



STAFF REPORT

TO: Environment & Planning Committee

FROM: Sonya Leusink-Sladen, Consultant Planner

REFERENCE: L333

SUBJECT: **TAKAKA EASTERN GOLDEN BAY SETTLEMENT – NEXT STEPS
- REPORT EP07/09/06** - Report Prepared for 12 September 2007 Meeting

1. PURPOSE OF REPORT

This report is to inform the Committee of the proposed next steps in relation to the Takaka Eastern Golden Bay settlement project.

2. BACKGROUND

On 28 July the Takaka Eastern Golden Bay Variation was publicly notified as Variation 57 to the Tasman Resource Management Plan.

The Variation sets out a full set objectives and policies that will assist in guiding all development and settlement decisions in the Takaka Eastern Golden Bay area. This area is defined as the Takaka Valley lowland area from Rangihaeata in the west, to Tata Beach in the east. It is also defined in the TRMP Special Map 170.

Both Variation 57 and Special Map 170 are attached to this report (Attachment 1).

The notified Variation does provide a clear policy direction for future growth. However, it does not go so far as to re-zone land for future growth. It also does not change any of the current rules that apply to development or specify precisely how that growth may occur.

The proposed next phase of the process is intended to carry out the tasks necessary to implement the new objectives and policies.

3. DISCUSSION

There are many projects and tasks that flow out of the objectives and policies of Variation 57. Projects include the potential re-zoning of land and investigations into changes affecting existing rules that manage rural land development.

A complete list of projects and the tasks necessary to carry them out is attached to this report (Attachment 2).

The Committee is urged to read the list before the meeting on 12 September.

The list includes a prioritisation of the projects. This is because not every project can be carried out at the same time.

Team Golden Bay¹ has worked to prioritise the projects. The outcomes are based on perceived “urgency” of the work required, and the value that the completion of project tasks will have on clearly defining the pattern of settlement in the study area.

Two main “priority 1” projects have been identified. These are set out in Table 1 below.

Table 1 - Takaka Eastern Golden Bay Priority 1 projects.

Project	Objective in brief	Tasks necessary to achieve Objective	Responsibility
Park Ave and Takaka Res Zone uplift	Provide for residential settlement in this location. <i>Policy 6.10.1B (b).</i> Uplift existing Residential Zone land at Meihana Street. <i>Policies 6.9.1 & 6.9.1A.</i>	Structure Plan with Community, addressing both Park Av and Takaka at the same time, with focus on key issues: <ul style="list-style-type: none"> • Access/transport links. • Review of existing zonings within urban limits. • Existing development within urban limits (actual landuse character). • Land affected by flood hazard risk. • Low impact/eco-friendly urban design. • Energy efficiency (heating, transport). • Minimising extent onto Class C soils (more compact). • Efficient servicing. 	Consultant Planner Sonya Leusink-Sladen <i>Start date - immediately</i>
Rural land management (“non-settlement” areas protection)	Protection of rural land, not defined for future settlement, from further subdivision and land development. Addresses both quality soils and rural landscape character protection. <i>Policies 7.1.6 (a) & (b); 9.2.6 (a) – (h)</i>	Review of current subdivision and development framework as it applies good productive land. <ul style="list-style-type: none"> • Consider if existing protection is strong enough. • Consider opportunities to encourage title amalgamation/boundary adjustment to create more economically viable titles; Inventory of inland/rural landscape qualities. Review of all rural land and “non-settlement” areas for most appropriate management regime to protect rural values. Combine above with Coastal Landscape Assessment stuff from Boffa Miskel and consult with community re. values and suitable methods for management.	Policy Manager Steve Markham and Policy Planner Mary Honey. <i>Start date - Following operative date of the TRMP.</i>

Project 1 above will be initiated immediately

¹ Team Golden Bay comprises the Golden Bay Community Board members, Ward Councillors, service centre staff, and Richmond based engineering and policy planning staff.

The second project, which relates to the complementary issue of 'how to manage areas *not* defined for future settlement', will be picked up through the District Wide rural futures project, following the date that the TRMP becomes operative.

This slight delay is to ensure that the outcome of outstanding Environment Court Appeals is known. One of the Appeals relates to the management of highly productive soils (Class A) in the Takaka Eastern Golden Bay Lowland Area (Thoma v Tasman District Council ENV-2006-WLG-0013). The court hearing has been set for 19 September 2007.

4. RECOMMENDATIONS

It is recommended that the Committee:

Receive this report.

Sonya Leusink-Sladen
Consultant Planner

Takaka Eastern Golden Bay Settlement Planning – Beyond Variation 57

20 August 2007

1. “Provide for” Locations

These areas represent more definite direction for future settlement/intensification.

A stronger position over their suitability for development (subject to key issues being addressed) is held by Council and there is support from the community. It is less likely to change as a result of submissions.

The projects are not all necessarily priority 1 projects: Some of the work necessary to advance other less definite locations for development (2 below) may have a higher priority, particularly following submissions feedback.

Project	Description	Key Tasks	Priority ²
Park Ave and Takaka Res Zone uplift	Provide for residential settlement in this location. Policy 6.10.1B (b) Uplift existing Residential Zone land at Meihana Street Policies 6.9.1 & 6.9.1A	Structure Plan with Community, addressing both Park Av and Takaka at the same time, with focus on key issues: <ul style="list-style-type: none"> • Access/transport links • Review of existing zonings within urban limits • Existing development within urban limits (actual landuse character) • Land affected by flood hazard risk • Low impact/eco-friendly urban design • Energy efficiency (heating, transport) • Minimising extent onto Class C soils (more compact) • Efficient servicing 	1
Pohara	Provide for more development at this location. Policy 6.10.1B (c)	Structure Plan with Community, with particular focus on: <ul style="list-style-type: none"> • Transport/access options • Commercial centre location • Density and development character options • Long-term inland limits • Inland landscape management 	2
Rangihaeata	Provide for more intensive development at this location. Policy 6.10.1B (a)	Wastewater options assessment, including: <ul style="list-style-type: none"> • Individual on-site options • Community on-site system • Piped reticulation to Takaka treatment facility Structure Plan with Community, with	2

2

Priorities

1 – Initiate immediately.

2 – Consider initiating once Variation decisions are released and beyond Appeal.

3 – On hold.

		particular focus on: <ul style="list-style-type: none"> • Wastewater servicing options • Amenity and character • Airfield cross-boundary effects • Coastal Amenity • Coastal Hazards • Transport and access (SH6 intersection up-grade) 	
--	--	---	--

2. “Consider” Locations

These locations represent potential, rather than probable, settlement locations. Further information/research in relation to particular issues, and a greater level of community input, before assigning as site for additional settlement.

While there may be less certainty in an eventual re-zoning, they are not necessarily lower priority sites. Particular tasks may be given priority in order that the uncertainty be reduced, and provide a context for Private interests where there is a developer interest, via the Private Plan change or resource consents processes.

Project	Description	Key Tasks	Priority
Tarakohe	Consider mixed use development in this location. Policy 6.10.1B (f)	Structure Plan with Community, with particular focus on: <ul style="list-style-type: none"> • Geological constraints • Landscape/landform constraints • Compact density issues and options • Cross boundary effects management • Servicing, especially wastewater management 	3
Ligar Bay - Tata	Consider more development opportunity in Ligar Bay area (up to Tata) Policy 6.10.1B (d)	Initial community consultation regarding: <ul style="list-style-type: none"> • Long term development density options • Landscape management • Definition of community (maintenance of “greenbelts”) • Servicing options, including transport Structure Plan may be required depending on the nature of development.	3
Motupipi Hill	Consider low impact, low intensity development at Motupipi Hill Policy 6.10.1B (e)	Initial community consultation of concept plan, taking cue from submissions to Variation (as to suitability of development here).	2
Rototai Hill Area (eastern, Hambrook road locations).	Consider low density residential development in this area Policy 6.10.1B (g)	Structure Plan may not be required depending on the scale and intensity of development, however key issues will need to be carefully addressed: <ul style="list-style-type: none"> • Limestone landform protection/landscape management • Stormwater drainage issues • Access/roading 	3

3. Other issues

These issues are not directly related to residential settlement locations, however have been identified through the process as being important context issues and/or matters that relate indirectly to the pattern of development in the Takaka Valley lowland area.

Project	Description	Key Tasks	Priority
Rural land management ("non-settlement" areas protection)	<p>Protection of rural land, not defined for future settlement, from further subdivision and land development.</p> <p>Addresses both quality soils and rural landscape/character protection.</p> <p>Policies 7.1.6 (a) & (b); 9.2.6 (a) – (h)</p>	<p>Review of current subdivision and development framework as it applies to A and B class soils.</p> <ul style="list-style-type: none"> • Consider if protection is strong enough. • Consider opportunities to encourage title amalgamation/boundary adjustment to create more economically viable titles; <p>Inventory of inland/rural landscape qualities.</p> <p>Combine above with Coastal Landscape Assessment stuff from Boffa Miskel and consult with community re. values and suitable methods for management.</p>	1
Infrastructure Services provision (engineering)	<p>Providing service infrastructure services to meet the needs of the community as well as being in keeping with character and amenity of the local environment.</p> <p>Policies 6.2.6 (a) – (e)</p>	<p>Liaise with Engineering Services through Standards review, to provide a higher level of community input into services provision (e.g. stormwater management, streetlighting).</p> <p>Ensure that throughout structure planning exercises for settlement areas, character and amenity matters are clearly identified and designed accordingly to protect amenity.</p>	1
Access and transportation	<p>Ensure that a variety of safe and energy efficient access solutions are provided.</p> <p>Policies 6.2.7 (a) – (c), (e)</p>	<p>Development of a Takaka Eastern Golden Bay access and transport strategy, identifying access corridors and transportation methods as well as community action initiatives to develop more</p>	3