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# Long Term Plan 2018-2028

## What is planned for Motueka?

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### 1.0 Introduction

The following information provides an overview of significant projects Council has planned for the Motueka settlement in the Long Term Plan 2018-2028. These projects aim to address anticipated growth in demand, improve the services provided, and ensure that existing public infrastructure is maintained and fit for purpose. We've also included relevant growth information and the conclusions reached for the Motueka settlement in the development of Council's Growth Model 2017<sup>1</sup>. All information is current as at 1 July 2018.

Between 2018 and 2028, Motueka's population is projected to grow by 11%<sup>2</sup>.



Photo credit: Wendy McGregor

### 2.0 Settlement outline

#### 2.1 Urban form and function

Motueka is the second largest town in Tasman District. It is an important hub for tourism and horticulture and the gateway to the Abel Tasman National Park and Golden Bay. In summer and at harvest time, the town accommodates many tourists and seasonal workers.

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<sup>1</sup> Council's Growth Model is a District-wide, long term development planning tool which informs the programming of a range of services, such as network infrastructure and facilities (through the Long Term Plan), and district plan reviews

<sup>2</sup> Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the high series for 2018-2028 and the medium series for 2028-2043 for the Motueka East and Motueka West area units.

Several factors have influenced Motueka's development. Most of the urban area is located on fertile Riwaka silt and sandy loam soils apart from the coastal strip near Thorp Street. The town is on the Motueka River flood plain which is stopbanked in its lower reaches to afford the town some protection from flooding.

The town is near flat with some very low lying parts - especially along the eastern coastline. Port Motueka is located to the far east of the settlement and supports a fish processing facility and small marina.

State Highway 60 bisects the town and provides the main link to Nelson, Richmond and Golden Bay/Mohua. Ribbon development is a feature of the town as it has grown out along existing roads. This has created cross boundary effects between rural and urban activities and an inefficient road layout.

The Motueka aerodrome to the west of the town contributes to the economic base of the region as well as providing an educational and recreational facility.

Due to parts of the settlement being low lying, future expansion is proposed to the west of the town, although there are infrastructure constraints that first need addressing.

The settlement contains one of only two marae in the District, being Te Awhina Marae on Pah Street. An area of papakainga housing, health and education facilities are also located in the marae complex. Substantial areas of residential, rural and industrial land in Motueka are owned by iwi entities Wakatū Incorporated and NRAIT (Ngati Rarua Atiawa Iwi Trust).

In 2014, a plan change was undertaken to expand residential, commercial and industrial zone in Motueka West, and adjacent to High Street. Much of the residential and industrial zoning was deferred until servicing is available.

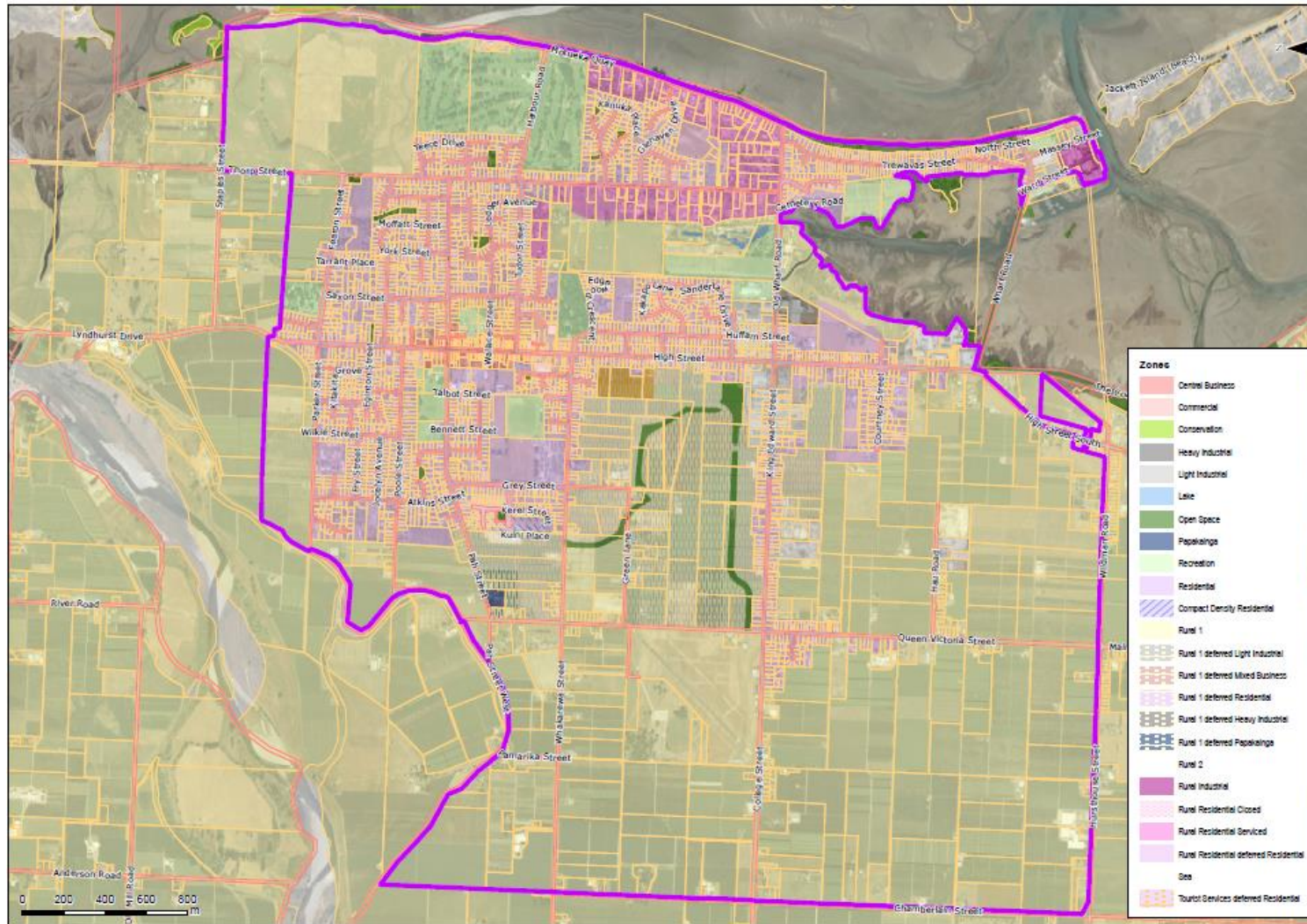
## **2.2 Environmental opportunities and constraints**

Environmental constraints in Motueka include coastal erosion – that is the potential future erosion of the Motueka sandspit by the sea, and inundation of seawater along the low lying eastern coastline of the town. A coastal flood modelling study has shown that in the low lying coastal areas of Motueka there is likely to be seawater inundation in the next 100 years.

There are also freshwater inundation risks from large flooding events in the Motueka River, and from the multiple open drains throughout Motueka.

Motueka is on State Highway 60, a major tourist route for those visiting the national parks and Golden Bay. The through traffic often takes priority at key intersections which can lead to delays and safety risks.

**2.3 Zoning as at 1 July 2018** (note: the settlement outline in purple is for planning purposes and doesn't indicate the extent of future development. For updates and details on planning zones under the Tasman Resource Management Plan, please refer to [Top of the South Maps.](#))



## 2.4 Current infrastructure provision

Infrastructure is the name for the physical assets that Council provides and owns in order to provide water supplies, stormwater, wastewater, rivers and flood control, and transportation services.

Council provides wastewater and stormwater services to most residents in Motueka. However, Motueka is only partially serviced with water supply. A number of residents have their own private bores and are not connected to the Council network. There are currently no services within Motueka West.

Motueka is serviced by a well-connected road and footpath network.

## 2.5 Parks, reserves and facilities

The Motueka community is serviced by a range of parks, reserves and community facilities, including the Motueka library.

The Motueka community is serviced by pools at the Richmond Aquatic Centre (as a regional facility), the salt water baths at North Street and pool at Motueka High School. One meeting room is provided at Motueka Community House and two are provided at Motueka Memorial Hall. Two additional community rooms are available at the Motueka Band Rooms.

The Motueka Recreation Centre has facilities which service the wider community including Marahau, Kaiteriteri, Tasman, Mapua and Upper Moutere. There are eight community rooms within existing Council facilities and one room at each of Motueka South, Parklands and at St Peter Chanel Schools.

Goodman Recreation Reserve is used for winter junior sport and senior football training and in summer both senior and junior sport with seven fields in total. Motueka Memorial Park has four tennis courts and a pavilion, cricket blocks, cricket nets and two senior football pitches with a club and changing rooms, a grass athletic track, long jump, kindergarden, bowling greens with pavilion. Sportspark Motueka provides two rugby grounds and a grandstand with changing facilities and toilets. Motueka High School provides a rugby field and cricket pitch.

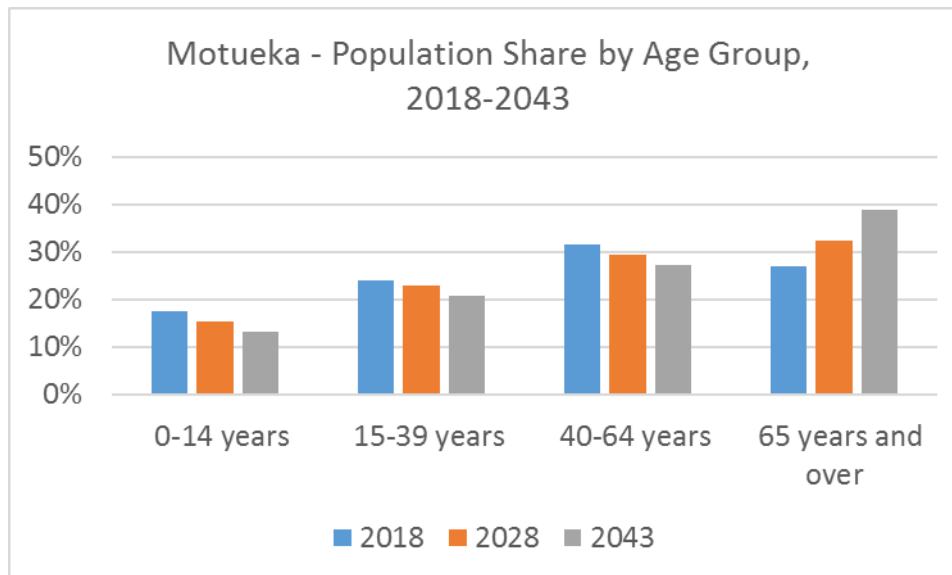
There are sufficient burial plots at Motueka Cemetery for a further 75 years.

There are over five kilometres of walkways within the settlement area and over 17 hectares of neighbourhood reserves. The development of Tasman's Great Taste Trail through the township and extending to Riwaka and Kaiteriteri is popular and has added to the existing levels of service for cycleways. Some residential areas have convenient access to the coast which assists in providing for their local accessible open space and recreational opportunities.

### 3.0 Future Demographics<sup>3</sup>

The population of Motueka is projected to increase from 7,211 in 2018 to 8,027 in 2028 and then to 8,197 by 2048. Between 2018 and 2028, Motueka’s population is projected to grow by 11%.

The proportion of the population aged 65 years and over is projected to increase from 27% in 2018, to 39% by 2043. The average household size is projected to decrease from 2.4 people per household in 2018 to 2.1 people per household by 2043.



### 4.0 Growth

#### 4.1 Anticipated development

Based on the above demographic trends, Council has estimated the following numbers of residential dwellings and business lots will be required. This is based on the best information at the time and is not intended to be an exact forecast of when and where development will actually occur. Population projections will be updated following the 2018 Census to reflect any significant population changes

Council anticipates that the actual supply of residential development will generally meet that demand but the actual supply of new business lots will be slightly lower in the medium term. This is based on an assessment of feasible development capacity, landowner intentions, feedback from the development community and recent trends in building consents. However, there will be sufficient zoned and serviced business capacity in the Motueka centre if needed.

<sup>3</sup> Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the high series for 2018-2028 and the medium series for 2028-2043 for the Motueka East and Motueka West area units.

	2018/19- 2020/21 Short term (Years 1-3)	2021/22- 2027/228 Medium term (Years 4-10) <sup>4</sup>	2028/29 – 2047/48 Long term (Years 11-30) <sup>5</sup>
Number of residential dwellings required	184	330	437
Number of residential dwellings anticipated	184	335	441
Number of business lots required	14	30	39
Number of business lots anticipated	12	7	56

## 4.2 Development options

Between the period December 2013 and June 2016, most new lots created by subdivision were consented in Motueka West near Grey Street and Motueka East close to the coastline. For the same period, most residential building consents were granted in the same locations. Business building consents were generally dispersed around Motueka although small in number.

The latest review of Tasman's growth model recommends the uplifting of some zones currently deferred for development in Motueka West in order to meet both residential and business demand. This uplifting will occur when the infrastructure servicing solution has been or can be resolved. Land already appropriately zoned will also be used to meet demand. Rezoning of a small area of land in Motueka West from Rural 1 to Deferred Residential may also be required in order to meet demand towards the end of the 10 year period.

## 4.3 Growth-related infrastructure

Generally, Motueka is a flat and low lying settlement that has some stormwater issues. Council has planned to complete a catchment management plan for Motueka during 2018 which will identify problem areas and suitable solutions. After this has been completed, Council may need to plan additional investment to improve stormwater levels of service in Motueka. In the meantime, and with the exception of Motueka West, stormwater is sufficient for the growth projected.

Motueka is serviced by a well-connected road and footpath network. There are issues at some intersections of the local roads with High Street (SH60). Council is working with the NZ Transport Agency (NZTA) to identify suitable solutions for these intersections. Both Council and NZTA are concerned about safety and access on High Street given the existing conflicts between through traffic and access to shops and businesses. Council will continue to work with NZTA to investigate these issues and identify a solution.

Council will need to provide new water, wastewater and stormwater infrastructure to Motueka West to enable this area to develop. Council has planned to install new

<sup>4</sup> Years 1-10 represent life of LTP.

<sup>5</sup> Years 1-30 accord with life of Infrastructure Strategy and the National Policy Statement on Urban Development Capacity.

water and wastewater mains in 2021 and between 2021 and 2023 respectively, followed by stormwater in 2023 to 2025.

For other areas of Motueka there are high levels of inflow and infiltration of stormwater into the wastewater reticulation. This takes up capacity within the network making it unavailable for growth. To enable growth to continue in areas outside of Motueka West, Council has planned an on-going renewal programme of the existing pipes which will address both the inflow and infiltration issues, as well as providing for growth.

The following table shows the significant growth-related projects planned for Motueka.

<b>Project Description</b>	<b>Project Purpose</b>	<b>Start Year - Completion Year</b>	<b>Total Cost</b>
<b>Stormwater:</b> Motueka West Discharge System	To convey stormwater from new development in Motueka west and address some existing flood issues	2023 - 2025	\$6,050,000
<b>Water Supply:</b> Motueka Reticulation - Motueka West Water Main Stage 1	Installation of 250mm pipe along Grey St to service Motueka West	2019 - 2021	\$958,000
<b>Wastewater:</b> Motueka Bridge to Motueka Wastewater Treatment Plant (WWTP) Rising Main Upgrade	Upgrade rising main pipe to accommodate capacity from Motueka West	2019 - 2021	\$975,600
<b>Wastewater:</b> New Rising Main Motueka West to WWTP	New 150mm rising main pipe from Motueka West to WWTP to accommodate growth	2019 - 2023	\$3,935,700

#### 4.4 Parks, reserves and facilities

The Motueka library is undersized for the population served. In order to meet the needs of the growing community, the library also needs to grow. Council has allocated \$3.7 million in 2019/20 and 2020/21 to redevelop the Motueka library. The expansion will see the library building double in size and will allow us to meet the demand for a modern library space which serves as a community hub, catering for a wide range of community needs.

Development of an indoor year-round swimming pool asset in Motueka has been advocated for more than a decade, Good Sports Motueka is working with Motueka High School to explore options to upgrade and cover the school pool and extend the

length of time that the pool is open. The projected ageing of the population in Motueka and the wider area will increase the importance of the swimming pool as water provides a low impact option for exercise for older adults and residents with disabilities.

New reserves and walkway connections will be identified as subdivisions develop.

## 5.0 Improvements and Renewals

This section covers projects which are primarily to improve the services already provided (improvements) and/or ensure that existing public infrastructure is maintained and fit for purpose (renewals). Some projects will also have a growth-related element.

### 5.1 Infrastructure improvements, replacements and renewals

Council has planned to construct a new water treatment plant and associated reticulation adjacent to Parker Street. The new treatment plant provides access to a more resilient groundwater source and provides a higher level of water treatment. Both the Fearon Street main and Thorp Street main have prematurely aged and experience breakages. Council has planned to renew these in 2025/26 and 2020/21 respectively.

To address the significant costs involved in upgrading the scheme, we will introduce a fixed service charge across all connected properties. This fixed charge will progressively increase over time to reach 36% of the total costs of providing the service in Year 2020/2021. The remainder of the costs will be recovered through volumetric charging.

Council is planning to investigate the consequences of flooding on the Motueka community. This will complement the work previously undertaken that identified the risk of flooding. This work will help determine what the right level of flood mitigation is for the community.

Council has also planned to upgrade High Street in order to improve access and amenity.

Project Description	Project Purpose	Start Year - Completion Year	Total Cost
<b>Water Supply Projects</b>			
Motueka Reticulation - High Street Main Renewal	Replace main pipe along High St from Old Wharf Road to Wharf Road roundabout	2024-2026	\$1,429,800
Motueka Reticulation - Fearon Street Main Renewal	Main pipe needs to be lowered, currently has 480mm cover and suffers from bursts	2024-2026	\$721,300



<b>Project Description</b>	<b>Project Purpose</b>	<b>Start Year - Completion Year</b>	<b>Total Cost</b>
Motueka Reticulation - Thorp Street Water Main Renewal	Direct replacement to replace ageing main pipe.	2019-2021	\$1,733,600
Motueka Water Treatment Plant (WTP) - Parker Street	New water treatment plant at Parker Street (will meet Drinking Water Standards)	2018-2020	\$1,826,000
Motueka Reticulation - Pipe Link from WTP to Network	New pipes linking Parker St WTP to reticulation network	2019-2020	\$242,100
Motueka Reticulation - Zone of Effect around Parker Street WTP	Resource consent condition requires 'Zone of Effect' around Parker St to be reticulated	2018-2020	\$2,707,400
Motueka Reticulation - Decommission Fearons Bush Pump Station	Decommission pump station following a suitable operational period at Parker St WTP	2024-2025	\$90,800
Motueka Treatment - Motueka Recreation Centre Facility Upgrade	Upgrade existing facility to meet Drinking Water Standards	2018-2021	\$837,600
Motueka Reticulation - Connectivity & Resilience Improvements	Internal connections within existing network to maintain resilience	2025-2028	\$1,715,900
<b>Wastewater Projects</b>			
New Motueka Wastewater Treatment Plant (WWTP) - Designations	Get designation of land required for a new inland WWTP	2020-2021	\$100,000
Courtney & Woodlands Pump Stations Improvements	Install new components at Courtney & Woodlands pump stations	2019-2020	\$37,800

<b>Project Description</b>	<b>Project Purpose</b>	<b>Start Year - Completion Year</b>	<b>Total Cost</b>
Motueka WWTP Inlet Upgrades	Build second inlet channel with new lining and install an additional screen	2018-2019	\$241,000
<b>Transport Projects</b>			
Manoy Street to Talbot Street New Road	New road to link Manoy and Talbot Streets in Motueka	2029-2031	\$1,135,000
Motueka Town Centre	Upgrade of High Street to better provide for a shared environment	2021-2023	\$880,000
Motueka Town Centre - Renewal	Renewal of High Street to better provide for a shared environment	2037-2038	\$800,000
Chamberlain St / College St Intersection Improvements	Address safety issues and improve sightlines by realigning the road, creating an offset, and adding signage.	2025-2026	\$100,000
Whakarewa St / Queen Victoria St Intersection Improvements	To address safety issues, undertake a road re-alignment to create offset with accompanying signage and an improvement of sightlines	2025-2026	\$150,000
Tudor Street Pedestrian Crossing Facility	To address a community severance issue for elderly residents south of the town centre who want to walk to the town centre	2018-2019	\$30,000
<b>Waste Management and Minimisation</b>			
Mariri Resource Recovery Centre (RRC) - roof over the waste tipping pit	Reduce litter and dust from waste pit	2021-2022	\$207,963
Mariri RRC - relocation of the	Improve access to the site and reduce waiting times	2023-2024	\$707,956

Project Description	Project Purpose	Start Year - Completion Year	Total Cost
weighbridge and access to pit			
Mariri RRC - improvements to the access road	Improve safety on the access road	2027-2028	\$212,737

## 5.2 Parks, reserves and facilities

The Motueka Recreation Centre has undergone a major refurbishment, however, the age of the buildings within the complex means it is likely to require further capital investment by Council in the period through to 2038 to maintain levels of service.

There was funding in the previous LTP for the purchase of land adjoining Sportspark Motueka and this purchase is still being negotiated.

Council has allocated \$102,000 in 2018 for building and plant renewals at the Council-owned Motueka (Fearons Bush) Holiday Park

In 2022, Council plans to spend \$178,000 resealing the runway at Motueka Aerodrome.

**Note:** Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

All future project costs are in current prices and have not been adjusted for inflation.