

Long Term Plan 2018-2028

What is planned for Takaka?

1.0 Introduction

The following information provides an overview of significant projects Council has planned for the Takaka settlement in the Long Term Plan 2018-2028. These projects aim to address anticipated growth in demand, improve the services already 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 Takaka settlement in the development of Council's Growth Model 2017¹. All information is current as at 1 July 2018.

Between 2018 and 2028, Takaka's population is projected to grow by 2%².



2.0 Settlement outline

2.1 Urban form and function

Takaka is located at the lower end of the Takaka Valley catchment within the floodplain of the Takaka River. It is bounded by the Te Kakau stream to the west and the Motupipi Stream and its floodplain to the east.

The township is relatively flat, falling from the south-east to the north-west. A small hill lies to the north opposite the Fonterra dairy factory and Lake Killarney is located

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.

within the northern part of the village. Central Takaka, lies to the south of the Motupipi floodplain on an elevated terrace.

The current footprint of the Takaka township is roughly triangular with residential and commercial development clustered along the three main streets: Commercial Street (SH60), Meihana Street and Motupipi Street. Satellite residential developments are located to the east, north east and south east of the centre.

State Highway 60 (Commercial Street) runs through the main village and provides the key road link over the Takaka Hill in the south and through to Collingwood and the western Golden Bay/Mohua settlements to the north and west. Abel Tasman Drive off Motupipi Street provides a link between Pohara and other settlements in eastern Golden Bay/Mohua. An alternative back-route to Pohara is available via Glenview Road to the east of Park Avenue.

Takaka Township is the main service hub for Golden Bay/Mohua, providing essential services such as a supermarket, automotive industries, library, Council office and several schools. Key sports facilities are also provided to the south of the centre at Park Avenue. The Golden Bay hospital is located in Central Takaka on the southern edge of the Settlement Area.

2.2 Environmental opportunities and constraints

The primary physical constraint for the Takaka Township is the protection of high value (class A) productive land. In addition, the beds and flood plains of the Takaka River and Motupipi Stream have been a key consideration in the location of development areas.

Flooding has long been known as an issue in Takaka, with extensive flooding of the township and surrounding rural land occurring on a number of occasions, most notably in 1983. Modelling of the Takaka River Flood Hazard in 2010-11, under several storm event scenarios, has confirmed that a significant portion of the urban zoned area is subject to flood hazard risk.

Flood events can also sever the key road linkages to the township, including SH 60 at Bridges Hollow immediately south of the township and the Waitapu Splash north of the township. These flow path areas effectively cut off Takaka and western Golden Bay from the remainder of the Takaka Valley and Tasman Region during significant flood events.

Pohara and the Eastern Golden Bay settlements can be accessed via East Takaka Road - Glenview Road, providing these routes can themselves be accessed and there is no flooding on Abel Tasman Drive further to the north-east.

The area is also underlain by karst and marble geologies. Surface karst on the eastern slopes of the hill and in the western part of the South Takaka precinct provide a potential development constraint.

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 the Takaka settlement, as well as a limited reticulation for fire-fighting purposes in the town centre. The road network stems from SH60 and varies from urban to rural residential.

Residents are required to supply their own water and Council has not planned to install a reticulated public water supply in Takaka.

The wastewater reticulation is adequate for the current population and the level of growth projected. The wastewater treatment plant has recently been upgraded and no further work is required.

2.5 Parks, reserves and facilities

The Takaka community is currently serviced by a range of parks, reserves and community facilities. These include meeting rooms at the Golden Bay Community Centre, Rec Park Centre Golden Bay and one meeting room each at Golden Bay High and Takaka Primary Schools. Council provides a subsidy for the pools at Golden Bay High School, Central Takaka School and Takaka Primary School to allow for public use out of school hours.

The Takaka Memorial Reserve on Commercial Street hosts an upgraded playground and Memorial Garden.

The Rec Park Centre Golden Bay on the Golden Bay Recreation Park (Rec Park) provides rugby clubrooms/function room, two squash courts, indoor court and changing rooms. The Rec Park has four tennis courts, two rugby pitches, two football pitches and two netball courts, sheep shearing stands, the Brownies Inn, a Scout Den, Drama Club rooms and public toilets.

Takaka is the major hub for recreation and sport activity in Golden Bay, Golden Bay High School provides significant recreation and sport assets that are extensively used by the community, particularly the outdoor seasonal swimming pool and the gymnasium (with a single court for indoor sport).

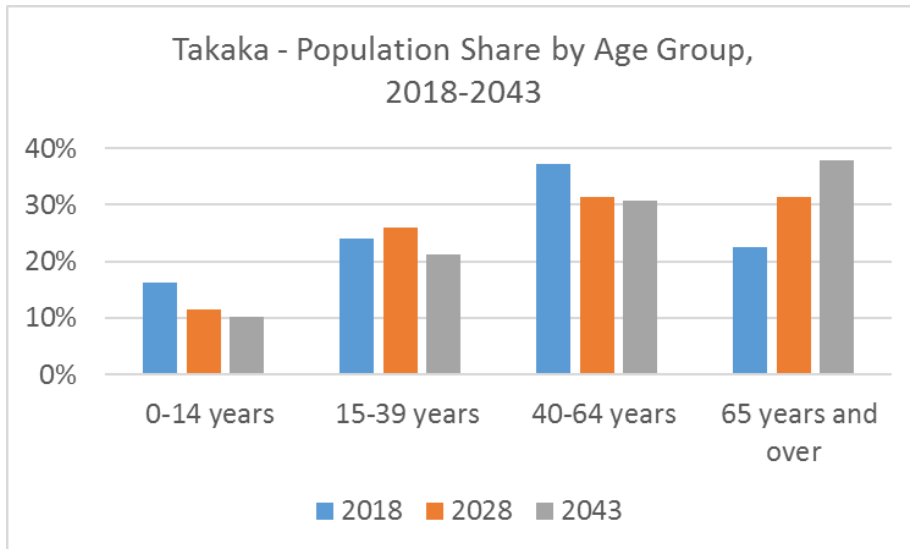
Many of the residences within the township are located within the desired distance from a reserve. Some residences have direct access to Te Kakau Stream and Lake Killarney Recreation Reserve which assists in providing for open space and recreational opportunities.

There are 4.8 hectares of neighbourhood reserves but very limited walkways within the Settlement Area. There are two playgrounds on existing reserves and additional playgrounds at Golden Bay High and Takaka Primary Schools. There are ten visitor toilets within existing reserves and seven visitor toilets within the settlement.

There are sufficient burial plots at Rotoiti Cemetery for a further 50 years.

3.0 Future Demographics³

The population of Takaka is projected to increase from 1,293 in 2018 to 1,313 in 2028 and then decrease to 1,184 by 2048. The proportion of the population aged 65 years and over is projected to increase from 22% in 2018, to 38% 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.



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 over the next ten years but will exceed demand in the long term. This is based on an assessment of feasible development capacity, landowner intentions and feedback from the development community. Although Council has planned for fewer new businesses than the projected demand, in the context of relatively flat population growth, there will be sufficient zoned and serviced business capacity in the town centre if needed. In the seven years from 2010 to 2016, there were four building consents issued for new commercial buildings and three for new industrial buildings in Takaka.

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.

	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	17	22	-2
Number of residential dwellings anticipated	17	22	28
Number of business lots required	6	13	18
Number of business lots anticipated	2	4	5

4.2 Development options

Between December 2013 and June 2016, there were very few new lots created by subdivision in Takaka. For the same period, a couple of residential building consents were granted in north east Takaka and a smaller number elsewhere.

In addition to the Plan Changes mentioned above, the latest review of Tasman's growth demand and supply model recommends using land already appropriately zoned to meet demand in Takaka, with the exception of an area in Takaka East which may require rezoning to accommodate modest residential development from 2020/21 and further development in years 11-20 (2028-3038), provided that suitable servicing can be obtained.

There is also land off Park Avenue which is currently the subject of an expression of interest for a Special Housing Area and will be considered by Council in early 2018.

4.3 Growth-related infrastructure

The relatively low level of growth projected for Takaka can be accommodated within the existing networks. No growth upgrades are planned.

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).

5.1 Infrastructure improvements, replacements and renewals

There are water quality concerns particularly affecting Lake Killarney. Council has planned to undertake works to help improve the quality of stormwater runoff to assist with the rehabilitation of the lake.

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.

The road network is fit for purpose within Takaka and Council has not planned any improvements. However, there are limited options for cyclists and pedestrians between Takaka and Pohara. Council has planned a new shared pathway to improve this connection in 2018/19 and 2019/2020.

Council has also planned the following works:

- Upgrade of Commercial Street, including renewed street furniture.
- Improved river flood protection through the construction of stopbanks.

Project Description	Project Purpose	Start Year - Completion Year	Total Cost
Stormwater: Lake Killarney	To address water quality issues in Lake Killarney	2028/29	\$1,022,000
Wastewater: Takaka Wastewater Treatment Plant (WWTP) Generator	New dedicated 165kVA generator to operate the WWTP during power outages	2018-2019	\$55,000
Rivers: Takaka Flood Mitigation Works	Undertake work to improve Takaka's resilience to flooding	2026-2029	\$2,455,000
Transportation Projects			
Takaka / Pohara Connection	New shared pathway between Takaka township and Pohara	2018-2020	\$1,135,000
Takaka Town Centre	Upgrade of Commercial Street to better provide for a shared environment	2025-2027	\$150,000
Takaka Town Centre - Renewal	Renewal of Commercial Street to better provide for a shared environment	2041-2042	\$600,000

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/Mohua.

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.