Waterfront Park and Aranui Park.
- Sports facilities: Respondents expressed interest in additional sports facilities, such as basketball, netball, and volleyball courts, as well as sports fields. Various comments proposed alternative recreational facilities for example a "Skate park at Waterfront park".

In summary, the feedback highlights various suggestions for improving community facilities in Māpua, including relocating certain facilities, providing better facilities for the Sea Scouts, and adding new recreation facilities including playgrounds and sports facilities.



CULTURAL IDENTITY

- Several comments highlighted the cultural and archaeological significance of Grossi Point, particularly for Māori.
- Respondents emphasised the importance of recognising and including both the European and Māori cultural identities of Māpua.
- Cultural displays and information: Many comments suggested a desire to create cultural display boards, interpretive panels, and other means of sharing information about the area's cultural history both European and Māori.

The feedback highlights the importance of recognising and celebrating the cultural identity of Māpua, with a focus on the significance of Grossi Point, and the creation of cultural displays and information sharing of both European and Māori history.

RESERVES AND OPEN SPACE

- Several comments focused on improvements at Grossi Point, including a suggestion of a bird viewing platform, new toilet block and enhancing Grossi Point to support activities such as swimming and picnicking.
- Many comments emphasised the importance of improving and protecting existing green spaces and creating new open spaces.
- Comments highlighted the need for family-friendly green spaces and the importance of maintaining and enhancing existing spaces for recreational purposes.
- Respondents highlighted the importance of preserving green spaces and considering environmental factors in housing development e.g., "*keep Māpua Rural*" and "*allow development to consider for climate change*".
- Respondents expressed concerns about the loss of green spaces due to development and urban sprawl.
- Some respondents suggested undertaking environmental restoration projects for examples "*Environmental restoration project - Māpua camping ground*" and "*Community restoration project at Seaton Valley Stream*".

In summary, the feedback highlights the importance of maintaining and improving existing green spaces and creating more recreation areas in Māpua.

WALKING AND CYCLING

- Many comments suggested creating new walkways and cycle paths, as well as improving existing ones in various locations for example; "*Walkway extension along estuary edge to QEII Land*", and a "*Boardwalk to connect Toru Street with Moreland Place Reserve*".
- Safety and accessibility: Respondents expressed concerns about the safety of footpaths and crossings, particularly for children, and the need for full pedestrian access on certain roads.
- Boardwalks and coastal connections: A few comments proposed creating a boardwalk around the wharf buildings and improving coastal walkways through boardwalk connections.
- Respondents emphasised the importance of establishing walking and cycling connections between different areas, such as Rabbit Island, Aranui Road, and the estuary.

In summary, the feedback highlights the importance of creating new and improved walking and cycling paths, ensuring connectivity between different areas and enhancing boardwalks and coastal connections in Māpua.

HOUSING

- Housing variety and affordability: Many comments emphasised the need for a variety of housing types, including smaller units, townhouses, and eco-housing, as well as affordable options.
- Retirement and accessible housing: Several respondents suggested a requirement for the development of a retirement village and accessible housing options for older residents.
- Some comments expressed concerns about overdevelopment, urban sprawl, and the need for better infrastructure planning.
- Subdivision and location concerns: Several comments focused on specific areas for housing development, with some respondents opposing further development in certain locations for example "*no housing in Seaton valley*".
- Some respondents emphasised the importance of involving the community in housing development decisions and preserving the character of Māpua.

In summary, the feedback highlights the importance of providing a variety of housing options, addressing affordability, considering retirement and accessible housing, managing housing density and development and involving the community in housing decisions in Māpua.



THREE WATERS INFRASTRUCTURE

- Respondents expressed concerns about the impact of sewage and stormwater on the environment.
- Several comments mentioned the need to upgrade stormwater infrastructure, such as pipes and drainage systems and the need for better infrastructure planning.
- Mixed opinions on a service bridge: Many comments showed support for constructing a bridge to Rabbit Island for walking and cycling and servicing infrastructure. A number of comments also expressed opposition to constructing a bridge between Māpua and Rabbit Island.

In summary, the feedback highlights the importance of upgrading stormwater infrastructure, managing stormwater effectively in the context of development, and considering stormwater management in the planning of infrastructure and recreational facilities in Māpua. While some respondents support the idea and suggest specific bridge types, others expressed concerns about the environmental impact or oppose the idea altogether.

PARKING AND TRAFFIC

- Additional parking spaces: Many comments suggested the need for more parking spaces in various locations, such as near the sports grounds, and the wharf.
- Some respondents proposed ideas for managing parking, such as charged parking at Kite Park (council owned land), and park-and-ride options.
- Safety and accessibility: Several comments emphasised the importance of safe and accessible parking, particularly for patients at the Māpua Health Centre and for residents in certain areas.
- Congestion: Several comments expressed concerns about traffic congestion in town, the waterfront and around school areas. Residents mentioned the need for better infrastructure planning, including parking and wider roads, to address traffic issues.
- Crossings and pedestrian safety: Respondents highlighted the need for better crossings and pedestrian safety measures, particularly near schools and busy intersections.

- Speed limits and traffic calming: Some comments mentioned the need to reduce speed limits on certain roads and implement traffic calming measures.
- Respondents suggested promoting alternative transportation options, such as cycling and walking, and improving related infrastructure.

In summary, the feedback highlights the need for additional parking spaces, improved parking management, safe and accessible parking options, and alternative parking solutions in Māpua. It also highlighted concerns about traffic congestion, pedestrian safety, and speed limits.

OTHER

- Several comments mentioned the importance of protecting and enhancing habitats, such as wetlands and the Seaton Valley Stream and emphasising ecological buffers along the edges of the Seaton Valley Stream and Waimea Estuary.
- Community restoration projects: Some feedback suggested community restoration projects to address the degradation of waterways and habitats due to historical farming practices and other factors.
- Protecting the night sky: Several comments expressed concerns about the impact of streetlights on the night sky, with some suggesting no more streetlights be added to protect the night sky.
- Fire station relocation: Several comments suggested that the fire station needs to be moved to a more accessible or central location.
- Respondents emphasised the importance of preserving the flood plain and expressed concerns about land value and maintenance issues related to flood-prone areas for example; "*Preserve Flood Plain*", "*Land value will drop due to the likelihood of flooding risks*" and "*high maintenance flood prone land, should be 'retired' to wetlands*".
- Flooding vulnerability: Some comments mentioned specific areas that are vulnerable to flooding, such as the lower portion of Langford Drive.



MĀPUA MASTERPLAN OPTIONS

Public consultation feedback report



INTRODUCTION

We received a lot of valuable feedback during the first round of community engagement on the draft principles, issues and opportunities for the Māpua Masterplan. This report provides an analysis of that feedback.

Over a number of years, we have heard from the Māpua community and iwi representatives that there are growth related issues and opportunities that need to be addressed in the area.

To work towards a guiding masterplan for Māpua we commenced this process by considering what we have already been told and developing draft principles. This led to a series of place-based scenarios (options) for four key areas within Māpua, including short- and medium-term options for Council adoption. The community was then asked to provide feedback on several of those options. The information was presented, alongside iwi representatives, at community drop-in sessions and online. This included a video developed with iwi of Te Taihū.

The community drop-in sessions on Saturday 10 and Thursday 29 February drew more than 300 people to the Māpua Community Hall and we had nearly 800 pieces of written feedback throughout the consultation period.

This summary of feedback outlines the community's response to the recent engagement on options and actions for the Māpua Masterplan.

The summary highlights the communities' diverse perspectives on growth and development. It also highlights that the community is strongly connected with its environment, advocating for development that provides a high level of open space and recreational linkages and is respectful of the character of Māpua.

This feedback will assist us as we move to Step 6 of finalising the draft masterplan. This will be circulated for further feedback before being finalised.



- ✓ **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.
- ✓ **Step 3: Community engagement** – Early engagement on the masterplan principles, issues and opportunities.
- ✓ **Step 4: Development of draft options** – Based on analysis and feedback.

We are here →

- * **Step 5: Public engagement – Consult on draft masterplan options** – Seek community, iwi and stakeholder feedback on masterplan options.
- * **Step 6: Finalise draft masterplan and circulate for public review** – Analyse consultation feedback and develop a final draft masterplan.
- * **Step 7: Submissions, hearings, deliberations**
- * **Step 8: Council decision on masterplan**





- OPTION 1**
- Mixed Use Zoning to provide more housing and business options
 - Provision of additional community recreational facilities adjoining the sports ground
 - Improved parking spaces fronting Aranui Park
 - Improved walking and cycling connectivity

LEGEND

- Mixed Use
- Existing Recreation Spaces
- Green Space (recreational facilities)
- Medium Density Residential
- Infill Housing
- Parking
- Active Recreation Links
- Existing Roadway

B View B: Looking South East along Aranui Road

ARANUI VILLAGE CENTRE

Feedback indicates a strong community interest in preserving the village’s character while accommodating modest development. There is a clear preference for enhancing public open spaces.

Several comments expressed concerns around the map labelling of this area as ‘Aranui Village Centre’ and requested that it should be referred to as ‘Māpua Village Centre’.

OPTION 1: MIXED USE DEVELOPMENT

Strong community support for Option 1. Community feedback favoured a central hub to foster community interaction, provided it complements the village’s existing character. Comments showed support for enabling more business and opportunities for retail in this location provided the village character was not compromised. Concerns were expressed around parking, congestion and the height of buildings with a preference for buildings with a maximum height of two stories.

A portion of feedback supported none of the options and/or maintaining the status quo, valuing the current environment. Some cited concerns that development could alter the essence of what makes the village special to them, while others acknowledged the inevitability of change but advocated for very minimal and carefully considered adjustments.



Comment:
‘Good to create a village hub and keep everything together.’

OPTION 2: MEDIUM DENSITY RESIDENTIAL

The feedback highlighted very little support for medium density residential opposite the existing village centre. While some residents welcome more housing options in Māpua, others expressed concerns about potential impacts on the village’s character and parking and traffic from higher density residential in this location.

OPTION 3: INFILL HOUSING WITH VILLAGE FEEL

Overall support for infill housing was high. There is broad agreement on infill residential development that integrates with the existing community fabric, that allows for variety whilst maintaining the character of Māpua.



MĀPUA MASTERPLAN: HIGGS ROAD



OPTION 1

- Improved walking and cycling connections between Higgs Road and Aranui Road and to existing open space
- Recreational connections to key areas
- No additional traffic onto Aranui road
- Mixed housing options including enabling retirement village development
- Additional business land options
- Recreational connection along estuary to Higgs Road

LEGEND

- Business Zone
- Mixed Density Housing
- Medium Density Residential
- Standard Density Residential
- Existing Recreation Spaces
- New Green Space
- New Wetland
- Active Recreation Links
- View C: Looking North East off Higgs Road

HIGGS ROAD

The varied levels of feedback across options suggest a community with diverse views on the future development of the undeveloped deferred residential land adjoining Higgs Road. The feedback clearly articulates the importance of green spaces, existing wetlands and maintaining the village character, with a preference for residential options that balance density with maintaining the area's natural appeal.

See the options on the following page.





OPTION 2 | HIGGS ROAD

Enable Medium Density Residential Housing to provide a different form of housing and increased density, but with increased open space and improved walking and cycling connections
 Enable retirement housing development

OPTION 1: A MIXTURE OF RESIDENTIAL MEDIUM DENSITY AND MIXED DENSITY INCLUDING PARCELS OF BUSINESS LAND; AND

OPTION 2: MEDIUM DENSITY RESIDENTIAL HOUSING ACROSS THE ENTIRE GREENFIELD LAND

Relatively even community support between Options 1 and 2. The responses focused on preserving green spaces and community feel and character amidst density increases.

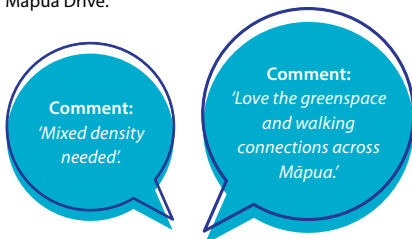
General support for providing a mixture of residential densities across the entire area of residential deferred land with a suggestion to include 29 Jessie Street. Strong support for enabling a retirement village and for limiting residential heights to two stories.

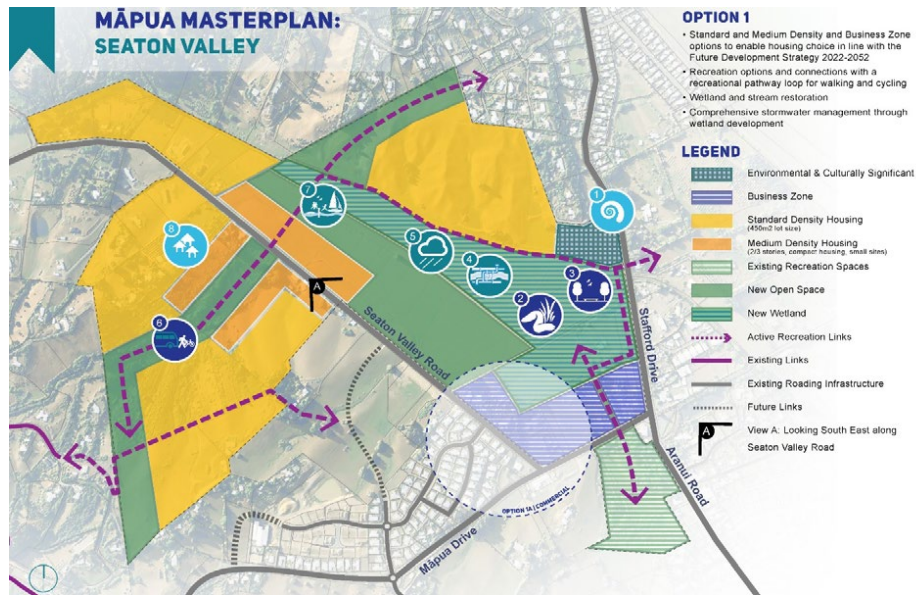
There was consensus on the value of providing connecting open spaces and active recreational linkages to Higgs Road, Aranui Park and Road and Māpua Drive. There was also a high level of support for removing any vehicle access to Aranui Road and replacing it with an active recreation connection.

There was mixed support for incorporating a business area off Higgs Road (near the proposed pack house museum), concerns were expressed around parking and traffic on Higgs Road and its management. More people supported the provision of business land off Māpua Drive.

OPTION 3: STANDARD DENSITY HOUSING

Moderate support (20%) exists for retaining the standard density residential zoning within the Higgs Road area.





SEATON VALLEY

Feedback indicates a desire to manage growth in a way that preserves the valley’s existing character and natural environment, while also accommodating a mixture of densities so people have housing choices. Feedback also highlights that people are strongly in favour of developing a wetland and recreation area with active recreational linkages.

Much of the feedback advocates for minimal to no development in Seaton Valley to maintain the area’s rural outlook. There were also suggestions that an option could include lifestyle blocks/rural residential or a mixture of rural residential and standard density residential development in Seaton Valley.

Many people supported the wetland development and walking and cycling connections but wanted no residential development in Seaton Valley.

OPTION 1: MIXED RESIDENTIAL AND BUSINESS LAND OPTION

Community support showed a preference for this option. There was strong support for the open space areas and wetland proposal. During engagement sessions mixed interest was expressed in enabling a retirement village to establish in this area, many felt it was an inappropriate area due to the distance to the village centre. Overall people supported providing a mixture of houses with sufficient green space incorporated into the design.

The green belt was generally supported however comments were made around connection to other areas and designing it to ensure it provides a wildlife corridor.

There was some support for the added business zone land along Māpua Drive however several people expressed concerns about whether this large area of business land was needed and the low-lying nature of the land and its vulnerability to flooding.

OPTION 1A: COMMERCIAL

Minimal support was received for this business zone option. Those that supported it commented that it was elevated above the flood plain and they supported a smaller business parcel which would help maintain the village feel.

OPTION 2: STANDARD DENSITY

There was a relatively high level of support for standard residential density, while still prioritising preservation of the natural values of the area.

Comment:
‘Open land and walking corridors offset subdivisions – no three storey though. A variety of property sizes offer choices.’

Comments:
‘Medium and mixed density housing does not fit the character of Māpua. Development styles in Seaton Valley need to be mixed 1000m² and 450m².’

‘I like mixed density so people have choice depending on their needs for housing. Larger business zone is also good.’

MĀPUA MASTERPLAN: WATERFRONT/GROSSI POINT



OPTION 1

- Options for provision of open space, residential and business zoned land
- Boat ramp – Awaiting Resource Management Consent decision
- Develop eastern and western side of Tahi street beside council land as formal parking area
- Recognise Grossi Point and waterfront as culturally significant

LEGEND

	Existing Businesses
	Existing Business Zone
	Mixed Use Development
	Mixed Density Housing
	Medium Density Housing
	Existing Recreation Spaces
	New Open Space
	Open Space
	Parking
	Angled Parking
	Possible Boat Ramp Location (Subject to Resource Consent Process)
	Active Recreation Links/Walkways
	Minor Active Recreation Links
	Existing Road Network
	View D: Looking West

WATERFRONT/ GROSSI POINT

Waterfront/Grossi Point represents an area where the balance between development, public access, and environmental conservation is a focal point of community feedback. The feedback suggests a strong desire to preserve the natural beauty, recreational values and unique character of the waterfront while accommodating any necessary developments in a way that enhances, rather than detracts from, these values.

OPTION 1: MIXED USE DEVELOPMENT, OPEN SPACE AND PARKING

This was the preferred option. There was a high level of support for mixed use in this area. People supported two storey development with apartments/ townhouse living options above retail and hospitality to attract locals and tourists provided that the character and identity of the waterfront was not impacted and parking was adequate.

This option incorporated the possibility of a boat ramp (subject to a separate resource consent process) which includes an area of parking on the currently residentially zoned land.

Comment:
'Overall a plan which delivers on retaining the character, charm and unique qualities of Māpua – is what most of us want.'



OPTION 2: GREEN SPACE

Option 1 was closely followed by Option 2 which was retaining the area as open space for public use. Some people suggested formalising 'Kite Park' as an area of open space with a playground, bird pond etc whilst others liked the current status as an open area used for recreation as well as temporary overflow parking. The environmental importance of this area in its current form as a feeding area for a large numbers of oyster catchers was also recognised.

There were a large number of comments on Grossi Point with mixed views on its future use. Some people wished to see it restored as a motor free area for quiet swimming and recreation, and greater recognition of cultural values in the area, and some for it to remain in its current form.

Comments included:

'Restore Grossi Point to a motor free, commercial free, quiet swimming and picnic place.'

'I live on Tahi Street and I see that the recreation area at Grossi Point is full of cars and trailers. The launching of boats is unsuitable most of the time due to the channel not being deep enough.'

'Grossi Point needs to retain launching access for small boats and sailing vessels.'

OPTION 3: EXISTING RESIDENTIAL AND COMMERCIAL ZONING

Very few people supported this option. People were concerned about the impact of retaining the current zoning should the boat ramp be approved. Concern was also expressed about parking and climate change implications of retaining this area as residential zoning.

CATCHMENT MANAGEMENT PLAN

Feedback on the Catchment Management Plan, which is a requirement under Council's global stormwater discharge consent, reflects a community concerned with sustainable water management and environmental protection.

Feedback on the Catchment Management Plan was sought alongside the masterplan due to the relationship between the two documents.

There's a strong interest in initiatives that address flood risk, water quality, and biodiversity conservation, and significant support for a holistic approach to catchment management, incorporating flood mitigation, water quality improvement, and habitat preservation. There was a strong desire for Council to both ensure new development happens in a sustainable manner and to identify and fix existing stormwater issues in the Village. These topics have been consistently raised by the local Māpua residents and iwi through previous Council planning initiatives, and continue to be a focus in the masterplan.

General comments:

'Agree with identified actions. Applaud schedule of works to future proof the area.'

'Sounds reasonable to me.'

'Some great ideas.'

'Great I really like all of it.'

'I think this is the most progressive idea put forward so far. Anything that restores and protects the natural habitat whilst actually enhancing Māpua as a place to live is a bonus. This helps build resilience for the future by providing protection against storm events and acting as sponge for events where we may have coastal inundations and helping prevent salt water incursion... plus enhancing wildlife and restoring native fauna and flora.'

'THIS IS NOT A CATCHMENT MANAGEMENT PLAN.'

'At last a comprehensive catchment plan for Māpua. Unfortunately many of the items relating to this in the "Options and Actions document" are under the heading of "investigate" and "medium to long term" or "No option, no action". Surely there was enough investigation after the Fehi Storm.'

A range of options and actions related to stormwater management were presented during the community engagement sessions, and we received broad support to include these options and actions in the masterplan. Specific comments or themes from the public on the options and actions are shown below, to highlight the community's response:

1. Restore the Seaton Valley area to its historical state as a wetland, both for ecological benefit and to provide stormwater detention and treatment for the surrounding planned development.

Comments:

'The existing stormwater management issues in Seaton Valley were caused by the Senior family in their modification of their holdings to support a dairy farm... Why will the District, and its ratepayers, assume a portion of the business risk and fund conditions necessary to allow further development? Why should the District acquire more land, which it will be required to maintain, to restore (needed) wetlands?...'

'I agree with the plan. However, it is important that TDC requires developers to restore the original wetland in shape and form, as a condition of consent. This will mitigate flood risk, generally restore nature and avoid TDC having any liability over potential long term adverse effects.'

'Great to see that the wetland in Seaton Valley will be restored.'

2. Complete Phase 2 of the Seaton Valley Stream upgrades for ecological and flood control benefit.

Comments:

'Increase as well as protect riparian buffers – more planting required.'

'Yes to 2.'



3. Investigate use of the low-lying paddock to provide stormwater detention and treatment for the Higgs Road development area, and to provide a buffer for the adjacent Aranui wetland.

Comments:

'As I don't agree with the Higgs Road development this would not be necessary.'

4. Investigate drainage improvements behind the Ruby Bay seawall.

Comments:

'Yes that is important.'

'I'm annoyed that I have to continually pay for the expensive Ruby Bay waterfront.'

5. Investigate a stormwater connection between the proposed Seaton Valley wetland and the Higgs Road development area, to maximise stormwater benefit.

Comments:

'I don't agree with the development there as it is ruining the areas and not a safe place for development right beside a busy round about on the one main road out of Māpua...'

6. Strengthen stormwater management rules for new development.

Comments:

'I am very surprised while the "action and options" report says "new developments are built with effective storm water controls" while it will not address "existing discharges". It's like building new roads yet not fixing deterioration in existing roads. I would like the catchment management team to be more integrated with the rest of the masterplan and seek more funding in the LTP for remediating known existing serious stormwater and seawater drainage issues.'

'What is going to happen to stormwater that borders new subdivisions?'

'All new housing should have on site water capture, solar and grey water re-use options.'

'Why isn't TDC encouraging developers and residents to install rain water collection tanks to reduce storm water runoff and lessen demand on TDC services?'

7. Protect riparian buffers around natural streams.

Comments:

'Increase as well as protect riparian buffers – more planting required.'

8. Investigate stormwater treatment for Council-owned car parks.

Comments:

'The response to the issue "Existing stormwater discharges are largely unattenuated and untreated" is unsatisfactory. The TDC Stormwater Strategy and the stormwater discharge consent require council to use opportunities to improve stormwater treatment. Thus far there is very little evidence that council complies with this and leads by example. The masterplan is providing the opportunity for TDC to improve on this. A stronger commitment in the masterplan subsequent plan changes needed and to be.'

9. Install stormwater reticulation along Toru Street to resolve nuisance flooding issues.

No specific comment received.



APPENDIX 7 STORMWATER CATCHMENT MANAGEMENT PLAN

Draft MAPUA CATCHMENT MANAGEMENT PLAN



OCTOBER 2024

Tasman District Council



Te Kaunihera o
te tai o Aorere



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Welcome

This is the Māpua/Ruby Bay stormwater catchment management plan (CMP). This plan has been created by Tasman District Council (TDC) for the community to set out how we will deliver positive stormwater outcomes for the environment and people within the Māpua and Ruby Bay urban areas. Urban catchment management planning is an effective way of coordinating efforts to address multiple stormwater issues i.e., freshwater management, aquatic habitat management, flood management, and amenity values within the urban stormwater catchment.

The Māpua and Ruby Bay stormwater CMP:

- combines our current knowledge of the catchment and stormwater networks, and
- identifies issues and sets out a series of actions to help us achieve our vision and aspirations.
- provides long term direction for the management of stormwater within the Mapua area.



Why a Catchment Management Plan

Purpose

This CMP aims to explain the stormwater management undertaken in the Māpua/Ruby Bay urban drainage area (UDA).

We want to identify the main problems we're dealing with, set out targets for how we can improve things in the mid and long-term, and list the steps we'll take to reach these goals.

District Wide Urban Stormwater Discharge Consent

Council's global stormwater discharge resource consents were granted in May 2021. This CMP is required under our global stormwater discharge consent and fits into our wider management framework.

Urban Stormwater Strategy

Our Urban Stormwater Strategy, which was adopted in 2019, outlines our vision for stormwater management in the region.

Our Vision:

Protect and enhance the mauri of wai/life force of water and to provide for:

- Te Hauora o Te Wai – the health of the water
- Te Hauora o Te Taiao – the health of the environment
- Te Hauora o Ngā Tangata – the health of the people

Our Aspirations

Our urban streams, aquatic habitats and coastal marine environment are healthy and accessible

- Stormwater discharges do not degrade water quality and the ecosystem health of our streams and estuaries
- Stormwater flooding does not create a hazard to our community or cause damage to properties
- We enable water sensitive growth for future generations
- We manage stormwater in a holistic, efficient and cost-effective manner



Catchment Overview

Summary

Māpua and Ruby Bay Urban Drainage Area (UDA)

The Māpua/Ruby Bay Urban Drainage Area (UDA) is approximately 710 ha and is located on the low coastal plain and hills at the northern end of the Waimea Inlet between the Coastal Highway and the coast as shown in Figure 0-1.

The Māpua/Ruby Bay UDA is made up of three main catchments:

- Seaton Valley stream: catchment starts upstream of the coastal highway and discharges into the Toru Street inner estuary further downstream. This catchment accounts for approximately 65% of the Māpua/Ruby Bay drainage area
- Broadsea: drains to the Ruby Bay through stormwater culverts at each end of the street
- Pinehill Heights: drains to the Ruby Bay through stormwater culverts north of 204 Stafford Drive

There are approximately ** properties within the Māpua/Ruby Bay UDA including a commercial area and a primary school.

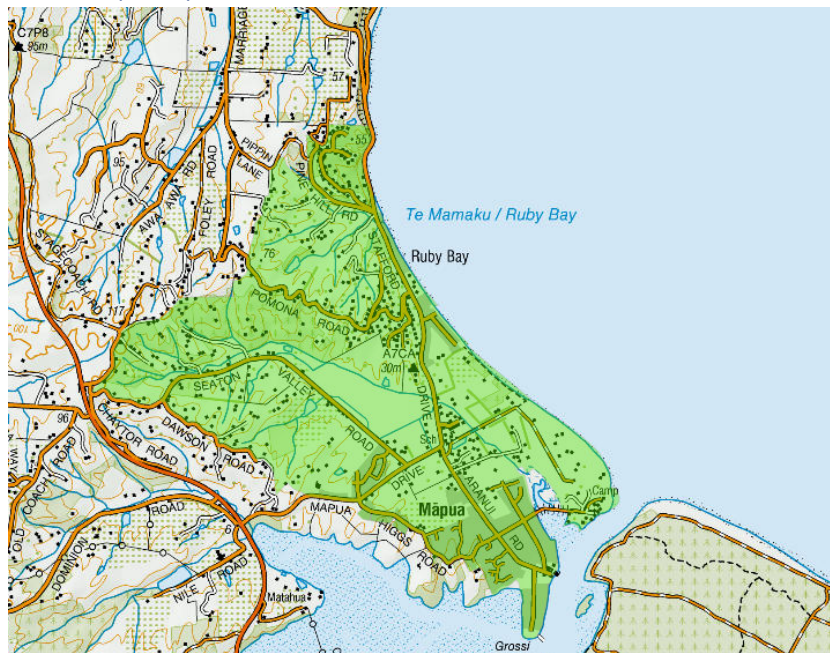


Figure 0-1: Māpua/Ruby Bay UDA extent (green)



Catchment History

The waterways and estuary provided early Māori with an abundance of food and resources. Wikipedia records: *“Middens, tools and human bones found at Grossi Point and around the northern edges of the Waimea inlet suggest small seasonal Māori settlements were located here, with a major pā (fortified settlement) located on the Kina Cliffs to the north. The pā remained in use in the period of early European settlement of the Māpua district; the public can visit the site. The rarity of weapon finds suggest that the Māori living in this district were peaceful and seldom were involved in wars. In the late 1820s, Māori from the North Island (led by the Māori Chief Te Rauparaha) came to the Mapua area and the resulting battles left a small residual Māori population.*

“The Mapua wharf area was originally developed at the beginning of the 20th century and was upgraded several times to provide for the growing export of fruit from the surrounding area. The Mapua wharf and township was vitally important for the District in the first part of the 19th century, however following a shift to use other ports and road transport the Mapua wharf declined in importance. In 1987 there were plans to pull the wharf down, but intervention from the community ensured the retention of the structure. The historic Mapua wharf area is currently a thriving tourist centre with many original wharf buildings re-used for retail purposes¹² .” (s32 Evaluation Report - Appendix D Heritage Assessment)



Figure 0-2: Māpua/Ruby Bay (1940/49 vs 2018)

Rainfall patterns

TDC has one rainfall gauge in the UDA located at the area adjacent to the Bowling club in Māpua township, however this gauge was only installed in April 2019. The annual average rainfall recorded is 832 mm. The recorded extreme based on data collected on-site are summaries in the table below and can be found on the TDC [website](#).



Table 1. Measured rainfall (TDC)

Gauge Name		Māpua at Bowling Club
Period of Analysis		04 April 2018 – 31 December 2022
Recorded Data	1hr duration	20.8 mm (12/04/2019)
	6 hr duration	49 mm (19/08/2022)
	24 hr duration	89.7 mm (19/07/2019)

The 2023-4 monthly rainfall compared to the average and 2022-3 values can be seen below.

Figure 0-3: Rainfall at Māpua Bowling Club - to be inserted

In February 2018 ex-cyclone Fehi hit the coast and resulted in evacuations of residents in the region. This event brought strong winds and low barometric pressure, creating a storm surge that raised sea levels that inundated large stretches of our wider coastline. While many seaside properties were impacted, relatively little land-sourced damage occurred in this storm.

Soil and Geology

Soil types contribute to how much rainfall can infiltrate in the ground. The geology of this area is characterized by Moutere Gravels on the hills to the west, alluvial deposits derived from the Moutere Gravels on the flats, and beach deposits to the east. The soil permeability is poorly drained with better drainage on the hill catchments. Historically, the land around Seaton Valley stream is known to become waterlogged for extended periods in winter, however progressive infrastructure upgrades, seem to have reduced this currently. More information about the soil mapping that TDC undertakes can be found on the TDC website.

Groundwater

Groundwater levels in this area are high and result in multiple springs being observed. Additionally, during wet months water can often pond for longer periods as it is unable to soak into the ground, particularly in the Seaton Valley. Increasing groundwater problems are anticipated with the combined effects of Sea Level Rise (10+mm/yr) and Vertical Land Movement (~2-3mm/yr).

The groundwater levels in the Deep Moutere Aquifer is recorded on a 15minute interval at the Bowling Club. The groundwater levels are available at: <https://www.tasman.govt.nz/my-region/environment/environmental-data/groundwater-levels/deep-moutere-aquifer-at-mapua-2/>



Rivers and Streams

Seaton Valley Stream

The catchment upstream of the coastal highway and Stafford Drive drains out through an open waterway, the Seaton Valley Stream. This passes through a culvert under Stafford Drive and discharges into the Toru Street inner estuary further downstream. The causeway has a major influence on the drainage capacity (level of service) provided by the Seaton Valley Stream.

Land coverage

Land cover largely determines the volume of water that will run-off as stormwater into our network. Pervious land cover such as parks, reserves, forests, and paddocks create less run-off because water can infiltrate and/or evaporate while impervious surface such as pavement and roofs eliminate opportunities for infiltration and increase the volume of water that needs to be collected and discharged by the stormwater network.

Historically the land cover in the catchments was beech forest, lowland wetlands and dunelands. The predominate existing land cover is now urban, low producing exotic grassland and horticulture.

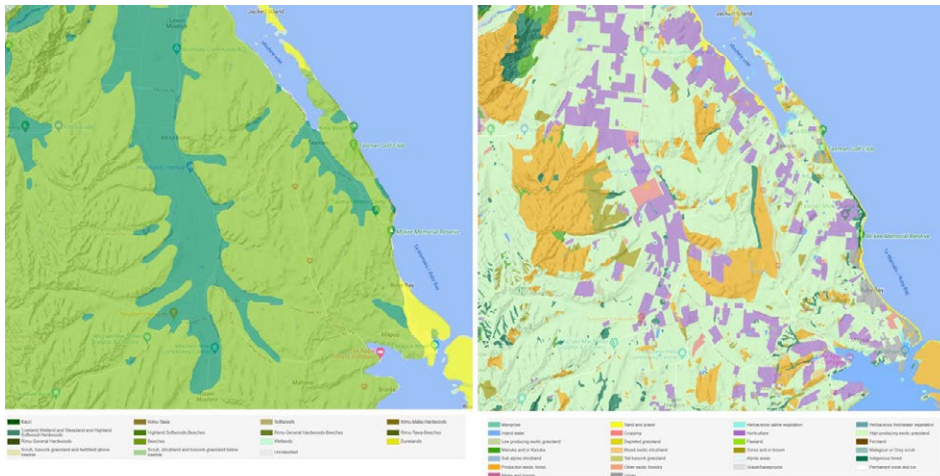


Figure 0-4: Historic and existing land cover (<https://whenuaviz.landcareresearch.co.nz/place/90964>)

There are ongoing changes in landuse expected with areas in the catchment zoned for development. These areas are shown in the figure below which has been included in the Future Development Strategy (2022-2052) which outlines plans for growth over the next 30 years. More detail can be found in the strategy (<https://www.tasman.govt.nz/my-council/key-documents/more/future-development-strategy/>). This landuse change will partly be



implemented by Plan Change 81 which is in preparation at mid-2024. The Mapua Masterplan process has also resulted in suggestions for further development closer to the existing town centre.

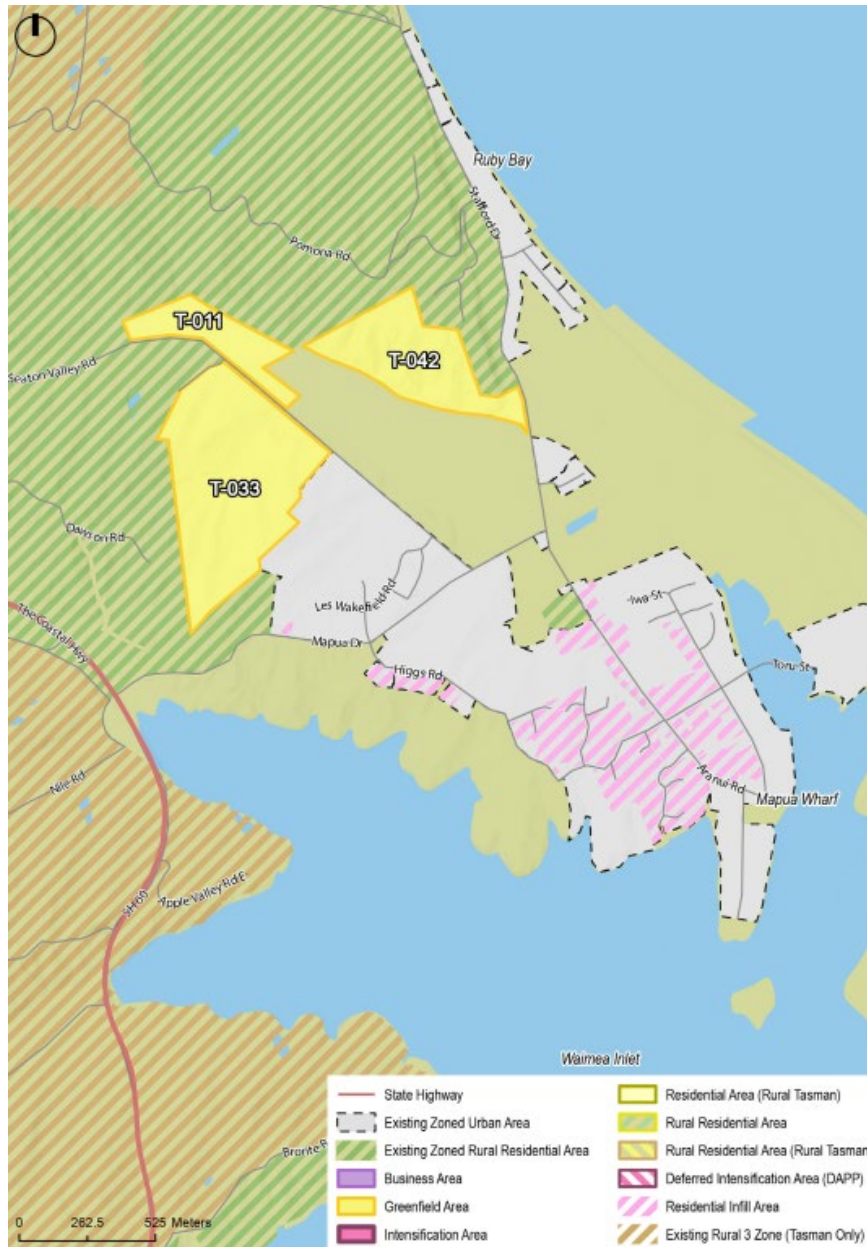


Figure 0-5: Future Development Strategy – Māpua/Ruby Bay



Master Plan

Tasman Resource Management Plan – Zoning

The Tasman Resource Management Plan determines where different land use activities are allowed within the region. Changes in land use have potential significant effects on stormwater flows and stormwater quality. Within the UDA there is the following zoned land:

- Residential
- Commercial
- Rural Coastal
- Recreation
- Rural residential

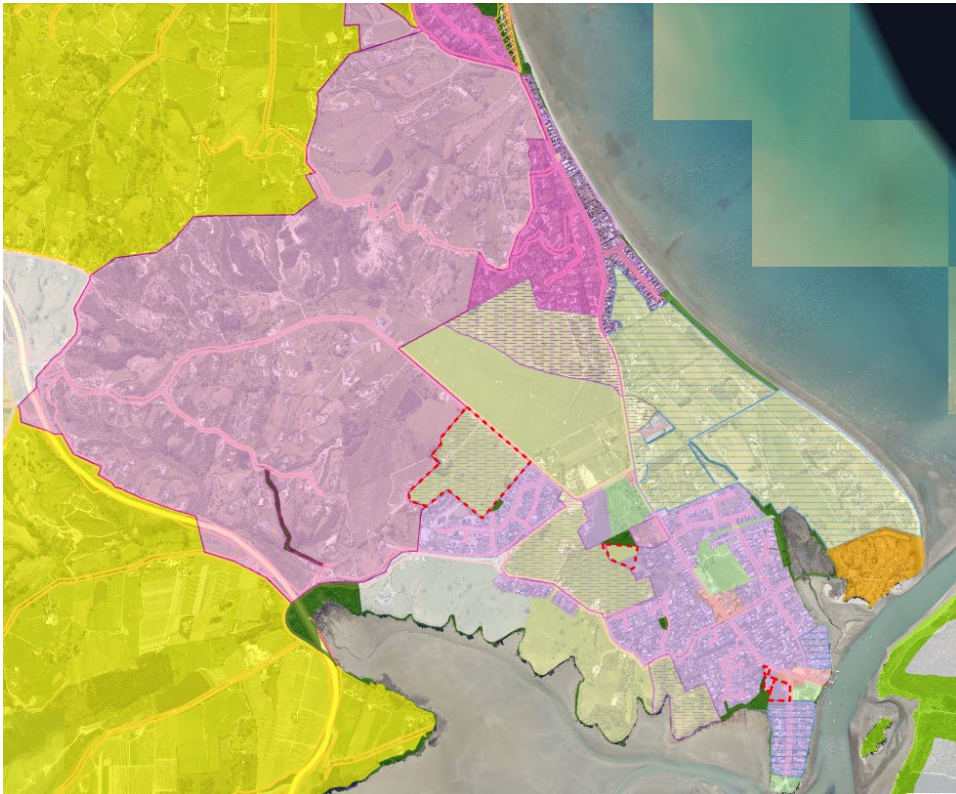


Figure 0-6: TRMP land zoning around Mapua





Figure 0-7: Master Plan suggested zoning around Mapua

Stormwater Assets

Most of the stormwater pipe assets were installed between 1971 and 2015. Hence, generally the assets in the Māpua/RubyBay UDA are relatively young and in good condition.

SW systems managed by TDC

- 10km of channels
- 8 km of pipe
- Causeway and outfalls
- Detention basins
 - Seaton Valley Road
 - 21 Crusader Drive Dam (private property but outlet is checked by Council)
 - Private storage 49 Stafford Drive, Ruby Bay

A new detention basin is being proposed for further up Seaton Valley to cater for increased residential development in the surrounding hills. This is not yet formally included in the Stormwater AMP.





Figure 0-8: Māpua Ruby Bay Stormwater pipe and open channel network

Sea wall impacts

The seawall that runs along the coast of Ruby Bay along Broadsea Avenue purpose is to minimise seawater inundation of the properties behind it. However, the sea wall affects the stormwater management and potentially influences flooding risks when seawater overtops it during storms. When this happens seawater usually returns to the coast through a stormwater pipe network through Tait Street and Chaytor Reserve. If these are blocked by debris then seawater inundation increases as experienced in 2018 during ex-cyclone Fehi. Additionally, during storm surge events the sea level can be higher than the stormwater outfall meaning no water will drain out of the network.

[Ruby-Bay-Seawall-Report-TDC-190704.pdf](#) (ourmapua.org)



Overland flow paths

Overland flowpaths are routes that the stormwater will take when the capacity of the piped network is exceeded, where there is no pipe systems, when pipes/inlets are blocked, and when soakage into the ground reaches capacity. The image below provides an indication of the location of overland flow paths. The figures show the centre lines and not the width of these paths.

Overland flow paths are an essential part of the stormwater network. Any structures within flowpaths that may obstruct overland flows can lead to increased flooding and damage to property. Protection and enforcement are a key part of overland flow path management and council will be strengthening its role in the future facilitated by new direction from centre government flagged in August 2024.



Figure 0-9: Māpua modelled overland flows (from LiDAR)





Figure 0-10: Ruby Bay modelled overland flows (from LiDAR)



Stream Health & Aquatic Habitat

Key Issues

In Spring 2023, a specialist consultant inspected three local streams around Māpua and undertook a rapid habitat assessment. They checked sediment, diversity fish cover, bank erosion and vegetation. What they found was a bit of a mixed bag. Some parts of the streams are in good shape, but some aren't doing as well. Habitat quality for Seaton Valley (Stafford Drive on map) Creek, scored very poorly in the upper sections. The water was very turbid, and it was evident that runoff from the farm tracks and bank erosion was contributing to a thick covering of sediment. Lower down the catchment the habitat quality improved, however, the water remained highly turbid.

They also tested the water to see how much life it's supporting (environmental DNA testing). These results showed that even though some parts of our streams need help, they're still home to a lot of life.

Stream Name	Findings	Fish detected from eDNA sampling	Habitat Quality Score
Stafford Drive Creek	Waterway is heavily sedimented. Homogenous reach. High areas of undercut banks where banks have collapsed. Instream fish habitat improved downstream with more leafy debris and shading	Īnanga, Shortfin eel, Longfin eel, Giant bully	Poor – Fair
Wetland Creek	Estuarine influenced, some slumping of banks. Shading from tall mature trees and shrubs. Some riffles and fast flowing water present.	Īnanga, shortfin eel, Longfin eel, Common bully, Bully, Flounder	Fair - Good
Wetland Creek Tributary	Steep sided banks. Very little riparian planting. Recent plantings not becoming established, slumping into stream.	Īnanga, shortfin eel, Longfin eel,	Fair
Wetland Creek Reserve	Shading from tall mature trees and shrubs. Some riffles and fast flowing water present.	Īnanga, shortfin eel, Longfin eel, Cyprinid fish	Fair - Food





Figure 0-10: Stream Health Inspection Sites)

Aspirations and Targets

Our urban streams, aquatic habitats and coastal environment are healthy and accessible.

The table below summarizes how we are tracking against our freshwater objectives and proposed 10yr and 30yr targets

#	Objective	Current	10 year Target	30 year Target
1.1	Enhance habitat diversity and stream health, including riparian and wetland vegetation, diversity of bed/bank substrate (including woody debris), meander, diversity of width/depth, floodplain connectivity and diversity of bank shape suitable for aquatic and riparian fauna needs	The streams habitat quality varies from poor to good. Bank erosion and collapse and lack of riparian planting contributed to the poorer stream conditions.	Streams are in fair condition. There is no degradation of streams. New developments but ensure that they are improving the stream health through their development	Streams are in Good to Excellent health



1.2	Minimize stream modification and loss of natural streams (including springs and seeps).	All streams have been modified	No further stream loss occurs and rewilding streams has been investigated.	Where reasonably possible rewilding has been completed
1.3	Maintain and restore fish passage at man-made instream structures.	There are fish barriers in the streams such as culverts	Fish barriers are being removed	Fish barriers are being removed
1.4	Provide for public access, amenity and connectivity along our urban stream network, creating green linkages connecting our hill country to the sea	A large section of Seaton Valley Stream is not accessible to the public. Walkways adjacent to some sections of stream are present	New development provides green reserves and access to streams	New development provides green reserves and access to streams
1.5	Protect and restore specific areas of cultural and community significance within the stream corridors.	Being with the Mapua Master Plan, improved local liaison has commenced.	Council works with community groups to understand the importance of these areas and works with them to understand any stormwater issues	The community and cultural values of these areas are understood and protected

Improvement Actions

#	Name	Role in Achieving aspiration
<i>1.1</i>	Encourage more riparian planting and protection of the existing riparian buffer	Improves the stream health by reducing bank collapse and increase shading (Aspiration 1.1)
<i>1.2</i>	Ensure that developments enhance waterways and streams by improving the health and providing reserves and public access	Reduces modification, improves the health of the stream and provide connectivity to waterways (Aspiration 1.1, 1.2 and 1.4)



Water quality and contamination

Key Issues

Stormwater runoff collects pollutants from surfaces like roads, parking lots, industrial areas, and certain building materials. When discharged, this contaminated stormwater affects the health of our streams, estuaries, and coastal inlets. Māpua has a history with contaminated sites as for many years the Fruit growers’ Chemical Company (FCC) was known as New Zealand’s most contaminated site¹. More information about the story of the FCC site and the community working together to improve their environment can be found at [cleaning-up-mapua-fcc-story.pdf \(environment.govt.nz\)](https://environment.govt.nz/publications/cleaning-up-mapua-the-history-of-the-fruitgrowers-chemical-company-site/)

Currently, there is limited treatment of stormwater runoff from areas with high contamination in the district, and there are no council-maintained treatment devices in Māpua or Ruby Bay. There are commercial and light industrial zoned area in Māpua which if not properly managed have a higher risk of contamination. Compared to other regions in New Zealand, the adoption of stormwater treatment and water-sensitive designs in new subdivisions is low. The Nelson Tasman Land Development Manual 2020 (5.4.8) outlines when stormwater treatment is needed, but it excludes residential development from these requirements. Council is moving to strengthen the requirements for quality treatment prior to discharge as part of the implementation of the Stormwater Discharge Consent.

Aspirations and targets

Stormwater discharges do not degrade the water quality and ecosystem health of our streams and estuaries.

The table below summarizes how we are tracking against our water quality objectives and proposed 10yr and 30yr targets

#	Objective	Current	10yr Target	30yr Target
2.1	Avoid contamination of stormwater through source control	There is no council owned treatment devices, Education is ramping up.	Education has raised awareness in the community. Water Quality is monitored on a regular basis	Private land owners are aware of contamination risk and manage their site appropriately

¹ (<https://environment.govt.nz/publications/cleaning-up-mapua-the-history-of-the-fruitgrowers-chemical-company-site/>),



2.2	Treat stormwater runoff from (re)developments, where avoidance is not possible, in accordance with requirements of the Nelson Tasman Land Development Manual.	There are no council-owned treatment devices. Treatment from Residential development is excluded from the NTDLM	Stormwater treatment is being implemented in new developments	All new developments have stormwater treatment
2.3	Retrofit stormwater treatment to existing discharges, focusing on high risk areas such as busy roads, intersections and large carparks.	There are no council owned treatment devices	Retrofit policies and guidelines are in place Council owned carparks have stormwater treatment	Major roads (state highway) have stormwater treatment. Treatment devices are well maintained and working
2.4	Implement a targeted approach to stormwater management and treatment of runoff from industrial, commercial, and residential areas aimed at identified contamination risks related to specific activities.	Council holds limited information about the type of activities that take place within the UDAs and there is no education programs are just beginning.	The location of high-risk sites is known and awareness of stormwater quality is increasing	High risk sites are visited regular to check compliance

Improvement Actions

The table below outlines the proposed improvement actions for Mapua.

#	Name	Role in Achieving Aspiration
1.2	All new greenfield residential developments must have stormwater treatment	Aspiration 2.1 and 2.2
1.3	Install stormwater treatment devices at carparks when they are next re-developed	Aspiration 2.3



Flooding

Key Issues

Flooding is a natural occurrence and often occurs near streams, places where water naturally flows across land (overland flow paths) and in lower-lying areas. The flood risk in urban areas is expected to increase due to a several factors including:

- More and faster water flow from surfaces that don't absorb water (impervious surfaces)
- Natural streams get piped, which decreases their ability to handle and store water flow
- The piped networks may not handle the amount of water from heavy events
- Water flow across land gets blocked by fences, buildings and other structures.
- Development in low lying areas that are prone to flooding
- Climate changes which cause heavier rainfall and rising sea levels

The key issues for the Māpua/Ruby Ba UDA include:

- Lack of gradient in the main channels and pipe systems
- Low lying flat areas which are susceptible to ponding and flooding
- Major tidal influences on all the outlets with significant effects at the causeway
- Lack of capacity in major sections of the reticulated system
- Maintenance problems with the outfalls blocking with shingle and debris from high tides/ storms

Aspirations and targets

Stormwater flooding does not create a hazard to our community or cause damage to properties

Historical flooding records held by Council

Year	Location	Cause	Observations of flooding
1997	Broardsea Ave Ruby Bay	Coastal	Flooded gardens, buildings
2008	Stafford Drive Ruby Bay	Culvert Block	Flooded garage
2013	Stafford Drive and Aranui Road	Heavy Rainfall	Properties flooded
2017	Broardsea Ave Ruby Bay	Coastal	Flooded basement garages
2018	Broardsea Ave Ruby Bay	Coastal	Damage to floors and footings
2019	Toru Street	Heavy Rainfall	Garden flooding

Council's Urban Stormwater Strategy 2019 sets out a prioritised order of how flooding should be addressed in the District. The prioritised order is as follows:

1. Hazard (minimise safety effects)
2. Damage (minimise economic effects)



3. Nuisance (minimise social effects)

As noted above there are not many historical records of flooding, except from major coastal storms. With sea level rise and vertical land movement, many Mapua and Ruby Bay properties are at risk for future coastal inundation and this is best addressed through the *Climate Adaption Planning* which Council will commence in the 2024-25 year. The major future improvement is the proposed detention basin in the Seaton Valley that will mitigate the runoff from future development in the higher lands of Seaton Valley and avoid increases in stormwater flooding for the lowlands around Stafford Drive.

The capacity of stormwater infrastructure in Māpua and Ruby Bay is restricted by the flat topography and high tide water level. Therefore, Council is limited in what can be achieved and no stormwater projects for the catchment have been programmed in the Long-Term Plan 2024-2034 and no other notable capital works are proposed for Mapua/Ruby Bay in this CMP.

Improvement Actions

Minor improvement actions can occur through yearly District-wide funding for minor improvements, secondary flow paths and water quality. These projects are progressed on a priority basis considering the Aspirations.

The table below outlines the proposed flooding related improvement actions for Mapua and Ruby Bay.

#	Project	Role in Achieving Aspiration
1.4	Floor level surveys within flood prone areas to understand the risk of habitable floor flooding	Aspiration 3.3, 3.4 and 3.7
1.5	Create a new large detention basin in Seaton Valley	
1.6	Identity and map flooding and inundation constraints for development and provide this information to the Natural Hazards Plan change and Climate Adaption programs to support community education.	



Development

Key Issues

Often, we use engineered solutions, like drains, pipes, and channels, to replace nature's way of controlling water, like the absorption of water into the ground, the paths it travels, and the streams it forms. But when we create new developments, we have the chance to build communities that are both resilient and respectful to nature. This allows us to view stormwater not only as a challenge we need to solve but as a chance to enhance the way we interact with and protect our environment.

Historically there has been a low uptake of water sensitive in the region. This is generally due to:

- Rule framework - Typically not enforced in plans or a requirement of the consent
- Design approach - Requires interdisciplinary approach and is often considered too late in the design approach
- Perception of high costs
- Structure planning - Lack of clarity for the whole catchment to provide a holistic approach

Aspirations and targets

We enable water sensitive growth for future generations

The table below summarizes how we are currently tracking against our water sensitive objectives and proposed 10yr and 30yr targets.

Number	Objective	Current	10-year Target	30-year Target
4.1	Utilise and support the implementation of Water Sensitive Design as the guiding design principle for all new developments and redevelopments.	There is a low uptake of water sensitive design in developments.	Council documents are up-to-date and fit for purpose Plan and consent requirements successfully implemented.	WSD principles are fully adopted in new development Stormwater and green infrastructure is operated as a single network
4.2	Council will provide clear guidance through structure planning on catchment specific stormwater requirements in new growth areas	There is a recent master plan in place for Māpua/Ruby Bay	The master plan is being implemented	The master plan has been implemented and updated



4.3	Establish good working relationships with the development community to support the development of rules, requirements and supporting practice notes that are clear and implementable and reduce uncertainty.	The NTLDM and practice notes outline water-sensitive design principles but these historically have not been enforced or implemented.	Feedback on the rules and requirements is being received and documented	
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The table below outlines the proposed improvement actions for Māpua/Ruby Bay

Number	Name	Role in achieving aspiration
1.7	Installation of Bioretention planter boxes in the Māpua Wharf, including public education signage	Aspiration 4.1, provide an example
1.8	Implement the Māpua/Ruby Bay Master Plan	Aspiration 4.2
1.9	Establish good working relationships with the development community to support the development of rules, requirements and supporting practice notes that are clear and implementable and reduce uncertainty.	

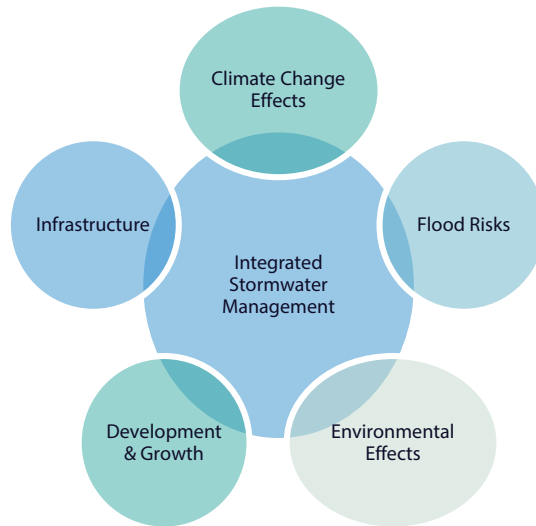


Integration

Key Issues

Problems with stormwater are often connected and generally can't be solved in isolation. That's why we need to consider the whole catchments need and work together. We should bring stormwater management into every part of what council does from planning our region's growth to improving roads.

The Māpua/Ruby Bay Master Plan includes strategic projects that impact stormwater infrastructure. It is therefore important that this CMP reflects the Master Plan and vice versa.



Aspirations and targets

We manage stormwater in a holistic, efficient and cost-effective manner

The table below summarizes how we are currently tracking against our objectives and proposed 10yr and 30yr targets.

Number	Objective	Current	10-year Target	30-year Target
5.1	We partner with Tangata Whenua Iwi and collaborate with internal and external stakeholders to achieve better stormwater outcomes	Te Taihira Iwi are involved in our Master Planning process and advised of	Improved integration of nga Iwi cultural/environmental aspirations with Stormwater program	Seamless integration of Iwi and Council aspirations



		specific projects.		
5.2	We manage stormwater so that it addresses the needs of multiple values in a balanced and practical manner throughout the entire life of the asset (design, operation, decommissioning)	The CMP sets the framework for the future as per the consent requirements	The CMP will be reviewed as per the consent requirements. Further work required will be programmed in future AMPs	The aspirations are achieved in the Mapua area

Improvement actions

The table below outlines the proposed improvement actions for Mapua and Ruby Bay.

#	Name	Role in Achieving aspiration
<i>1. 10</i>	Look for stormwater improvement opportunities in other council projects eg improved quality treatment.	Works towards achieving Aspiration 5.2
<i>1. 11</i>	Continue to collaborate with stakeholders and engage with the community	Continues to work towards Aspiration 5.1
<i>1. 12</i>	Implement the stormwater elements of the Māpua/Ruby Bay Master Plan	Works towards achieving Aspiration 5.2



Summary

The table below summaries the proposed improvement actions against each aspiration

Area	Aspiration	Improvement Action
1) Our urban streams, aquatic habitats and coastal environment are healthy and accessible.	1.1 Enhance habitat diversity and stream health, including riparian and wetland vegetation, diversity of bed/bank substrate (including woody debris), meander, diversity of width/depth, floodplain connectivity and diversity of bank shape suitable for aquatic and riparian fauna needs	Encourage more riparian planting and protection of the existing riparian buffer Ensure that developments enhance waterways and streams by improving the health and providing reserves and public access
	1.2 Minimise stream modification and loss of natural streams (including springs and seeps).	
	1.4 Provide for public access, amenity and connectivity along our urban stream network, creating green linkages connecting our hill country to the sea	
	1.3 Maintain and restore fish passage at man-made instream structures.	Ensure any future culvert upgrade incorporates fish passage measures.
2) Stormwater discharges do not degrade the water quality and ecosystem health of our streams and estuaries.	2.1 Avoid contamination of stormwater through source control	All new greenfield residential developments must have stormwater treatment.
	2.2 Treat stormwater runoff from (re)developments, where avoidance is not possible, in accordance with requirements of the Nelson Tasman Land Development Manual.	
	2.3 Retrofit stormwater treatment to existing discharges, focusing on high risk areas such as busy roads, intersections and large carparks.	Install stormwater treatment devices at carpark when they are next re-developed
	2.4 Implement a targeted approach to stormwater management and treatment of runoff from industrial, commercial, and residential areas aimed at identified contamination risks related to specific activities.	The Council will progressively retrofit high risk sites based on a prioritization system
3) Stormwater flooding does not create hazard to our community or cause damage to properties	3.1 New and existing properties are serviced by a primary network with capacity to convey flows of at least 10% AEP	The Council will progressively retrofit sites with lower level of service based upon based on a prioritization system
	3.2 No habitable floors are expected to flood as a result of a storm event of 1% AEP or less (as measured through stormwater modelling	This applies to new areas in the towns, low lying areas may be subject to flooding despite Councils efforts due to climate change.



	<p>3.3 Flooding is addressed in a prioritised order of</p> <p>1st – Hazards (minimise safety effects)</p> <p>2nd – Damage (minimise economic effects)</p> <p>3rd – Nuisance (minimise social effects)</p> <p>3.4 Overland flow paths are improved and protected to safely convey up to 1% AEP without any flooding of habitable floors</p> <p>3.5 Climate change effects are accounted for in flood risk assessments</p> <p>3.6 New developments are designed in accordance with the Nelson Tasman Land Development Manual</p> <p>3.7 Understand and manage residual flood risks (above 1% AEP) appropriately</p>	<p>District wide funding exists to address this and is allocated based on a priority system to maximize the cost-effectiveness of projects.</p> <p>This occurs and will continue to be updated in line with central government guidance</p> <p>This occurs and will continue to be updated as required</p> <p>Increase public awareness of flooding locations and publish flood information on public maps so community is better aware of the flood hazards</p>
4) We enable water sensitive growth for future generations	4.1 Utilise and support the implementation of Water Sensitive Design as the guiding design principle for all new developments and redevelopments.	
	4.2 Council will provide clear guidance through structure planning on catchment specific stormwater requirements in new growth areas	Implement the stormwater elements of the Māpua Masterplan
	4.3 Establish good working relationships with the development community to support the development of rules, requirements and supporting practice notes that are clear and implementable and reduce uncertainty.	
5) We manage stormwater in a holistic, efficient and cost effective manner	5.1 We partner with Tangata Whenua Iwi and collaborate with internal and external stakeholders to achieve better stormwater outcomes	Continue to work with Tangata Whenua, collaborate with stakeholders and engage with the community
	5.2 We manage stormwater so that it addresses the needs of multiple values in a balanced and practical manner throughout the entire life of the asset (design, operation, decommissioning)	Look for stormwater improvement opportunities in other council projects i.e., Implement the stormwater elements of the Māpua Ruby Bay Master Plan

