
Long Term Plan 2018-2028

What is planned for Pohara/Ligar Bay/ Tata Beach?

1.0 Introduction

The following information provides an overview of significant projects Council has planned for the Pohara/Ligar Bay/Tata Beach 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 Pohara/Ligar Bay/Tata Beach settlement in the development of Council's Growth Model 2017¹. All information is current as at 1 July 2018.

Between 2018 and 2028, Pohara/Ligar Bay/Tata Beach's resident population is projected to grow by 2%².

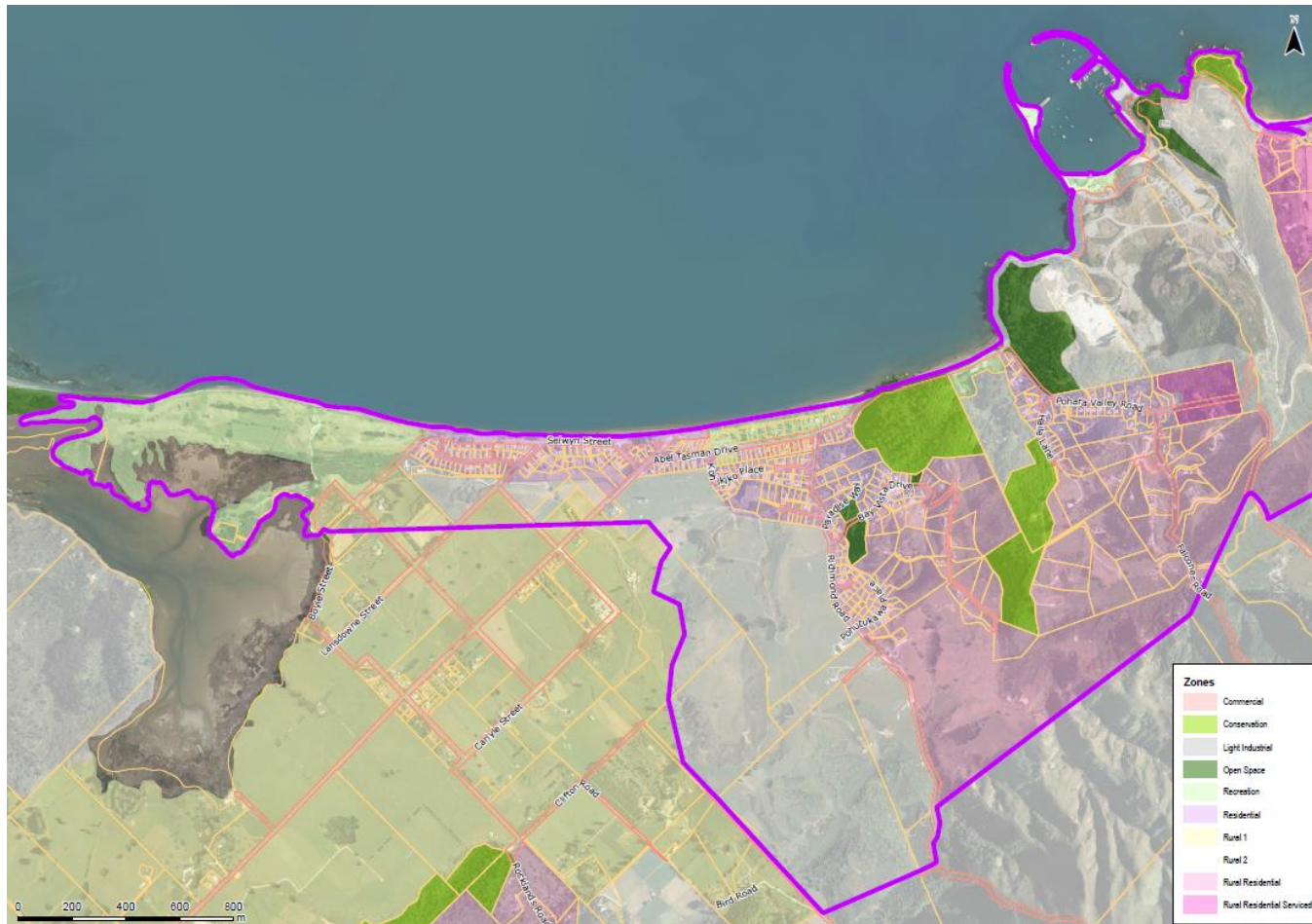


¹ Council's Growth Model is a District-wide, long term development planning tool which informs the programming of a range of services, such as network infrastructure and facilities (through the Long Term Plan), and district plan reviews.

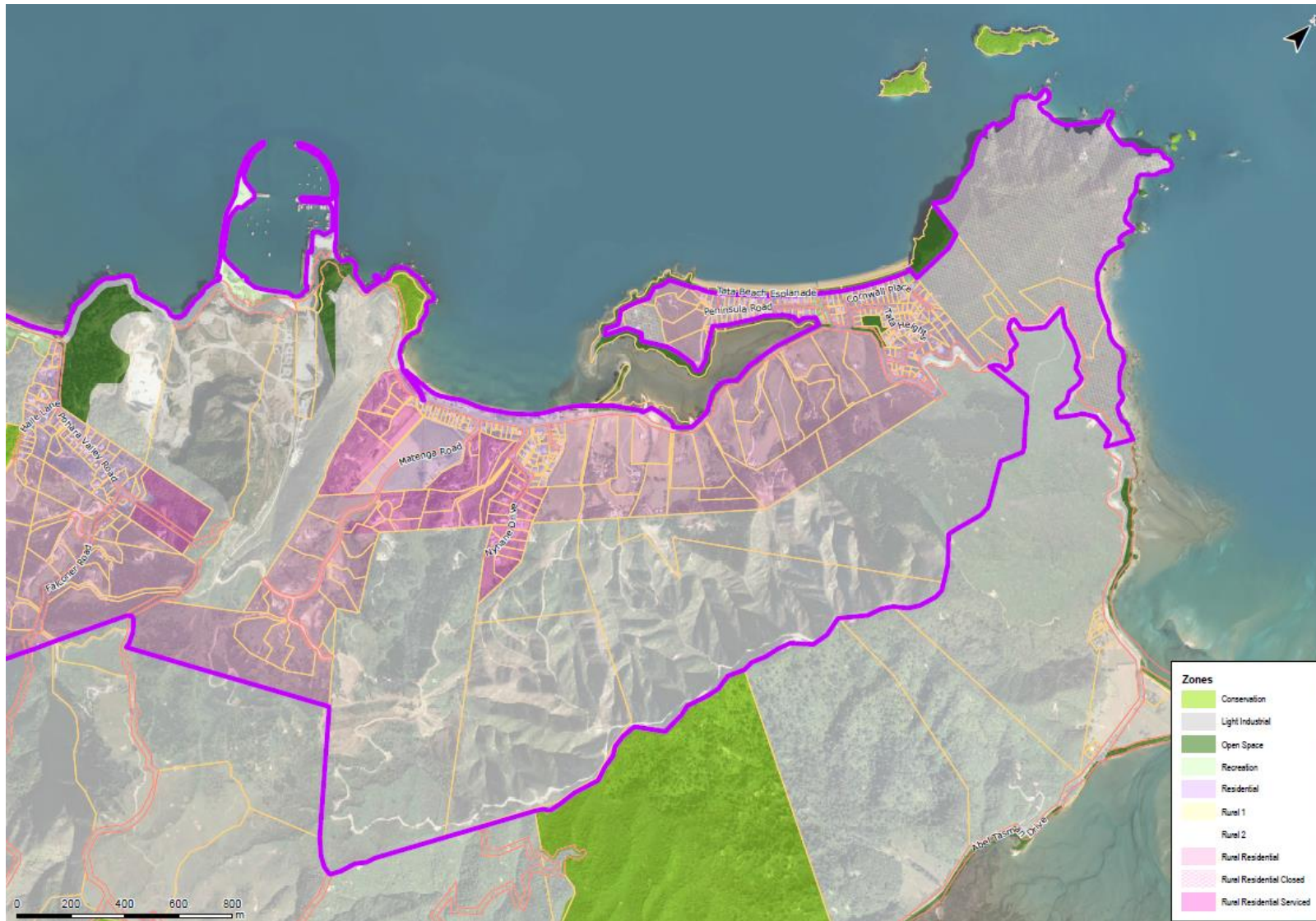
² Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Golden Bay area unit.

2.0 Settlement outline

2.1 **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.](#))



Pohara/Tarakohe part of the settlement



Ligar Bay and Tata Beach part of the settlement

2.2 Urban form and function

The Pohara-Ligar Bay-Tata Settlement Area extends along the coast from the Pohara golf course to the Abel Tasman headland. It covers most of the lower lying land and lower hills of Pohara, Ligar Bay (north and south) and Tata settlements.

Much of the Settlement Area is zoned rural residential and residential with pockets of open space and conservation land. The Abel Tasman and Tata headlands create prominent landscape separation between the settlements.

There is a small area of Commercial zone in Pohara and a Light Industrial zone over Port Tarakohe and the adjacent quarry. The quarry and the wider urban area is surrounded by Rural 2 zone. Port Tarakohe services the expanding mussel farms in Golden Bay/Mohua.

The area is popular with holiday home owners and there is a high non-resident population that peaks over the summer months. There is pressure to further develop the outer edges of the three settlements and there are significant forestry operations in the steep hill country behind Ligar Bay and Tata.

There are high environmental and landscape values within the Settlement Area, in particular the karst outcrops within Pohara, the coastal cliffs of Tarakohe and the Tata estuary. The area, including the background hills, has recognisable landscape features that are important to the Golden Bay community. The significance of this landscape is currently being evaluated through a project of the Tasman Resource Management Plan. Areas considered to be outstanding natural features include the Ligar Bay estuary, Tarakohe Cliffs and the Hanson Winter Reserve.

Pohara/Ligar/Tata contain a high proportion of second homes (holiday homes), estimated in the Tasman growth model at approximately 55%.

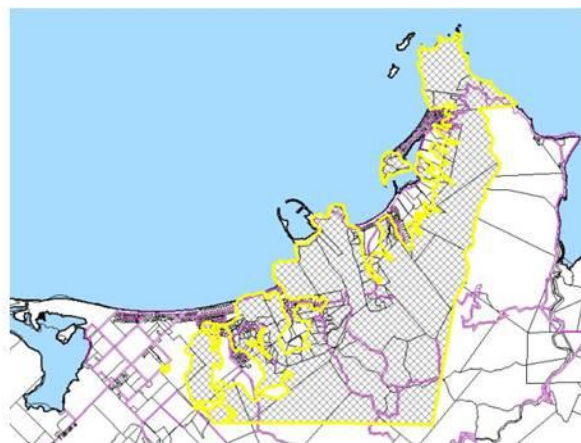
2.3 Environmental opportunities and constraints

The Settlement Area is largely underlain by limestone geology (karst) through Pohara and Port Tarakohe and Separation Point Granites behind Ligar Bay and through Tata and the Abel Tasman headland (refer Figure 1). Karst topography is a constraint due to the presence of sinkholes and karst outcrops. The majority of the hill land within the Settlement Area is identified as a Slope Instability Risk Area (refer Figure 2).

Figure 1 Separation Point Granite geology



Figure 2 Slope Instability Risk Area



In addition, low lying coastal areas within the Settlement Area are at risk from sea level rise and coastal erosion hazards. There is minor coastal erosion susceptibility at Tata and Ligar Bay, and moderate erosion risk at Pohara. This is of particular concern for the coastal road between Pohara and Ligar Bay as this is the only public formed road access to Ligar Bay, Tata, Wainui Bay and the Able Tasman National Park to the east. Both erosion and inundation risks to these settlements will increase long term with projected climate change.

The low lying areas of Pohara are also at risk of flooding from fresh water and localised high intensity rainfall runoff can cause issues in the hill sub-catchments. There is potential for land instability and drainage hazards in the karst terrain of Pohara and Tarakohe.

Parts of low-land Pohara, Ligar Bay and Tata Beach are cultural heritage precincts, with a number of identified archaeological sites along these coastal locations.

Other environmental constraints include highly productive Class A land to the west of Pohara which limits development along the western boundary.

2.4 Current infrastructure provision

Infrastructure is the name for 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 residential properties within the Pohara / Ligar Bay / Tata Beach settlement area, as well as a rural-residential road network with limited footpath connections. Council does not provide a public water supply to the full area, instead only servicing part of Pohara. Pohara water supply is taken from a stream and treated. The water treatment plant struggles to treat the water adequately when the stream is dirty or in flood. The scheme is currently fully allocated and Council has not planned to extend it.

There are issues around Ellis Creek in Pohara due to the low lying nature of the land. Council has been working with the community to better understand these issues and to identify suitable mitigation measures.

The wastewater network is currently at capacity due to restrictions at the Pohara end of the scheme. The network has a history of wastewater overflows onto private and public property.

Council considers the road network to be generally fit for purpose within the settlement area but acknowledges that there are limited options for cyclists travelling between Pohara and Takaka.

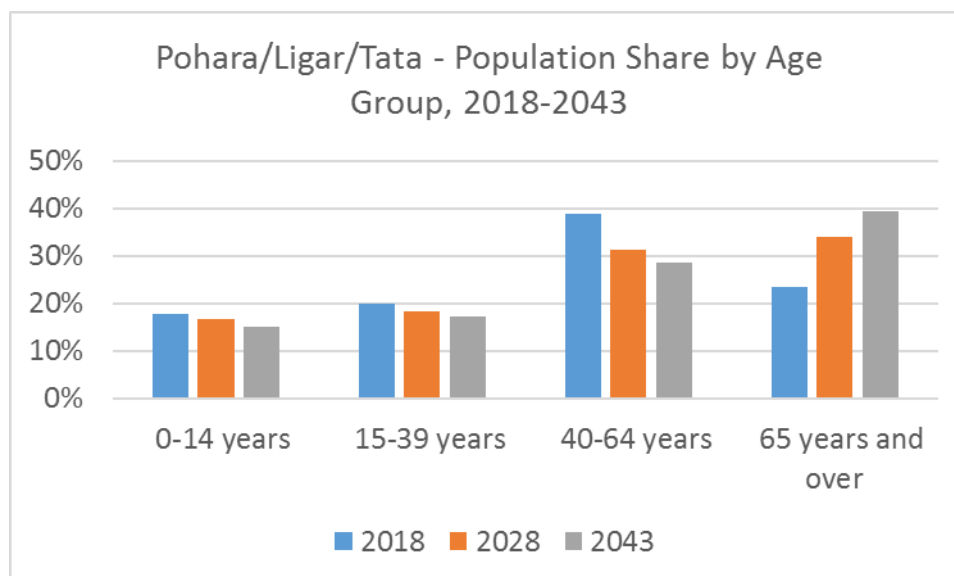
2.5 Parks, reserves and facilities

Many of the community facilities for the Pohara/Ligar Bay/Tata Beach community are provided in Takaka, including pool facilities, a recreation centre, a cemetery, neighbourhood reserves and sportsgrounds. The community is serviced locally by reserves within the residential area and esplanade reserves adjoining the coast.

The Settlement Area contains Pohara Beach Top Ten Holiday Park and Pohara Recreation Reserve including the Pohara Hall, Bowling Club, Tennis Courts, half basketball court and toilets. Neighbourhood reserves have been created in subdivisions (Bay Vista Recreation Reserve, Nyhane Drive Reserve) and there are extensive esplanade reserves at Tata Beach, with the reserve extending onto the elevated headland. Clifton Recreation Reserve (Takaka Golf Course) is located at the western edge of the Settlement Area.

3.0 Future Demographics³

The resident population of Pohara/Ligar Bay/Tata Beach is projected to increase slightly from 571 in 2018 to 579 in 2028 and then to decrease to 530 by 2048. The proportion of the population aged 65 years and over is projected to increase from 23% in 2018, to 39% by 2043. The average household size is projected to decrease from 2.2 people per household in 2018 to 1.9 people per household by 2043. There is a significant proportion of holiday homes, and a corresponding increase in the population during holiday seasons



³ Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Golden Bay area unit.

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 also allows for demand for dwellings for non-residents, such as holiday houses.

Council anticipates that the actual supply of residential development will generally exceed that demand but the actual supply of new business lots will be slightly lower.

This is based on an assessment of feasible development capacity, consented subdivision, a Special Housing Area, landowner intentions and feedback from the development community. This 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.

	2018/19- 2020/21 Short term (Years 1-3)	2021/22- 2027/228 Medium term (Years 4-10) ⁴	2028/29 – 2047/48 Long term (Years 11-30) ⁵
Number of residential dwellings required	18	19	7
Number of residential dwellings anticipated	30	34	27
Number of business lots required	3	6	8
Number of business lots anticipated	2	4	4

4.2 Development options

During the period December 2013-June 2016, very few new lots from subdivisions were granted. During the same period residential building consents were predominantly granted in Pohara and Tata in the Residential zone.

The latest review of Tasman's growth demand and supply model recommends using land already appropriately zoned to meet demand, located in Pohara and Tata for residential and Port Tarakohe for business.

In 2017 the Government designated Tasman's first round of Special Housing Areas (SHAs). Within Pohara there is one SHA falling on land not zoned for Residential development. This SHA is expected to provide modest residential supply to help meet demand.

No new rezoning of land is currently required.

4.3 Growth-related infrastructure

The wastewater network is the only restriction limiting limit growth in Pohara. Council has planned to upgrade the Four Winds pump station and rising main in 2018/19 which will enable growth and alleviate overflows.

⁴ Years 1-10 represent life of LTP.

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

4.4 Parks, reserves and facilities

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 the following upgrades to provide an improved level of service to residents:

- Upgrade the water treatment plant in 2020/21 to improve water quality and be able to treat source water that is dirty due to flooding, and enable Council to comply with the Drinking Water Standards New Zealand.
- Upgrade wastewater pump stations to alleviate overflows.
- Undertake stormwater improvements at Ellis Creek to alleviate flooding of neighbouring properties.

Project Description	Project Purpose	Start Year - Completion Year	Total Cost
Wastewater Projects			
Four Winds Pump Station and Rising Main Upgrade	New pump station with emergency storage & new rising main	2018-2019	\$2,022,300
Ligar Bay Pump Station and Rising Main Upgrade	Replace rising main pipe & upgrade pump station with emergency storage	2026-2029	\$1,105,400
Tata Beach Pump Station and Rising Main Upgrade	Upgrade main pipe and install emergency storage	2028-2031	\$1,208,600
Pohara/Tarakohe Pump Station and Rising Main Upgrades	New pump station with emergency storage & new rising main	1 st stage 2018-2020 2 nd stage 2022-2026	\$4,336,100
Water Supply Projects			
Pohara Water Treatment Plant and Pump Station - Treatment Upgrades	New membrane treatment plant added on to existing site to meet Drinking Water Standards	2019-2021	\$409,800

Project Description	Project Purpose	Start Year - Completion Year	Total Cost
Pohara Reticulation - Centralise Reservoirs	3 new tanks at Haile Lane site	2020-22	\$150,700
Transportation Projects			
Takaka / Pohara Connection	New shared pathway between Takaka township and Pohara	2018-2020	\$1,135,000

In 2018-2020, Council plans to upgrade the Takaka Resource Recovery Centre at a cost of \$1,005,039. This will involve replacing the waste compactor and tipping pit, installing a weighbridge, and improvements to the recycling area. This should result in reduced queues for recycling, reduced traffic risks, and improved access for all users.

Council has also budgeted \$593,943 over 2018-2028 to provide public recycling around the District, including for Golden Bay.

5.2 Parks, reserves and facilities

Projects planned for the settlement area to 2038 include the development of reserves, walk and cycle connections if required when land is subdivided.

Council has planned several significant commercial projects in the Pohara/Ligar Bay/Tata Beach area.

Project	Project Purpose	Year	Total Cost
Tarakohe – New Wharf Construction	New wharf to increase capacity	Circa 2025	\$1,200,000
Pohara Holiday Park– Capital Buyback	Council will become the owner of improvements in the holiday park to run on a traditional commercial lease basis.	2018	\$541,000
Tarakohe Marina	New marina to increase capacity.	2022	\$3,900,000
Pohara Holiday Park - Upgrade	General upgrades	2018	\$61,000
Port Tarakohe Weighbridge and Security Surveillance	Replacement of scales and condition assessment of weighbridge	2021	\$109,000

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.