

Tasman's towns and villages



Te Kaunihera o
te tai o Aorere

We would like to get your feedback on specific issues and ideas to help shape our towns and villages in the future. Tasman's towns and villages are places where we live, work, shop, and come together. Your feedback will help mould the new resource management plan for our district called Aorere ki uta Aorere ki tai – The Tasman Environment Plan (or “the TEP” for short). We've put together summaries of our towns and villages describing the specific issues and our ideas for the future. Tell us your views to help shape the future of Tasman's towns and villages.

DID YOU KNOW?

Tasman District has 16 towns and villages, plus a large number of other residential clusters in mainly rural locations, including:

- Brightwater
- Collingwood
- Kaiteriteri
- Māpua and Te Mamaku / Ruby Bay
- Mārahau
- Motueka and Riwaka
- Murchison
- Pōhara
- Richmond
- St Arnaud
- Tākaka
- Tapawera
- Tasman
- Upper Moutere
- Wakefield

The iwi of Te Tau Ihu

Tasman region is home to the following iwi:

- Ngāti Tama ki Te Tau Ihu
- Te Ātiawa o Te Waka-a-Māui
- Ngāti Rārua
- Ngāti Kōata
- Ngāti Toa Rangatira
- Ngāti Kuia
- Ngāti Apa ki te Rā Tō
- Rangitāne o Wairau.

Tasman District covers the north-western part of the Ngāi Tahu tribal area. Murchison is within the Ngāi Tahu area and Ngāti Waewae are the hapū.

Partnership work with iwi is underway to:

- Identify and map places of significance across Tasman, which builds on the 550 cultural sites listed in the current plan, and
- Develop policy and rule support for papakāinga development, kaitiakitanga, recognition of Statutory Acknowledgements, Areas of Association and Te Tiriti o Waitangi settlement legislation.

This information will feed into how we plan and manage our towns and villages, along with other areas and values that are of significance to iwi in our district. We are working with our iwi and hapū partners throughout the development of the TEP.



In Tasman, we are striving to ensure that our towns and villages are well designed, safe and easy to get around, now and in the future. To do this, our new plan will respond to and address the following for each of our towns and villages:

Nelson Tasman Future Development Strategy 2022–2052 (FDS)

The FDS is a 30-year high-level plan that outlines areas in our district (and Nelson) where future housing and business growth is likely to occur. The TEP will implement the FDS through a detailed assessment of the FDS locations and ultimately re-zoning where the sites are appropriate. See our website for more information on the Future Development Strategy – www.tasman.govt.nz/future-development-strategy.

Climate change mitigation (reducing greenhouse gas emissions)

How our towns and villages function can contribute to stabilising and reducing our emissions. Locally, transport is a key contributor. Our new TEP can promote compact urban form that minimises the need for car travel and promote the use of public transport, walking, and cycling. Emissions can also be reduced through promoting net-zero carbon buildings, use of renewable energy technologies, planting trees in our green spaces, and reducing our waste to landfill.

Climate change adaptation

Our towns and villages need to be prepared for a future of changing climate. Climate change is impacting our communities, especially those in low-lying areas, and we need to adapt and plan development so that climate change risks are reduced or avoided. Future communities must be located in areas where risks from climate change can be effectively managed, and any further development of existing communities mustn't put more people in harm's way. The Council's Coastal Management Project (see our website for more information) is a key work programme that will inform the TEP.

Attractiveness of our centres

We know that retail services are under increasing pressure. We need to find ways to attract people into our town and village centres even though they may be purchasing through the internet. This may be through landscape and streetscape initiatives, protecting and enhancing heritage buildings and trees, and by adding new experiences to our urban places.

Connectedness

To function well, all of our towns and villages must have great design and prioritise the ability of people to get around by foot and cycle.

Our new plan must comply with a new national template, which means we must use a standard layout for the plan and predefined zone names, mapping colours and symbols. Use of the national template will mean that the design of plans will be the same whether you are looking at a plan in Tasman, Nelson, Invercargill or Kaitiaki. We'll be commencing a review of our zones and mapping work in 2023 to inform the new plan.

We are currently undertaking a structure plan process (including engagement) for Mapua, and so we have not included a summary for Mapua here. Please see our website for information and to get involved in that process.

We will also be soon commencing detailed structure plan work for Takaka and Richmond. These are collaborative processes between Council, iwi, stakeholders, and the community that will build on the FDS to provide a more detailed vision for these towns. The structure plan, sometimes called a master plan, will shape what goes into the new Tasman Environment Plan. See our website for more details on these processes and how you can get involved.

In this round of engagement we haven't included a summary for Pōhara. Our current planning provisions include Pōhara in an area called "Takaka-Eastern Golden Bay". Going forward in the TEP, we're proposing to review Pōhara as a coastal village. We'll be in touch in 2023 with more information and to seek your ideas for the future of Pōhara.

Brightwater Have your say



Brightwater has experienced rapid growth recently and now has a population of over 2,300 people, appealing to young families as a place to live. Highly productive land surrounds Brightwater and the town is vulnerable to flood hazards. Brightwater residential areas are suburban in character, dominated by traditional, free-standing, one to two storey housing. The density is low at about nine dwellings per hectare.

Key issues for Brightwater

- Providing enough serviced land for housing and business when there are restrictions from flooding and productive land.
- Some existing scattered industrial activities can create effects that are incompatible with residential neighbours.
- As Brightwater grows and changes, there is a risk that it may:
 - » Lack sufficient reserve, recreation and community facilities.
 - » Lose internal connectivity (active movement networks within Brightwater, particularly due to SH6 severance).
 - » Lose its distinctive sense of place, identity and character.
- The range of housing choice is limited and, for many residents, houses are unaffordable.
- All commercial land is taken up.
- The range of commercial services in Brightwater is limited, largely due to proximity to nearby Richmond.

Ideas for the future

- Implement the Future Development Strategy which provides for housing intensification around the Brightwater centre, and additional residential, commercial and light industrial land.
- In greenfield expansion areas, maximise the use of the land and provide housing choice.
- Provide active connections to Brightwater town centre and greenspace, including additional access from the residential area to Brightwater school.
- Enable intensification of established standard residential areas where appropriate.
- Enable further commercial activity consolidated in Ellis Street.



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- **In person:** Tasman District Council, 189 Queen Street, Richmond
- **Email:** environmentplan@tasman.govt.nz
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Name _____ Company / organisation (if applicable) _____

Email _____ Phone _____

Age ☐ Under 18 ☐ 18–24 ☐ 25–34 ☐ 35–44 ☐ 45–54 ☐ 55–64 ☐ 65–74 ☐ 75+ ☐ I'd rather not say

☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Would you like to see more shops and commercial services in Brightwater, so that you travel to Richmond less?

Yes ☐ No ☐ If so, what kinds of shops and services would you value?

Where do you think more shops and commercial services should be located?

Are you affected by the presence of industrial activities within Brightwater? Yes ☐ No ☐

What kind of housing choices would you like to see around the Brightwater centre?

- ☐ Townhouses
☐ Multi storey 3
☐ Multi storey 6
☐ Mixed use (residential above, shops below)

Other: _____

Check out the transport section of our Tasman Environment Plan Discussion Document for the options to respond to key transport issues and opportunities across the district.

The Tasman Environment Plan

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Collingwood Have your say



Around 270 people call Collingwood home. Modest growth is expected for the future. Natural values include the hill backdrop, the coastal margin of the Ruataniwha Inlet, and the sand dunes. The town centre is vulnerable to coastal hazards and rising sea levels.

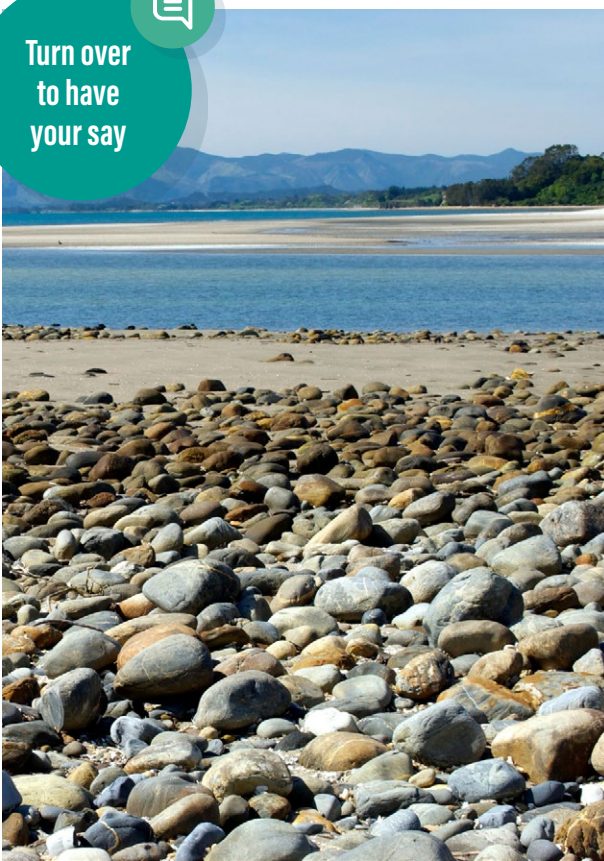
Key issues for Collingwood

- Collingwood is vulnerable to coastal hazards and sea level rise. It forms part of Council's Coastal Management Project working with our coastal communities on our long-term adaptive planning response. More information is available on our website.
- As Collingwood grows and changes, there is a risk that it can lose its distinctive sense of place, identity and character, including values associated with its natural hill backdrop, and margins of the Ruataniwha Inlet.
- Land currently zoned for commercial and residential use is taken up.

Ideas for the future

- Encourage any future development to locate behind the existing developed area and to avoid its spread along the coastline or into areas that are highly visible, have high natural values and are vulnerable to natural hazards and sea level rise.
- Implement the Future Development Strategy which provides for additional residential and business land.
- Improve public access around the Ruataniwha Inlet peninsula.
- Protect bush remnants on the coastal scarps at Collingwood.
- As part of work towards long-term adaptive planning for sea level rise and coastal hazards, consider a range of land use-planning measures for discussion with the community mid-2023 (via the **Coastal Management Project** work programme). Measures may include controlling the types and densities of land uses (via zoning), subdivision and building restrictions, or identification of coastal setbacks or coastal risk areas.

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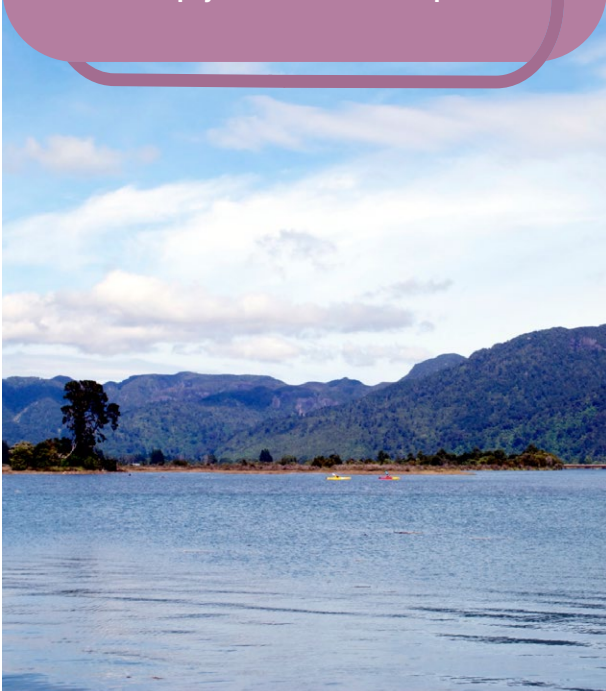
☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

The town centre will be vulnerable to sea level rise over the longer term. Do you think that the town centre should gradually move up around the school and the Healthpost building on Orion Street? Yes ☐ No ☐

Is there a need for more commercial or industrial land in the wider Collingwood area? Yes ☐ No ☐

Would you value access around the Ruataniwha Inlet peninsula? Yes ☐ No ☐

Collingwood is the last small town before the Heaphy Track and Farewell Spit.



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Kaiteriteri Have your say



Famous for its golden sand, Kaiteriteri is a popular coastal holiday destination. Around 370 people live in Kaiteriteri, but the population swells over the holiday season. About 60% of housing in Kaiteriteri is estimated to be holiday homes. A large portion of the flat land at Kaiteriteri is owned by the Department of Conservation and administered by the Kaiteriteri Recreation Reserve Board for leisure / tourism / holiday accommodation and recreation purposes. The bay is used by recreational users and private and commercial boat operators to access Abel Tasman National Park. The area is vulnerable to a range of natural hazards including slope instability, coastal hazards and sea level rise, liquefaction and wildfire.

Key issues for Kaiteriteri

- Kaiteriteri is vulnerable to coastal hazards and sea level rise. It forms part of Council's Coastal Management Project working with our coastal communities on our long-term adaptive planning response. More information is available on our website.
- Traffic congestion in the holiday season remains an issue, limiting walking and cycling options.
- As Kaiteriteri grows and changes there is a risk it may lack community facilities and compromise cultural sites and values.
- Development has degraded the natural environment in and around Kaiteriteri, such as partial infill of the estuary and loss of native forest remnants.
- Land currently zoned for tourist services and commercial use is all taken up.

Ideas for the future

- Manage transport to reduce congestion and carbon emissions, and enable cycling and walking.
- Protect and restore the significant natural values of the coastal margins from Riuwaka River mouth to Mārahau.
- To not provide for significant future residential or commercial growth, but instead to recognise that Kaiteriteri has reached its natural limit.
- As part of work towards long-term adaptive planning for sea level rise and coastal hazards, consider a range of land use-planning measures for discussion with the community mid-2023 (via the **Coastal Management Project** work programme). Measures may include controlling the types and densities of land uses (via zoning), subdivision and building restrictions, or identification of coastal setbacks or coastal risk areas.



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☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Do you think Kaiteriteri should diversify its attractions and activities? Yes ☐ No ☐ If yes, why? If no, why not?

Is there a need for more commercial land? Yes ☐ No ☐
If so, where would you recommend?

What do you think are the key environmental concerns for Kaiteriteri currently and in the future?

Do you want to see change in Kaiteriteri in the future?
Yes ☐ No ☐ If so, what changes would you like to see?



The Tasman Environment Plan

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Mārahau

Have your say



Mārahau is the southern gateway into Abel Tasman National Park. Around 150 people live in Mārahau, but the population swells over the holiday season. The small coastal village has an outdoor education centre, a café, a restaurant and tourism-based activities and housing. The road access and the village are vulnerable to flooding, coastal erosion, inundation and sea level rise. The hill slopes that surround Mārahau are of Separation Point granite that is susceptible to instability.

Key issues for Mārahau

- Minimising adverse effects from development on the Abel Tasman National Park.
- Mārahau is vulnerable to coastal hazards and sea level rise, and forms part of Council's Coastal Management Project working with our coastal communities on our long-term adaptive planning response. More information is available on our website.
- As tourism visitor numbers to the National Park increase, there is a risk that Mārahau:
 - » May be unable to satisfy demand for tourist services
 - » Can lose its distinctive sense of place, identity, and character.
- Servicing land currently deferred but zoned for residential and tourist services is constrained by underlying geology and associated risks of flooding and future risk of sea level rise.

Ideas for the future

- Keep the area's special rural and coastal character and manage wastewater by retaining appropriate lot sizes.
- To not provide for significant future residential or commercial growth beyond what is currently available.
- As part of work towards long-term adaptive planning for sea level rise and coastal hazards, consider a range of land use-planning measures for discussion with the community mid-2023 (via the **Coastal Management Project** work programme). Measures may include controlling the types and densities of land uses (via zoning), subdivision and building restrictions, or identification of coastal setbacks or coastal risk areas.



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☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

What are your ideas for Mārahau for the future?

Do you think Mārahau should diversify its attractions and activities? Yes ☐ No ☐ If yes, why? If no, why not?



The Tasman Environment Plan

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Read the full report on our website: shape.tasman.govt.nz/environmentplan

Motueka and Riwaka Have your say



Te Kaunihera o
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Motueka is the second largest town in Tasman District. It is an important hub for tourism and horticulture and it is the home to Te Āwhina Marae. Motueka now has a population of around 8,200 people, and continues to increase. Around 620 people live in Riwaka. Motueka and Riwaka are low lying and development is constrained by inundation hazards and highly productive land.

Key issues for Motueka and Riwaka

- Providing enough serviced land for housing and business in Motueka when there are significant restrictions from flooding, coastal hazards and productive land.
- It is hard to manage stormwater on land that is flat, low lying, and prone to flooding and coastal inundation.
- There is a risk of contamination of the Motueka groundwater resources from land use.
- As Motueka grows and changes, there is a risk that it can:
 - » Lack sufficient reserve, recreation and community facilities
 - » Lose internal connectivity
 - » Lose its distinctive sense of place, identity and character.
- There is a risk that, if not consolidated, the shopping area will lose vibrancy due to its elongated form.
- There is a risk that the town centre may not maintain its role as the focal precinct for pedestrian-orientated intensive retailing, administration, community services and interactions as Motueka grows.
- The range of housing choice in Motueka is limited and for many residents is increasingly unaffordable.
- Motueka and Riwaka are vulnerable to coastal hazards and sea level rise, and forms part of Council's Coastal Management Project working with our coastal communities on our long-term adaptive planning response. More information is available on our website.

Ideas for the future

- Implement the Future Development Strategy which consolidates urban growth west of High Street, Motueka.
- Motueka town centre continues to develop as the central focus of retail and office development.
- Retain a core pedestrian orientated area for Motueka.
- Allow new commercial development in the Motueka central business area up to three storeys high (or six storeys high, subject to resource consent).
- Maintain and enhance the character of High Street shopping area where possible.
- Continue to provide for small to medium scale commercial activities in Riwaka.
- As part of work towards long-term adaptive planning for sea level rise and coastal hazards, consider a range of land use-planning measures for discussion with the community mid-2023 (via the **Coastal Management Project** work programme). Measures may include controlling the types and densities of land uses (via zoning), subdivision and building restrictions, or identification of coastal setbacks or coastal risk areas.



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☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

What do you think of allowing for three storey buildings for residential purposes in some locations in Motueka?

What do you think about shops and buildings in Motueka town centre being encouraged to retain and enhance their historic shop frontages, if possible – to help maintain the character of High Street?

What do you think of allowing up to six storey buildings in and around the Motueka town centre?

Do you want to see change in Riwaka in the future?

Yes ☐ No ☐ If so, what changes would you like to see?

At times during the year, Motueka hosts hundreds of seasonal workers harvesting a variety of fruit crops and hops that flourish in the area.



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Murchison

Have your say



Over the past 30 years Murchison's population has decreased to around 490 people but is predicted to rise again over the next 10 to 20 years. The Murchison town centre serves a wide rural catchment and passing traffic on SH6. Murchison is surrounded by a range of productive land uses including large dairy farms. The development of the town is constrained on two sides by major rivers and Neds Creek flows through the town.

Key issues for Murchison

- As Murchison grows and changes, there is a risk that it will:
 - » Lack sufficient reserve, recreation and community facilities
 - » Lose internal connectivity
 - » Lose its distinctive sense of place, identity, and character.
- Land currently zoned for commercial use is all taken up.
- In the town centre, neighbouring activities that are not compatible are located next to one another e.g. café and transport depot, museum and engineering workshop.
- There is a shortage of houses, and the range of housing choice in town and the surrounding area is limited.
- Parts of Murchison are vulnerable to flooding.

Ideas for the future

- Consolidate commercial activities southwards to the playground on Fairfax Street, and on Hampden Street (to number 5 Hampden Street restrooms owned by Council).
- Implement the Future Development Strategy which provides for additional residential, commercial and light industrial land.
- Cluster industrial activities on the periphery of the town, or where potential cross boundary effects with sensitive or residential activities are minimised.
- Maximise the opportunities to increase housing supply and choice, with active connections (walking and cycling) to the town centre, and greenspaces.



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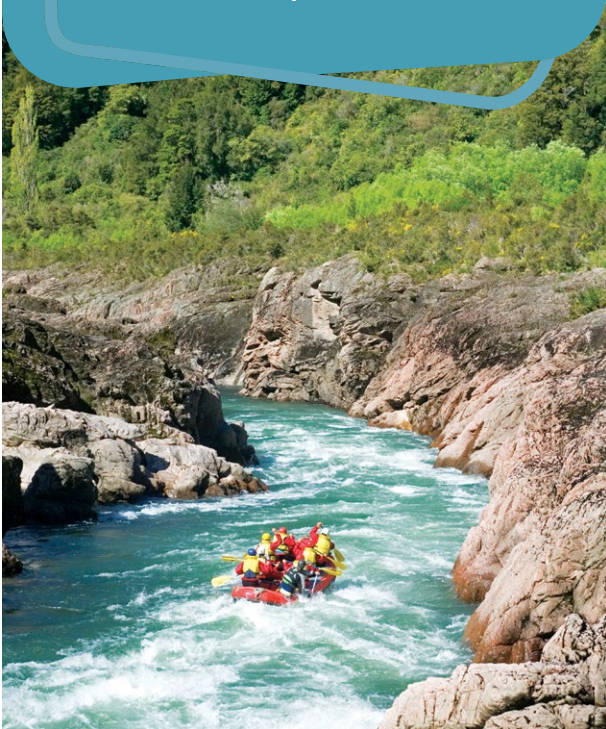
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Do you think a commercial hub should be created that is not located on SH6, by grouping commercial activities along Fairfax Street to the south to the playground and on Hampden Street as far as the restrooms? Yes ☐ No ☐

Do you support providing some more higher density housing for the elderly, near the town centre? Yes ☐ No ☐
If so, where, and what type of housing?

DID YOU KNOW?

Murchison is known as the white-water capital of New Zealand.



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Richmond

Have your say



Richmond is the Tasman District's main urban centre and is rapidly transforming from a rural service town to a metropolitan urban centre and commercial hub. Around 15,600 people live in Richmond. There are constraints and opportunities for development in all areas of Richmond. Richmond's built form is generally low-density and low-rise.

Key issues for Richmond

- Providing serviced land for housing and business growth in Richmond to cater for high demand, while recognising natural hazards and productive land constraints.
- Supporting effective and good quality intensification in central Richmond, that is serviced by robust infrastructure.
- As Richmond grows and changes, there is a risk that it can:
 - » Lose internal movement and connectivity
 - » Lack sufficient reserve, recreation and community facilities
 - » Lose its distinctive sense of place, identity and character.
- There is a risk that the Richmond central business zone may not maintain its vibrancy and role as the focal precinct for pedestrian orientated intensive retailing, administration, community services and interactions due to growth of neighbourhood centres on the periphery of the town.
- The current central business area of Richmond lacks identity and character.
- There is a risk of cross boundary effects between adjoining residential and industrial activities in the Lower Queen Street area.
- The range of housing choice in Richmond is limited and for many residents is increasingly unaffordable.
- Richmond is vulnerable to a range of natural hazards (inundation, coastal erosion, slope instability, liquefaction, wildfire) and rising sea levels.

Ideas for the future

- Develop a spatial plan with iwi, the community, and stakeholders to provide a plan for the future. This process would include:
 - » Reserves, facilities and open spaces
 - » Active transport infrastructure
 - » Zones and land uses including implementing the Future Development Strategy
 - » Urban redevelopment and intensification
 - » Providing for small to medium scale activities in neighbourhood centre locations
 - » Enhancing the character and amenity of Richmond
 - » Consideration of productive land, rising sea levels and natural hazards constraints.



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In late 2022 and in 2023 the Council will be working on a structure plan for Richmond. As part of that process, we'll be asking some specific questions to help shape the future of Richmond. Please keep an eye out on the Council's website and our media channels to see when and how you can get involved.

- ☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.
- ☐ Yes, I would like to get involved in developing the plan for Richmond neighbourhoods and intensification of the Richmond centre.

DID YOU KNOW?

In 2021, Council began engagement with the community on the Reimagining Richmond South project. The focus for this structure plan project covers the area from the current southern boundary of Richmond, southwards to between White Road and Ranzau Road, and into the foothills of the Barnicoat Range, looking at how this could look as a place where more people can live, work, and spend time.



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St Arnaud

Have your say



Te Kaunihera o
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At the northern end of Lake Rotoiti, St Arnaud is the gateway to Nelson Lakes National Park. Approximately 120 people live in St Arnaud. The village has a small commercial centre, school, education facilities and community hall. The Alpine Fault crosses the village and a significant earthquake may cause other hazards such as liquefaction, lake tsunami (seiche) and landslides. The area is also vulnerable to flooding and wildfire.

Key issues for St Arnaud

- There is a risk that additional development in St Arnaud (including Tophouse/Wairau Saddle) will have adverse effects on Nelson Lakes National Park, including loss of natural and rural character.
- The wider area is vulnerable to a range of natural hazards.
- As St Arnaud grows and changes, there is a risk that it can lose its distinctive sense of place, identity, and character.
- Land currently zoned for commercial use is all taken up.

Ideas for the future

- Continue to protect the natural environment and to ensure that the built environment blends in and enhances the surrounding environment.
- Continue with appropriate residential lot sizes in St Arnaud township to maintain the area's natural character.
- Enable a limited amount of new residential growth in specified locations, recognising natural hazards and natural landscape constraints.
- Implement the Future Development Strategy which provides for rural residential opportunities on Korere-Tophouse Road.
- Retain a clear rural character which avoids ribbon development between Tophouse junction and St Arnaud.
- Promote consolidation of commercial services and tourist accommodation near the centre of St Arnaud.
- Support landscape and streetscape initiatives that contribute to the character and amenity of the commercial centre of St Arnaud.

Turn over
to have
your say



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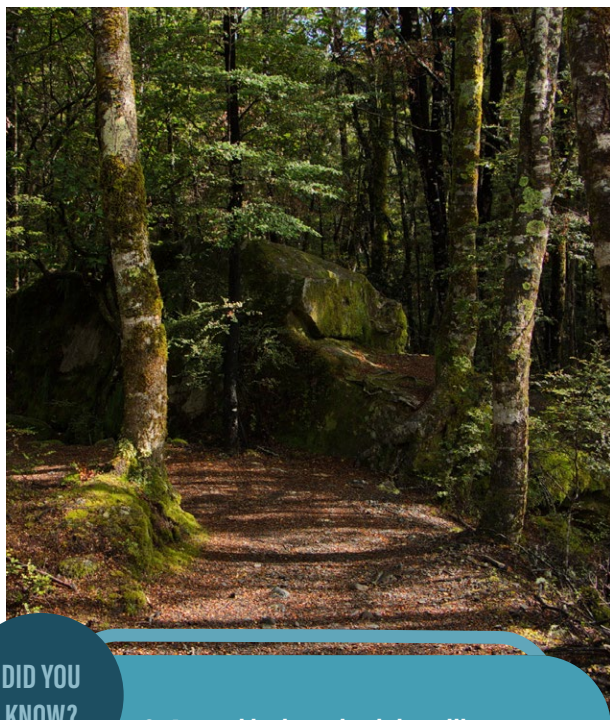
Age ☐ Under 18 ☐ 18–24 ☐ 25–34 ☐ 35–44 ☐ 45–54 ☐ 55–64 ☐ 65–74 ☐ 75+ ☐ I'd rather not say

☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Do you think there is a need for more shops and commercial services in St Arnaud? Yes ☐ No ☐ If so, where?

What special natural features in and around St Arnaud do you think require protection?

Permanent residents in St Arnaud support local business and school viability. How do we encourage more permanent residents?



DID YOU
KNOW?

St Arnaud is the only alpine village in Tasman District.

The Tasman Environment Plan

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Tākaka

Have your say



Tākaka is the third largest town in Tasman, and services the wider Golden Bay area. Approximately 1,400 people call Tākaka home, and the population swells over the summer period. The town has a wide range of shops and services including cafes and restaurants, retail, art galleries, trade services, and light industrial activities such as the dairy factory.

Key issues for Tākaka

- As Tākaka grows and changes, there is a risk that it will lose its distinctive sense of place, identity and character.
- There is a lack of open space areas and walking and cycling routes in and around the town.
- Tākaka contains an industrial zone and industrial activities that are not well located. The town also has a shortage of available industrial land.
- Residential growth is constrained by flood risk and productive land.
- A strong residential area is developing at the Dodson Road / Park Avenue area. This is creating a population which is physically separated from the town centre.
- There are limited active travel networks (cycling, walking etc.) between key locations. State Highway 60 is the only active transport link between the residential areas to the north of the town, and commercial areas to the south.

Ideas for the future

- Start a structure planning process with iwi, the community, and stakeholders to provide a spatial plan for the future. This process would include:
 - » Reserves, facilities and open spaces
 - » Active transport infrastructure
 - » Changing zone locations, including providing alternative locations for industrial activities that are currently in Tākaka and implementing the Future Development Strategy
 - » Urban redevelopment and growth
 - » Ensure the distinct character and amenity of Tākaka is maintained
 - » Consideration of flooding and highly productive land constraints.
- Improve controls to maintain the buffer around the dairy factory from other sensitive activities.



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In 2023 the Council will be working on a structure plan for Tākaka. As part of that process, we'll be asking some specific questions to help shape the future of Tākaka. Please keep an eye out on the Council's website and our media channels to see when and how you can get involved.

- ☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.
- ☐ Yes, I would like to provide feedback or get involved in the structure planning work for Tākaka.

DID YOU KNOW?

Creating a structure plan is a collaborative process between Council, iwi, stakeholders, and the community to produce a spatial plan to enable growth and a desirable future for a place. It brings together planning, facilities, infrastructure, and more to consider the future social, economic, cultural, and environmental wellbeing of an area.



The Tasman Environment Plan

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Tapawera

Have your say



Te Kaunihera o
te tai o Aorere

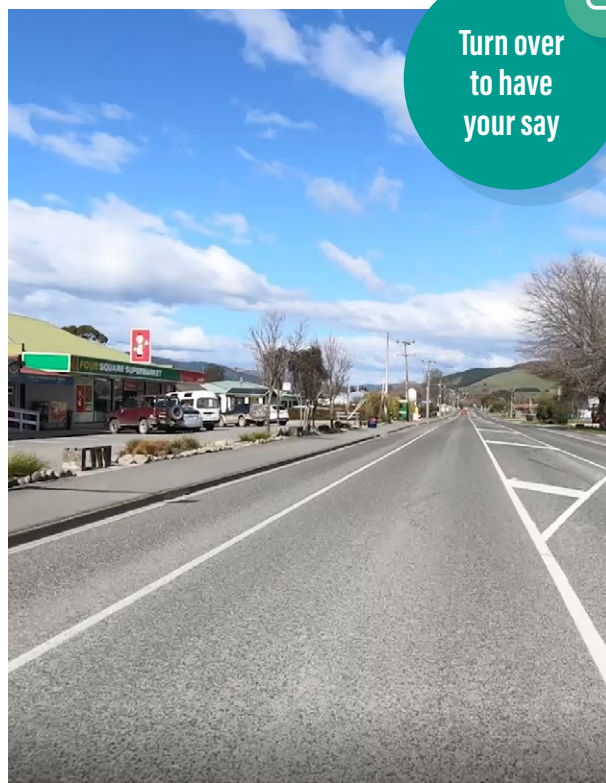
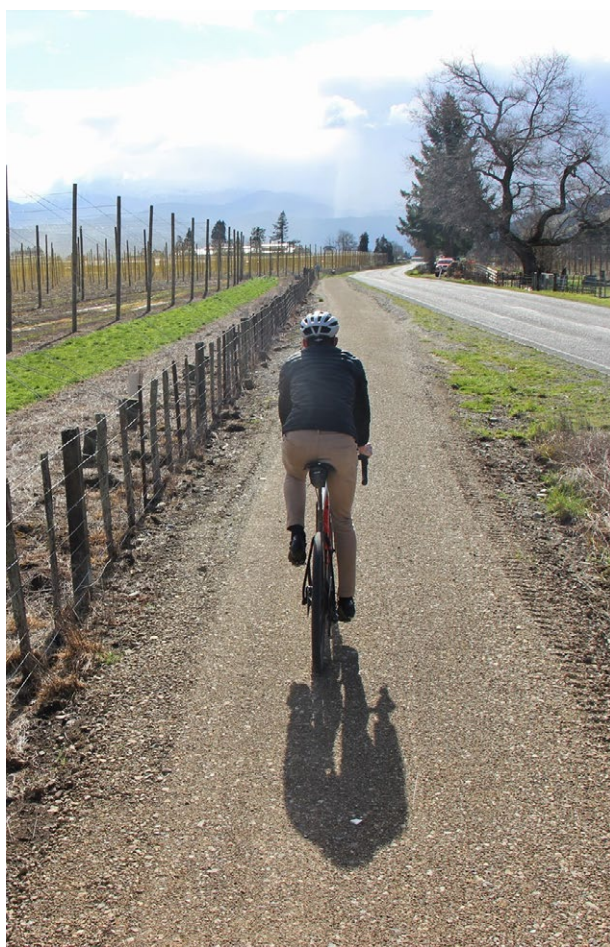
The small town of Tapawera has a population of about 310 people. It services the surrounding agricultural and horticultural land uses, including the fast-growing hop sector. The Tapawera commercial centre includes a convenience store, food and beverage outlets, and a service station plus a mix of industrial services and community facilities. Houses are traditional, free-standing, one to two storey low-density.

Key issues for Tapawera

- As Tapawera grows and changes, there is a risk that the productive land resource surrounding the town may be used inefficiently.
- There is a lack of industrial land to service the hop sector.
- The town centre lacks character and visual amenity.
- The range of housing choice in Tapawera is limited.
- Parts of Tapawera are vulnerable to flooding.

Ideas for the future

- Minimise urban expansion on land that is vulnerable to flooding or has productive values.
- Encourage landscape and streetscape initiatives that contribute to character and amenity.
- Support further business development in Tapawera and consolidate commercial activities on Main Street.
- Maximise the expansion opportunities to increase housing choice, with active connections to the town centre and greenspaces.
- Implement the Future Development Strategy which provides for additional residential and light industrial land.



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☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Do you think there is a need for more accommodation for rural farm workers and contractors in Tapawera?

Yes ☐ No ☐ If so, what kind of accommodation – rental accommodation such as flats or units or standalone housing?

Do you want Tapawera to become a visitor destination?

Yes ☐ No ☐ What ideas do you have to achieve this?

What ideas do you have for improving the visual appeal of the town and the main street?

Check out the Tasman Environment Plan Discussion Document for a section on the rural environment where there is information about how we are intending to make it easier to build workers' accommodation.

Tapawera is a gateway to the Kahurangi National Park.

The Tasman Environment Plan

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Tasman

Have your say



The small rural village of Tasman has a population of just over 200 people and that is projected to increase. Tasman has a compact urban form, with a general store and art galleries / studios. There is a rural industrial site on its northern edge. Parts of the village are low lying and vulnerable to flooding during extreme rainfall events and rising sea levels.

Key issues for Tasman

- Poorly draining soils limit any increase in the density of development in Tasman unless reticulated waste and water infrastructure is supplied to service the area.
- The village is surrounded by productive land which constrains urban expansion.
- Tasman is vulnerable to coastal hazards and sea level rise, and forms part of Council's Coastal Management Project working with our coastal communities on our long-term adaptive planning response. More information is available on our website.
- Growth in the surrounding rural area (Rural 3 Zone) is placing pressure on Tasman's limited facilities and services.
- There is no vacant commercial zoned land in the village.

Ideas for the future

- Maintain the use of high performance domestic wastewater systems.
- Limit urban development on land of high productive value to the south of the village.
- Extend the commercial zoning adjacent or in the vicinity of the southern (general store) commercial node.
- As part of work towards long-term adaptive planning for sea level rise and coastal hazards, consider a range of land use-planning measures for discussion with the community mid-2023 (via the **Coastal Management Project** work programme). Measures may include controlling the types and densities of land uses (via zoning), subdivision and building restrictions, or identification of coastal setbacks or coastal risk areas.



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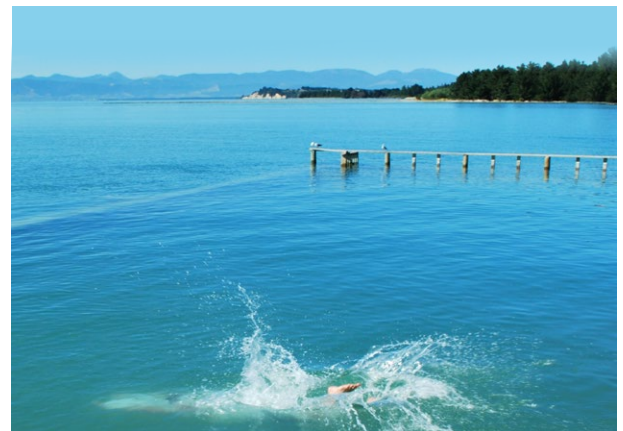
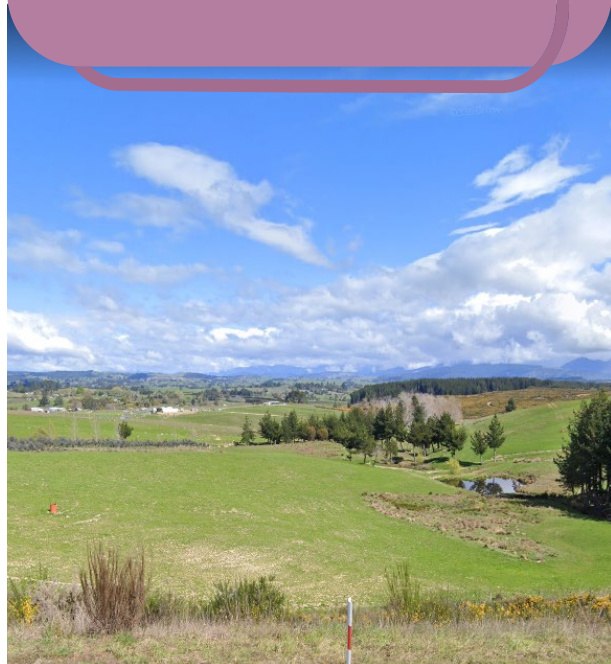
Age ☐ Under 18 ☐ 18–24 ☐ 25–34 ☐ 35–44 ☐ 45–54 ☐ 55–64 ☐ 65–74 ☐ 75+ ☐ I'd rather not say

☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Do you think that Tasman needs more shops and commercial services so there is less need to travel to Māpua, Motueka or Richmond? Yes ☐ No ☐ If so, would it be best for them to be near the general store or some other place?

Does Tasman village need streetscape initiatives and public facilities? Yes ☐ No ☐ What are your ideas for this?

Check out the Tasman Environment Plan Discussion Document where there is information and feedback sought specifically on the Rural 3 Zone which is in the wider rural area around Tasman.



The Tasman Environment Plan

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Upper Moutere Have your say



Te Kaunihera o
te tai o Aorere

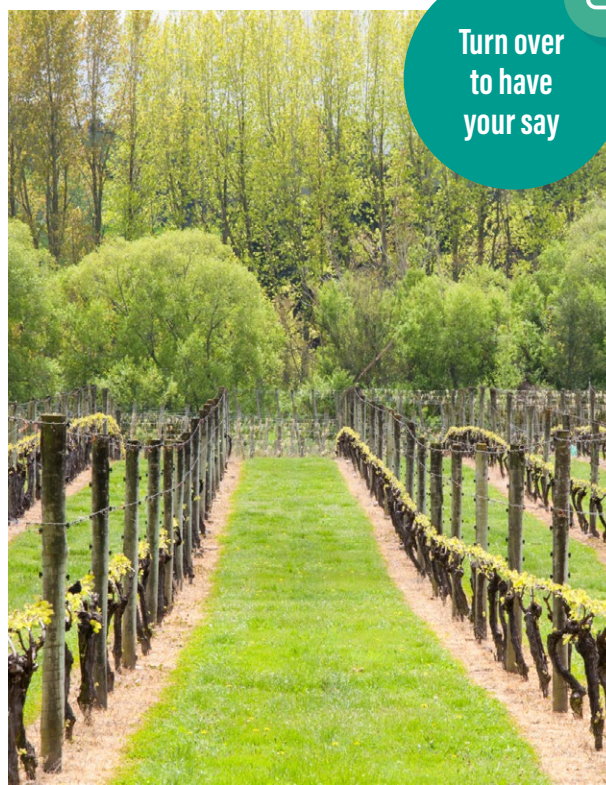
Upper Moutere is a small rural village with a population of around 160 people. The surrounding land is productive, with horticulture and agriculture dominating. A general store, grocery store, bakery, pub and garage serve the needs of visitors and residents.

Key issues for Upper Moutere

- Poorly draining soils constrain further residential development, unless significant infrastructure is supplied to service the settlement.
- Lack of walkways, cycleways and road crossings alongside the Moutere Highway within the village creates a traffic safety issue.
- Shortage of commercial zoned sites on west side of Moutere Highway.
- Lack of public facilities around the Upper Moutere shops.
- Key places within and around Upper Moutere are not connected.

Ideas for the future

- Maintain high performance standards for wastewater.
- Continue to consolidate new commercial development on the western side of the Moutere Highway and industrial development on the eastern side.
- Continue to promote traffic safety through control over parking and access and improvements to speed patterns.
- Continue efforts to establish footpaths that connect key places within the village.



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☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Do you think that Upper Moutere needs more shops and commercial services so there is less need to travel to Māpua, Motueka or Richmond? Yes ☐ No ☐ If so where would they best be located – near the existing shops or somewhere else?

In the long-term would you support sensitive and careful residential growth in Upper Moutere if appropriate servicing was also provided?



The Tasman Environment Plan

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Wakefield

Have your say



At the southern end of the Waimea Plains, Wakefield is one of the older towns in Tasman. It has a population of around 2,530 people. Wakefield town centre provides a range of services for the wider community. Around the town there are rural residential areas. There are challenges with flooding.

Key issues for Wakefield

- Managing the residential and business growth proposed to be accommodated in Wakefield, which is surrounded by land that is both productive and vulnerable to flooding.
- As Wakefield grows and changes, there is a risk that it can:
 - » Lack sufficient reserve, recreation and community facilities
 - » Lose internal connectivity (active movement networks within Wakefield, particularly due to SH6 severance)
 - » Lose its distinctive sense of place, identity and character.
- There is a risk of cross-boundary effects between residential and industrial activities in proximity to the light industrial zone on Bird Lane.
- Wakefield town centre near the village green carpark lacks vibrancy.
- Range of housing choice in Wakefield is limited and for many residents is increasingly unaffordable.

Ideas for the future

- Implement the Future Development Strategy which provides for additional residential and business land.
- Consolidate commercial activities along Whitby Way, Will Watch Lane, and Edward Street to the school, in the heart of village and around the green.
- Support landscape and streetscape initiatives to enhance the heritage character of the heart of Wakefield; and apply good urban design principles to all development in the private and the public domain.
- Encourage a diversity of lot sizes and a range of housing forms to facilitate well designed, lower cost housing development close to the village centre.



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☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

Do you support consolidating commercial activities along Whitby Way, Will Watch Lane and Edward Street to the school, in the heart of the village and around the village green carpark? Yes ☐ No ☐

What ideas do you have for improving the visual appeal of Wakefield and making the town centre more vibrant?



DID YOU KNOW?

Wakefield Primary School is the oldest school in continuous usage in New Zealand.



The Tasman Environment Plan

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