
Long Term Plan 2018-2028

What is planned for Mapua and Te Mamaku/Ruby Bay?

1.0 Introduction

The following information provides an overview of significant projects Council has planned for the Mapua and Te Mamaku/Ruby Bay 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 Mapua and Te Mamaku/Ruby Bay settlement in the development of Council's Growth Model 2017¹.

Between 2018 and 2028, Mapua and Te Mamaku/Ruby Bay's population is projected to grow by 13.5%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 high series for 2018-2028 and the medium series for 2028-2043 for the Mapua area unit.

2.0 Settlement outline

2.1 Urban form and function

Mapua and Te Mamaku/Ruby Bay settlement is located on the low coastal plain and hills at the northern end of the Waimea Inlet. The boundary to the north and west is the Mapua Rural Residential Zone boundary and SH 60 Te Mamaku Drive (Ruby Bay Bypass). The village character, heritage and natural features of this coastal area are highly valued by residents and visitors. State Highway 60 to the west provides the main link to Nelson, Richmond and Motueka. The former State Highway, (Mapua Drive/Stafford Drive) is being adapted to serve local and tourist traffic. This should enhance the amenity of Mapua and Te Mamaku/Ruby Bay as a place to live.

There has been rapid residential and rural residential growth in Mapua since 2001. The north-west precinct of Mapua continues to develop, with residential development in Mapua Drive and Higgs Road. Areas of deferred residential zones continue to provide a source of future residential capacity.

A substantive review of Mapua's housing and commercial needs was undertaken in 2011-2012, via Plan Change 22. That plan change sought to provide for residential and commercial development of Mapua, with a focus of lifting development off the coastal plain, and onto the surrounding hillsides.

The main constraint to further population growth and development in Mapua is the availability of water supply and wastewater network capacity.

Medium density residential, commercial and open space development opportunities are provided for close to the town centre on part of the ex Fruitgrowers Chemical site that has been remediated and is sufficiently elevated to avoid coastal hazards.

Mapua Wharf - Shed 4 complex has been recently redeveloped by Council for Commercial uses, housing 7 businesses, together with a larger project to upgrade the waterfront.

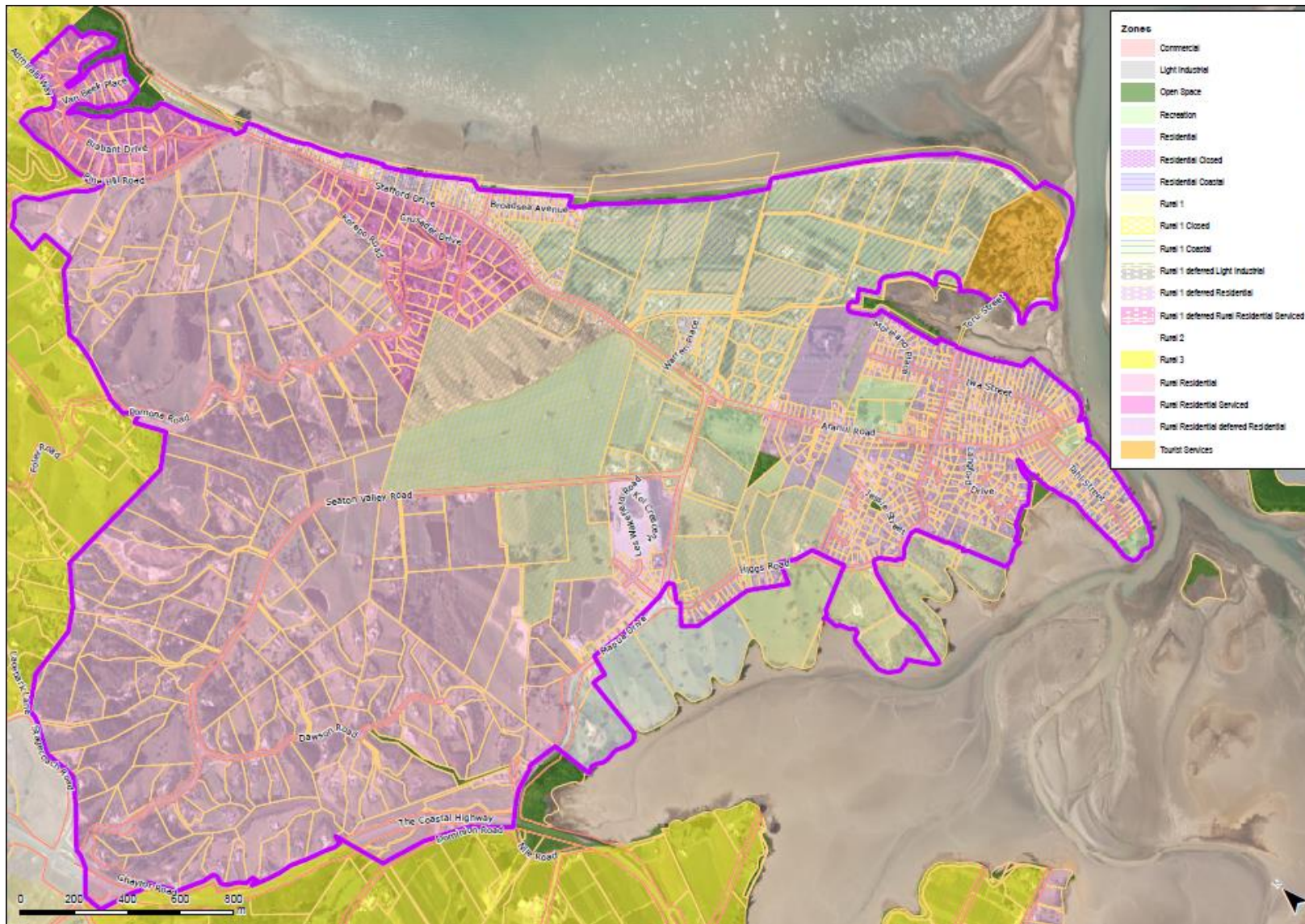
2.2 Environmental opportunities and constraints

Management of the major coastal erosion and inundation risk on the low lying coastal plain from McKee Domain, through Te Mamaku/Ruby Bay to Mapua Channel is a priority. While coastal risk is partly mitigated by a variety of coastal protection structures, both public and private e.g. rock revetments, walls, these will require ongoing maintenance and upgrading if they are to remain effective in the advent of projected sea level rise. This constraint affects the coastal fringe land of Te Mamaku/Ruby Bay and low lying parts of Mapua.

The lower portion of Seaton Valley catchment is vulnerable to flooding in large events. Work on increasing the capacity of Seaton Valley stream in this lower catchment was undertaken in 2015.

Part of the inlet coastline adjoining the south eastern edge of the settlement is protected by a QE 2 National Trust covenant.

2.3 Current zoning (note: the settlement outline in purple is for planning purposes and doesn't indicate the extent of future development)



2.4 Current infrastructure provision

Infrastructure is 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 water, wastewater and stormwater services to the Mapua and Te Mamaku/Ruby Bay settlement area.

Mapua and Te Mamaku/Ruby Bay has a well-connected road network and footpaths in most residential streets. Recently Council invested in improving intersections and adding improved footpath connections.

2.5 Parks, reserves and facilities

The Mapua community is currently serviced by a range of parks, reserves and community facilities. These include pools at Mapua School and the Richmond Aquatic Centre (at a regional level). Meeting rooms are provided at the Mapua Hall and at the Bowling Club. The Moutere Hills Community Centre and Motueka Recreation Centre provide additional facilities for the community.

Indoor sport services will continue to be provided at the Hall (owned by a Trust) and in facilities at the Moutere Hills Community Centre and facilities in Richmond, Saxton Field and Motueka.

Mapua Recreation Reserve provides four tennis courts, two junior and one senior football pitches, cricket nets, a half basketball court, artificial cricket wicket, BMX track, playground, skate park, sea scouts, bowling club, public toilets and a play centre. The community is serviced by the Richmond, Motueka, Flett Road and Gardeners Valley (Trustee) cemeteries.

There are over 6.7 kilometres of walkways within the settlement area and over 6.4 hectares of neighbourhood reserves. There are two playgrounds provided by Council and a playground at Mapua School. The development of Tasman's Great Taste Trail through the settlement is popular and has added to the existing levels of service for cycleways.

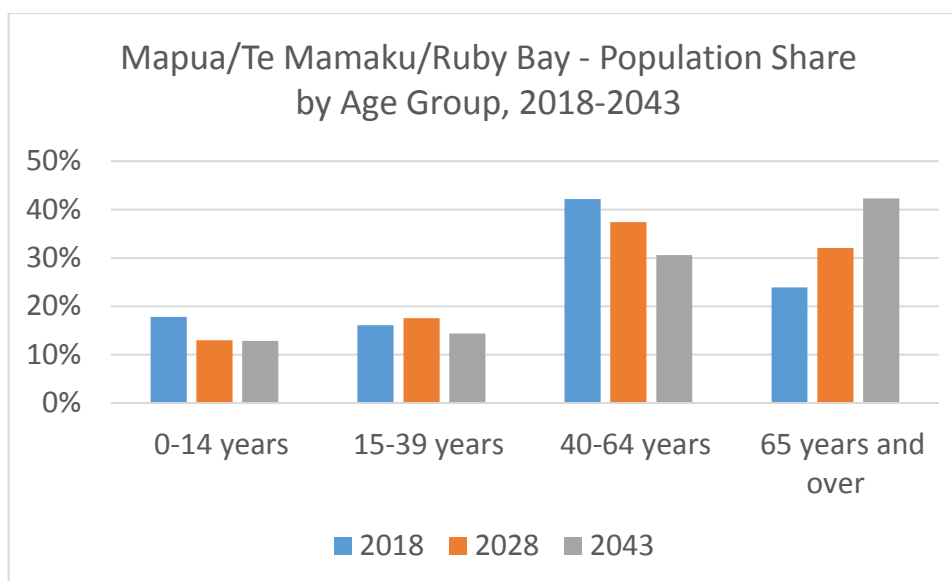
There are eight toilets within existing reserves and there is a toilet provided at Mapua Village Mall.

Many areas have convenient access to the coast which continues to assist in providing for their open space and recreational opportunities.

3.0 Future Demographics³

The population of Mapua and Te Mamaku/Ruby Bay is projected to increase from 2,238 in 2018 to 2,539 in 2028 and then to 2,783 by 2048. The proportion of the population aged 65 years and over is projected to increase from 24% in 2018, to 42% by 2043. The average household size is projected to decrease from 2.3 people per household in 2018 to 2.0 people per household by 2043.

³ 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 Mapua 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.

Council anticipates that the actual supply of residential development will generally exceed that demand. This is based on an assessment of feasible development capacity, consented subdivisions, landowner intentions and feedback from the development community but 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	64	120	241
Number of residential dwellings anticipated	64	153	274
Number of business lots required	6	13	16
Number of business lots anticipated	1	17	16

4.2 Development options

During the period December 2013-June 2016, new lots created by subdivision were mainly located in western Mapua off Mapua Drive, and to a lesser extent in central Mapua. During the same period residential building consents were granted in the same locations as well as in the hills, north-west of central Mapua.

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 latest review of Tasman's growth model recommends the uplifting of some zones currently deferred for development in Mapua in the west, northwest and south west in order to meet residential demand. This uplifting will occur when the infrastructure servicing solution has been or can be resolved.

No new rezoning of land is currently required, although an additional commercial hub at the corner of Seaton Valley Road and Mapua Drive will be investigated.

4.3 Growth-related infrastructure

Council must upgrade the water supply trunk main in order to enable additional connections to the water supply in Mapua and Te Mamaku/Ruby Bay and enable projected growth. This is planned for completion by 2021. In addition to this Council has planned to increase storage capacity at the Pomona Road reservoirs and Stage Coach Road reservoirs to provide for a growing population.

Longer term, water security provided by the Waimea Community Dam is assumed to provide for growth. Without the Dam, supplying water to newly zoned land becomes more difficult and may constrain growth.

The wastewater network between Te Mamaku/Ruby Bay and the Mapua wharf pump station is under capacity during wet weather. Council has planned to install a new pump station in Te Mamaku/Ruby Bay and a rising main back to Mapua wharf to enable growth without increasing the risk of overflows. Once this work is complete, the adjoining pump stations will be upgraded to provide more capacity which will enable growth and improve network resilience.

Generally the stormwater network operates well but there are capacity issues at the bottom end of Seaton Valley stream. Council has already completed the first stages of upgrading the drain, and plans to complete the final stage in 2023/24.

4.4 Parks, reserves and facilities

There are future opportunities for Council to acquire additional land in the mid Seaton Valley area. Council will also continue to acquire esplanade reserves as subdivisions occur adjoining Seaton Valley Stream, Te Mamaku/Ruby Bay and the Waimea Estuary.

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

As well as providing for growth, the water supply trunk main upgrade and new wastewater infrastructure will provide improved levels of service for existing

customers through the provision of a more reliable water supply and reduced risk of wastewater overflows.

The wastewater network experiences odour and overflow issues at pump stations. This affects the service that existing customers experience, as well as limiting new connections. Council has planned to upgrade the pump stations and rising main, starting in 2018 and finishing in 2024.

Council has planned to upgrade Mapua town centre in order to improve access and amenity. Council has also recently released its Mapua Waterfront Area Masterplan (2017). A number of improvements are planned to this area, including Waterfront Park, the Mapua wharf area and Grossi Point. [There is more information about the Masterplan on our website.](#)

Project Description	Project Purpose	Timeframe	Total Cost
Stormwater Projects			
Stafford Drive Stormwater Pipe Extension	The project increases capacity of secondary flow paths and prevents local flooding issues.	2018/19	\$138,000
Seaton Valley Stream Upgrade - Stage 2	The project is essential to satisfy growth demand in the area as well as existing flooding issues	2023/24	\$403,000
Wastewater Projects			
Aranui Road Pump Station Upgrade	Upgrade of pumps in line with population growth, new storage chamber & odour control	2018-20	\$329,300
Higgs Road Pump Station Upgrade	Upgrade of pumps in line with population growth, new storage chamber & odour control	2022-2024	\$217,200
Ruby Bay Pump Station Upgrade and Storage	Upgrade of pumps in line with population growth, new storage chamber & odour control. Odour control is a priority.	2018-2019	\$561,800
New Stafford Dr Pump Station and Rising Main	New Stafford Dr pump station with storage, odour control & new pumps. New rising main from Stafford Dr	2018-2019	\$2,243,800

Project Description	Project Purpose	Timeframe	Total Cost
	to Mapua Wharf pump station.		
Toru Street Pump Station Upgrade and Storage	Upgrade of pumps in line with population growth, new storage chamber and odour control	2022-2024	\$235,200
New Rising Main Across Mapua Channel	New replacement pipe across channel between Rabbit Island & Mapua	2026-2029	\$1,850,400
Aranui-Higgs Rd Pump Station Upgrade and Storage	Upgrade of pumps in line with population growth, new storage chamber and odour control.	2020-2022	\$256,800
Upgrade of Mapua Rise Pump Station & Rising Main	Upgrade in line with development, including increase pumping capacity, additional storage and upgrade of odour control	2021-2023	\$604,800
Higgs 3 Pump Station Decommissioning	Decommission Higgs 3 Wastewater Pump Station once land downhill is developed	2023-2024	\$25,400
Leisure Park Rising Main Replacement	Replace rising main pipe, on more direct alignment through camp	2024-2026	\$392,000
Water Supply Projects			
Mapua Reticulation - Aranui Rd & Stafford Dr Main Replacement	Replace 3.5 km of pipe.	2018-19	\$2,437,800
Mapua Reticulation - Pomona Road Reservoir Upgrade	Increase storage capacity: replace existing wooden reservoir with concrete & upsize to 1500m ³ , partly to meet population growth	2020-2022	\$1,684,100

Project Description	Project Purpose	Timeframe	Total Cost
Mapua Reticulation - Stage Coach Road Reservoir Upgrade	Abandon existing three storage tanks and replace with a 6 x 30m plastic tanks	2021-2023	\$612,600
Mapua Reticulation - Trunk Main Renewal	Replace 850m of pipe and re-line 875m of existing pipe between Rabbit & Best Island. Replace pipe between Rabbit Island & Mapua Wharf (5.3km).	2019-2021	\$3,017,500
Transportation Projects			
Mapua Town Centre	Upgrade of Aranui Road to better provide for a shared environment	2023-2025	\$703,000
Mapua Town Centre - Renewal	Renewal of Aranui Road to better provide for a shared environment	2039-2040	\$200,000

Council has planned several projects over the next ten years to improve the Mariri Resource Recovery Centre, which also serves the Mapua and Te Mamaku/Ruby Bay community. In 2021/22, \$207,963 has been allocated to build a roof over the waste tipping pit, which will reduce litter and dust. In 2023/24, \$707,956 has been allocated to relocate the weighbridge and access to the pit. This will improve access to the site and reduce waiting times. In 2027/28, a further \$212,737 has been allocated to improve the access road, addressing safety issues.

Council has also budgeted \$593,943 over 2018-2028 to provide public recycling around the District, including for Mapua and Te Mamaku/Ruby Bay.

5.2 Parks, reserves and facilities

The significant increase in the average age of residents would indicate emphasis on provision of additional capacity in services appropriate to the recreation and sport needs of older adults.

In 2018, Council will spend \$255,000 on the Shed 5 toilets.

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 project costs use uninflated values.