WORKSHOP MATERIAL

Workshop: Motueka Master Plan and Plan Change 85 - Natural Hazards
Date:18 February 2025

Item	Released Information
1.	Motueka Master Plan 18 Feb workshop
2.	Motueka Master Plan - pre-workshop briefing paper
3.	Natural Hazards - Issue and Options Engagement
4.	26275 TDC Natural Hazards Issues and Options Report Feb25 Proof 2









Motueka Master Plan

18 February 2025

tasman district council | Te Kaunihera o te tai o Aorere

Purpose

To discuss

- Council's appetite for a Motueka Master Plan process
- Scope of the Master Plan
- Next steps

Direction required from councillors

- Seek direction from Council on the above matters
- Agreement to set up the work programme over 2025



What is the problem definition?

- Mouteka is a desirable place to live, work and play

- However, there are a number of interrelated challenges including
  - growth – demand outweighs supply, affordability
  - council infrastructure and asset challenges
  - natural hazards and adapting to climate change effects

- Lack of coordination and integration of existing Council projects

- Other projects and decision making on hold because there is no overall strategic direction for Motueka

The complexity of the problem

- Decisions that are made today will affect both the current and future Motueka community as planning and infrastructure decisions have long lifetimes

- Climate change will exacerbate the frequency and severity of natural hazard events and cause sea-level rise

- Decisions required to address the range of challenges potentially presents
  - a high degree of cumulative risk to people and property
  - significant impacts on current and future residents
  - response options that may involve significant costs to the community and Council

- Some response options are limited due to legislative drivers/national direction

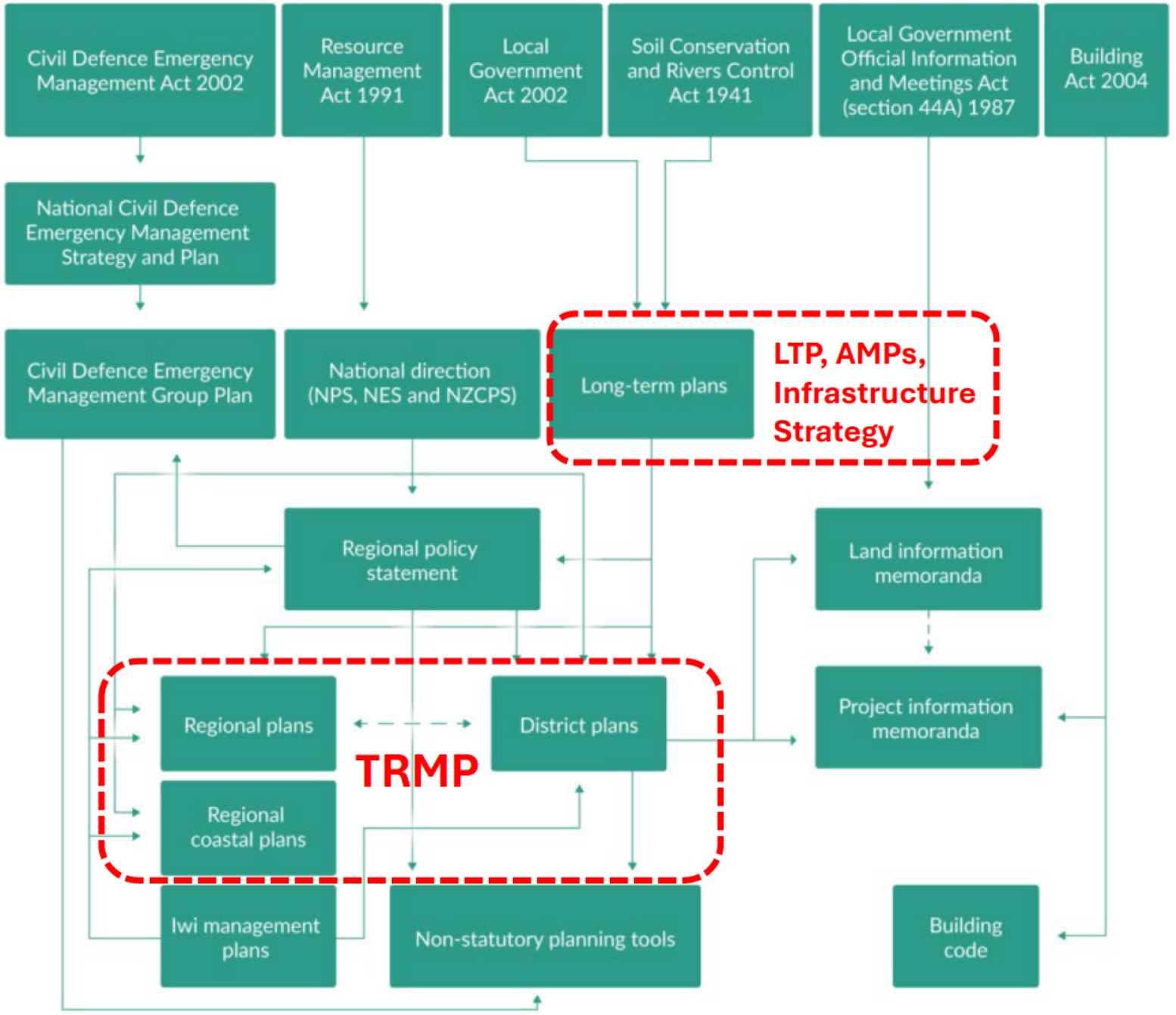
- A diverse community with a range of views

Questions & feedback

1. *Have we identified the problem definition correctly?*

2. *Have we identified the complexity of the problem correctly?*





NPS: National policy statements NES: National environmental standards NZCPS: New Zealand Coastal Policy Statement 2010

Statutory Requirements:

key instruments for growth, infrastructure and natural hazards planning

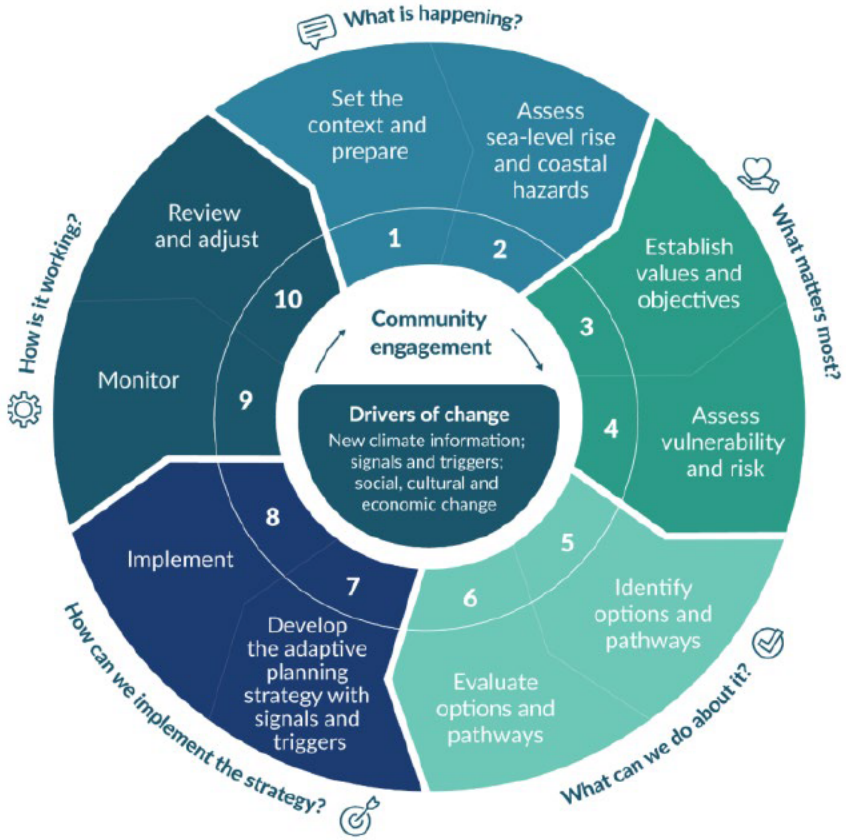
Source: MfE Coastal Hazards and Climate Change Guidance 2024 (pg 15)

Climate Change Adaptation Planning

- Systematic flaws with current legislation to enable adaptation planning

- Climate Change Response Act 2002 s5ZW – Minister or Commission may request councils to provide information on climate change adaptation, including (a) governance arrangements, (b) financial planning, (c) processes to identify, assess, and manage the risks, (d) timeframes

- Many councils are mainstreaming coastal adaptation planning, following 2024 Coastal Hazards and Climate Change Guidance



Government direction: What's being signaled?



- Govt focus on growth and infrastructure while "adapting to the effects of climate change and reducing the risks from natural hazards"
- 2023 North Island severe weather events costly reminders
- Anticipated legislation in 2025:
  - Phase 2 RM reform: national direction including housing, infrastructure, natural hazards
  - Adaptation framework
  - Phase 3 RM reform?
- Staff are keeping a watching brief, work programmes remain flexible

What are the work programme options?

1. Status quo – continue with existing ad hoc work

2. Initiate a Master Plan work programme in 2025 to
   - ✓ holistically address the challenges and opportunities for Motueka
   - ✓ identify what is the 'bigger picture' or 'vision' for Motueka
   - ✓ guide Council and community decision-making and realise opportunities

3. Delay a Master Plan work programme until after 2027 LTP
   - ✓ Same outcomes as Option 2, but starting later

Staff recommendation: Option 2

[see Appendix A for options analysis]

Questions & feedback

1. *What are your views on the options?*

2. *Have we missed any pros, cons, or risks for each option?*

Staff recommend Option 2: Initiate a work programme in 2025

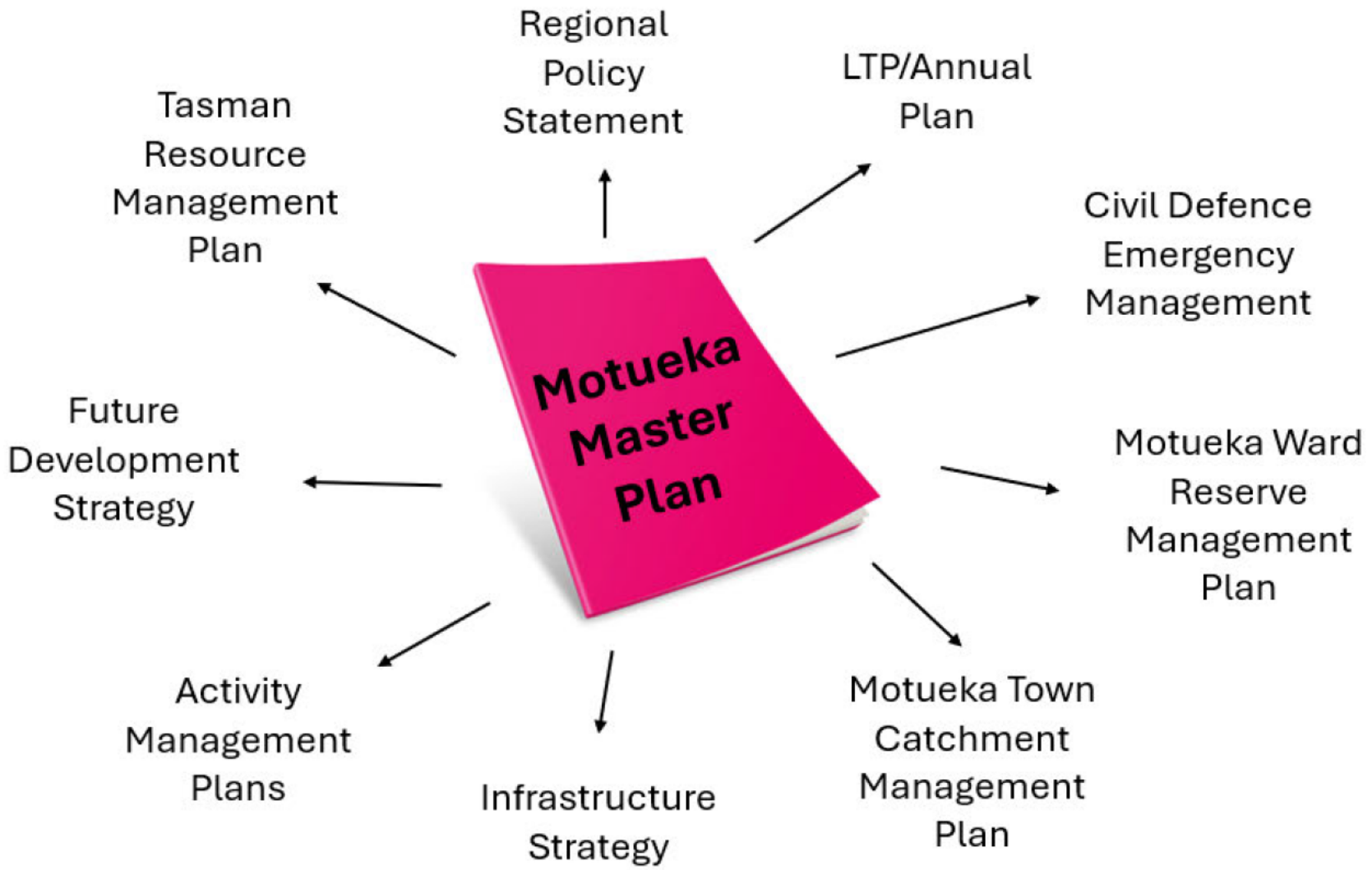
Let's explore what the work programme could look like before we get direction on which option…



Core components of a Master Plan process

- Steps involve:
  1. set up project & background info gathering
  2. develop objectives/principles
  3. identify issues and options
  4. develop a plan and implementation
  5. monitoring and review

- Similar process for climate change adaptation planning
  - ➢ BUT options consider different pathways to respond – ensures decisions and investments aren't locked into something that cannot be changed



Master Plan provides direction

How broad is the work programme scope?

- The interrelated challenges of Motueka can't be separated out.

- To address growth we need to factor in a range of key considerations e.g. infrastructure servicing, natural hazards/climate change, highly productive land, iwi and community views etc.

- At this stage, scope could consider:
  - master plan focus – *what are we focusing on?*
  - master plan timeframe – *how far into the future do we plan for?*
  - extent of master plan – *what extent of area do we include?*
  - community engagement – *what level of community engagement do we want?*

Scope: master plan focus

- *What are we focusing on?*

1. Council core functions
   - ✓ including RM planning and Council owned/managed assets/infrastructure
   - ✓ master plan will support and guide the wider community in their own decision making processes

2. Whole of community response
   - ✓ Focus on the whole community, including Council, ngā iwi and stakeholder aspirations

Staff recommendation: Option 1

[see Appendix B for options analysis]

Scope: master plan timeframe

- *How far into the future do we plan for?*

1. 30 years
   - ✓ same as Māpua Master Plan/NPS Urban Development requirement

2. 100 years+
   - ✓ NZCPS requirements, comprehensive adaptation planning
   - ✓ Longer term alternative locations out of scope, consider through a future FDS process

3. 100 years+ & alternative location
   - ✓ Option 2 but also consider longer term alternative locations

Staff recommendation: Option 2

[see Appendix C for options analysis]

Scope: extent of master plan

- *What area do we include?*

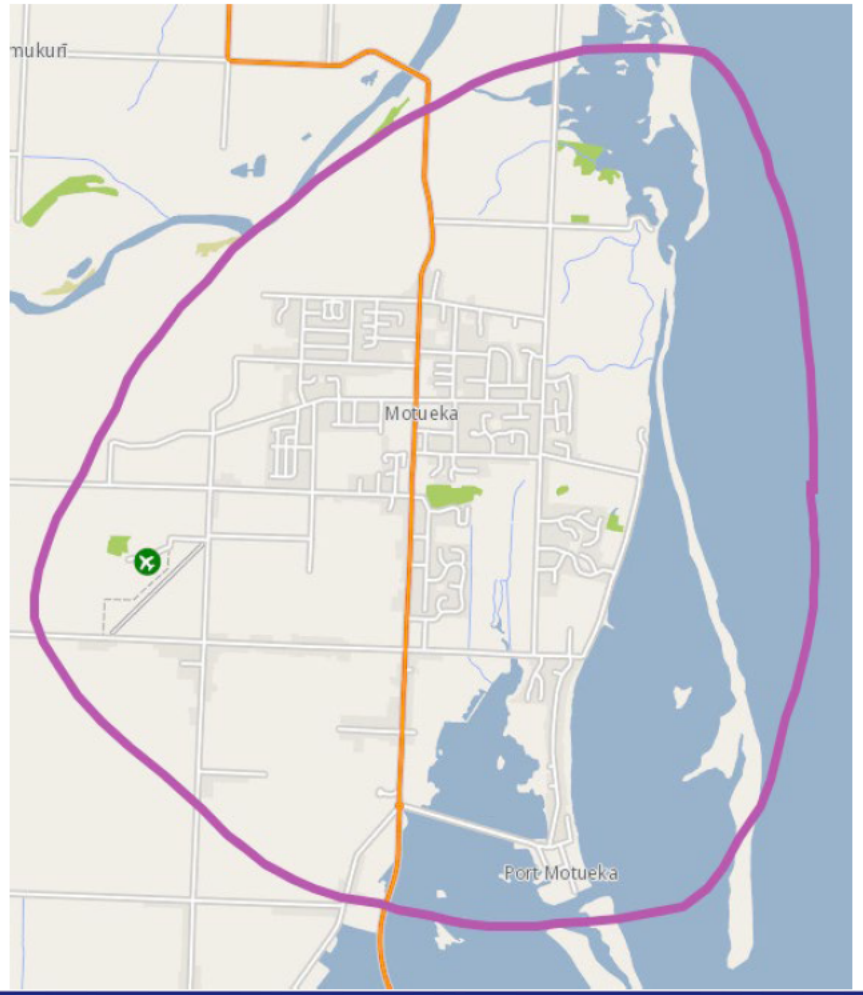
1. Motueka township
2. Motueka township and surrounds (Lower Moutere to Riwaka)
3. Motueka Ward

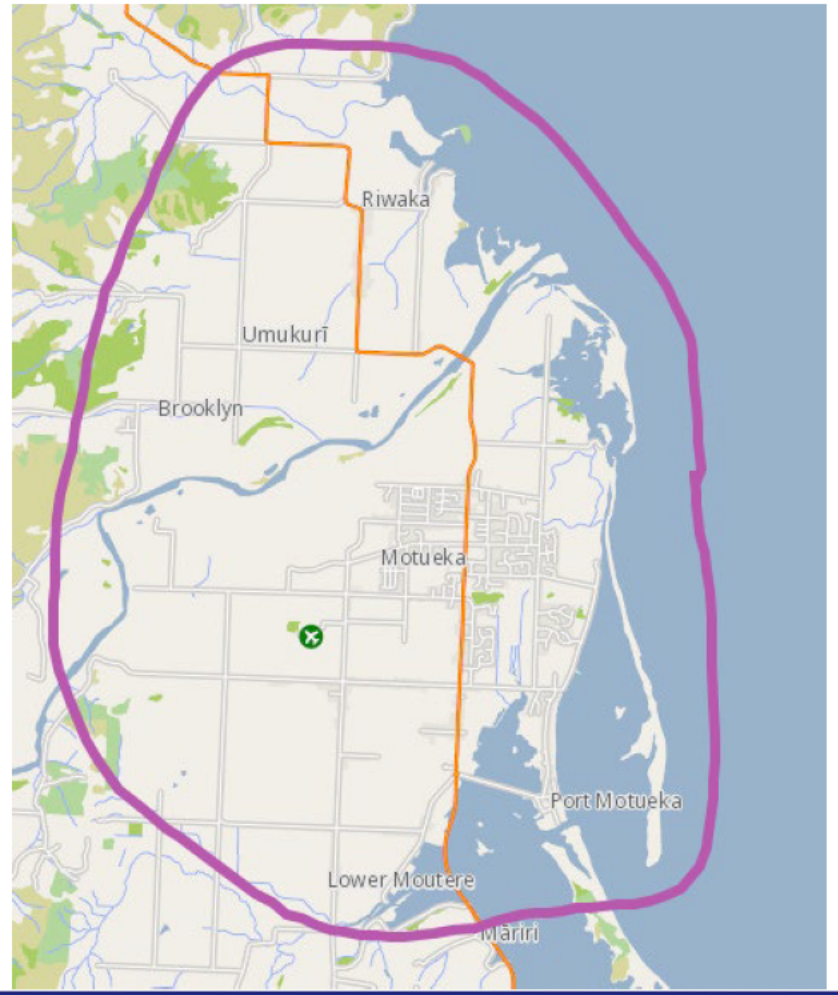
Staff recommendation: Option 2
[see Appendix D for options analysis]

1. Motueka township

2. Motueka & surrounds
(Lower Moutere – Riwaka)
[recommended]

3. Motueka Ward
(Harley Rd to Torrent Bay)







Scope: community engagement

- Master planning requires a ‘community-centred’ process, important to partner early with Te Tauihu ngā iwi
- *What level of community engagement do we want?*

1. Council-led process
   - ✓ engage with the whole community
   - ✓ informal advisory group as a sounding board
2. Community-led process
   - ✓ Community panel – Council supported, provides recommendations to Council
   - ✓ Engage with whole community at key points

Staff recommendation: Option 1 [see Appendix E for options analysis]

Summary of staff recommendations

Direction	Recommended Option
• **Work programme**	Option 2: Initiate a Master Plan work programme in 2025
• **Master plan focus**	Option 1: Council core functions
• **Master plan timeframe**	Option 2: 100 years+ - comprehensive adaptation planning - Longer term alternative locations out of scope, consider through a future FDS process
• **Extent of master plan**	Option 2: Motueka township and surrounds (Lower Moutere to Riwaka)
• **Community engagement**	Option 1: Council-led process, engaging with the whole community

Questions & feedback

1. *Do you agree with the staff recommendations?*

If so, let's explore what the work programme could look like for 2025/26…



Next steps: 2025-2026 work programme

- **2025: Set up work programme**
  - Establish project team
  - Project management and develop work programme
  - Background information gathering (incl. reviewing previous work/community engagements) and gap analysis
  - Early engagement with ngā iwi partners and key stakeholders
  - Watching brief on emerging legislation that will influence work programme/process
  - Regular project reporting to Councillors via S&P Committee, Tasman Update, or workshops
  - Project reporting to Motueka Community Board

- **2026: Formal project initiation**
  - Finalise scope, project objectives, formal governance arrangements etc with Council
  - Public launch of project, including first round of community engagement

Thank You!



Appendices: Options Analysis

Appendix A: Work programme

	1. Status Quo	2. Initiate a work programme 2025 (recommended)	3. Delay work programme (2027 LTP?)
Pro's	• Staff continue with existing ad hoc work • Work undertaken with existing resources (staff time, budgets)	• Provides strategic direction, coordination and integration of existing and new work • Addresses the bigger picture for Motueka, including complexity of challenges • Meets community expectations • Addresses information/knowledge gaps	In time will: • Provide strategic direction, coordination and integration of existing and new work • Address the bigger picture for Motueka, including complexity of challenges • Meet community expectations • Address information/knowledge gaps
Con's	• Overall lack of coordination and integration of existing work • Does not address the bigger picture for Motueka, including complexity of challenges • 'Kicks the can down the road' • Does not meet community expectations • Does not address info/knowledge gaps	• Limited staff capacity for additional work • Work will be complex and challenging • Limited budget if there is a need to commission information/work	• Given current financial situation, likely existing limited budget/staffing issues will remain • Work will be complex and challenging • 'Kicks the can down the road' for a couple of years • Delay in starting may hinder future work programme
Risks	• Ad hoc decision making, may not be meeting our statutory requirements • Legislative reforms likely to place additional requirements on councils • Future liabilities for council?	• Unexpected change in govt direction • Community opposition to process, technical information, and/or master plan	• Unexpected change in govt direction • Community opposition to process, technical information, and/or master plan • Legislative reforms may not eventuate
Risk mitigation	• Staff will endeavour to do their best, but doesn't mitigate the broader issues/risk	• Take time to plan project over 2025, work within existing resources • Work programme remain flexible to respond to govt. direction or kick back from community	• Take time to plan project over 2027, work within resources • Work programme remain flexible to respond to govt. direction or kick back from community

Appendix B: Master plan focus

	1. Council core functions (recommended)	2. Whole of community response
Pro's	• Narrow scope, focus within Council's core remit and control • Master plan outputs can guide and support the wider community in their own decision making processes • Work within limited resourcing (budget, staff availability)	• Broad scope addresses the whole of the community response • A holistic process to address the bigger picture for Motueka, including complexity of challenges and opportunities across the four wellbeings (environmental, social, cultural, economic)
Con's	• Scope would not address some broader issues/interests of the community, e.g. some aspects of social, cultural, economic wellbeings	• Broad scope, focus wider than Council's core remit and control • Work will be extremely complex and challenging • Will require significant resourcing to deliver as Council likely to facilitate process, and will exceed existing resources • Council interests may get lost in wider discussions • Council will still need to consider any outputs from the process
Risks	• Some parts of the community may not agree with focusing on Council core functions only	• Council may commit to a process that could be superseded by change in govt. direction • Focus/scope so complex and involving so many key players and decision making processes that work programme is unachievable • Length of time to undertake work programme, will delay key decisions needing to be made in the short term
Risk mitigation	• Take time to plan project, work within existing resources • Communications plan, positive messaging is important	• Take time to plan project, work within existing resources • Communications plan, positive messaging is important • May not be able to mitigate all risks

Appendix C: Timeframe

	1. 30 years	2. 100 years+ (recommended)	3. 100 years+ & alternative locations
Pro's	• Addresses growth and infrastructure requirements over the short to medium term • Community understanding of short to medium timeframe	• Addresses the bigger picture for Motueka, including complexity of challenges, over the longer term • Consider longer term, intergenerational challenges with climate change through comprehensive adaptation planning • Meets expectations of some parts of the community • Meet statutory requirements, including NZCPS • Realistic work programme to only focus on addressing Motueka challenges & opportunities	• Addresses the bigger picture for Motueka, including complexity of challenges, over the longer term • Consider longer term, intergenerational challenges with climate change through comprehensive adaptation planning • Meets expectations of some parts of the community • Meet statutory requirements, including NZCPS • Consideration of alternative locations for managed retreat (if needed)
Con's	• Does not address the bigger picture for Motueka, including complexity of challenges, over the longer term • Does not consider longer term challenges with climate change • 'Kicks the can down the road'	• Out of scope: consideration of alternative location(s) for managed retreat (if needed) • 100 year+ timeframe too futuristic for some parts of the community	• 100 year+ timeframe too futuristic for some parts of the community • Very complex to discuss alternative locations when we don't understand the strategic direction or 'vision' for Motueka first
Risks	• May not meet our statutory requirements, including NZCPS • Short term decisions may cause problems in the future • Future liabilities for council?	• Unexpected change in govt direction • Community opposition to technical information (particularly climate change), process, etc	• Unexpected change in govt direction • Community opposition to technical information (particularly climate change), process, etc • Addressing Motueka challenges and opportunities AND consider alternative locations likely to be an unrealistic work programme, too much scope and complexity
Risk mitigation	• Provides direction for the next 30 years only, unlikely to be able to mitigate all risks	• Take time to plan project, work within existing resources • Work programme remain flexible to respond to govt. direction or kick back from community • Signal that alternative location(s) a separate piece of work (e.g. future FDS process)	• Take time to plan project, work within resources, communicate to community the complexity and how long work will take • Work programme remain flexible to respond to govt. direction or kick back from community • May not be able to mitigate all risks

Appendix D: Extent of master plan

	1. Motueka township	2. Motueka township and surrounds (recommended)	3. Motueka ward
Pro's	• Addresses challenges and opportunities for Motueka township • Narrow focus of area, an advantage for the limited resources we have	• Addresses challenges and opportunities for Motueka township and surrounding area from Lower Moutere to Riwaka • Holistic and integrated approach, responds to each opportunity and challenge at the right level (e.g. for example flood management for the Lower Motueka River area including Brooklyn & Riwaka, coastal hazard management for coastal communities of Motueka & Riwaka, infrastructure servicing for those in area of benefit (e.g. roading, WWTP). • Signal that other ward communities will undertake master plan/adaptation planning at a later date	• Addresses challenges and opportunities for the Motueka ward from Harley Road to Torrent Bay • Holistic and integrated approach, responds to opportunities and challenges across the entire ward area.
Con's	• Doesn't consider implications for surrounding communities, for example flood management for the Lower Motueka River area including Brooklyn & Riwaka, coastal hazard management for coastal communities of Motueka & Riwaka, infrastructure servicing for those in area of benefit (e.g. roading, WWTP). • May be difficult to manage work programme and keep in scope	• Area is large enough that limited resources will need to be managed carefully and ensure project remains in scope	• Large area to cover, will be difficult to manage work programme with the limited resources we have • Addressing key issues may get lost in the size of the work programme and scope, e.g. if Motueka is the priority, then inclusion of other ward communities will add further complexity • Mārahau and Kaiteriteri are geographically separate communities, with their own opportunities and challenges
Risks	• Will not address the full picture of challenges holistically • Decisions may be too narrow in focus and not include all stakeholders • Future liabilities for council?	• Scope creep	• Addressing the whole Motueka ward is likely to be an unrealistic work programme, too much scope and complexity • Length of time to undertake work programme, will delay key decisions needing to be made in the short term for Motueka
Risk mitigation	• Unlikely to be able to mitigate all risks	• Take time to plan project, work within existing resources	• Take time to plan project, work within resources, communicate to community the complexity and how long work will take • May not be able to mitigate all risks

Appendix E: Level of community engagement

	1. Council-led process (recommended)	2. Community-led process
Pro's	• Council provides opportunities for the whole community to participate and raise general awareness, and targeted engagement with ngā iwi and stakeholders • Council has full control of the process and outputs, and can be flexible to any change in govt. direction • Work programme can be delivered within resourcing limitations	• Community-led process with a community panel 'holding the pen', involving ngā iwi and stakeholders • Opportunities for the whole community to participate and raise general awareness
Con's	• Broader, high level engagement with all of community – may not get representative or detailed feedback	• Will require significant resourcing to deliver, likely to exceed existing resources • Community panel likely to have a non-decision making role, Council will still need to consider any outputs from the community panel process
Risks	• Community may not agree with the Council-led process or outputs	• Panel may not be representative of the whole community • Community or Council may not agree with the community panel outputs • Council may commit to a process that could be superseded by change in govt. direction • Length of time to undertake work programme, will delay key decisions needing to be made in the short term
Risk mitigation	• Take time to plan project, work within existing resources • Communications plan, positive messaging is important	• Take time to plan project, work within existing resources • Communications plan, positive messaging is important • May not be able to mitigate all risks

Motueka Master Plan: Pre-workshop briefing paper

The purpose of this paper is to provide Elected Members with a summary of background information on Motueka that provides context for the 18 February 2025 council workshop discussions on the Motueka Master Plan. The paper sets out the following topics:

1. Background: context, physical environment, population trends, ngā iwi, housing, economy and infrastructure
2. Examples of current Council projects
3. Need for Council coordination

1. BACKGROUND

- **Context**

Motueka is a desirable place to live, work and play. It is the district's second largest town, with approximately 8,300 residents calling Motueka township home (as at June 2024). Motueka's high sunshine hours makes the area an attractive place to live, draws in tourists over the summer months, and supports an abundance of orchard and horticultural businesses. The town is a service centre as well as being a gateway for tourism activities in the wider area.

Motueka is a vibrant place with opportunities, however it also faces a range of inter-related and complex challenges. These include growth pressures, infrastructure services, and natural hazards/climate change (see Appendix A). There is a fundamental need to identify what is the 'bigger picture' or 'vision' for Motueka over the long term (100 years +) to guide Council and community decision-making and realise opportunities.

Existing Motueka projects are in response to pressing issues and/or because of leveraging central government funding. However, there is an ad hoc element to it in the absence of an overall strategic direction or vision. There are also other projects or decision making that is on hold because there is a current lack of overall direction for Motueka (for example, review of existing TRMP planning zones and growth-related infrastructure, and/or invest in adaptation mitigation measures such as increased stopbanks, coastal protection, etc).

Decisions that are made today will affect both the current and future Motueka community because many land-use planning, asset and infrastructure decisions have long lifetimes e.g.:

- Houses: not less than 50 years, but more likely 75–80 years
- Infrastructure pipes: 80 years (average)
- Road infrastructure
  - Roads: 50 years (average)
  - Bridges: 100 years (average)
  - Road corridor: permanent
- Subdivision: permanent

Additionally, we know that climate change will exacerbate the frequency and severity of natural hazards and cause sea levels to rise – which is significant for low-lying Motueka. To date, the options and costs involved to provide for growth, mitigate natural hazard risks and respond to climate change have been worked through as part of individual projects. However, we need to take a strategic overview and better understand Motueka's future housing needs, natural hazard and climate change profile and work with our community on response options.

The following information provides the context to inform the 18 February workshop discussions to frame and take forward this important piece of work.

- **Physical environment**

Motueka is located in a very low-lying area, on the flood plain of the Motueka River, adjacent to the coast, and over an unconfined aquifer. Given the dynamic nature of environmental processes and natural hazards, the area is at potentially serious risk (both in isolation and combination) from:

- coastal inundation (including from the effects of coastal storms and sea-level rise),
- river flooding (stop-bank failure or large-scale events),
- rainfall (stormwater) events,
- ground water impacts, and
- drinking water contamination (as a large number of households rely on private bores for drinking water).

Climate change, including sea-level rise, is expected to also increase the exposure of the district's coastal land to inundation events, and the potential frequency and magnitude of stormwater flooding.

Sea-level rise

Since 2004, relative sea level rise at the region's three tides gauges at Port Nelson, Little Kaiteriteri and Tarakohe was 0.14 - 0.15m (NIWA 2023). Council's sea-level rise mapping (publicly release in 2019) indicates that most of Motueka east side of High Street will be affected by rising sea levels. This will include the effects of higher tides caused by storms. Based on current information for Motueka we may expect sea level rise of 0.65m by 2060, 1.42m by 2100, and 2.6m by 2150 (based on SSP5 8.5 H+ climate change scenario, including vertical land movement) (see Appendix B for 2m sea level rise mapping). Long term adaptation planning, to respond to rising sea levels and natural hazards, presents complexities and uncertainties and will be controversial with some community members, but it is imperative that this work is undertaken as a priority.

Flooding

Motueka township is at risk from flooding from both stormwater and river flows. Recent stormwater modelling shows that large parts of Motueka are at risk of significant stormwater flooding and that the discharge of stormwater in the future will be further compromised by rising sea levels. The Motueka Catchment Management Plan, adopted by Council in 2022, assessed a range of options to mitigate stormwater flooding risks in the township; some minor works have been carried out (i.e., sump upgrades, overland flow path work) but more significant works will require budget that is scheduled for the later years of the current LTP.

In recent years Council has been undertaking a Lower Motueka River stopbank refurbishment programme to restore the existing design standard of containing a 2% AEP flow (50 year event) to reduce the risk of stopbank failure and subsequent flooding from river flows (see Appendix B for flood mapping). However, this current design standard is unlikely to provide protection in large-scale flood events, which presents a serious flood risk to large areas of Motueka as well as Brooklyn and Riwaka. Consequently, to meet the caselaw/best practice of using a 1% AEP design standard, any subdivision or building consent application on a site located within the extent of the modelled inundation hazard (as a result of a stopbank breach), must consider additional mitigation such as on-site options.

The 2023 North Island severe weather events has highlighted the significant costs to communities (loss of life, socio-economic, and environmental) from living on flood plains, and the limited efficacy of stopbanks to provide "protection" in large-scale flood events. Since then, there has been significant national interest in the importance of land use planning in natural hazard risk reduction,

and ensuring new development is natural hazard and climate-resilient regardless of existing flood protection structures – which is all of relevance to Motueka.

Geological Natural Hazards

Like many other areas in Tasman, Motueka and surrounds is vulnerable to geological natural hazards.

There are no active earthquake faults directly affecting Motueka, however there are several upper South Island faults, including the Alpine Fault, that can result in ground shaking. While we cannot predict earthquakes, scientific research indicates there is a 75% probability of an Alpine Fault earthquake occurring in the next 50 years (AF8 Programme). Depending on where the epicentre of such an earthquake is, Motueka (like the rest of the South Island and beyond) would be affected by ground shaking and associated effects (landslides, ground deformation, liquefaction etc.). Regional scale liquefaction mapping for Tasman classifies areas of Motueka and surrounds as 'liquefaction damage is possible' following a significant earthquake. Coastal and estuary margins with high groundwater levels will be more vulnerable to liquefaction than gravelly soils with deeper groundwater.

The hills to the west and north of Motueka are underlain by Separation Point granite geology. These granites are typically deeply weathered at the surface and are particularly susceptible to severe erosion and slope failures during heavy rainfall.

Productive land

Motueka and the wider area is classified as highly productive land (HPL), with orchards and (more recently) hops replacing tobacco crops in the 1980-90s. National direction and a clear message from our communities to protect HPL means there are significant limitations on where or how Motueka may expand.

- **Population Trends**

As at 30 June 2024, Motueka township's population was 8,300. The population has increased 10% since 2014, however, there has been no growth since 2020. Fifteen percent of the population are aged under 15 years, and the three other broad age groups (15-39, 40-64, 65+) each contribute about 28% of the total population. Compared with 2014, there has been a decline in the number of children and little change in the number of 40-64 year olds. While both the 15-39 and 65+ age groups have increased over the last decade, only the 65+ age group has increased since 2020.

Population projections were commissioned to inform the LTP 2024-2034 and Council has assumed a medium growth scenario. The projections were based on long term demographic trends for fertility rates and life expectancy (births and deaths) and observed migration trends between 2001 and 2018 Census years. If these demographic trends continue and if there were no constraints on housing supply, Motueka's population could potentially increase from 8,200 in 2018, to 9,700 by 2028, and to almost 11,700 by 2053 (under the medium scenario). Based on population and household size projections, Motueka is projected to need 1,730 new dwellings between 2024 and 2054.

Motueka is the most ethnically diverse town in Tasman, with 16% of residents identifying as Māori, 6% as Pacific Peoples, and 6% as Asian. This compares with 10%, 3%, and 4% respectively for the total Tasman population.

Motueka also faces seasonal population challenges with high visitor numbers during the summer months, placing pressure on infrastructure, transport and accommodation. This demand is not matched during quieter months and creates additional costs and resourcing.

- **Ngā iwi**

The wider Motueka area, including the waterways and coastal environment, holds significant cultural, spiritual, historical and traditional values and associations for Te Tauihu iwi. Council has legal obligations to 9 iwi through the Treaty Settlement process, including Statutory Acknowledgments and Cultural Overlays, the Motueka area has many of these sites of significance to iwi.

Today, Te Āwhina Marae is located on Pā Street, Motueka, and is one of only two marae in the Tasman District. Ngāti Rārua and Te Ātiawa have mana whenua connections to the marae. Te Āwhina is a community connector and council was a major supporter of the development of their Papakāinga. Te Āwhina Marae is located on Wakatū Inc. land.

Two hapū organisations have significant land holdings in the Motueka area, being Wakatū Inc. which is made up of descendants of the original owners of the Nelson Tenths lands (some of which are in Motueka); and Whakarewa which is made up of the original land owners of lands lost through confiscation and alienation, all of their lands are in Motueka. Both of these organisations sit outside of the Treaty Settlements, although their membership is made up of the same iwi members (see diagram in Appendix 3).

- **Housing**

As at 30 June 2024, Motueka township had an estimated 3,600 dwellings.

Due to the large number of constraints that Motueka faces for growth – including low-lying land, natural hazards, highly productive land, land being held under leasehold for the medium term and costly infrastructure – Council has been unable to provide enough zoned serviced land to meet demand in Motueka for many years.

Housing Supply and Demand

Motueka's development capacity (assessed as part of the LTP process) estimates that 1,230 new dwellings will be built in Motueka between 2024 to 2054, resulting in an undersupply of housing when compared with the projected demand (1,730 dwellings) – due to the noted constraints above. Based on the projected number of new dwellings, the Council has estimated Motueka's population is likely to reach 10,300 by 2054.

Building Consents

Between July 2016 and June 2020, Motueka had an average of 43 new dwellings consented a year. Between July 2020 and June 2024, the annual average has dropped to 20 new dwellings a year. In the year ending June 2024, only five new dwellings were consented in Motueka. Similarly, the amount of new retail, commercial and industrial building space has declined in recent years, falling from an annual average of 5,378m^2 between 2016 and 2020, to 2,025m^2 since 2020.

Housing preferences and affordability

Affordability is an issue for the whole of Tasman but is worse in Motueka (and Golden Bay) due to relatively lower incomes. Kāinga Ora owns approximately 180 homes in Tasman, most of these are in Motueka.

In 2021 TDC and NCC commissioned a housing preferences survey, to understand the community's preferred dwelling type (income constrained) within urban areas. For Tasman, the largest mismatch was in Motueka where 26% of the 300 Tasman urban respondents would prefer to live if they could afford to, but given income constraints this drops to 11%. Respondents traded off location for price, choosing cheaper more rural parts of the region. In terms of renters, the survey showed that location

is the most important feature before house type, dwelling features and dwelling value. This underlines the importance of providing housing in the right location to meet demand.

More recently, a 2023 Salvation Army 'State of our Communities' survey reiterated that Motueka's key challenge is housing affordability.

The greatest concentration of Māori residents in Tasman is in Motueka, where 16% of the population identify as Māori (compared with 10% for the rest of Tasman). According to Census 2018 data, Māori are slightly more likely to live in smaller homes in Tasman than the general population, but this may be due to affordability constraints. It is therefore important for Motueka to have housing options that meet the needs of Māori residents.

Housing for seasonal workers

In some Tasman towns including Motueka, growers face seasonal accommodation challenges with a lack of motor camps and motels, forcing some local businesses to buy holiday parks for worker accommodation. Since 2019, one holiday park, two motels and two backpackers in Motueka have been purchased for worker accommodation. In addition, a number of dwellings in Motueka have been purchased for seasonal worker accommodation. This shows the pressures seasonal workers' accommodation is placing on tourist facilities as well as rental stock.

- **Economy**

Motueka is the district's second largest town and provides employment opportunities, goods and services to meet local needs, as well as being a service centre to a much wider area. Key industries in Motueka township include manufacturing, professional/scientific/technical services, and retail trade.

Motueka and surrounds contributes to Te Tauihu's national reputation as a significant seafood/fishing and horticulture area, including Talleys (Port Motueka) and a range of horticultural/orchard businesses. Some of the industries with the highest exports for Tasman District in 2023 included horticulture and fruit growing ($521.1m – first place) and seafood processing ($140.8m – third place) – with businesses in the Motueka Ward providing a key contribution to these industries (Infometrics 2023 Regional Economic Profile: Tasman District, unpublished report). There is also a strong local relationship between horticulture and science industries with Plant and Food Research located in Brooklyn.

Motueka is a visitor destination with high visitor numbers during summer months, as well as providing a gateway for tourism activities in the wider area.

The attractive lifestyle nature of the Tasman region, including Motueka, provides for remote working opportunities for skilled professionals.

GDP in Motueka township measured $565.5m in the year to March 2024, up 1.4% from a year earlier. Growth was the same as in New Zealand (1.4%). Economic growth in Motueka averaged 3.8% pa over the 10 years to 2024 compared with an average of 3.0% pa in New Zealand (Infometrics 2024 Regional Economic Profile: Motueka, unpublished report).

Business

In 2020, TDC undertook a survey of Tasman businesses and 195 responded. Some companies in Motueka indicated that they need more space (buildings), varying between 500 sq m to over 5,000sq m. Three companies in Motueka required more land between 0.5-1ha. and another company needed between 1-2ha. The responses indicated that existing zoned serviced land in Motueka is insufficient for light industrial uses.

Audits of Motueka's town centre have been carried out in 2020 and 2024. Its linear shopping frontage has lengthened considerably since 1991, covering a much greater distance. Motueka includes a number of independent retailers which adds to the uniqueness and vibrancy of the centre. Its anchor stores include The Warehouse, New World, Countdown and Mitre 10. The town centre is also well provided for in the leisure sector and has a high number of restaurants, cafes and takeaways, as well as two cinemas, although only a small number of pubs. Motueka contains a relatively high proportion of residential uses within its commercial and central business zones, at 28% of all units (compared with Richmond's 8%). There are also greater proportions of residential uses in upper floors of shops than in Richmond. The vacancy rate has remained low in Motueka town centre at 2.9% between 2020 and 2024.

- **Infrastructure**

There are existing and longer-term infrastructure servicing issues for Motueka and neighbouring serviced communities.

Motueka has the largest urban population in New Zealand without reticulated water. Many households rely on private bores and drinking water contamination is a serious risk (due to the shallow unconfined groundwater aquifer).

The current location of the Motueka wastewater treatment plant is no longer appropriate for the following reasons: the site is vulnerable to flooding risks associated with the Motueka River, climate change and sea level rise, and is in an area with sensitive cultural/Te Ao Māori values. Alongside these issues the current WWTP has capacity issues. A project is underway to have a new wastewater solution in place before resource Consent expiry in 2035. The future wastewater treatment solution, discharge and new location will need to carefully consider effects both on the environment and Motueka's drinking water supply.

On-going issues around the state highway (summertime congestion, Motueka River bridge), development of the Motueka Port area, and operation of the Motueka aerodrome also continue to need attention.

2. EXAMPLES OF COUNCIL PROJECTS

- **Environmental Policy**

The 2022 Future Development Strategy (FDS) identifies greenfield and brownfield intensification sites within and adjoining the town (all west of High Street), as well as a large rural residential area west of the town in College St. Additionally, the FDS signals a larger area than what is currently zoned for papakāinga at Te Āwhina Marae (where 20 papakāinga homes have recently been built). Work is now underway to implement the FDS through Plan Changes 80 and 81 which proposes to zone some of these sites. Plan Change 81 also proposes a few sites in Motueka for papakāinga which were not identified in the FDS as they have been proposed more recently by ngā iwi.

Other plan changes will address district-wide priority topics of landscapes (PC 82), the coastal environment (PC83), freshwater (PC84) and natural hazards (PC85) and may have varying implications for Motueka. A Port Motueka Development Plan is also currently being developed to provide a high-level planning framework that sets out intended uses of areas of Port Motueka for the short to medium term, and in turn will inform a future TRMP plan change and influence wider Council decision making.

- **Infrastructure Planning & Community Infrastructure**

A number of infrastructure projects have been completed in recent years or are currently underway to address existing challenges or provide for improved community services (flood protection, stormwater management, inflow and infiltration investigations in the wastewater network, improved cycle network, Motueka bus service, land purchase for swimming pool) and longer-term issues (relocation of the wastewater plant, growth-related infrastructure provisions).

- **Environmental Science**

Council surveyed 180 private bores/wells in Motueka in 2019, identifying that a significant number were insecure and at risk from contamination from stormwater and land use activities. Staff continue to provide education and advice on this matter; in addition to undertaking broader state of the environment monitoring in the area.

Central government funding has enabled staff to undertake a project to assess the feasibility of nature-based solutions for flood mitigation and integrated iwi engagement for the Motueka catchment. Delivery of the technical feasibility study for nature-based solutions is expected this year, with the integrated iwi engagement running until June 2027.

3. COUNCIL COORDINATION NEEDED: Motueka's long term vision

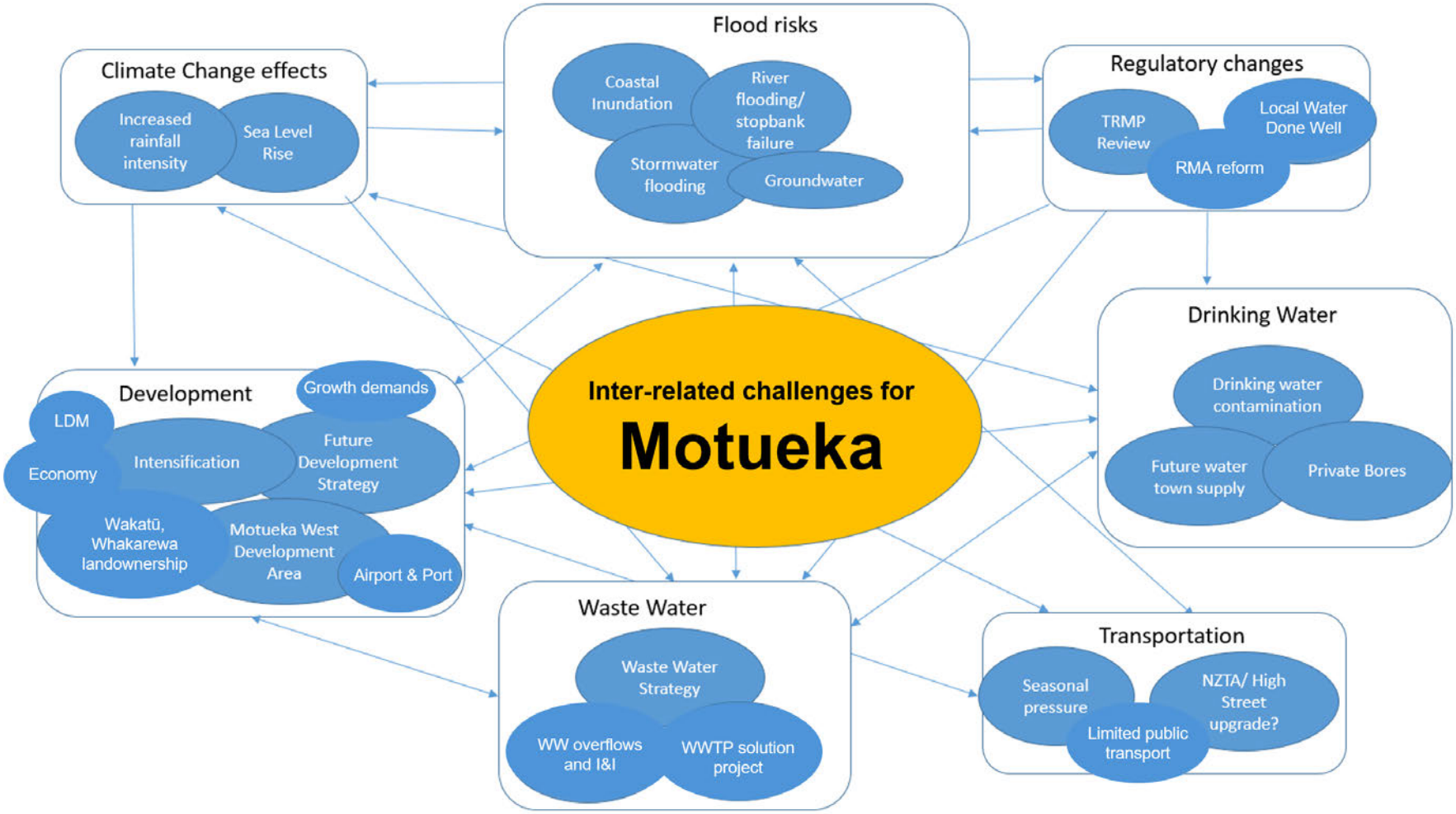
Given the range of inter-related challenges Motueka faces, there is a fundamental need to identify what is the 'bigger picture' or 'vision' for Motueka over the long term (100 years +) to guide Council and community decision-making and realise opportunities.

Staff are mindful that the decisions required to address the full range of challenges for Motueka and surrounds, potentially presents:

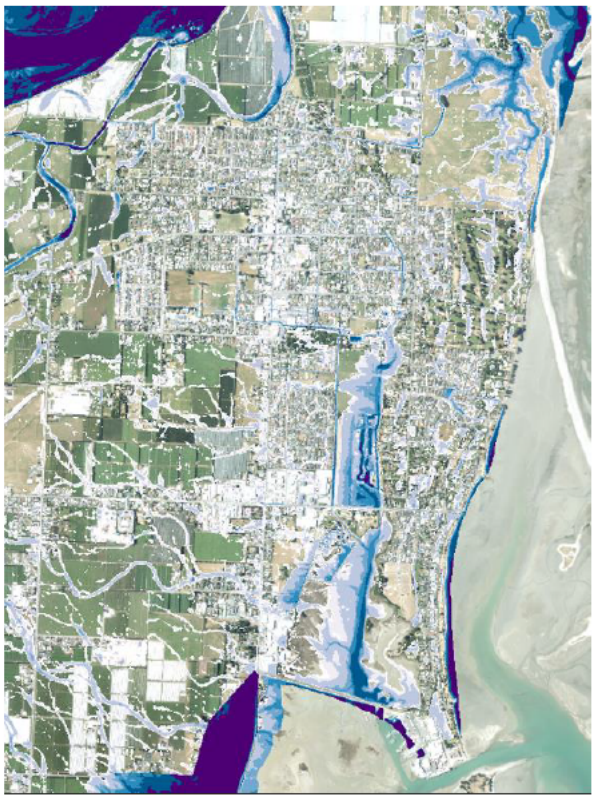
1. a high degree of cumulative risk to people and property
2. significant impacts on current and future residents
3. response options that may involve significant costs for the community and Council (either capital or operational costs; or future costs because of poor decision making or unintended consequences).

Staff recommend that a strategic work programme is initiated that holistically addresses the challenges and opportunities for Motueka over the long term. This requires programme management, coordination and dedicated resourcing to ensure that the challenges and opportunities are fully understood, options integrated effectively, and matters are sensitively worked through with ngā iwi and the community. There will be short-, medium- and longer-term issues and opportunities that will need to be addressed. This can be achieved through a 'Motueka Master Plan' process to create a framework that would guide council decision making into the future, incorporating natural hazard and climate change adaptation planning. Understanding the vision and strategic direction for Motueka would enable staff to raise the profile of Motueka through Council's strategic documents such as the resource management plan, long term plan, infrastructure strategy and activity management plans.

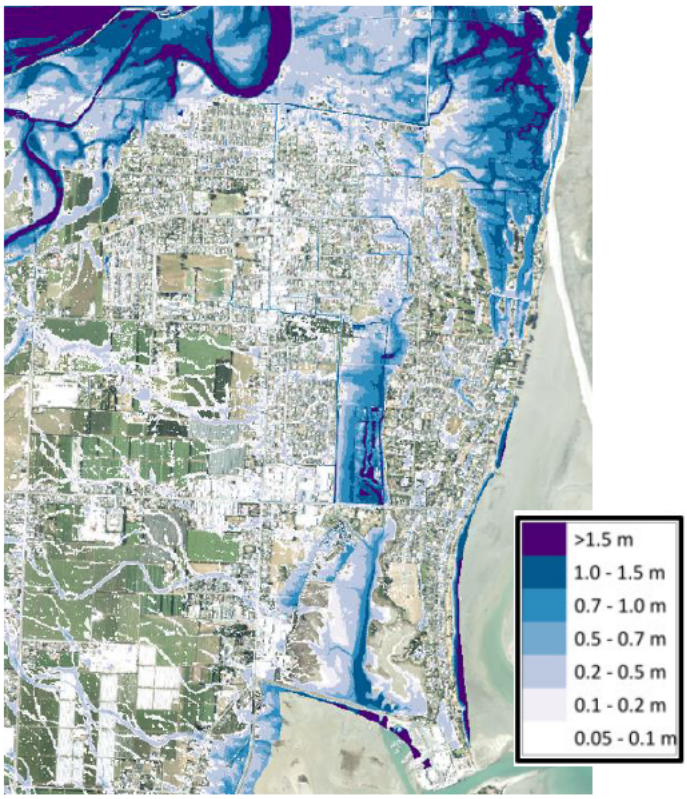
Appendix A: Motueka Challenges



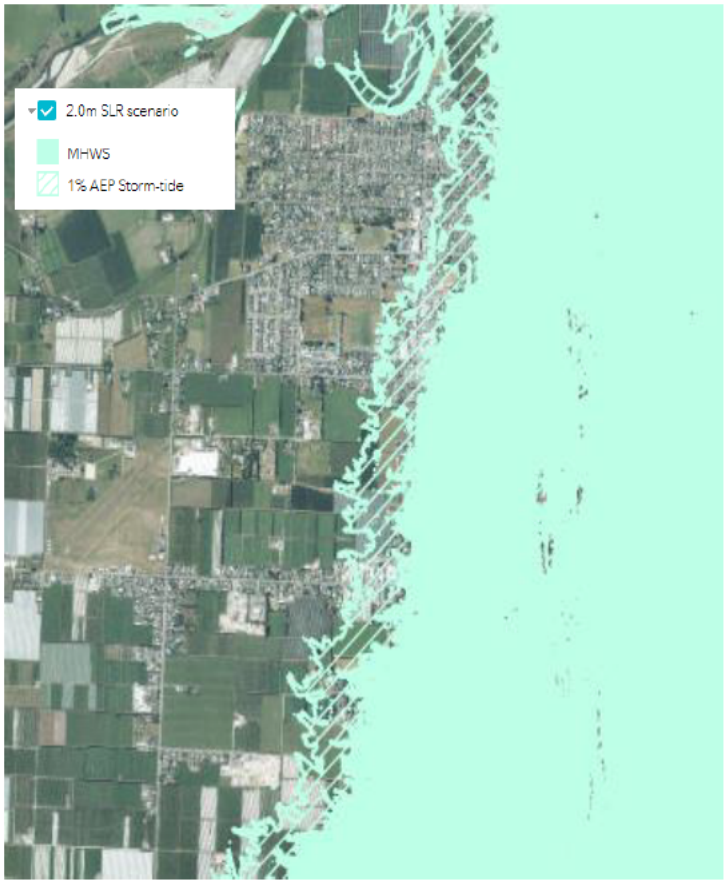
Appendix B: Motueka Inundation Modelling



Flooding: 1% AEP present day
(no stopbank breaches)

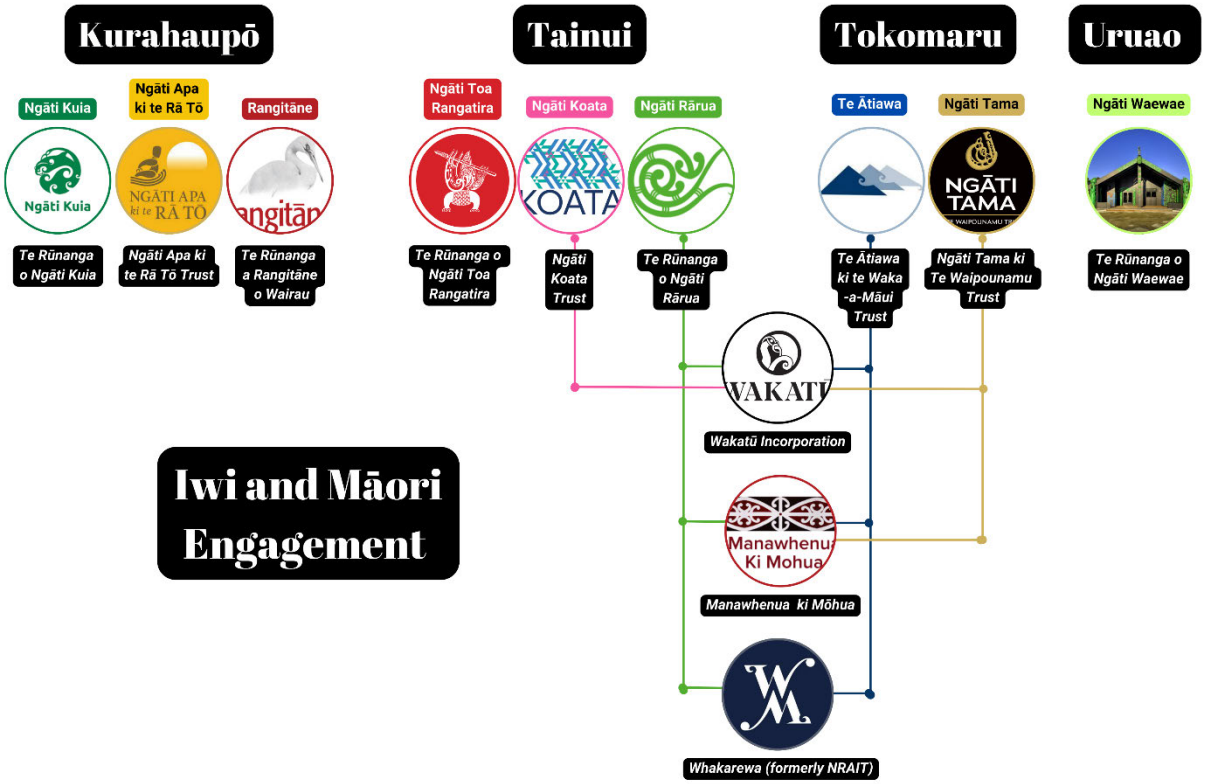


Flooding: 1% AEP present day
(stopbank breaches)



Coastal Flooding: 2m sea level rise + 1%
AEP coastal storm tide

Appendix C: Ngā Iwi Relationships





PC85 Natural Hazards Issues and Options Engagement

18 February 2025

Thriving and resilient Tasman communities

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Purpose

- Outline the proposed engagement package for PC85 Natural Hazards – Issues and Options
- Update on the slope instability susceptibility mapping

Direction required from councillors

- Feedback on the Issues and Options report and engagement package
- Feedback on the proposed community engagement

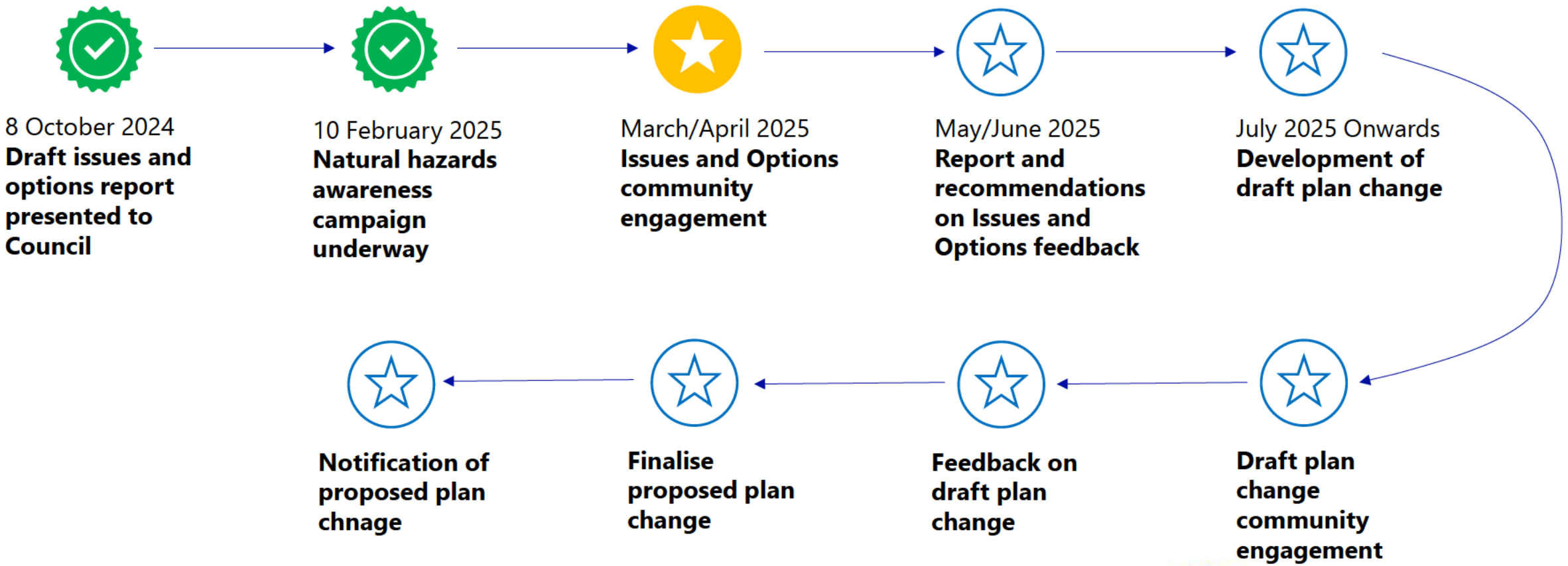
Overview of workshop

I. Recap and project update – Natural Hazards Plan Change
II. Engagement material and engagement plan
III. Next steps – for the Natural Hazards Plan Change
IV. Update on Slope Instability Susceptibility mapping

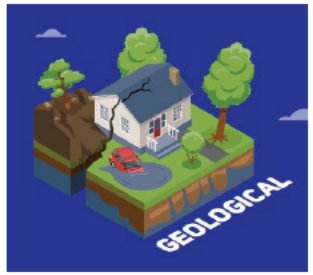
Purpose of PC85 Natural Hazards

- Provide for resilient future development
- Avoid putting more people and new development in harm's way
- Incorporate new technical information
- Address known TRMP issues and inefficiencies
- Give full effect to NZCPS and other national direction
- Community expectations

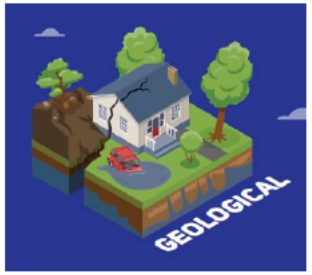
Project timeframes update



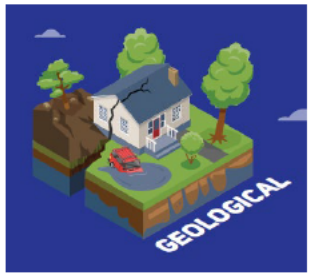
Scope of PC85 Natural Hazards



Liquefaction



Earthquake fault rupture



Slope instability and debris run out



Coastal flooding and erosion



Flooding (river and overland flow paths)



Wildfire

Out of scope:

- Tsunami (education/advice)
- Wind (Building Act/Code)
- Drought (Land and Freshwater PC)



Engagement material

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Purpose of Issues and Options engagement

Have we identified the right issues for each hazard?

Have we got the correct outcome for each hazard?

At a high level, what is the preferred way to manage the effects of the hazard through the TRMP? e.g. overlays, policies, rules

Engagement materials

I&O engagement document

TDC website and Webmap

Shape Tasman

At the workshop

Written feedback to Paula Hammond by 24 February 2025



Questions and feedback on the engagement document

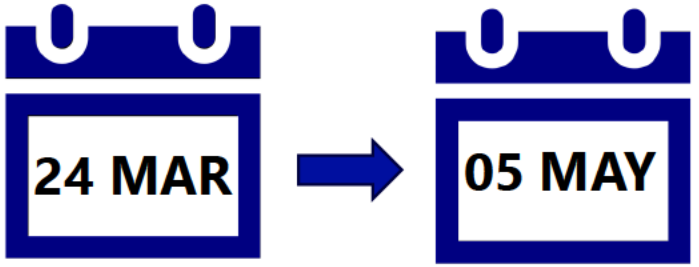


Engagement plan

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Community Engagement



- To run in conjunction with Plan Change 81 – Urban Growth

Drop-in sessions across the district
- Brightwater/Wakefield - 07 April
- Richmond - 08 April
- Māpua and Motueka - 09 April
- St Arnaud and Murchison - 14 April
- Takaka/Golden Bay - 16 April

Engagement documents/booklets available from
- Shape Tasman
- Hard copies at services centres and libraries

Community can provide feedback via:
- Shape Tasman
- Email
- Posting a hard copy

Webinars

Newsline

Podcasts

Social media

Questions, feedback, and how do Councillors want to be involved in the community engagement?





Next steps

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Next steps – after the engagement

- Report and recommendations on feedback ~May/June 2025
- Workshop(s) with Council to get direction for plan change drafting considering community feedback
- Begin development of Natural Hazards Plan Change
- Changes to TRMP provisions
- Changes to the RPS hazard provisions
- Further workshops with Council on draft plan change prior to release

S48(1)(d) - that the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the local authority to deliberate in private on its decision or recommendation in any proceedings

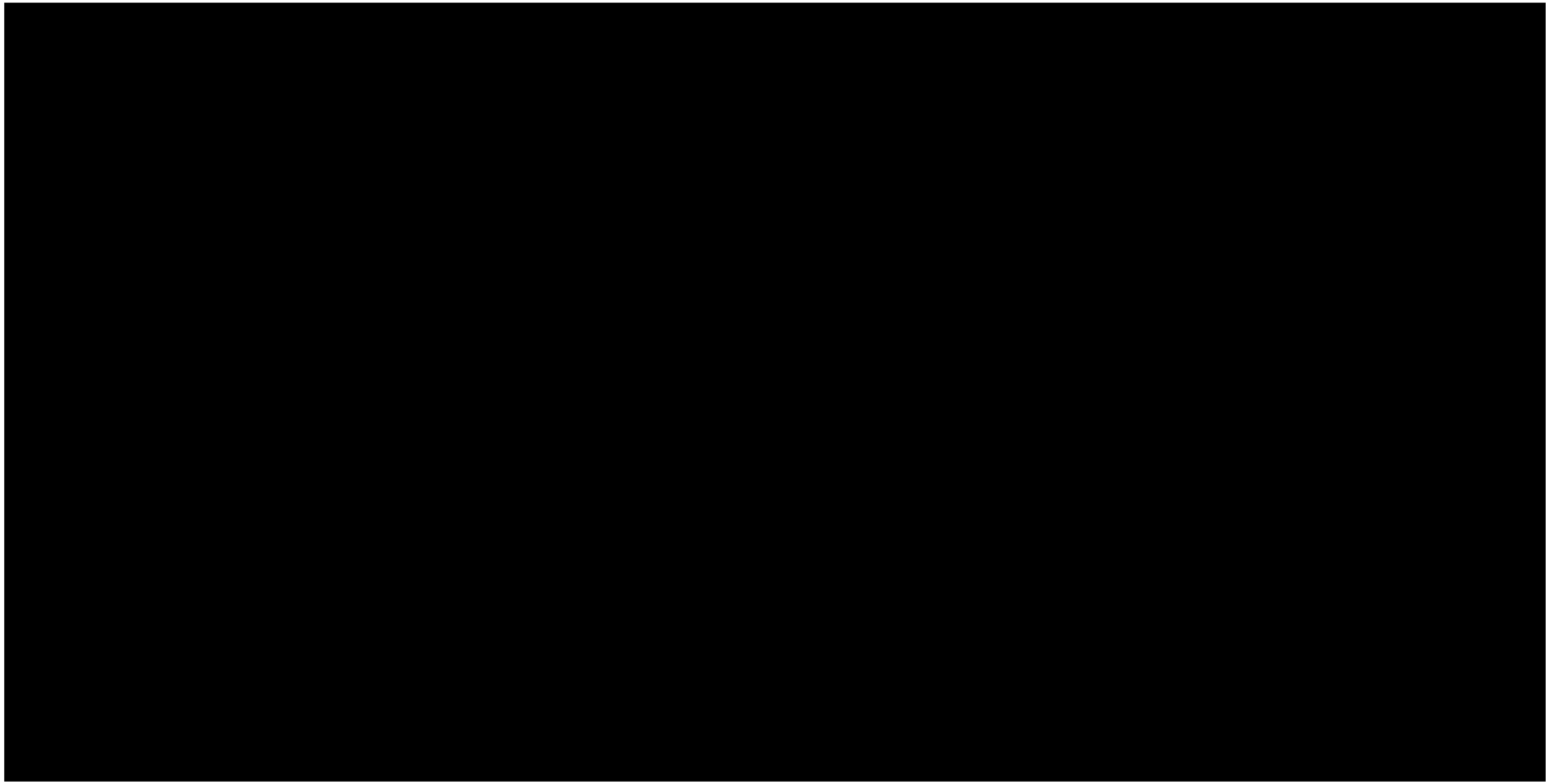


Thriving and resilient Tasman communities

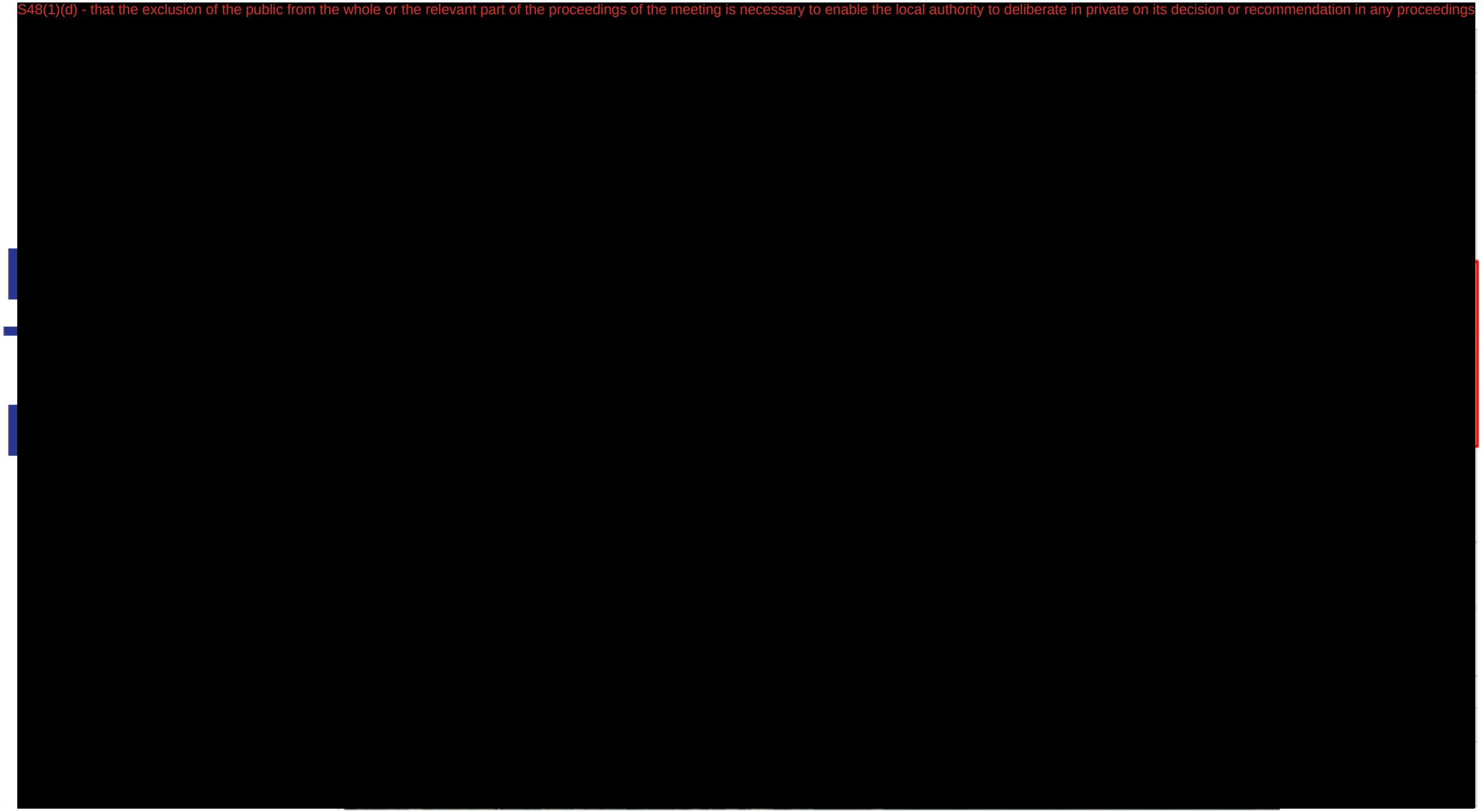
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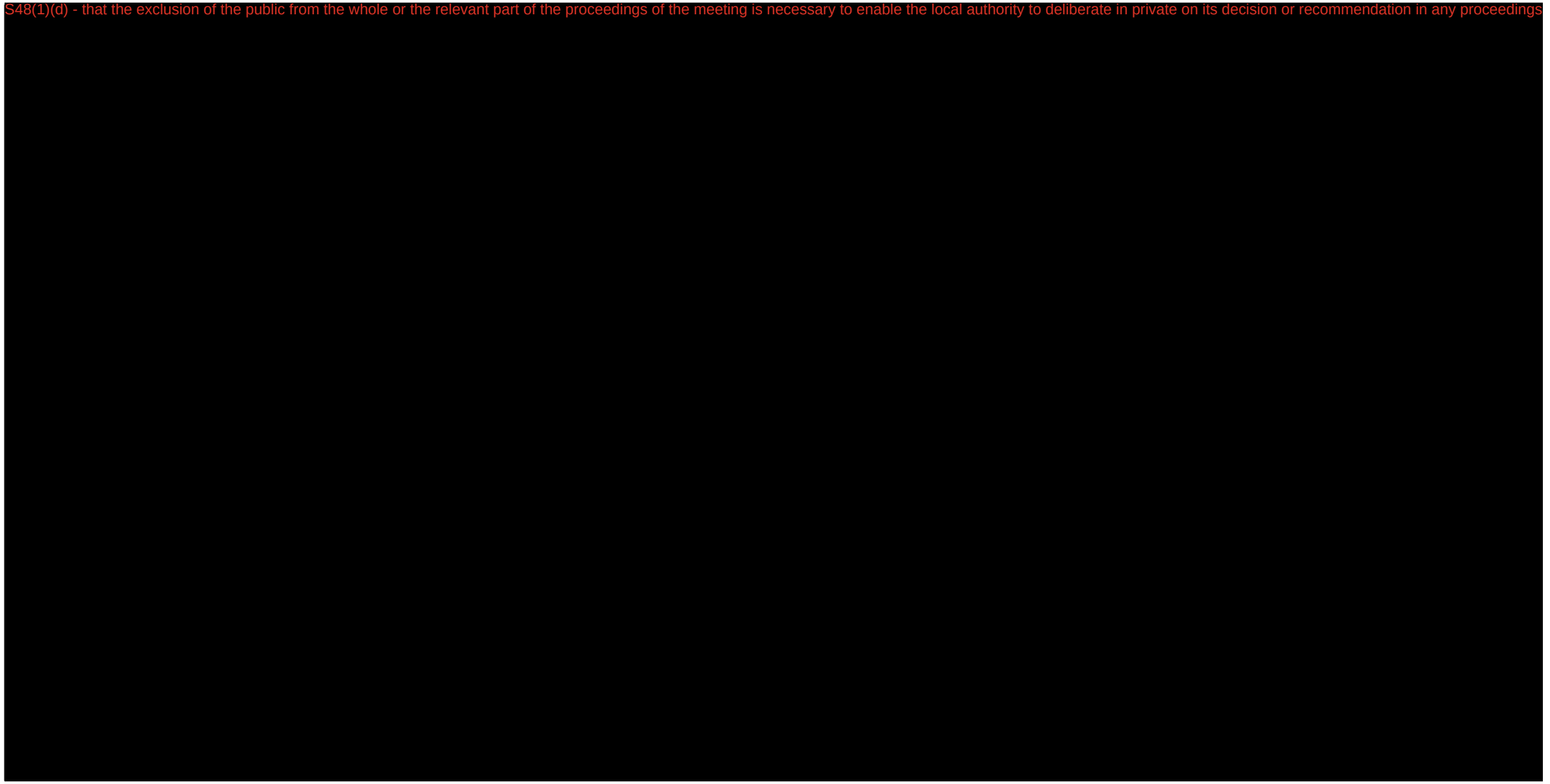


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Questions



NATURAL HAZARDS

Te Tai o Aorere is vulnerable to a range of natural hazards including geological, coastal, wildfire, flooding, and severe weather.

Understanding these hazards and the risks they pose to us personally and to our community is important to a future, thriving and resilient Tasman.

Check out the website
WWW.TASMAN.GOVT.NZ
and search 'natural hazards'

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THANK YOU

tasman district council | Te Kaunihera o te tai o Aorere

NATURAL HAZARDS ISSUES AND OPTIONS

Community engagement document • March 2025



OVERVIEW

We're looking at ways to build our District's resilience against natural hazards and encourage quality development in appropriate places. We plan to do this through changes to the Tasman Resource Management Plan (TRMP) that will collectively be called the natural hazards plan change. The TRMP is the blueprint for how we grow as a district, and how we use and care for our land, air and water.

The natural hazards plan change (Plan Change 85) is one of five key environmental workstreams Council decided to progress in late 2023 after the current Government repealed the reforms that were intended to replace the Resource Management Act 1991 (RMA).

We are at the very start of the process to review and update the natural hazards provisions in the TRMP. In 2020 we completed an assessment of the efficiency and effectiveness of the current natural hazards objectives and policies in the TRMP. We are now engaging on issues and options which will identify and inform the future direction and work programme of Plan Change 85.

A number of the other workstreams intersect with the natural hazards plan change. Plan Change 81 Urban Growth is considering future housing and business locations across the district, ensuring new development is resilient to natural hazards. Plan Change 82 Outstanding Natural Features and Landscapes, will identify and protect outstanding natural landscapes and features within the Tasman District. Plan Change 83, considering Coastal Natural Character and Coastal Environment, will replace the existing Coastal Environment Area with a more refined definition, enabling better protection of coastal areas. Land and Freshwater Plan Change 84 addresses priority land and freshwater issues in Tasman.

The Government has signalled there will be new national direction on natural hazards, which will provide direction to Council on how to identify potential natural hazards, assess the risk they pose, and respond to that risk. This national direction is expected to be in place by mid-2025. As the natural hazards plan change is at the beginning of the plan change process, we will be able to incorporate any national direction requirements into the plan change once they come into force.

WHY CHANGES ARE NEEDED

Changes are required to update the TRMP natural hazard provisions with more recent technical information and respond to national direction under the New Zealand Coastal Policy Statement 2010. We also intend to refocus the TRMP to better consider RMA requirements to manage significant risks from natural hazards and to have particular regard to effects of climate change.

When we first developed the TRMP in the mid-1990's our technical and mapping resources were limited and nationally there was low awareness of climate change. Today, we have access to much more technical information and have a better understanding of the District's natural hazards and the effects of climate change.

Plan Change 85 will focus on the following natural hazards:

- Geological hazards – liquefaction, slope instability and debris run-out, earthquake fault rupture
- Coastal hazards – erosion, flooding from storms and sea-level rise
- Flooding, including overland flows during extreme rainfall events
- Wildfire

Tsunami, drought, earthquake ground shaking, wind and severe weather hazards are not included as part of this plan change.

The natural hazards plan change will focus on how new development or intensification can be undertaken in ways that are resilient to natural hazards. The plan change scope does not extend to community climate adaptation planning. How our existing communities adapt to climate change will be part of our Adaptation Planning work programme which is currently being scoped.



OUR NATURAL HAZARDS ISSUES AND OPTIONS

It's crucial that together we build our District in a way that is resilient to the potential impacts of a changing climate and natural hazards. Recent natural hazard events throughout Aotearoa New Zealand have highlighted the important role of land-use planning in reducing risk and enabling greater resilience.

We want to hear from you about the issues we have identified across the natural hazard topics and the options you prefer to address those issues. For each natural hazard topics that follow in this document, we have identified:

- the issue – what the problem is,
- the outcome – what we want to achieve,
- how the effects of the natural hazard are currently managed in the TRMP, and
- the preferred option for changing the TRMP to better manage the effects of the hazard.

You can find more detailed information on the issues and options for each natural hazard in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK]. The full report contains a more detailed analysis of the various options considered for each hazard to determine the preferred options presented in this document.

You can also find more technical information on the different natural hazards covered in this document on our website. Links to the technical assessment reports mentioned in this document can also be found on the natural hazards web pages. **www.tasman.govt.nz/natural-hazards**



MAPPING

We use natural hazard mapping to show areas of the District that are susceptible to natural hazards. Currently, the TRMP contains some specific rules that relate to mapped natural hazard areas (often referred to as 'overlays') which are included in the plan. These overlays include the Slope Instability Risk Area, the Fault Rupture Risk Area, and the Coastal Risk Area for Māpua/Ruby Bay. Maps for other natural hazards such as flooding, are not included in the TRMP, however we use these maps to inform decisions when general rules apply.

It is important to note that we do not have technical or mapped information for all natural hazards across the whole district. We have prioritised our resources to focus on those areas where there is current or anticipated future development pressure and to ensure we are meeting our legislative requirements. Nationally, there is a number of research institutes and organisations (e.g. Universities and Crown Research Institutes) that hold national and local natural hazards data, information and maps for a variety of purposes.

You can view the range of natural hazard maps on our website at [LINK].

The Government has signalled it is developing a national direction on natural hazards, which may include a requirement for hazard maps/overlays to be incorporated into planning documents such as the TRMP. We will need to comply with the national direction requirements once they come into effect, anticipated mid-2025.

The names of the current TRMP natural hazard overlays may not accurately describe what the overlay is showing. For example, the current Slope Instability Risk Area does not incorporate an assessment of risk, instead the overlay shows areas that are potentially susceptible to slope instability. As part of this plan change, we will review the names of these overlays to ensure they reflect what they represent.



GEOLOGICAL HAZARDS **LIQUEFACTION**

Liquefaction causes wet sandy and silty soils to behave more like a liquid than a solid during strong earthquake shaking. When this happens, the soil loses its structure and some soil may be ejected to the surface (sand boils), or in other areas there may be subsidence. This in turn can cause significant damage to land, buildings, infrastructure (particularly underground services), and the environment, as well as economic and social disruption.

ISSUE

WHAT IS THE PROBLEM

Liquefaction has the potential to adversely affect the environment during and following an earthquake. This can include damage to buildings, structures and infrastructure and disruption to the community. In rare cases liquefaction can also present a risk to life.

OUTCOME

WHAT WE WANT TO ACHIEVE

The risks to people and property from liquefaction are avoided or mitigated.

WHAT DO YOU THINK?

Have we correctly identified the issue for liquefaction? Are there other issues related to liquefaction that need to be addressed?

Do you agree with the outcome for liquefaction, or are there other outcomes we should achieve?

need image

OPTIONS

WHAT WE DO NOW

The TRMP currently does not include specific policies and rules to address liquefaction hazards. However, through the subdivision resource consent process there is a requirement to ensure the land is suitable (or is made suitable) for development through geotechnical certification of building platforms. For new buildings and/or building alterations, we rely on the Building Act 2004 process to ensure buildings are designed appropriately in areas where liquefaction damage is possible.

In 2021 we completed a high-level liquefaction assessment that classifies and maps the District into three categories:

- Areas where liquefaction damage is possible
- Areas where liquefaction damage is unlikely
- Areas with very low liquefaction vulnerability

This liquefaction mapping is not currently included in the TRMP. However, it is used to inform building consent processes under the Building Act 2004.

THE CHANGE WE COULD MAKE

We could create an overlay in the TRMP based on our current high-level technical assessment that identifies areas of the District where liquefaction damage is possible. We could have provisions that provide specific guidance and controls for subdivision, land use and development in these areas. One of the benefits of this approach is that it provides landowners with more certainty of the areas where controls would apply, allowing them to plan for developments and buildings that are resilient to the effects of liquefaction.

WHERE YOU CAN FIND MORE INFORMATION

More detailed information on the issues and options for liquefaction can be found in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK]. The full report contains a more detailed analysis of the various options considered for liquefaction to determine the preferred option presented here.

Our website has more information on liquefaction, including a link to the Tasman Regional Liquefaction Assessment 2021 report that outlines the methodology, assumptions and assessment of liquefaction areas in the District.

www.tasman.govt.nz/liquefaction

WHAT DO YOU THINK?

Should we stick with the status quo, or include liquefaction provisions in the TRMP? Why?

a. Status quo – continue to have the liquefaction map outside of the TRMP, manage liquefaction hazards for subdivision through the TRMP, and continue to manage liquefaction hazards for buildings, development and alterations through the Building Act; OR

b. Change to include a liquefaction map in the TRMP and manage liquefaction hazards for subdivision, building alterations, and development through policies and rules in the TRMP.





GEOLOGICAL HAZARDS **FAULT RUPTURE**

Earthquakes can have a range of natural hazard impacts. For the purposes of the TRMP we focus on the surface rupture of active fault lines, rather than the effects of ground shaking (which is addressed in the Building Code). An active fault is a fault that has ruptured repeatedly in the past, and whose history indicates that it is likely to rupture again. The upper limit for a fault to be considered active is if the fault has moved during the last 125,000 years. Surface rupture along a fault can result in ground deformation and the movement of the ground surface by up to several metres, both horizontally and vertically, severely damaging anything that lies across it. The displaced land may be raised, lowered or tilted and this can occur some distance from the fault line.

ISSUE

WHAT IS THE PROBLEM

There are a number of known fault lines in the District. Fault rupture during an earthquake has the potential to adversely affect the environment, including damage to buildings and infrastructure, and loss of life.

OUTCOME

WHAT WE WANT TO ACHIEVE

The risk to people and property from a fault rupture are avoided or mitigated.

WHAT DO YOU THINK?

Have we correctly identified the issue for fault rupture? Are there other issues that need to be addressed?

Do you agree with the outcome for fault rupture, or are there other outcomes we should achieve?



OPTIONS

WHAT WE DO NOW

We currently manage ground deformation hazards from fault rupture through the Fault Rupture Risk Area (FRRA) overlay and rules in the TRMP. The FRRA currently includes parts of the Waimea, Eighty-Eight, Wairau-Alpine, White Creek and Lyell faults. Any subdivision within the FRRA requires a resource consent. Building construction or alteration within the FRRA is permitted provided geological assessment and setback distances from the surface position of the active fault are met. This permitted activity rule relies on certification of geotechnical assessments through a third party to determine compliance (e.g. a competent person in geology/ geotechnical engineering), rather than the council.

Not all of the District's active faults are currently included in the FRRA. In 2021, we sought a technical review which recommended including three additional active faults into the FFRA overlay for the purpose of planning controls – Whangamoa, Wakamarama and Kikiwa.

THE CHANGE WE COULD MAKE

We could update the existing FRRA overlay in the TRMP to include the three additional active faults identified in the technical review. We could also review and update the existing provisions to provide more specific policy direction for managing the effects from fault rupture and continue to have controls requiring setbacks for subdivision, building construction or alteration for sites within the FRRA. The review of the provisions could also address issues with the current permitted activity rule because it is not best practice or strictly legal to rely on a third party to determine compliance.

There is also the potential to include an overlay for faults that do not exhibit ground surface deformation (e.g. Ruby Bay – Moutere Fault), and/or faults with long recurrence intervals (e.g. Pikikiruna Fault). These faults could be included in the TRMP as an information layer and/or have a different set of provisions to the FRRA overlay.

WHERE YOU CAN FIND MORE INFORMATION

More detailed information on the issues and options for fault rupture can be found in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK].The full report contains a more detailed analysis of the various options considered for fault rupture to determine the preferred option presented here.

Our website has more information on fault rupture, including a link to the Review of Active Earthquake Faults in the Tasman District report that outlines the methodology, outputs and maps of active faults in the District.

www.tasman.govt.nz/earthquake-faults

WHAT DO YOU THINK?

Should we stick with the status quo, or make changes to the fault rupture provisions in the TRMP? Why?

a. Status quo – no changes to the FRRA overlay in the TRMP and continue to manage subdivision in the overlay through resource consents and building construction or alteration via permitted activity (provided conditions can be met); OR

b. Change to include updated FRRA overlay in the TRMP and manage the active fault rupture hazard through revised provisions in the TRMP; OR

c. In addition to Option b, should we also include an overlay for faults that do not exhibit ground surface deformation and/or faults with long recurrence intervals.





GEOLOGICAL HAZARDS
SLOPE INSTABILITY AND DEBRIS RUN-OUT

Slope instability hazard, which includes landslides, is the movement of a mass of rock, debris and/or soil down a slope. Slope failures can be triggered by natural processes (e.g. rainfall events, earthquakes) and slopes may be primed for failure by activities such as land development and earthworks. The area impacted by soil and rock debris from upslope failures is termed the 'debris run-out area'.

ISSUE
WHAT IS THE PROBLEM

Slope instability and debris run-out hazards occur in some of the district's steep topography. If new activities are not managed appropriately, structures (including buildings infrastructure) on and below susceptible slopes are put at further risk increasing the potential for damage to property and risk to life.

OUTCOME
WHAT WE WANT TO ACHIEVE

Slope instability and associated debris run-out hazard is identified in susceptibility areas of the district and the risks to people and property associated with these hazards are avoided or mitigated.

WHAT DO YOU THINK?

Have we correctly identified the issue for slope instability and debris run-out? Are the other issues that need to be addressed?

Do you agree with the outcome for slope instability and debris run-out, or are there other outcomes we should achieve?



OPTIONS

WHAT WE DO NOW

We have a Slope Instability Risk Area (SIRA) overlay in the TRMP that covers some key areas in the District: the Richmond foothills, Clifton/Pōhara/Ligar Bay, Collingwood, and the Ruby Bay sea cliffs. While there are prescriptive rules in the TRMP for the SIRA there are no specific policies to support the rules. Any subdivision within the SIRA requires a resource consent. Other activities within the overlay are permitted provided the site has been certified as suitable or has been made suitable. This permitted activity rule relies on a third party to determine compliance (e.g. an appropriately competent person in engineering geology or geotechnical engineer certifying the site as suitable or has been made suitable), rather than the council. Outside of the SIRA overlay slope instability hazards are managed on a case-by-case basis through the resource consent process if general rules apply, or through the building consent process.

In 2021, we sought a technical review of the existing SIRA and immediate surrounding areas to identify land susceptible to slope instability and associated run-out areas. The review produced maps that revised the extent of the slope susceptibility and debris run-out areas, which have been updated in early 2025.

THE CHANGE WE COULD MAKE

We could update the existing SIRA overlay to include the revised extent of the SIRA and develop a specific policy and rule framework for activities in the overlay area. We would review the permitted rule because it is not best practice, or strictly legal, to require certification by a third party. This may mean resource consents would likely be required for activities in the SIRA overlay, but it would ensure the activities are resilient and take into account to slope instability.

We could also investigate whether the SIRA framework and mapping should be extended to include those areas underlain by highly erodible Separation Point Granite geology, where these areas that are not already included in the existing SIRA overlay.

WHERE YOU CAN FIND MORE INFORMATION

More detailed information on the issues and options for slope instability can be found in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK]. The full report contains a more detailed analysis of the various options considered for slope instability to determine the preferred option presented here.

Our website has more information on slope instability, including a link to the Review of TDC Slope Instability Risk Areas report that outlines the methodology, maps and recommendations for slope instability areas in the District.

www.tasman.govt.nz/slope-instability

WHAT DO YOU THINK?

Should we stick with the status quo, or make changes to the slope instability provisions in the TRMP? Why?

a. Status quo – no changes to the SIRA overlay in the TRMP and continue to manage subdivision in the overlay areas through resource consents and land use via a permitted activity (provided conditions can be met); OR

b. Change to include updated SIRA overlay in the TRMP and manage slope instability hazard through updated policies and rules in the TRMP; OR

c. In addition to option b, should we also include further areas of the Separation Point Granite geology in the overlays even though they are located in rural or backcountry areas where development is unlikely?





COASTAL HAZARDS

Coastal hazards include coastal erosion and flooding, both of which may be exacerbated by sea-level rise driven by climate change. Coastal flooding can occur on low-lying land close to the coast when storm conditions such as storm surges and large waves coincide with high tides. Our sandy beaches and shorelines are subject to natural processes of coastal erosion (sediment loss) and coastal accretion (sediment gain).

Sea-level rise is the increase in the average height of the oceans surface and is caused by the melting of glaciers and ice sheets, and by the expansion of seawater as it warms. In Tasman, relative sea level rise measured at the district's three tide gauges has risen by 0.14–0.15m (14–15 cm) over the last 20 years.

ISSUE

WHAT IS THE PROBLEM

The District comprises large low-lying settled coastal areas that are susceptible to coastal erosion and inundation hazards. These hazards will only increase over time as a result of climate change and sea-level rise, putting more people, property and the environment at risk.

Sub issue: Coastal protection works to mitigate coastal inundation and erosion are costly to maintain, often create residual risk (and a false expectation of protection), can transfer risks to previously unaffected people and property, and create ecosystem and natural character feedbacks and effects that are often unanticipated and undesirable.

OUTCOME

WHAT WE WANT TO ACHIEVE

The risks to people, property and the environment associated with coastal inundation and coastal erosion hazards, including the effects of climate change and sea-level rise, are avoided or mitigated in low-lying coastal areas of the District.

WHAT DO YOU THINK?

Have we correctly identified the issues for coastal flooding and erosion? Are there other issues that need to be addressed?

Do you agree with the outcome for coastal flooding and erosion, or are there other outcomes we should achieve?



OPTIONS

WHAT WE DO NOW

In the Māpua/Ruby Bay area, where development on the low-lying coastal plain is susceptible to coastal flooding and erosion hazards, there is a Coastal Risk Area overlay and supporting policies and rules in the TRMP that restrict new buildings and alterations (including coastal protection structures) and prohibits subdivision in most circumstances.

In other coastal areas of the District, new buildings within the Coastal Environment Area (CEA) overlay (currently mapped as the area along our coastline from mean high water springs (MHWS) to ~200 m inland) require resource consent; while building extensions and alterations, and coastal protection structures are permitted when certain criteria are met. The rules and activities provided for in the CEA overlay are currently being reviewed through Plan Change 83.

The TRMP also has rules that require resource consents for coastal erosion protection works that occur below MHWS.

Land use zones manage how different areas are used or developed. The location and extent of each zone (such as residential, commercial, industrial) in the TRMP was informed using the most up to date natural hazards information at that time. More recent plan changes, such as Plan Change 81 Urban Growth, are providing for new development opportunities that are natural hazard and climate resilient.

In 2019, we released an interactive map which illustrates the extent of low-lying coastal land in the district that may be affected by rising sea levels through a range of sea level elevations (from 0.5m up to 2m, in 0.5m increments). The map also shows the areas exposed to the impacts of higher tides caused by storms (storm surge), and historical rates of coastal erosion.

THE CHANGE WE COULD MAKE

We could use the mapping of projected sea-level rise and storm surge information to develop an overlay(s) in the TRMP and new policies and rules to address coastal hazards and sea-level rise. Resource consents would likely be required for activities within the overlay and restrictions on new buildings and alterations, coastal protection structures, and subdivisions could apply. The current Māpua/Ruby Bay Coastal Risk Area overlay and provisions could also be reviewed to ensure they are still fit for purpose. Any changes would seek to make any new development and alterations to existing building more resilient to coastal hazards and sea-level rise over the longer term.

We could also review the current zoning of undeveloped land to ensure the intended land use is resilient to coastal hazards, particularly in urban areas. Some existing undeveloped land which is zoned for development was zoned more than 20 years ago when our knowledge and understanding of coastal hazards was quite different.

WHERE YOU CAN FIND MORE INFORMATION

More detailed information on the issues and options for coastal hazards can be found in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK]. The full report contains a more detailed analysis of the various options considered for coastal hazards to determine the preferred option presented here.

Our website has more information on coastal hazards, including a link to the Coastal Hazards Assessment in Tasman Bay/Te Tai o Aorere and Golden Bay/Mohua (2019) report that outlines the methodology used to assess and map coastal hazards in the District.

www.tasman.govt.nz/coastal-hazards

WHAT DO YOU THINK?

Should we stick with the status quo, or make changes to the coastal flooding and erosion provisions in the TRMP? Why?

a. Status quo – continue with restrictions in the Māpua/Ruby Bay Coastal Risk Area and resource consent requirements for new builds within the Coastal Environment Area. Building extensions, alterations, and coastal protection structures remain permitted (criteria dependent) above MHWS, while restrictions and resource consents apply below MHWS; OR

b. Change to include a coastal hazard overlay(s) for additional areas in the TRMP and make new development and alterations more resilient to coastal hazards. This could be achieved by having policies and rules that restrict land uses and activities, including coastal protection structures, in areas across the District exposed to coastal hazards. Review the Māpua/Ruby Bay Coastal Risk Area and associated provisions, and update zoning of undeveloped land to ensure land use is resilient to coastal hazards.



FLOODING AND OVERLAND FLOW PATHS

River (fluvial) flooding happens when a river, stream, or lake, overflows its banks usually because of excessive rainfall. Overland flow paths are areas outside of rivers, streams, or lakes, where water flows during intense rainfall events.

ISSUE

WHAT IS THE PROBLEM

Flooding from rivers and overland flow paths is a frequent and potentially significant hazard in Tasman District and has the potential to cause disruption to the community, economy, damage to buildings and infrastructure, and loss of life or injury to people. When the additional effects of climate change and sea-level rise are taken into account the risk to the District's communities from flooding increases significantly.

Sub issue: Locating buildings and structures within overland flow paths has the potential to cause risk to life, damage to property, and transfer risk to neighbouring sites if overland flow paths are not appropriately identified and managed.

OUTCOME

WHAT WE WANT TO ACHIEVE

Flooding and overland flow path hazards are identified and the risks to people, property and the environment associated with these hazards, are avoided or mitigated.

WHAT DO YOU THINK?

Have we correctly identified the issues for flooding and overland flow paths? Are there other issues that need to be addressed?

Do you agree with the outcome for flooding and overland flow paths, or are there other outcomes we should achieve?





OPTIONS

WHAT WE DO NOW

We currently manage flood hazards through general policies and rules in the TRMP, where for activities requiring resource consent, conditions can be used to manage the effects of the hazard on the activity. Generally, there is no flood overlay in the TRMP, instead the mapping sits outside the plan.

The exception is in Richmond Intensive Development Area (RIDA) where there is an overlay in the TRMP for specified stormwater flood flow paths in the area. Corresponding rules manage development to ensure these stormwater flood flow paths are maintained. Plan Change 81 Urban Growth will be reconsidering these stormwater flood flow paths as part of the proposed changes in the Richmond area.

Activities occurring near stopbanks, on berm land (the land between the bank of a river and a stopbank), or land disturbance in overland flow paths are also restricted and require a resource consent in most cases.

THE CHANGE WE COULD MAKE

We could use flood maps and modelling to develop flood hazard overlays in the TRMP where the requirement for resource consents would likely apply for activities in areas susceptible to flood hazards. We could develop a new set of provisions that would apply in these new flood overlay areas. Any changes would seek to make new activities, new development or alterations more resilient to flood hazards.

WHERE YOU CAN FIND MORE INFORMATION

More detailed information on the issues and options for flooding and overland flow paths can be found in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK]. The full report contains a more detailed analysis of the various options considered for flooding and overland flow paths to determine the preferred option presented here.

Our website has more information on flooding and overland flow paths.

www.tasman.govt.nz/flooding

WHAT DO YOU THINK?

Should we stick with the status quo, or make changes to the flooding provisions in the TRMP? Why?

a. Status quo – continue managing flood risk on a case-by-case basis, where the provisions enable the flood hazard to be considered for most activities. Flood hazard maps (with one exception) sit outside the TRMP; OR

b. Change to include flood hazard overlays in the TRMP and make new development, alterations, and activities more resilient to flood and overland flow hazards by having provisions that restrict activities in areas susceptible to flood hazards across the District.





WILDFIRE

Wildfires are unwanted, uncontrolled fires in the natural environment. The district experiences prolonged dry periods and has large areas of both indigenous and commercial forest, making it susceptible to wildfires. There is the potential during dry periods for wildfire arising from natural, accidental or deliberate ignition.

Wildfire can occur anywhere within our district, and Council does not hold any mapped information. However, we know there are some communities that are particularly vulnerable, such as those located in areas of dense fire-prone vegetation (e.g. pine forest, kanuka/ manuka or other expansive flammable species), on hilly areas (where fire spreads quicker), and/or locations that have limited or single access.

ISSUE

WHAT IS THE PROBLEM

The climate of Tasman District is susceptible to prolonged dry periods. With climate change wildfire hazard is likely to increase in frequency and severity and affect more locations in the District, putting people, property and the environment at greater risk.

Sub issue: Landscaping amenity planting around dwellings may conflict with vegetation management used to mitigate the risk of wildfire. Conversely, vegetation removal to create a defensible space around dwellings may conflict with protecting indigenous vegetation.

OUTCOME

WHAT WE WANT TO ACHIEVE

The risk to people, property and the environment from wildfire is managed.

WHAT DO YOU THINK?

Have we correctly identified the issues for wildfire? Are there other issues that need to be addressed?

Do you agree with the outcome for wildfire, or are there other outcomes we should achieve?





OPTIONS

WHAT WE DO NOW

There are a number of polices and rules in the TRMP that assist in managing wildfire hazard, such as requiring setbacks for dwellings from plantation/ commercial forestry. The National Environmental Standards (NES) for Commercial Forestry also requires setbacks from dwellings, urban areas and adjoining properties for afforestation (e.g. planting and growing commercial forestry trees).

New dwellings, not connected to reticulated water supply in rural or rural residential zones, are required to provide a water supply for firefighting purposes (water tank, dam/pond or river supply), or home fire sprinkler system.

The St Arnaud Landscape Priority area in the TRMP allows for removal of indigenous vegetation for new building sites and access. However, this is primarily a landscape provision, to minimise loss of indigenous vegetation for new development, and is currently being reviewed through Plan Change 82 Outstanding Natural Features and Landscapes.

THE CHANGE WE COULD MAKE

In rural areas we could look to retain and strengthen the existing setback rules and consider 'defensible space' provisions (the area around a home where vegetation has been modified, reduced or cleared to create a barrier or slow the spread of fire toward the home). The proposed approach would be to minimise wildfire risk in terms of location of buildings to existing vegetation and placement of vegetation near existing buildings.

In rural and rural residential zones, we could clarify the requirements for servicing new developments with water for building firefighting and wildfires.

WHERE YOU CAN FIND MORE INFORMATION

More detailed information on the issues and options for wildfire can be found in the Tasman Resource Management Plan – Natural Hazards Issues and Options Report [LINK]. The full report contains a more detailed analysis of the various options considered for wildfire to determine the preferred option presented here.

Our website has more information on wildfire.

www.tasman.govt.nz/wildfire

WHAT DO YOU THINK?

Should we stick with the status quo, or make changes to the wildfire provisions in the TRMP? Why?

a. Status quo – continue requiring setbacks for dwellings from commercial forestry and vegetation clearance provisions for the St Arnaud Landscape Priority Area. In non-reticulated areas continue to require a water supply for firefighting purposes; OR

b. Change to strengthen setback provisions with an approach to minimise wildfire risk in terms of location of buildings to existing vegetation and placement of new vegetation near existing buildings. Clarify the requirements for servicing new developments with water for building firefighting and wildfires.

With both options the NES for Commercial Forestry will also continue to apply regarding setbacks, where relevant.



HOW TO GIVE FEEDBACK

There are a number of ways to provide your feedback:

Via Shape Tasman [Link]
Write your own feedback and upload it to Shape Tasman

Email your feedback to environmentplan@tasman.govt.nz

Post your feedback to: Natural Hazards Plan Change 85, Tasman District Council, Private Bag 4, Richmond, 7050

Deliver it to a Council office:
Attn: Environmental Policy Team,
Plan Change 81 Issues and Options

Remember to include the following information if you're emailing, posting or delivering your feedback:

- Your name or organisation
- Your postal address
- Your telephone number
- Your email address

TIMEFRAME

Engagement on the Issues and Options for Natural Hazards starts on 24 March 2025 and ends on 2 May 2025.

NEXT STEPS

When the engagement period has ended, we will report back to Council on the feedback received and begin developing a draft natural hazards plan change (Plan Change 85) for the Tasman Resource Management Plan. There will be further opportunities for the community to input and provide feedback on Plan Change 85 as it progresses through the planning process.



FEEDBACK QUESTIONS

We want to hear from you about the issues we have identified across the natural hazard topics and the options you prefer to address those issues. You do not have to answer all the questions, and all comments are welcome.

LIQUEFACTION

ISSUES AND OUTCOMES

Have we correctly identified the issue for liquefaction? Are there other issues related to liquefaction that need to be addressed?

Do you agree with the outcome for liquefaction, or are there other outcomes we should achieve?

OPTIONS

Should we stick with the status quo, or include liquefaction provisions in the TRMP? Why?

a. Status quo – continue to have the liquefaction map outside of the TRMP, manage liquefaction hazards for subdivision through the TRMP, and continue to manage liquefaction hazards for buildings, development and alterations through the Building Act; OR

b. Change to include a liquefaction map in the TRMP and manage liquefaction hazards for subdivision, building alterations, and development through policies and rules in the TRMP.

FAULT RUPTURE

ISSUES AND OUTCOMES

Have we correctly identified the issue for fault rupture? Are there other issues that need to be addressed?

Do you agree with the outcome for fault rupture, or are there other outcomes we should achieve?

OPTIONS

Should we stick with the status quo, or make changes to the fault rupture provisions in the TRMP? Why?

a. Status quo – no changes to the FRRA overlay in the TRMP and continue to manage subdivision in the overlay through resource consents and building construction or alteration via permitted activity (provided conditions can be met); OR

b. Change to include updated FRRA overlay in the TRMP and manage the active fault rupture hazard through revised provisions in the TRMP; OR

c. In addition to option b, should we also include an overlay for faults that do not exhibit ground surface deformation and/or faults with long recurrence intervals.

SLOPE INSTABILITY AND DEBRIS RUN-OUT

ISSUES AND OUTCOMES

Have we correctly identified the issue for slope instability and debris run-out? Are there other issues that need to be addressed?

Do you agree with the outcome for slope instability and debris run-out, or are there other outcomes we should achieve?

OPTIONS

Should we stick with the status quo, or make changes to the slope instability and debris run-out provisions in the TRMP? Why?

a. Status quo – no changes to the SIRA overlay in the TRMP and continue to manage subdivision in the overlay areas through resource consents and land use via a permitted activity (provided conditions can be met); OR

b. Change to include updated SIRA overlay in the TRMP and manage slope instability hazard through updated policies and rules in the TRMP; OR

c. In addition to option b, should we also include further areas of the Separation Point Granite geology in the overlays even though they are located in rural or backcountry areas where development is unlikely?

COASTAL HAZARDS

ISSUES AND OUTCOMES

Have we correctly identified the issues for coastal flooding and erosion? Are there other issues that need to be addressed?

Do you agree with the outcome for coastal flooding and erosion, or are there other outcomes we should achieve?

OPTIONS

Should we stick with the status quo, or make changes to the coastal flooding and erosion provisions in the TRMP? Why?

a. Status quo – continue with restrictions in the Māpua/Ruby Bay Coastal Risk Area and resource consent requirements for new builds within the Coastal Environment Area. Building extensions, alterations, and coastal protection structures remain permitted (criteria dependent) above MHWS, while restrictions and resource consents apply below MHWS; OR

b. Change to include a coastal hazard overlay(s) for additional areas in the TRMP and make new development and alterations more resilient to coastal hazards. This could be achieved by having policies and rules that restrict land uses and activities, including coastal protection structures, in areas across the District exposed to coastal hazards. Review the Māpua/Ruby Bay Coastal Risk Area and associated provisions, and update zoning of undeveloped land to ensure land use is resilient to coastal hazards.

FLOODING AND OVERLAND FLOW PATHS

ISSUES AND OUTCOMES

Have we correctly identified the issues for flooding and overland flow paths? Are there other issues that need to be addressed?

Do you agree with the outcome for flooding and overland flow paths, or are there other outcomes we should achieve?

OPTIONS

Should we stick with the status quo, or make changes to the flooding and overland flow path provisions in the TRMP? Why?

a. Status quo – continue managing flood risk on a case-by-case basis, where the provisions enable the flood hazard to be considered for most activities. Flood hazard maps (with one exception) sit outside the TRMP; OR

b. Change to include flood hazard overlays in the TRMP and make new development, alterations, and activities more resilient to flood and overland flow hazards by having provisions that restrict activities in areas susceptible to flood hazards across the District.

WILDFIRE

ISSUES AND OUTCOMES

Have we correctly identified the issues for wildfire? Are there other issues that need to be addressed?

Do you agree with the outcome for wildfire, or are there other outcomes we should achieve?

OPTIONS

Should we stick with the status quo, or make changes to the wildfire provisions in the TRMP? Why?

a. Status quo – continue requiring setbacks for dwellings from commercial forestry and vegetation clearance provisions for the St Arnaud Landscape Priority Area. In non-reticulated areas continue to require a water supply for firefighting purposes; OR

b. Change to strengthen setback provisions with an approach to minimise wildfire risk in terms of location of buildings to existing vegetation and placement of new vegetation near existing buildings. Clarify the requirements for servicing new developments with water for building firefighting and wildfires.

With both options the NES for Commercial Forestry will also continue to apply regarding setbacks, where relevant.

CONTACT DETAILS

Name and/or organisation _____

Email or postal address _____ **Phone** _____

Where do you live? e.g. Richmond, Dovedale _____

26275 HotHouse Creative