

WHAT IS PLANNED FOR GOLDEN BAY/MOHUA?

Tasman's 10-Year Plan 2021 – 2031

This is an overview of Golden Bay/Mohua's growth projections and some of the significant projects in Tasman's 10-Year Plan 2021–2031. These projects aim to maintain and improve the services we provide, and make sure our public infrastructure is maintained and fit for purpose.

GROWTH PROJECTIONS 2021–2031

Over the next ten years, Tasman's population is projected to grow by 7,700, under a medium-growth scenario, to reach 64,300 by 2031. Council has considered a range of population growth scenarios with varying assumptions regarding births, deaths and migration. A low-growth scenario would see Tasman's population grow by 3,800, while the high-growth scenario would result in growth of 11,000 more residents.

After considering recent estimated population and dwelling growth rates, Council has assumed the medium-growth scenario for Tasman's 10-Year Plan.

The population of the Golden Bay Ward is projected to increase by 200 between 2021 – 2031 under the medium scenario but the change could be as high as 500 (high scenario) or as low as a decrease of 100 (low scenario).

Council has estimated the likely development in Golden Bay in terms of the number of new houses or new business properties we assume can and will be built. This is based on the demand projections under a medium scenario, the amount of serviced and zoned land, and knowledge of development proposals and landowner intentions.

Council anticipates that Golden Bay will have a sufficient supply of residential land to meet the projected demand for new houses, including holiday homes. Council also expects there will be sufficient land available to meet future demand for commercial/industrial properties in Golden Bay for the next ten years. The actual number and location of new houses and commercial/industrial buildings is largely determined by the private sector, including landowners, financial institutions and the construction industry. Council acknowledges that there is unmet demand in some parts of the District, and is working to address this.

These growth projections for Golden Bay cover the entire Ward, including Tākaka, Collingwood, Pōhara/Ligar Bay/Tata Beach, as well as the rural Ward Remainder area. Growth projections are updated every three years as part of each Long Term Plan. If actual growth starts occurring at a faster rate, Council will respond by considering necessary changes to projects and plans.

CURRENT POPULATION

5,500



THE PLAN'S GROWTH SCENARIO FOR THE NEXT 10 YEARS



+200 MORE RESIDENTS



+250 NEW HOUSES



+20 NEW BUSINESS PROPERTIES

BEYOND 2031

Based on past migration trends and the population age structure, Golden Bay's population growth is projected to slow down and eventually decline from approximately 2038. However, due to the decrease in household size, some demand for new houses is expected to continue beyond then. The location and type of future development has been guided by the Nelson Tasman Future Development Strategy (FDS). The FDS has identified several potential growth areas in Golden Bay. At this stage, we don't expect development to start in these areas, unless growth occurs at a higher rate than expected.

Changes to zoning to enable different types of development or new locations will be considered in the development of Tasman's new resource management plan, which we're calling Aorere ki uta, Aorere ki tai – Tasman Environment Plan. Further information is available at environmentplan.tasman.govt.nz.

The Nelson Tasman Future Development Strategy (FDS) is a joint strategy between Tasman District Council and Nelson City Council which identifies future growth areas for various types of development, including intensification, expansion and rural residential. Further information on the FDS is available on our website at tasman.govt.nz/link/fds. The FDS will be reviewed in 2021/2022 and there will be an opportunity for further public feedback.

DEMOGRAPHIC PROJECTIONS

Updated population projections have been used to estimate future demand for new houses and business properties. The key demographic trends for Tasman are ongoing population growth over the next 30 years, driven by net migration gains. Growth is expected to slow over time, largely due to an ageing population.

AGEING POPULATION

Under the medium scenario, all age groups in Tasman are projected to experience growth. However, the highest growth continues to be in the 65+ age group, whose proportion is projected to increase from 21% in 2018 to 34% in 2048. This increase, known as structural ageing, means that total population growth rates are projected to slow down over time.

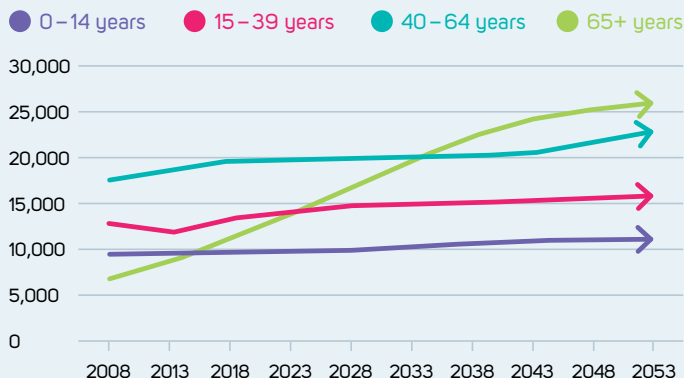
For the Golden Bay Ward, the percentage aged 65+ years is projected to increase from 22% in 2018 to 34% by 2033, and 37% by 2048.

The ageing population is driving a change in the average household size, as the number of one-person households and couple-without-children households are projected to increase.

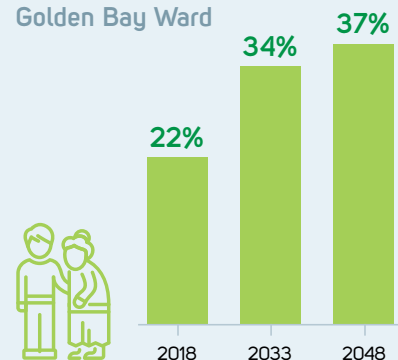
HOLIDAY HOMES

There is a significant proportion of holiday homes in some parts of Golden Bay, and a corresponding increase in the population during holiday seasons. The estimates for future residential growth include demand for holiday home properties and assume the current proportion is maintained of dwellings which are used for these purposes. For example, approximately 50% of dwellings in Pōhara/Ligar/Tata are holiday home properties.

TASMAN POPULATION CHANGE BY AGE GROUPS



PROJECTED POPULATION AGED 65+ YEARS Golden Bay Ward



WHAT INVESTMENT IS PLANNED IN THE NEXT TEN YEARS FOR INFRASTRUCTURE AND COMMUNITY FACILITIES?

Council provides wastewater and stormwater services to the Tākaka settlement, as well as a limited reticulation for fire-fighting purposes in the town centre. Residents are required to supply their own water and Council has not planned to install a reticulated public water supply in Tākaka. Council provides wastewater and stormwater services to most residential properties within the Pōhara / Ligar Bay / Tata Beach settlement area. A public water supply is only provided to part of Pōhara. Council provides water, wastewater and stormwater services to Collingwood. The road network stems from SH60 and varies from urban to rural. The main settlements have limited footpath and cycleway connections. Council recently completed a new cycleway between Tākaka and Pōhara. The Golden Bay community is serviced by a range of parks, reserves and community facilities.



You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks and community facilities in your area.

Council has planned further investment, including these projects, to improve the services we provide, and make sure our public infrastructure is maintained and fit for purpose.



WATER SAFETY IMPROVEMENTS

2021 – 2022

Upgrade of Pōhara water treatment plant to provide safe water and meet the Drinking Water Standards New Zealand.



TĀKAKA AERODROME RUNWAY EXTENSION

2021 – 2022

Extension and sealing of the cross runway to improve safety during strong winds.



GOLDEN BAY RECREATION PARK GRANDSTAND

2021 – 2024

(incl. Community contribution)

Upgrade the grandstand at Golden Bay Recreation Park.



GOLDEN BAY WASTEWATER NETWORK UPGRADES

2021 – 2027

Upgrade pump stations and pressures mains at Pōhara and Tarakohe.



PORT TARAKOHE RENEWALS

2023 – 2030

Provision to allow for replacement of the plastic floating marina and other capital renewals.



CYCLE LANES

2026 – 2028

Providing new cycle lanes on key transport routes.



TOWN CENTRE CYCLING IMPROVEMENTS

2027 – 2029

Providing facilities to support walking and cycling in the Tākaka town centre.



TĀKAKA STORMWATER IMPROVEMENTS

2027 – 2029

Network upgrades and water quality improvements.

Note: The inclusion of projects in Tasman's 10-Year Plan is not a commitment to carry out the projects concerned.

ASSUMPTIONS AND UNCERTAINTY

There is always a degree of uncertainty when making assumptions about the future. There are several factors which are difficult to predict such as population migration, developer and landowner activity, and natural events. The Covid-19 pandemic has created even more uncertainty in the development of this Plan.

We will continue to monitor population change, economic growth and construction activity. The timing and location of new infrastructure, to enable future development, is based on the Plan's growth scenario. Growth projections are updated every three years as part of each Long Term Plan. Any significant changes will be incorporated in future updates of Council's strategic plans, including the Future Development Strategy, Long Term Plans and Annual Plans. We're also working with our communities on a new resource management plan, which we're calling Aorere ki uta, Aorere ki tai – Tasman Environment Plan. Further information is available at environmentplan.tasman.govt.nz.

