tasman district council | Te Kaunihera o te tai o Aorere

THE MĀPUA MASTERPLAN

Final document

AUGUST 2025

INTRODUCTION

The Māpua Masterplan (the Masterplan) is a comprehensive plan that provides strategic direction on how Māpua will grow and develop over the next 30 years.

The coastal village of Māpua and its surrounding area is known as a desirable place to live and a popular destination for visitors. Its appeal stems from its unique character that has drawn people to this beautiful area for hundreds of years. The Māpua Masterplan seeks to recognise and maintain these qualities as we plan for the future – while acknowledging the need to allow for growth requirements as future generations look to share a slice of this wonderful place.

A critical driver for the Masterplan is how Māpua will respond to growth as the Tasman District continues to experience high population growth. Council is legally required to ensure that there is sufficient zoned and serviced land to meet Tasman's expected demand for residential and business land. Māpua is identified, along with Brightwater, Wakefield, Motueka and Richmond as one of Tasman's urban centres and is expected to provide for some of the growth in the District.

The Masterplan guides how this growth is to be accommodated, and outlines plans for improvements to recreational areas, ecological outcomes, linkages and open space, and infrastructure services. It seeks to recognise Māpua's significant cultural values, character and identity and promote natural hazard and climate change resilience and adaptation measures by supporting climate resilient development.

Implementing the Masterplan will occur through the Nelson Tasman Future Development Strategy Implementation Plan, Tasman Resource Management Plan (TRMP) Plan Changes, the Long Term Plan, Asset Management Plans, Council projects, and partnerships with the community and ngā iwi.

WHY A MASTERPLAN?

A masterplan approach ensures that we have an integrated plan that provides an overarching framework to support growth and development in Māpua, while still maintaining what makes Māpua special.

The Masterplan is a one stop shop for the community to see how Māpua will grow and develop over time, rather than having several different Council plans that are hard to piece together.

DEVELOPING THE MASTERPLAN

The development of the Masterplan has involved several stages of ngā iwi and community engagement including testing issues, opportunities, principles and options.

To guide the process, a set of overarching principles were developed in consultation with ngā iwi and the community. These principles have guided the Masterplan development process and have been used to test options.

We also tested options during the community engagement to identify those the community preferred. Ngā iwi representatives were consulted at each development step and contributed to the development of the mana whenua principle and community consultation events. Engagement has been facilitated through both physical events and online platforms. Councillor workshops provided an elected member perspective.

The final decision on the Masterplan's content was made by the Council following submissions and hearings under the Local Government Act.

HOW WE GOT HERE

The Masterplan process has resulted in a Masterplan illustrating a series of housing, business, cultural, open space, ecological, infrastructure, recreational and movement actions which set the direction for Māpua.

The Masterplan includes:

- Proposed zoning changes
- Future infrastructure upgrades
- Planned recreational linkages and open spaces
- Catchment management planning

The Masterplan is supported by an **Action Plan** that outlines all of the proposed actions required to achieve the Masterplan principles, many of which cannot be illustrated spatially.

PLAN PROGRESS

Steps of the development of the Masterplan

MID 2023

Step 1: Establish project and inform

Step 2: Analyse – Analysis of existing information including growth projections, technical information, infrastructure planning, Council plans and documents and recent government direction.

SEPTEMBER 2023

Step 3: Community engagement – Early engagement on the Masterplan principles, issues and opportunities.

OCTOBER 2023 – JANUARY 2024

Step 4: Development of draft options – Based on analysis and feedback.

FEBRUARY 2024

Step 5: Public engagement – Consult on draft Masterplan options – Seek community, iwi and stakeholder feedback on Masterplan options.

OCTOBER – NOVEMBER 2024

Step 6: Finalise draft Masterplan and circulate for public review – Analyse consultation feedback and develop a final draft Masterplan.

NOVEMBER 2024 – FEBRUARY 2025

Step 7: Final draft Masterplan open for submissions

NOVEMBER 2024 – AUGUST 2025

Step 7: Submissions, hearings, deliberations

Step 8: Council decision on Masterplan

THE PLAN

HOUSING

As well as providing for more housing, the Masterplan encourages greater housing choice. It seeks to provide opportunities for smaller homes and attached housing as well as houses for families. It focuses on potential residential areas identified in the Future Development Strategy 2022 – 2052 that are currently zoned residential, rural residential or rural 1 deferred residential (awaiting infrastructure servicing). It is proposed that new development areas will be subject to an Outline Development Plan which will be incorporated into the Tasman Resource Management Plan (as part of a plan change). An Outline Development Plan guides subdivision and development form and staging including zoning, roading, recreation and reserve networks and urban design standards. Mapua-specific urban design standards will be created to acknowledge the character, heritage and identity of the Mapua urban environment. The Masterplan also proposes enabling intensification of existing residential zoned land outside of inundation areas.

BUSINESS

More housing also corresponds with a requirement for more business land to support communities and reduce the need to travel – providing essential services and employment opportunities. The Masterplan includes new commercial land opportunities adjoining Māpua Drive and Aranui Road, close to new residential development, transport connections and open spaces. No new industrial land is proposed as sufficient zoned land exists in Warren Place.

CULTURAL VALUES

Māpua holds significant cultural value to Tangata Whenua. The Masterplan aims to increase the awareness of the cultural significance of specific areas through the inclusion of pou, cultural information boards and indicative reserves (where relevant). It also recommends investigating extending the current Tasman Resource Management Plan Cultural Heritage Precinct to provide a higher level of protection within identified culturally significant areas and supports the preparation of a Cultural Heritage Management Plan for Grossi Point.

OPEN SPACE

The Masterplan focuses on the protection and improvement of existing open spaces and formalising new areas of open space. A significant area of open space including a future wetland and recreational facilities in the form of sports fields is included within the Seaton Valley Area, and the formalisation of the open space at the waterfront known to locals as 'Kite Park'. Improvements to existing open space areas such as revegetation and supporting facilities (e.g. picnic tables, seating) is also a key intent outlined in the plan.

MOVEMENT

The Masterplan seeks to improve how people move in, around and through Māpua with a particular focus on improved off-road walking and cycling connections to the estuary, existing reserves and open space areas, reducing traffic congestion and improving parking. Transport improvements include upgrades to Seaton Valley Road and the intersection of Seaton Valley Road and Māpua Drive.

STORMWATER, RECREATION AND THE ENVIRONMENT

Major changes are proposed to the Seaton Valley Basin, which will largely be funded by growth through Development Contributions and Reserve Financial Contributions. A large new stormwater wetland and detention area is proposed to be created. This will manage the stormwater run-off from several new development areas and over time a new wetland haven will be developed to support native ecology and offer new opportunities for the community to connect with and enjoy nature. The proposed wetland will require ongoing community support and volunteer time to develop and maintain.

Adjacent to the new wetland will be open space, sports fields and recreation facilities. A development plan will be prepared with the community to determine the type and extent of the recreational facilities needed at Seaton Valley.

ECOLOGICAL VALUES

The Masterplan proposes to re-instate a former wetland (mostly situated within 49 Stafford Drive) which has been drained to create its current use as farmland. An existing ephemeral wetland will also form part of the wetland restoration within the Seaton Valley. As well as providing a valuable recreational resource, the rehabilitation of this wetland area and improvements to Seaton Valley Stream provide the potential to bring back moderate populations of rare species such as the giant kokopu and the Australasian bitten, spotless crake and marsh birds.

The Masterplan also includes the revegetation of specific areas and the protection of remnant native vegetation where appropriate. Any plantings plan for new recreational linkages will include consultation with the community and consideration of the creation of habitat corridors where possible.

STORMWATER CATCHMENT MANAGEMENT PLAN

The Masterplan incorporates the stormwater Catchment Management Plan (CMP) that is a requirement under Council's stormwater discharge consent for its urban areas. The CMP involves identifying key issues, targets, and actions for the five aspirations established in Council's Stormwater Strategy as they relate to each urban area. For Māpua, the CMP through the Masterplan identified a range of proposed actions to work towards our stormwater aspirations, one of which is the establishment of stormwater detention and wetlands in Seaton Valley as described above. Other proposed actions include completing upgrades to Seaton Valley Stream, strengthening stormwater management rules for new development, investigating stormwater treatment for Council-owned car parks, and localised drainage improvements to address existing issues. The CMP also requires the development of a monitoring plan to track progress on these actions over time.

WATER AND WASTEWATER INFRASTRUCTURE

Much of the water and wastewater infrastructure needed to service growth is already in place, including work done between 2020 and 2022. The remaining work is largely funded directly by developers through their own developments, or through Development Contributions.

The level of growth proposed requires further work to increase pressure in the water trunk mains, which may affect some older mains in Higgs Road, Iwa Street, Tahi and Toru Streets which have brittle blue brute pipes. Council will upgrade the mains in these streets within the next 10 years.

An upgrade and extension of the wastewater network along Māpua Drive and Seaton Valley Road is also planned within the next 10 years to service growth in those areas. Within the next 30 years, the pumps at the wastewater pump stations will be renewed with higher pressure pumps to provide additional trunk capacity. The trunk sewer network along Aranui Road is designed for approximately 600 additional homes. Growth beyond this point will require a second wastewater main to Māpua Wharf.

Larger connections between Māpua and Rabbit Island / Moturoa for water and wastewater are planned between 2034 – 2044 to provide additional network capacity and provide more network resilience for the whole community.

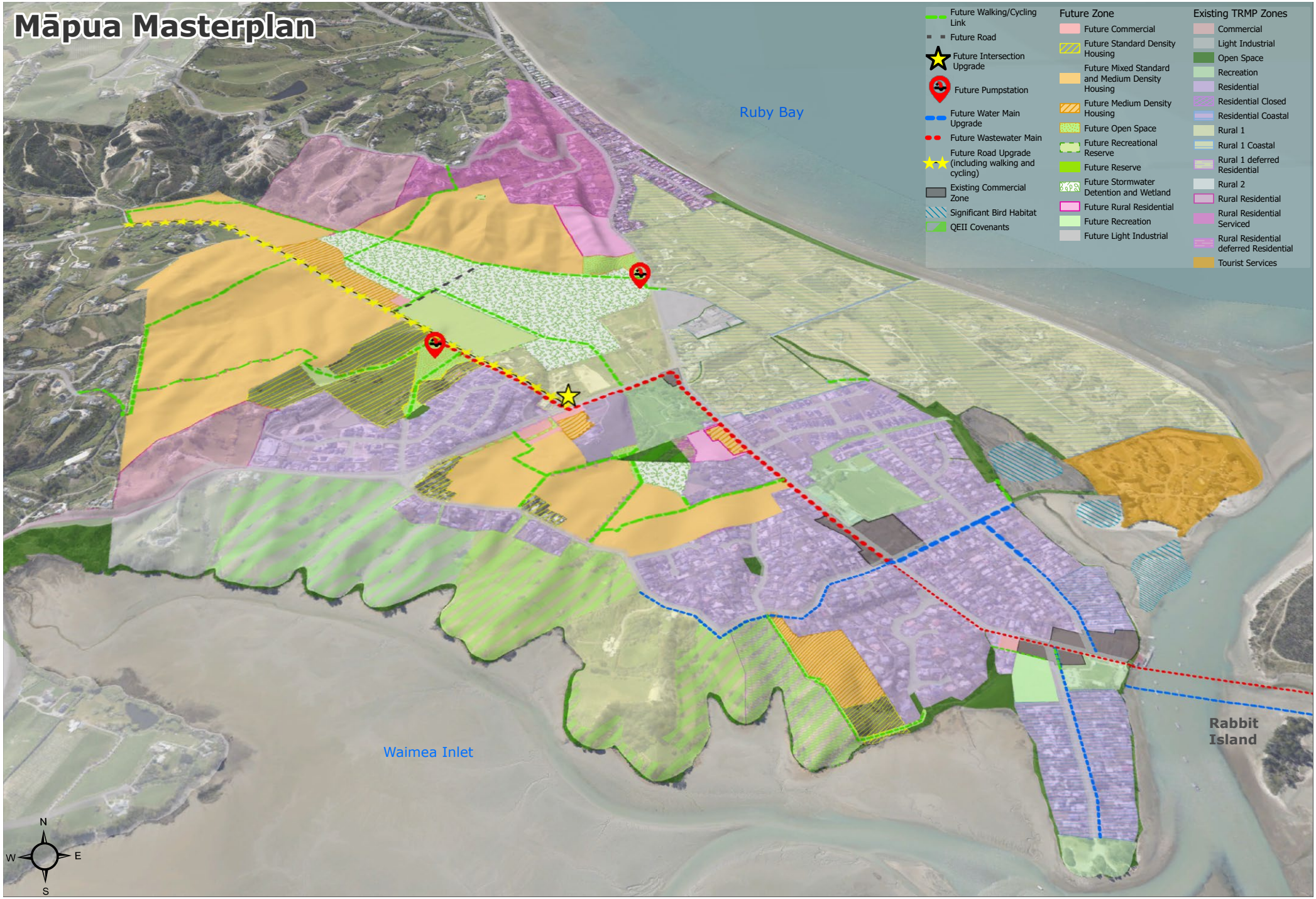
RESPONDING TO HAZARDS AND CLIMATE CHANGE

Māpua is vulnerable to natural hazards and the effects of climate change, both now and in the future. Like many coastal locations around New Zealand, low-lying coastal areas in Māpua are particularly vulnerable to rising sea levels over the longer term. The Council's work on responding to coastal hazards and sea level rise is guided by recommended best practice set out in the Ministry for the Environment's Coastal Hazards and Climate Change Guidance (2024). The Masterplan promotes natural hazards resilience and climate change adaptation by promoting residential growth on the surrounding elevated or hilly areas of Māpua, rather than low-lying coastal locations that are vulnerable to coastal hazards and rising sea levels.

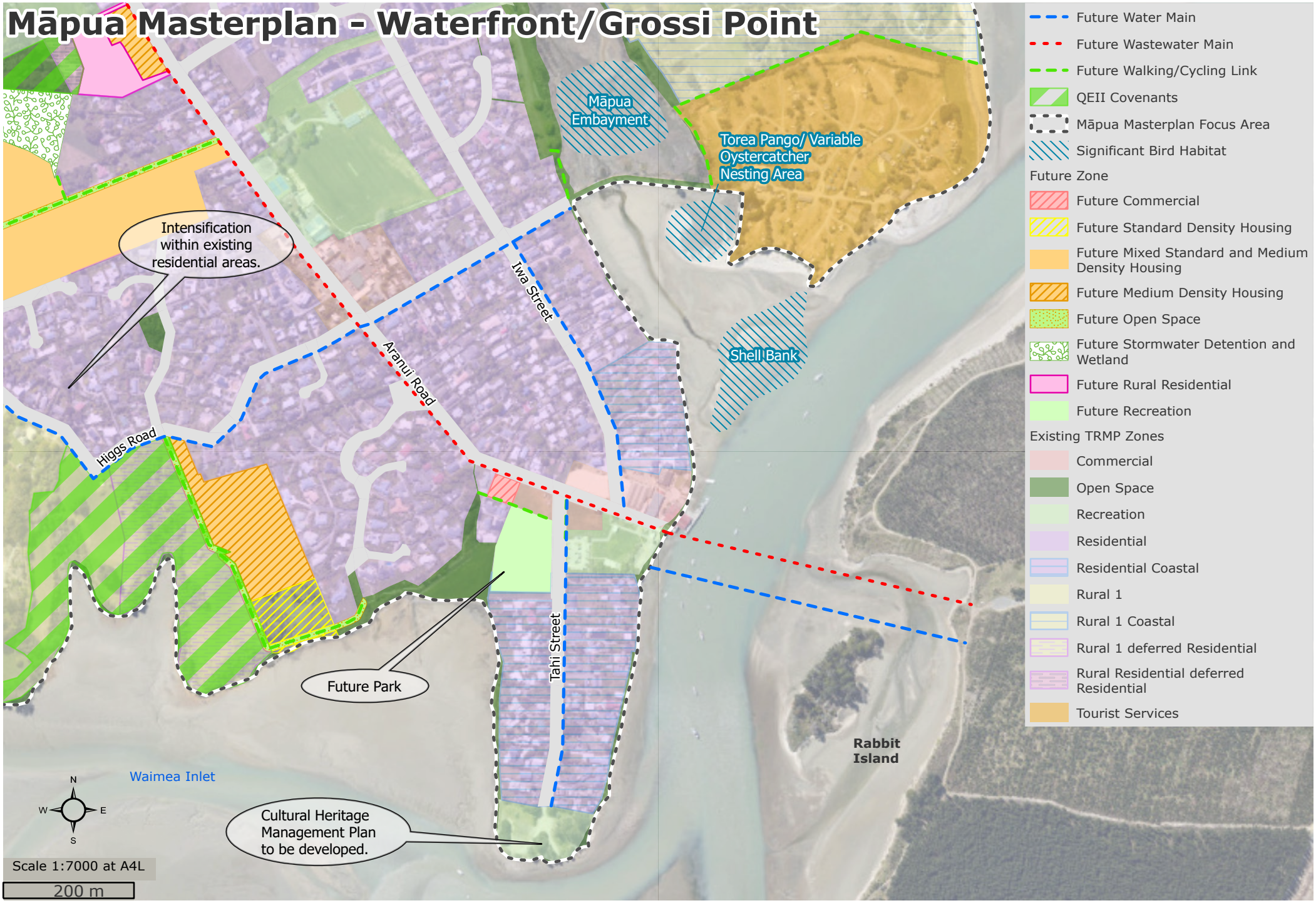
MASTERPLAN MAPS

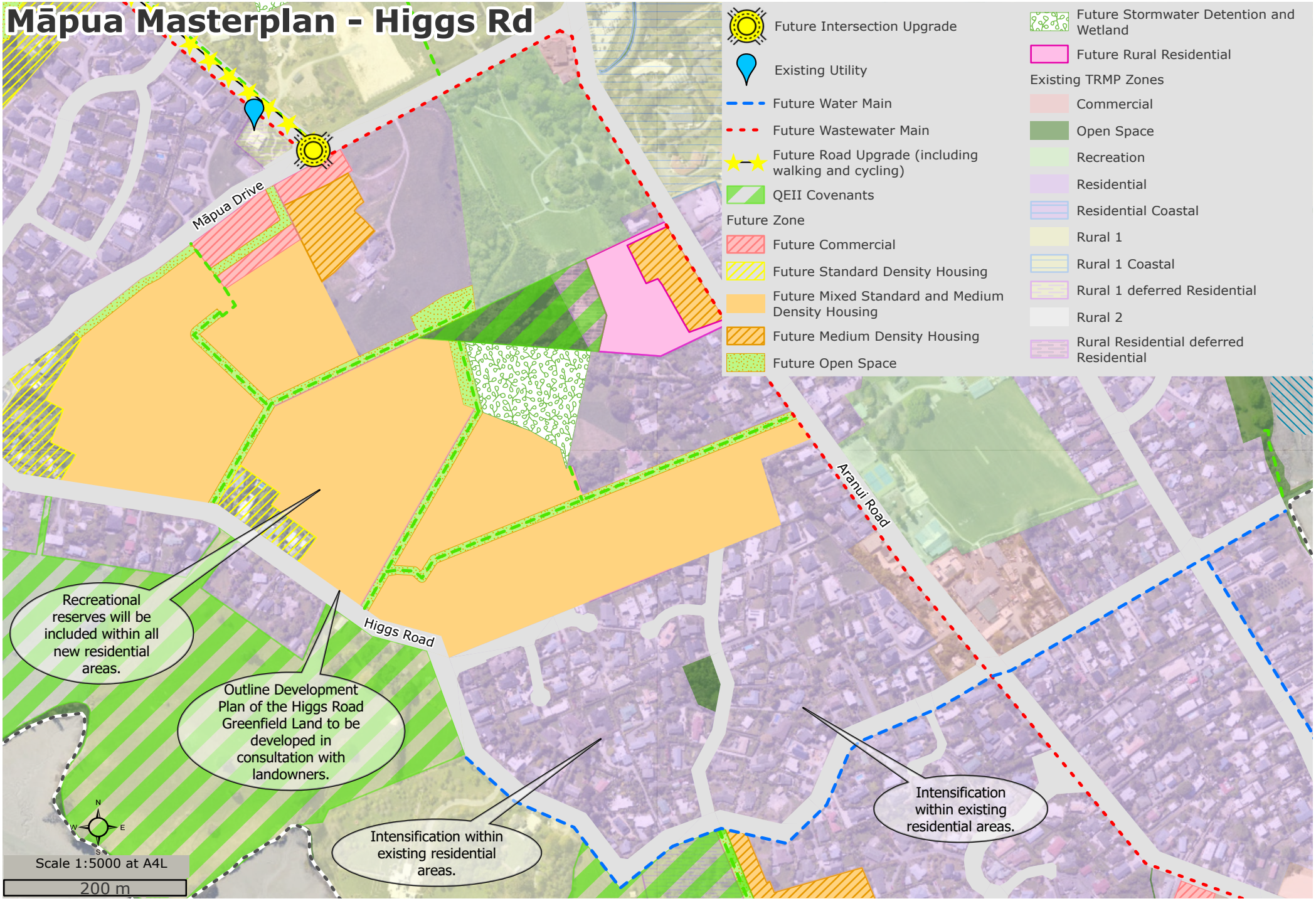
The following maps illustrate the proposed changes.

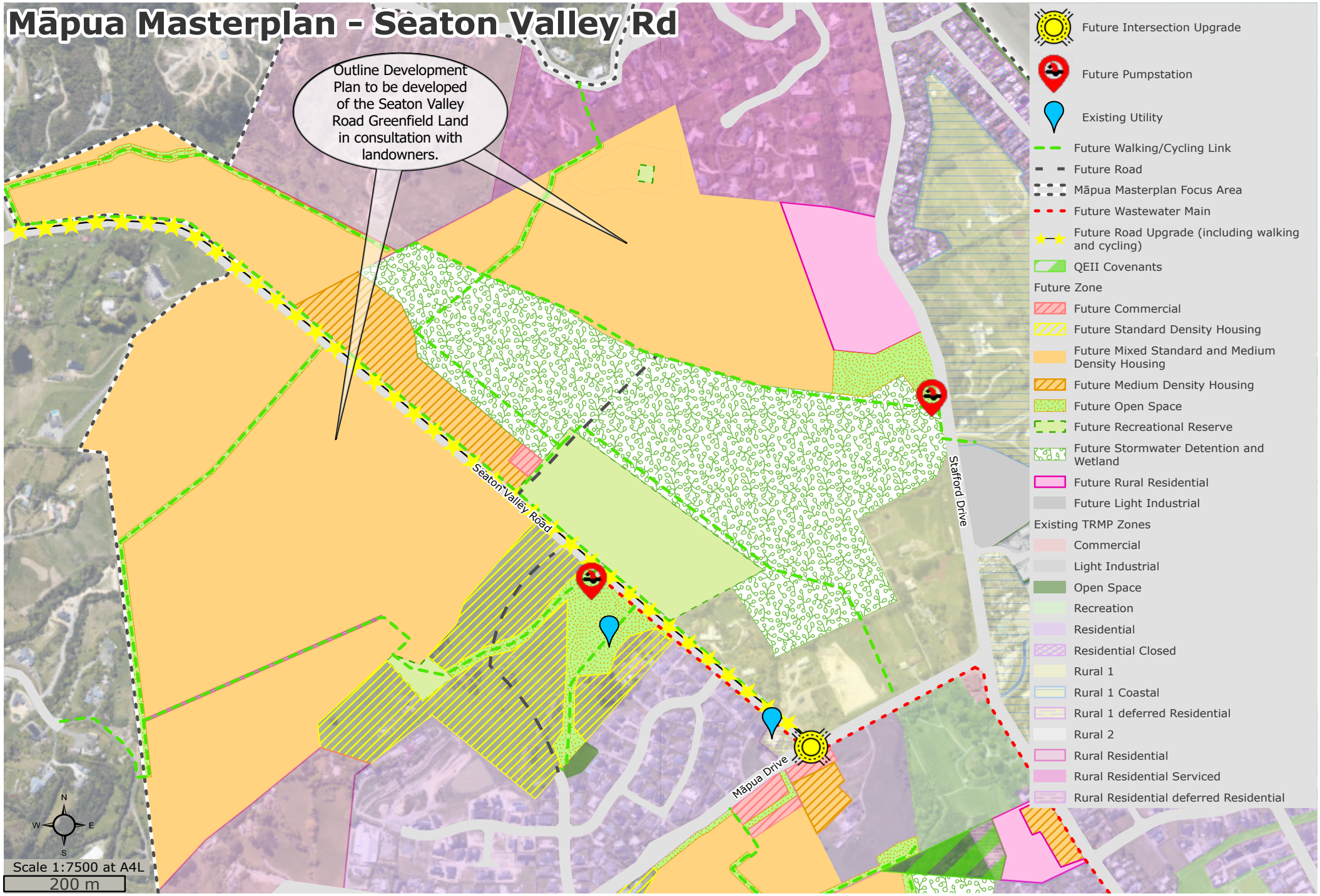
Note that these maps should be read in conjunction with the **Masterplan Action Plan** which outlines all of the proposed actions required to achieve the Masterplan principles many of which cannot be illustrated spatially.


Māpua Masterplan
Future Walking/Cycling Link
Future Road
Future Intersection Upgrade
Future Pumpstation
Future Water Main Upgrade
Future Wastewater Main
Future Road Upgrade (including walking and cycling)
Existing Commercial Zone
Significant Bird Habitat
QEII Covenants
Future Zone
Future Commercial
Future Standard Density Housing
Future Mixed Standard and Medium Density Housing
Future Medium Density Housing
Future Open Space
Future Recreational Reserve
Future Reserve
Future Stormwater Detention and Wetland
Future Rural Residential
Future Recreation
Future Light Industrial
Existing TRMP Zones
Commercial
Light Industrial
Open Space
Recreation
Residential
Residential Closed
Residential Coastal
Rural 1
Rural 1 Coastal
Rural 1 deferred Residential
Rural 2
Rural Residential
Rural Residential Serviced
Rural Residential deferred Residential
Tourist Services
Ruby Bay
Waimea Inlet
Rabbit Island
N
W
E
S

Māpua Masterplan - Waterfront/Grossi Point




Māpua Masterplan - Higgs Rd
Future Intersection Upgrade
Existing Utility
Future Water Main
Future Wastewater Main
Future Road Upgrade (including walking and cycling)
QEII Covenants
Future Zone
Future Commercial
Future Standard Density Housing
Future Mixed Standard and Medium Density Housing
Future Medium Density Housing
Future Open Space
Future Stormwater Detention and Wetland
Future Rural Residential
Existing TRMP Zones
Commercial
Open Space
Recreation
Residential
Residential Coastal
Rural 1
Rural 1 Coastal
Rural 1 deferred Residential
Rural 2
Rural Residential deferred Residential
Māpua Drive
Higgs Road
Aranui Road
Recreational reserves will be included within all new residential areas.
Outline Development Plan of the Higgs Road Greenfield Land to be developed in consultation with landowners.
Intensification within existing residential areas.
Intensification within existing residential areas.
N
W
E
S
Scale 1:5000 at A4L
200 m


Māpua Masterplan - Seaton Valley Rd
Outline Development Plan to be developed of the Seaton Valley Road Greenfield Land in consultation with landowners.
Seaton Valley Road
Stafford Drive
Māpua Drive
Future Intersection Upgrade
Future Pumpstation
Existing Utility
Future Walking/Cycling Link
Future Road
Māpua Masterplan Focus Area
Future Wastewater Main
Future Road Upgrade (including walking and cycling)
QEII Covenants
Future Zone
Future Commercial
Future Standard Density Housing
Future Mixed Standard and Medium Density Housing
Future Medium Density Housing
Future Open Space
Future Recreational Reserve
Future Stormwater Detention and Wetland
Future Rural Residential
Future Light Industrial
Existing TRMP Zones
Commercial
Light Industrial
Open Space
Recreation
Residential
Residential Closed
Rural 1
Rural 1 Coastal
Rural 1 deferred Residential
Rural 2
Rural Residential
Rural Residential Serviced
Rural Residential deferred Residential
N
W
E
S
Scale 1:7500 at A4L
200 m

THE MASTERPLAN PRINCIPLES

Ensure the **cultural significance** of Māpua and value to Te Tauihu Iwi is reflected in the Māpua Masterplan and incorporated into the future of this community

Maintain the character and identity of **Māpua**

Maintain the **Māpua Wharf** and its historical buildings as an active visitor and community focal point

Manage **stormwater runoff** across the catchment in alignment with the Urban Stormwater Strategy and global discharge consent

Protect and enhance the **ecological values** of Māpua, including its interaction with the Waimea Estuary, remnant native vegetation, streams and wetlands

Create and maintain safe and **well-connected open spaces** and links for walking, cycling and recreation in the natural environment

Provide for a variety of housing and business options which respect the character of Māpua and are resilient to **natural hazards and climate change**

Improve **transport** network resilience, promote alternative forms of transport to reduce carbon footprint and emissions, and improve road safety and congestion

Create and maintain climate change **resilient infrastructure** to support new and existing development

Ensure asset provision including community facilities, Council-owned land and wastewater and water infrastructure **meet Council and community needs**

THE MASTERPLAN ACTION PLAN

To enable implementation of this Masterplan, a range of actions will be required, including funding from Council and from other sources to initiate activities such as purchasing new recreational equipment, undertaking plan changes and making improvements to infrastructure.

The **Masterplan Action Plan** provides a path for Council to progress the identified actions. Short term actions will either be realised or started within five years. Long term actions will take longer to commence due to issues such as funding or the need for more detailed planning and consultation. An Action Plan Progress Report will be published annually until all actions identified in the Masterplan are completed or the plan is reviewed and updated in the future.

The Masterplan Action Plan is detailed on the following pages

Principles achieved	No	Action	Area	Term	Implementation method
	1	Develop plan change(s) to the TRMP to introduce new zones and rules for identified areas and strengthen the natural hazards policy framework. The changes will be guided by the final Masterplan. This would include: • Rezoning identified areas. • Provide policy direction relating to density, open space, infrastructure corridors and active recreational links and other requirements through a Higgs Road Greenfield Land and a Seaton Valley Greenfield Land Outline Development Plan. • Enabling intensification within residential areas that are climate resilient. • Requirements to promote high quality design – specific Māpua design standard. • Strengthen the natural hazards policy framework, which would update a number of settlement-specific policies, rules, and 'Coastal Risk Area' overlay and ensure Māpua is resilient to natural hazards and adapts to climate change effects over the longer term.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change
	2	Investigate strengthened stormwater rules requiring the adoption of Water Sensitive Design Principles for all new residential development in Māpua through a plan change.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change
	3	Investigate extending the TRMP Māpua Cultural Heritage Precinct through a plan change. Investigate amending rules to provide a higher level of protection of cultural values.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change

Principles achieved	No	Action	Area	Term	Implementation method
	4	Ensure that infrastructure planning is carried out and funding allocated to support residential and business development in identified areas. Tasman's Long Term Plan includes a range of capital infrastructure projects to support residential and business development in identified growth (FDS) areas. These includes roading improvements to Seaton Valley Road, water and wastewater network upgrades / extensions, the Seaton Valley stormwater facility, and some specific wastewater upgrades related to pump stations.	Entire area	Short and long term	TDC Infrastructure planning; Long Term Plan Funding
	5	Create a recreational connection from Stafford Drive to upper Seaton Valley Stream, opportunity to provide with the development of 49 Stafford Drive.	Stafford Drive to Seaton Valley	Long term	TDC Reserve Department and reserve contribution funding – Timeframes dependent on development of 49 Stafford Drive
	6	Install a boardwalk from the causeway to Moreland Park and extend access in consultation with private landowners.	Estuary	Long term	TDC Reserve Department Funding
	7	Establish a recreational pathway loop in the Seaton Valley Area. Negotiate access through 101 Dawson Road to connect to indicative reserve at 71 Seaton Valley.	Seaton Valley	Long term	TDC Reserves Department Funding – Timeframes dependent on land development
	8	Investigate through the parking strategy review installing paid parking near waterfront area.	Waterfront	Long term	TDC Parking Strategy

Principles achieved	No	Action	Area	Term	Implementation method
	9	Continuation of the Langford Drive / Aranui Road walkway to connect to Higgs Road – Extending the connection relies on the subdivision of 35 Higgs Road and consultation with relevant landowners.	Higgs Road	Long term	TDC Reserve Department Funding – Timeframes dependent on land development
	10	49 Stafford Drive – Develop an area adjoining Seaton Valley Road into a recreation area with supporting facilities.	Seaton Valley Stafford Drive	Long term	TDC Reserve Department Funding – Timeframes dependent on land development
	11	Seaton Valley Wetland and Stream restoration. Facilitate the Council purchase of portions of 49 Stafford Drive and surrounding area and develop as managed stormwater wetland utilising for recreational, ecological and stormwater purposes.	Seaton Valley	Long term	TDC Development Contributions – Long Term Plan funding and development contributions
	12	The Nelson Tasman Speed Management Plan 2024 – 2034 was adopted on the 23 July 2024. Changes to speed limits to be consulted on and implemented in accordance with the Setting of Speed Limits Rule 2024.	Entire area	Short term	TDC Community Infrastructure and Transport Department funding
	13	Formalise part of the land known by Māpua locals as 'Kite Park' (land parcels 6, 8, 10, 12, 14, 16 Tahi Street) as areas of open space. Undertake a partial review of the Moutere-Waimea Ward Reserve Management Plan (s5.7.29) to include these land parcels within the Plan and outline appropriate activities for the area. Investigate inclusion of signage for this area and whether it is appropriate to include it within Māpua Waterfront Park.	Waterfront	Short term	TDC Environmental Policy and Department Funded Plan Change and Reserves Department funding for review of the Reserve Management Plan

Principles achieved	No	Action	Area	Term	Implementation method
	14	Investigate options for creating a safe walking / cycling corridor from Seaton Valley to Māpua School.	Māpua Drive	Long term	TDC – Transport Development funded through Council Capital Expenditure
	15	Formalised parking on Aranui Road fronting Aranui Park.	Aranui Road	Short term	TDC Transport Department Funding
	16	Continue to fund and carry out annual pipe renewal programmes and look for opportunities to increase capacity in key areas.	Entire area	Short and long term	TDC Infrastructure – Long Term Plan
	17	Grossi Point – Develop a Cultural Heritage Management Plan to identified management requirements for the reserve.	Grossi Point	Short term	TDC Reserves – Department Funding
	18	In partnership with ngā iwi, Installation of pou in relevant locations.	Māpua	Long term	TDC Reserves – Department Funding
	19	In partnership with ngā iwi and the community develop information panels and install at the waterfront and Grossi Point. Panels to incorporate both European and Māori history.	Waterfront Grossi Point	Long term	TDC Reserves – Department Funding
	20	In partnership with ngā iwi develop a neighbourhood park with cultural information boards in recognition of the historical pa site and other areas of cultural value within the broad area around 49 Stafford Drive. This will occur following development of 49 Stafford Drive.	Seaton Valley	Long term	TDC Reserves – Department and external funding
	21	Implement the Catchment Management Plan.	Entire area	Short term	TDC Infrastructure – Department Funding and Long Term Plan

Principles achieved	No	Action	Area	Term	Implementation method
	22	New wastewater pump station and rising main in Seaton Valley Road and upgrade the Ruby Bay / Stafford Drive pumpstation to mitigate overflows. These infrastructure projects have been included as part of the capital infrastructure programme with funding identified in the Long Term Plan.	Seaton Valley / Stafford and Māpua Drive	Long term	TDC Infrastructure – Department Funding and Long Term Plan
	23	To mitigate wastewater overflows, implement improvement measures such as raised manhole lids and pump stations lids / access points where necessary or possible. These measures may have an impact on the roading network that will need to be accommodated.	Entire area	Long term	TDC Infrastructure – Funding under capital budget and operational budgets
	24	Investigate stormwater improvement project – Council currently maintains a narrow path between the seawall and adjacent properties which could be used to improve drainage, in collaboration with the adjacent property owners.	Seawall	Short term	TDC Infrastructure – Funding under the minor stormwater improvements budget
	25	Identification of potential retrofit sites in Māpua – Look for opportunities to cost-effectively retrofit quality treatment into existing stormwater systems. Such projects tend to be opportunistic as old infrastructure needs renewal, as Council does not have the resources to pro-actively retrofit quality treatment into relatively low-risk contamination areas like Māpua (i.e; largely residential in nature).	Entire area	Short term	TDC Infrastructure – Funding under the minor stormwater improvements budget
	26	Investigate measures to ensure new developments incorporate tidal constraints with sea level rise when designing stormwater attenuation, so that sufficient capacity is built to hold water during high tide times.	Entire area	Short term	TDC Environmental Policy Department Funded Plan Change
	27	Aranui Road – Māpua School Walkway Reserve; work together with Māpua School to investigate the possibility of securing an easement over the strip of school land to ensure the existing linkage between Aranui Road – Māpua School Reserve and Old Mill Walkway Reserve is protected in the future.	Aranui Road	Long term	TDC Reserves – Department Funding

Principles achieved	No	Action	Area	Term	Implementation method
	28	Catherine Road Recreation Reserve – construct a playground and install a picnic table. Council staff are working with the landowners of 53 Seaton Valley Road (via a subdivision consent application) to expand the size of this reserve and provide a recreational linkage to Seaton Valley Road Reserve when the surrounding area is subdivided.	Seaton Valley	Short term	TDC Reserves – Department Funding and reserves contributions
	29	Aranui Road Esplanade Reserve – Continue to work with adjoining property owners to secure easements across the private right-of-ways at either end of the reserve and improve reserve standard via revegetation and fencing.	Aranui Road	Long term	TDC Reserves – Department Funding
	30	Aranui Road to Langford Drive Walkway Reserve – Extend the gravel path connection and install a footbridge across the stream mouth to Tahi Esplanade.	Estuary	Long term	TDC Reserves – Department Funding
	31	Māpua Recreation Reserve – To reduce flooding impacts on the sports fields and skatepark area install a drain from the southern to northern end of the reserve discharging into the Morley Drain Reserve.	Māpua Reserve	Long term	TDC Reserves and Infrastructure – Department Funding
	32	Māpua Recreation Reserve – upgrade interior of the public toilets and enhance their accessibility.	Māpua Reserve	Short term	TDC Reserves – Department Funding
	33	Council to investigate lighting requirements around the wharf, Toru and Tahi Street and Māpua Drive.	Entire area	Short term	TDC Infrastructure Department Funding
	34	Māpua Recreation Reserve – Work with the Māpua community to prepare a development plan for the northern end of Māpua Recreation Reserve, incorporating multiple uses. Ensure that development of the area provides for stormwater from the southern part of Māpua Recreation Reserve to be directed north into the Morley Drain Reserve.	Māpua Reserve	Short term	TDC Reserves – Department Funding

Principles achieved	No	Action	Area	Term	Implementation method
	35	Investigate through a plan change the requirement for a condition of consent, restricting ownership of cats for properties adjoining the proposed new wetland area at Seaton Valley.	Seaton Valley	Short term	TDC Environmental Policy – Plan Change
	36	Investigate the development of policy provisions for new developments which incentivise the protection of existing native vegetation, the planting of specimen trees and increasing green cover.	Entire area	Short term	TDC Environmental Policy – Plan Change
	37	Investigate amending the policy framework of the TRMP to include a new 'emergency service facilities' definition and enabling provisions for new emergency service facilities. This would require a TRMP plan change and would be a change that effects the entire District.	Entire area	Short term	TDC Environmental Policy – Plan Change
	38	Investigate through consultation with landowners extending the walking track from Māpua School along the seawall through to the Leisure Park.	Māpua	Long term	TDC Reserves – Department Funding
	39	To protect the habitat of significant bird species, remove the doggy doo bag dispenser on the causeway.	Māpua	Short term	N/A
	40	To protect the habitat of significant bird species, undertake consultation with the landowner of 33 Toru Street to investigate the feasibility of creating a walking track around the boundary of the camping ground to the Controlled Dog Exercise Area.	Māpua	Long term	TDC Reserves – Department Funding
	41	Through a plan change process propose relevant changes to the zones of all deferred land in Māpua.	Entire area	Long term	TDC Environmental Policy – Plan Change
	42	Work with NZTA Waka Kotahi to identify and implement upgrade(s) to the SH60 / Māpua Drive Intersection.	Māpua Drive	Short term	NZTA / Infrastructure department funding

THE MĀPUA CATCHMENT MANAGEMENT PLAN

One of the objectives of the Masterplan is to develop a stormwater Catchment Management Plan for the Māpua Urban Drainage Area (UDA). The Catchment Management Plan process seeks to identify how we will deliver positive stormwater outcomes for the environment and people within the UDA.

Aside from being a proactive approach to managing stormwater for growth and Māpua residents, the Catchment Management Plan is also a requirement under Council's urban stormwater discharge resource consent, which was granted in May 2021.

The Māpua and Ruby Bay stormwater CMP aims to achieve the following:

- Combine our current knowledge of the catchment and stormwater networks;
- Identify issues and sets out a series of actions to help us achieve our vision and aspirations; and
- Provide long term direction for the management of stormwater within the Māpua area.

The Māpua Catchment Management Plan is detailed on the following pages.

tasman district council | Te Kaunihera o te tai o Aorere

MĀPUA CATCHMENT MANAGEMENT PLAN

August 2025

Contents

Welcome

This is the Māpua/Ruby Bay urban stormwater catchment management plan (CMP). This plan has been created by Tasman District Council (TDC) for the community to set out how we will deliver positive stormwater outcomes for the environment and people within the Māpua and Ruby Bay areas. Urban catchment management planning is an effective way of coordinating efforts to address multiple stormwater issues i.e., freshwater management, aquatic habitat management, flood management, and amenity values within the urban catchment.

The Māpua and Ruby Bay stormwater CMP:

- summarises our current knowledge of the catchment and stormwater networks, and
- identifies issues and sets out a series of actions to help us achieve our vision and aspirations.
- provides long term direction for the management of stormwater within the Māpua area.

Why a Catchment Management Plan

Purpose

This CMP aims to explain the stormwater management undertaken in the Māpua/Ruby Bay urban drainage area (UDA).
We want to identify the main problems we're dealing with, set out targets for how we can improve things in the mid and long-term, and list the steps we'll take to reach these goals.

District Wide Urban Stormwater Discharge Consent

Council's global stormwater discharge resource consents were granted in May 2021. This CMP is required under our global stormwater discharge consent and fits into our wider management framework.

Urban Stormwater Strategy

Our Urban Stormwater Strategy, which was adopted in 2019, outlines our vision for stormwater management in the region.

Our Vision:

Protect and enhance the mauri of wai/life force of water and provide for:

- Te Hauora o Te Wai – the health of the water
- Te Hauora o Te Taiao – the health of the environment
- Te Hauora o Ngā Tāngata – the health of the people

Our Aspirations

Our urban streams, aquatic habitats and coastal marine environment are healthy and accessible

- Stormwater discharges do not degrade water quality and the ecosystem health of our streams and estuaries
- Stormwater flooding does not create a hazard to our community or cause damage to properties
- We enable water sensitive growth for future generations
- We manage stormwater in a holistic, efficient and cost-effective manner

Catchment Overview

Summary

Māpua and Ruby Bay Urban Drainage Area (UDA)

The Māpua/Ruby Bay Urban Drainage Area (UDA) is approximately 710 ha and is located on the low coastal plain and hills at the northern end of the Waimea Inlet between the Coastal Highway and the coast as shown in Figure 0-1.

The Māpua/Ruby Bay UDA is made up of three main catchments:

- Seaton Valley stream: catchment starts upstream of the coastal highway and discharges into the Toru Street inner estuary further downstream. This catchment accounts for approximately 65% of the Māpua/Ruby Bay drainage area
- Broadsea: drains to the Ruby Bay through stormwater culverts at each end of the street
- Pinehill Heights: drains to Ruby Bay through stormwater culverts north of 204 Stafford Drive

There are approximately 900 properties within the Māpua/Ruby Bay UDA including a commercial area and a primary school.

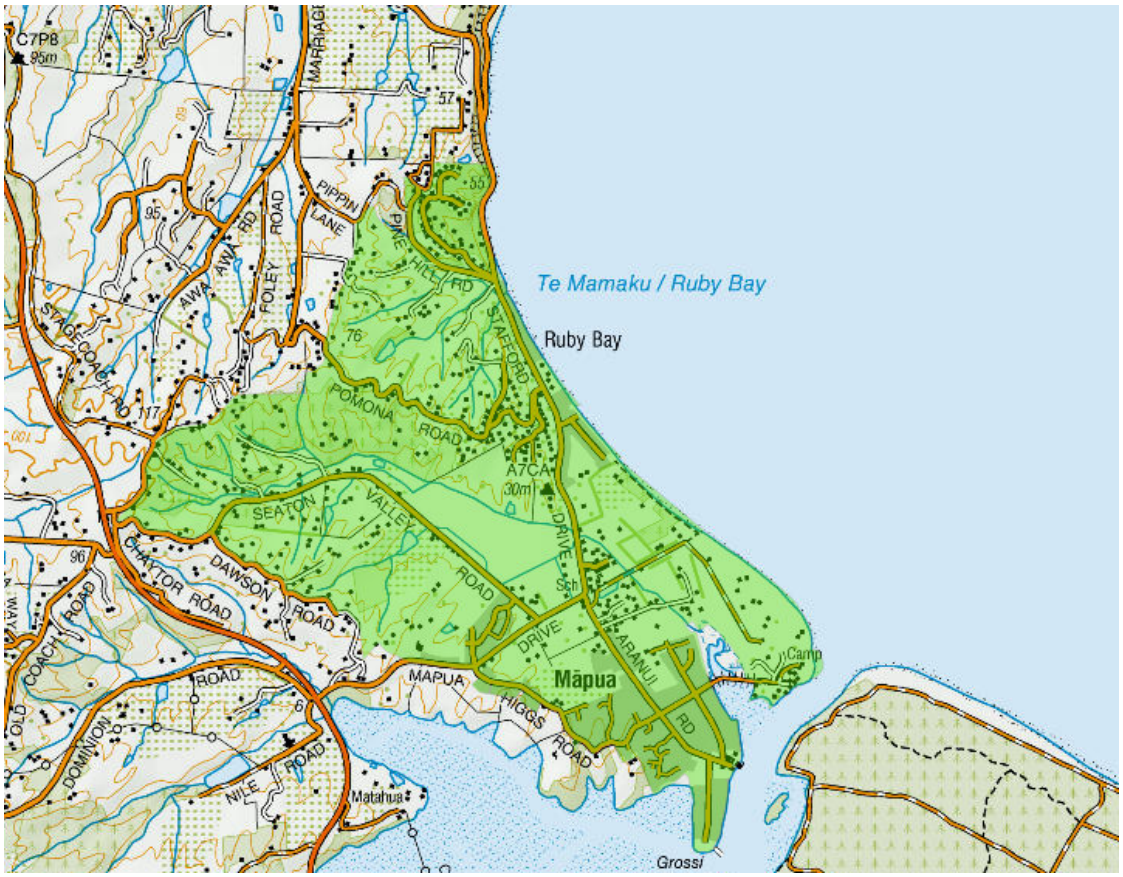


Figure 1: Māpua/Ruby Bay UDA extent (green)

Catchment History

The waterways and estuary provided early Māori with an abundance of food and resources. Wikipedia records: *"Middens, tools and human bones found at Grossi Point and around the northern edges of the* Waimea *inlet suggest small seasonal* Māori *settlements were located here, with a major* pā *(fortified settlement) located on the Kina Cliffs to the north. The pā remained in use in the period of early European settlement of the Māpua district; the public can visit the site. The rarity of weapon finds suggest that the Māori living in this district were peaceful and seldom were involved in wars. In the late 1820s, Māori from the* North Island *(led by the Māori Chief* Te Rauparaha*) came to the* Māpua *area and the resulting battles left a small residual Māori population.*

"The Māpua wharf area was originally developed at the beginning of the 20th century and was upgraded several times to provide for the growing export of fruit from the surrounding area. The Māpua wharf and township was vitally important for the District in the first part of the 19th century, however following a shift to use other ports and road transport the Māpua wharf declined in importance. In 1987 there were plans to pull the wharf down, but intervention from the community ensured the retention of the structure. The historic Māpua wharf area is currently a thriving tourist centre with many original wharf buildings re-used for retail purposes 12 ." (s32 Evaluation Report - Appendix D Heritage Assessment)

Figure 2: Māpua/Ruby Bay (1940/49 vs 2018)

Rainfall patterns

TDC has one rainfall gauge in the UDA located at the area adjacent to the Bowling club in Māpua township, however this gauge was only installed in April 2019. The annual average rainfall recorded is 832 mm. The recorded extreme based on data collected on-site are summaries in the table below and can be found on the TDC website.

Table 1. Measured rainfall (TDC)

Gauge Name		Māpua at Bowling Club
Period of Analysis		04 April 2018 – 30 June 2025
Recorded Data	1hr duration	20.8 mm (12/04/2019)
	6 hr duration	49 mm (19/08/2022)
	24 hr duration	89.7 mm (19/07/2019)
	48 hr duration	172.2 mm (27/06/2025)
	72 hr duration	182 mm (27/06/2025)

The 2024-5 monthly rainfall compared to the average and 2023-4 values can be seen below.

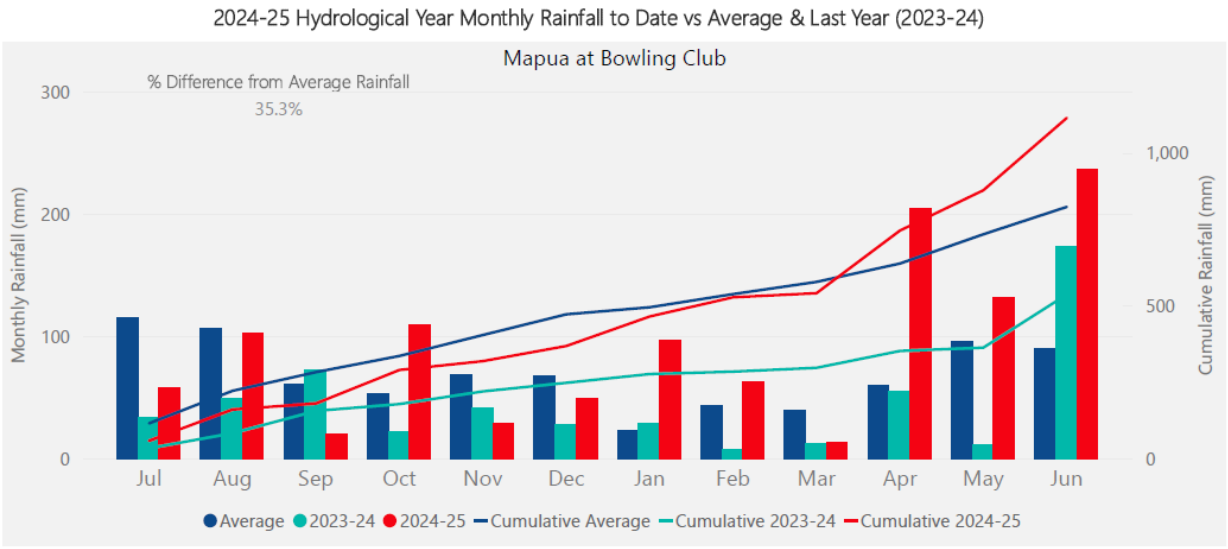


Figure 3: Recent year rainfall at Māpua Bowling Club

In February 2018 ex-cyclone Fehi hit the coast and resulted in evacuations of residents in the region. This event brought strong winds and low barometric pressure, creating a storm surge that raised sea levels that inundated large stretches of our wider coastline. While many seaside properties were impacted, relatively little rainfall related damage occurred in this storm.

Soil and Geology

Soil types contribute to how much rainfall can infiltrate in the ground. The geology of this area is characterized by Moutere Gravels on the hills to the west, alluvial deposits derived from the Moutere Gravels on the flats, and beach deposits to the east. The soil permeability is poorly drained with better drainage on the hill catchments. Historically, the land around Seaton Valley stream is known to become waterlogged for extended periods in winter, however progressive infrastructure upgrades seem to have reduced this currently. More information about the soil mapping that TDC undertakes can be found on the TDC website.

Groundwater

Groundwater levels in this area are high and result in multiple springs being observed. Additionally, during wet months water can often pond for longer periods as it is unable to soak into the ground, particularly in the Seaton Valley. Increasing groundwater problems are anticipated with the combined effects of Sea Level Rise (10+mm/yr) and Vertical Land Movement (~2-3mm/yr).

The groundwater level in the Deep Moutere Aquifer is recorded on a 15-minute interval at the Bowling Club. The groundwater levels are available at: https://www.tasman.govt.nz/my-region/environment/environmental-data/groundwater-levels/deep-moutere-aquifer-at-mapua-2/

Rivers and Streams

Seaton Valley Stream

The catchment upstream of the coastal highway and Stafford Drive drains out through an open waterway, the Seaton Valley Stream. This passes through a culvert under Stafford Drive and discharges into the Toru Street inner estuary further downstream. The causeway has a major influence on the drainage capacity (level of service) provided by Seaton Valley Stream.

Land coverage

Land cover largely determines the volume of water that will run-off as stormwater into our network. Pervious land cover such as parks, reserves, forests, and paddocks create less run-off because water can infiltrate and/or evaporate while impervious surfaces such as pavement and rooves eliminate opportunities for infiltration and increase the volume of water that needs to be collected and discharged by the stormwater network.

Historically the land cover in the catchments was beech forest, lowland wetlands and dunelands. The predominate existing land cover is now urban, low producing exotic grassland and horticulture.

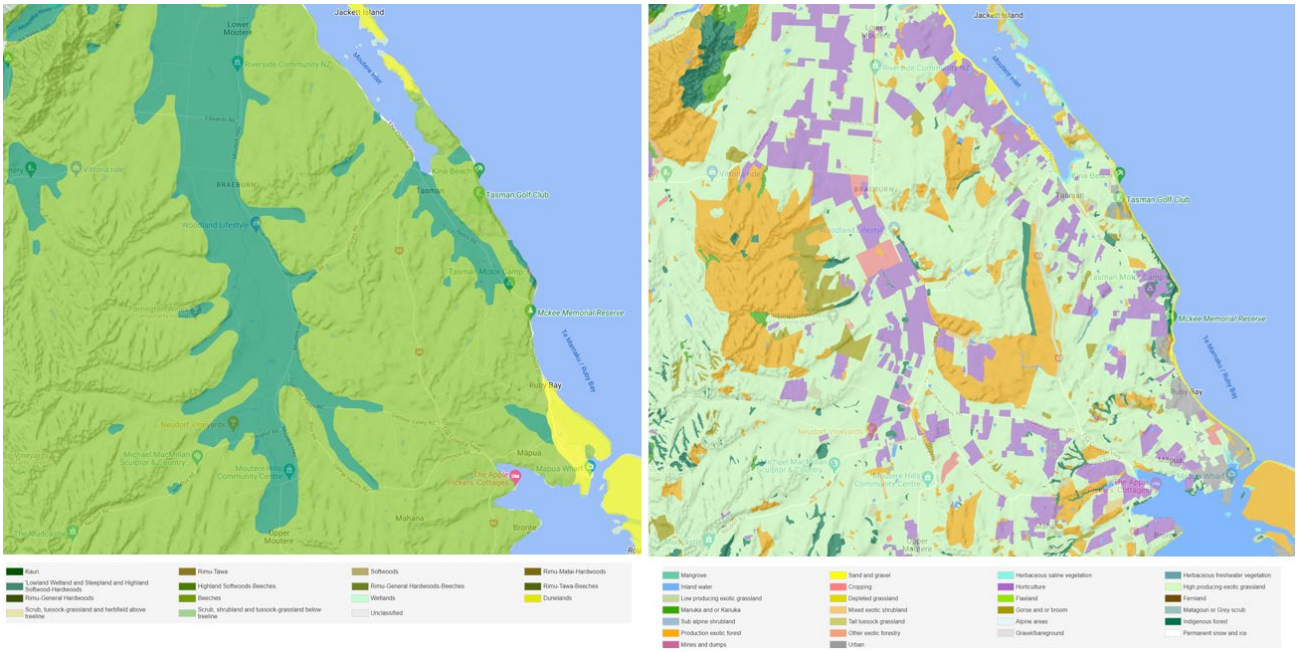


Figure 4: Historic and existing land cover

(https://whenuaviz.landcareresearch.co.nz/place/90964)

There are ongoing changes in landuse expected with areas in the catchment zoned for development. These areas are shown in the figure below which has been included in the Future Development Strategy (2022-2052) which outlines plans for growth over the next 30 years. More detail can be found in the strategy (https://www.tasman.govt.nz/my-council/key-documents/more/future-development-strategy/). This landuse change will partly be implemented by Plan Change 81 which is in preparation at mid-2024. The Māpua Masterplan process has also resulted in suggestions for further development closer to the existing town centre.

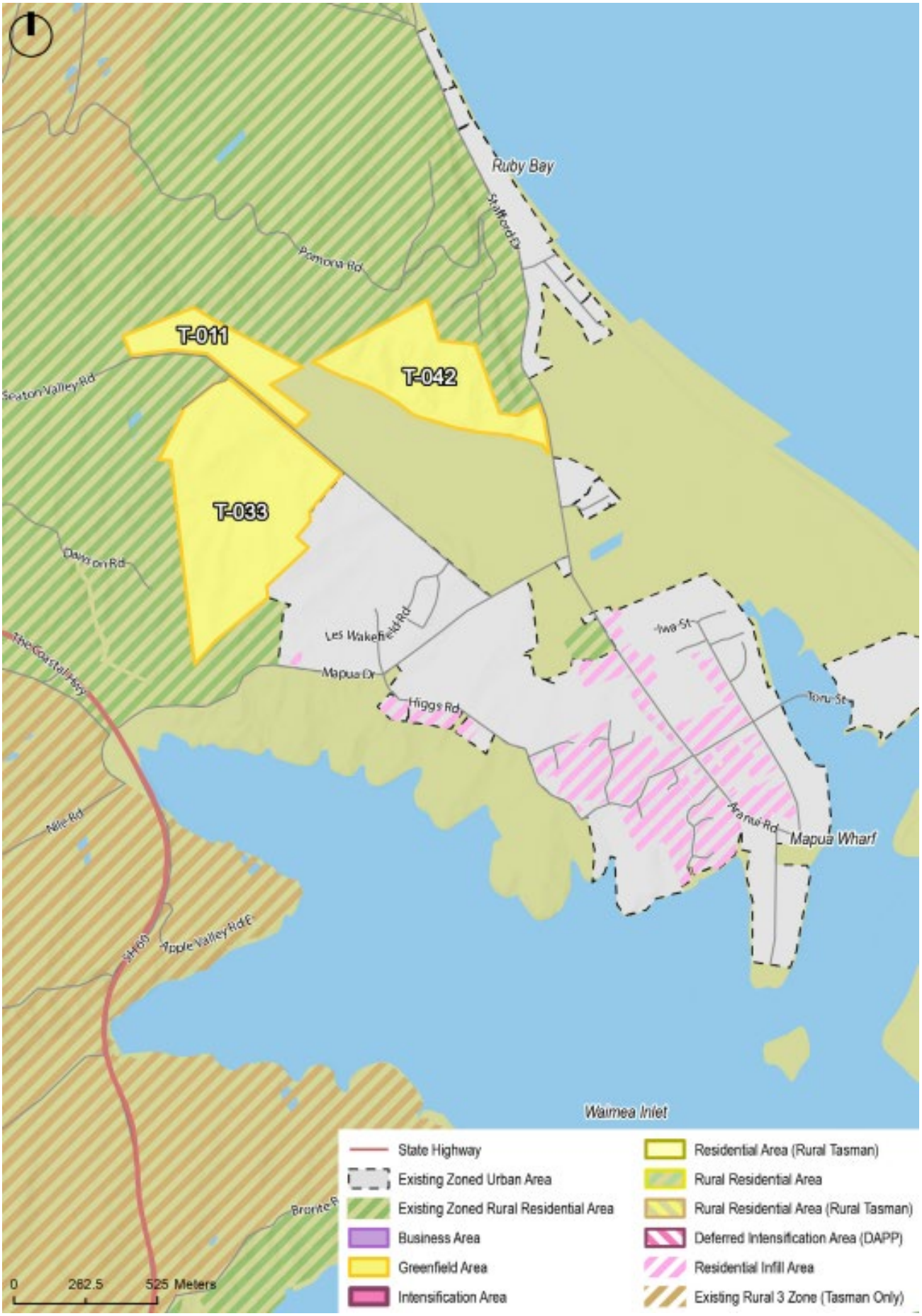


Figure 5: Future Development Strategy – Māpua/Ruby Bay

Master Plan

Tasman Resource Management Plan – Zoning

The Tasman Resource Management Plan determines where different land use activities are allowed within the region. Changes in land use have potential significant effects on stormwater flows and stormwater quality. Within the UDA there are the following main land zones:

- Residential
- Commercial
- Rural
- Recreation
- Rural residential
- Deferred Residential
- Tourist Services
- Rural Coastal
- Open Space

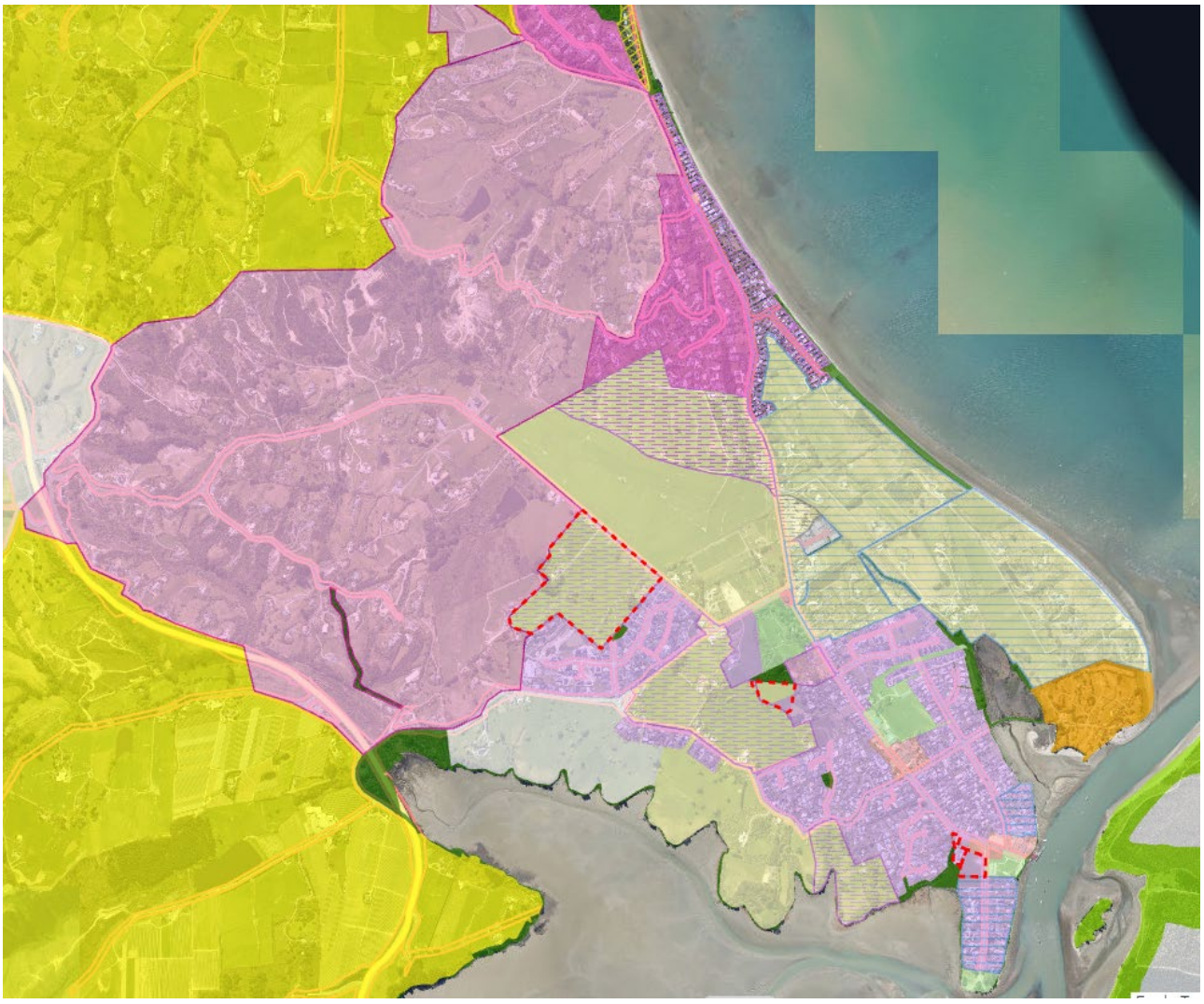


Figure 6:TRMP land zoning around Māpua

Figure 7:Master Plan suggested zoning around Māpua

Stormwater Assets

Most of the stormwater pipe assets were installed between 1971 and 2015. Hence, generally the assets in the Māpua/Ruby Bay UDA are relatively young and in good condition.
SW systems managed by TDC

- 10km of channels
- 8 km of pipe
- Causeway and outfalls
- Detention basins
    - Seaton Valley Road
    - 21 Crusader Drive Dam (private property but outlet is checked by Council)
    - Private storage 49 Stafford Drive, Ruby Bay

A new detention basin is proposed for further up Seaton Valley to cater for increased residential development in the surrounding hills.

Figure 8: Māpua Ruby Bay Stormwater pipe and open channel network

Sea wall impacts

The seawall that runs along the coast of Ruby Bay along Broadsea Avenue purpose is to minimise seawater inundation of the properties behind it. However, the sea wall affects the stormwater management and potentially influences flooding risks when seawater overtops it during storms. When this happens seawater usually returns to the coast through a stormwater pipe network through Tait Street and Chaytor Reserve. If these are blocked by debris, then seawater inundation increases as experienced in 2018 during ex-cyclone Fehi. Additionally, during storm surge events the sea level can be higher than the stormwater outfall meaning no water will drain out of the network. *Ruby-Bay-Seawall-Report-TDC-190704.pdf (ourmapua.org)*

Overland flow paths

Overland flowpaths (OLFP) are routes that the stormwater will take when the capacity of the piped network is exceeded, where there are no pipe systems, when pipes/inlets are blocked, and when soakage into the ground reaches capacity. The image below provides an indication of the location of overland flow paths. The figures show the centre lines and not the width of these paths.

OLFP are an essential part of the stormwater network. Any structures within flowpaths that may obstruct overland flows can lead to increased flooding and damage to property. Protection and enforcement are a key part of overland flow path management, and the council will be strengthening its role in the future facilitated by new direction from centre government flagged in August 2024. It appears that Council will be required to undertake stormwater network *Risk Management Plans* and these will include urban OLFPs of greater than 0.4ha catchment area. The associated Water Services Bill is still going through the parliamentary process and the final requirements on Council are not yet confirmed.

Figure 9: Ruby Bay modelled overland flows (from LiDAR)

Figure 10: Māpua modelled overland flows (from LiDAR)

Flood Modelling

Māpua is subject to a range of flooding from rainfall, the Seaton Valley Stream and coastal inundation.

An extensive set of flood modelling has been undertaken to understand these risks including:

- A bathtub model of costal inundation as shown in Figure 11
- Sea level rise scenarios in 0.5m increments
- Consideration of Vertical Land Movement of 2.5-3mm /year (ref **Takiwa - Map Page**)
- Wave overtopping of the seawalls and other high points along the coast
- Current Rainfall Flood modelling as shown in Figure 12
- A combination of the above as shown in Figure 13

The following pages show a snapshot of these models which are available online. More detailed reports are available from Council.

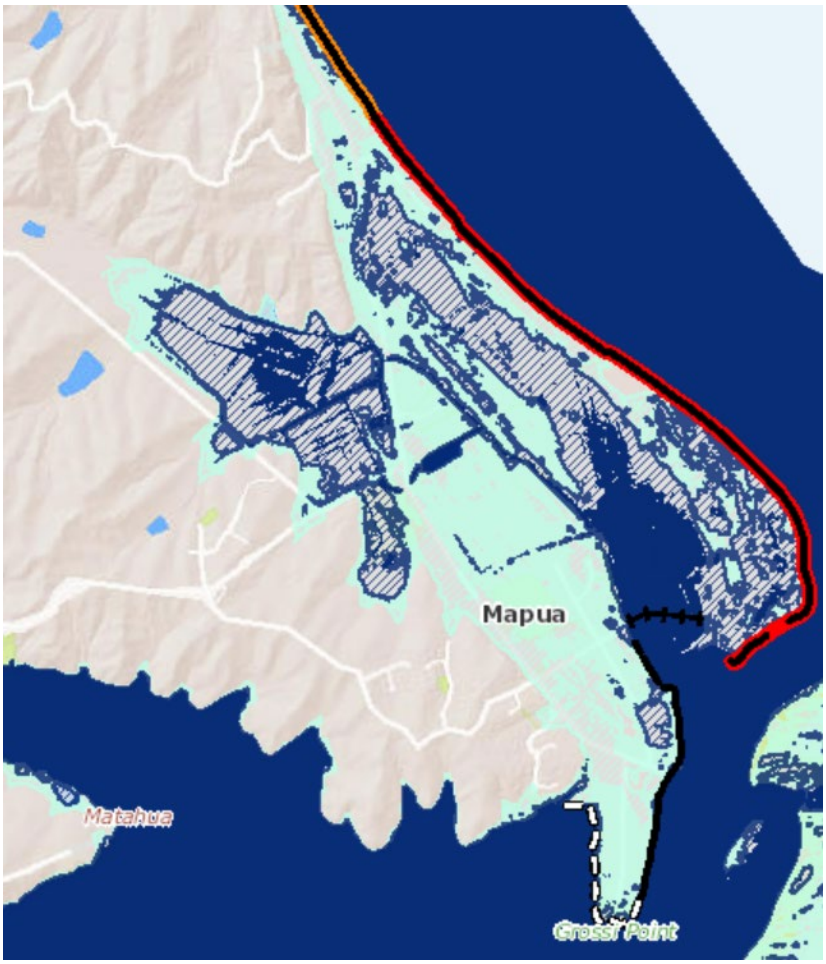


Figure 11: Māpua coastal inundation bathtub model

(Showing MHWS in dark blue, current day storm tide in hatched dark blue and future predicted inundation with 2m of sea level rise in light blue. Accessed from [Coastal hazards map viewer | Tasman District Council])

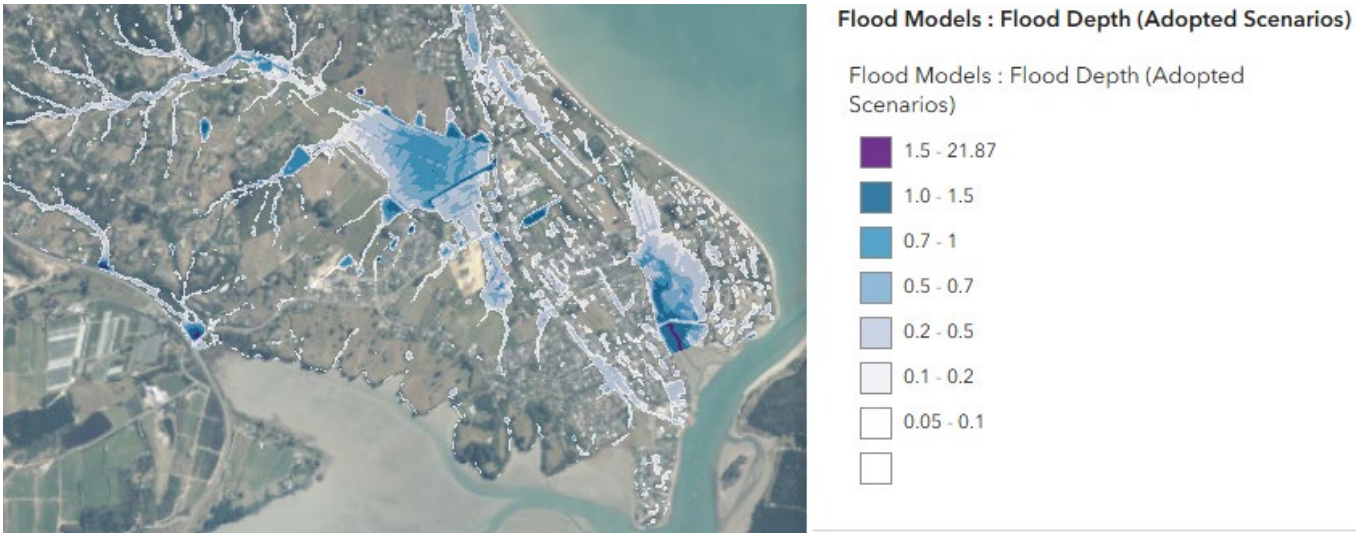


Figure 12: Māpua modelled flooding from 1% AEP event using current day rainfall

(Accessed from TDC Environmental Map Viewer)

Figure 13: Māpua flooding from 1% AEP future rainfall with sea level rise and coastal overtopping

(Using the same depth scale and source as Figure 12)

Note that the Seaton Valley Detention/Wetland is proposed to be protected from the coastal impact shown in Figures 11 and 13 by future tide gates like those on Wharf Road Motueka.

Stream Health & Aquatic Habitat

Key Issues

In Spring 2023, a specialist consultant inspected three local streams around Māpua and undertook a rapid habitat assessment. They checked sediment, diversity, fish cover, bank erosion and vegetation. What they found was a bit of a mixed bag. Some parts of the streams are in good shape, but some aren't doing as well. Habitat quality for Seaton Valley Creek, (Stafford Drive on map), scored very poorly in the upper sections. The water was very turbid, and it was evident that runoff from the farm tracks and bank erosion was contributing to a thick covering of sediment. Lower down the catchment the habitat quality improved, however, the water remained highly turbid.

They also tested the water to see how much life it's supporting (environmental DNA testing). These results showed that even though some parts of our streams need help, they're still home to a lot of life.

Stream Name	Findings	Fish detected from eDNA sampling	Habitat Quality Score
Stafford Drive Creek	The waterway is heavily sedimented. Homogenous reach. High areas of undercut banks where banks have collapsed. Instream fish habitat improved downstream with more leafy debris and shading	Īnanga, Shortfin eel, Longfin eel, Giant bully	Poor – Fair
Wetland Creek	Estuarine impacts has influenced some slumping of banks. Shading from tall mature trees and shrubs. Some riffles and fast flowing water are present.	Īnanga, shortfin eel, Longfin eel, Common bully, Bully, Flounder	Fair - Good
Wetland Creek Tributary	Steep sided banks. There is very little riparian planting. Recent plantings have not become established, slumping into stream.	Īnanga, shortfin eel, Longfin eel,	Fair
Wetland Creek Reserve	Shading from tall mature trees and shrubs. Some riffles and fast flowing water present.	Īnanga, shortfin eel, Longfin eel, Cyprinid fish	Fair - Food

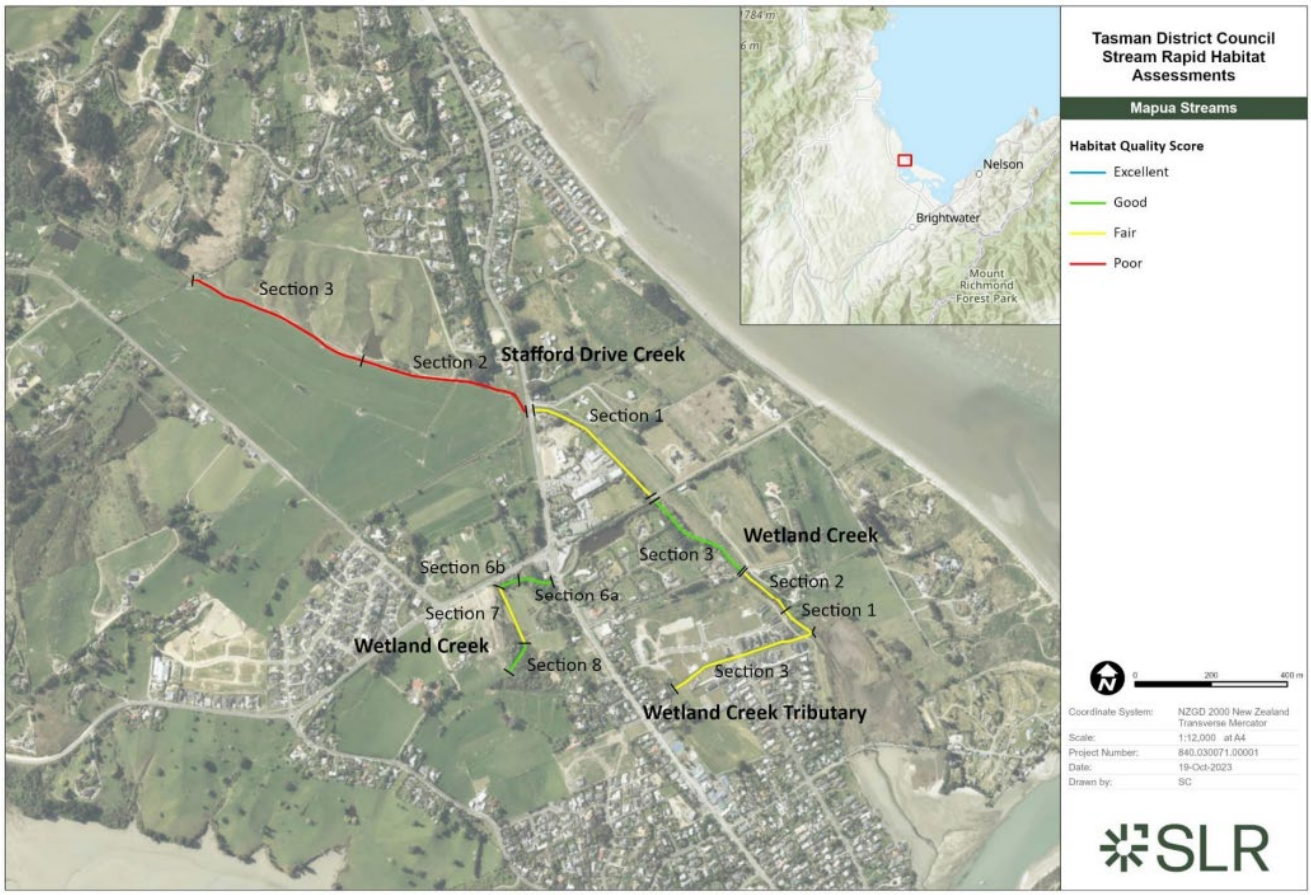


Figure 14: Stream Health Inspection Sites

Aspirations and Targets

Our urban streams, aquatic habitats and coastal environment are healthy and accessible.

The table below summarizes how we are tracking against our freshwater aspirations and proposed 10yr and 30yr targets

#	Objective	Current	10-year Target	30-year Target
1.1	Enhance habitat diversity and stream health, including riparian and wetland vegetation, diversity of bed/bank substrate (including woody debris), meander, diversity of width/depth, floodplain connectivity and diversity of bank shape suitable for aquatic and riparian fauna needs	The stream's habitat quality varies from poor to good. Bank erosion and collapse and lack of riparian planting contributed to the poorer stream conditions.	Steams are in fair condition. There is no degradation of streams. New developments but ensure that they are improving the stream health through their development	Streams are in Good to Excellent health

1.2	Minimize stream modification and loss of natural streams (including springs and seeps).	All streams have been modified	No further stream loss occurs, and rewilding streams have been investigated.	Where reasonably possible rewilding has been completed
1.3	Maintain and restore fish passage at man-made instream structures.	There are fish barriers in the streams such as culverts	Fish barriers are being removed	Fish barriers are being removed
1.4	Provide for public access, amenity and connectivity along our urban stream network, creating. green linkages connecting our hill country to the sea	A large section of Seaton Valley Stream is not accessible to the public. Walkways adjacent to some sections of stream are present	New development provides green reserves and access to streams	New development provides green reserves and access to streams
1.5	Protect and restore specific areas of cultural and community significance within the stream corridors.	Beginning with the Māpua Master Plan, improved local liaison has commenced.	Council works with community groups to understand the importance of these areas and works with them to understand any stormwater issues	The community and cultural values of these areas are understood and protected

Improvement Actions

#	Name	Role in Achieving aspiration
I. 1	Encourage more riparian planting and protection of the existing riparian buffer	Improves the stream health by reducing bank collapse and increase shading (Aspiration 1.1)
I. 2	Ensure that developments enhance waterways and streams by improving the health and providing reserves and public access	Reduces modification, improves the health of the stream and provides connectivity to waterways (Aspiration 1.1, 1.2 and 1.4)
I.3	Ensure any future culvert upgrade incorporates fish passage measures.	Supports biodiversity by allowing free movement of aquatic species (Aspiration 1.1, 1.2, 1.3)

Water quality and contamination

Key Issues

Stormwater runoff collects pollutants from surfaces like roads, parking lots, industrial areas, and certain building materials. When discharged, this contaminated stormwater affects the health of our streams, estuaries, and coastal inlets. Māpua has a history with contaminated sites as for many years the Fruit growers' Chemical Company (FCC) was known as New Zealand's most contaminated site[1]. More information about the story of the FCC site and the community working together to improve their environment can be found at cleaning-up-mapua-fcc-story.pdf (environment.govt.nz))

Currently, there is limited treatment of stormwater runoff from areas with high contamination in the district, and there are no council-maintained treatment devices in Māpua or Ruby Bay. There are commercial and light industrial zoned area in Māpua which if not properly managed have a higher risk of contamination. Compared to other regions in New Zealand, the adoption of stormwater treatment and water-sensitive designs in new subdivisions is low. The Nelson Tasman Land Development Manual 2020 (5.4.8) outlines when stormwater treatment is needed, but it excludes residential development from these requirements. The council is moving to strengthen the requirements for quality treatment prior to discharge as part of the implementation of the Stormwater Discharge Consent.

Aspirations and targets

Stormwater discharges do not degrade the water quality and ecosystem health of our streams and estuaries.

The table below summarizes how we are tracking against our water quality aspirations and proposed 10yr and 30yr targets

#	Objective	Current	10yr Target	30yr Target
2.1	Avoid contamination of stormwater through source control	There are no council owned treatment devices, Education is ramping up.	Education has raised awareness in the community. Water Quality is monitored on a regular basis	Private land owners are aware of contamination risk and manage their site appropriately

[1] (https://environment.govt.nz/publications/cleaning-up-mapua-the-history-of-the-fruitgrowers-chemical-company-site/),

2.2	Treat stormwater runoff from (re)developments, where avoidance is not possible, in accordance with requirements of the Nelson Tasman Land Development Manual.	There are no council-owned treatment devices. Treatment from Residential development is excluded from the NTDLM	Stormwater treatment is being implemented in new developments	All new developments have stormwater treatment
2.3	Retrofit stormwater treatment to existing discharges, focusing on high-risk areas such as busy roads, intersections and large carparks.	There are no council owned treatment devices	Retrofit policies and guidelines are in place Council owned carparks have stormwater treatment	Major roads (state highways) have stormwater treatment. Treatment devices are well maintained and working
2.4	Implement a targeted approach to stormwater management and treatment of runoff from industrial, commercial, and residential areas aimed at identified contamination risks related to specific activities.	Council holds limited information about the type of activities that take place within the UDAs and there is no education as programs are just beginning.	The location of high-risk sites is known, and awareness of stormwater quality is increasing	High risk sites are visited regularly to check compliance

Improvement Actions

The table below outlines the proposed improvement actions for Māpua.

#	Name	Role in Achieving Aspiration
I. 4	All new greenfield residential developments must have stormwater treatment	Reduction in new contamination (Aspiration 2.1 and 2.2)
I. 5	Install stormwater treatment devices at carparks when they are next re-developed	Reduction in existing contamination sources (Aspiration 2.3)
I.6	Progressively retrofit stormwater treatment to existing high-risk discharges based on a prioritization system	Reduction in existing contamination sources (Aspiration 2.3)

Flooding

Key Issues

Flooding is a natural occurrence and often occurs near streams, places where water naturally flows across land (overland flow paths) and in lower-lying areas. The flood risk in urban areas is expected to increase due to several factors including:

- More and faster water flows from surfaces that don't absorb water (impervious surfaces)
- Natural streams get piped, which decreases their ability to handle and store water flow
- The piped networks may not handle the amount of water from heavy events
- Water flow across land gets blocked by fences, buildings and other structures.
- Development in low lying areas that are prone to flooding
- Climate changes which cause heavier rainfall and rising sea levels

The key issues for the Māpua/Ruby Bay UDA include:

- Lack of gradient in the main channels and pipe systems
- Low lying flat areas which are susceptible to ponding and flooding
- Major tidal influences on all the outlets with significant effects at the causeway
- Lack of capacity in major sections of the reticulated system
- Maintenance problems with the outfalls blocking with shingle and debris from high tides/storms

Aspirations and targets

Stormwater flooding does not create a hazard to our community or cause damage to properties

Historical flooding records held by Council

Year	Location	Cause	Observations of flooding
1997	Broadsea Ave Ruby Bay	Coastal	Flooded gardens, buildings
2003	Seaton Valley	Heavy Rainfall	Seaton Valley floodplain
2008	Stafford Drive Ruby Bay	Culvert Block	Flooded garage
2013	Stafford Drive and Aranui Road	Heavy Rainfall	Properties flooded
2017	Broadsea Ave Ruby Bay	Coastal	Flooded basement garages
2018	Broadsea Ave Ruby Bay	Coastal	Damage to floors and footings
2019	Toru Street	Heavy Rainfall	Garden flooding
2019	Seaton Valley	Heavy Rainfall	Seton Valley floodplain
2022	Seaton Valley	Heavy Rainfall	Seton Valley floodplain
2025	Multiple areas in June and July	1 in 35-year ARI rainfall over 48 hours	Seaton Valley flooded above Stafford Drive and multiple ponding areas between Aranui Park and the coast.

Council's Urban Stormwater Strategy 2019 sets out a prioritised order of how flooding should be addressed in the District. The prioritised order is as follows:

1. Hazard (minimise safety effects)
2. Damage (minimise economic effects)
3. Nuisance (minimise social effects)

As noted above there are not many historical records of flooding, except from major coastal storms. With sea level rise and vertical land movement, many Māpua and Ruby Bay properties are at risk for future coastal inundation, and this is best addressed through the *Climate Adaption Planning* which Council commenced in 2024. The major future improvement is the proposed detention basin in the Seaton Valley that will mitigate the runoff from future development in the higher lands of Seaton Valley and avoid increases in stormwater flooding for the lowlands around Stafford Drive.

The capacity of existing stormwater infrastructure in Māpua and Ruby Bay is restricted by the flat topography and high tide water level. Therefore, Council is limited in what can be achieved and no retrofit or enlargement stormwater projects for the catchment have been programmed in the Long-Term Plan 2024-2034 and apart from Seaton Valley detention/wetland, no other notable capital works are proposed for Māpua/Ruby Bay in this CMP.

Improvement Actions

Minor improvement actions can occur through yearly District-wide funding for minor improvements, secondary flow paths and water quality. These projects are progressed on a priority basis considering the Aspirations.

The table below outlines the proposed flooding related improvement actions for Māpua and Ruby Bay.

#	Project	Role in Achieving Aspiration
I. 7	Floor level surveys within flood prone areas to understand the risk of habitable floor flooding	Improving data (Aspiration 3.3, 3.4 and 3.7)
I. 8	Create a new large detention basin in Seaton Valley	Mitigate growth impacts (Aspiration 4.1, 4.2)
I. 9	Identity and map flooding and inundation constraints for development to support the Natural Hazards Plan Change and Climate Adaption programs to support community education.	Improving data (Aspiration 4.1, 4.2)

Development

Key Issues

Often, we use engineered solutions, like drains, pipes, and channels, to replace nature's way of controlling water, like the absorption of water into the ground, the paths it travels, and the streams it forms. But when we create new developments, we have the chance to build communities that are both resilient and respectful to nature. This allows us to view stormwater not only as a challenge we need to solve but as a chance to enhance the way we interact with and protect our environment.

Historically there has been a low uptake of water sensitive design in the region. This is generally due to:

- Rule framework - Typically not enforced in plans or a requirement of the consent
- Design approach - Requires interdisciplinary approach and is often considered too late in the design approach
- Perception of high costs
- Structure planning - Lack of clarity for the whole catchment to provide a holistic approach

Aspirations and targets

We enable water sensitive growth for future generations

The table below summarizes how we are currently tracking against our water sensitive aspirations and proposed 10yr and 30yr targets.

Number	Objective	Current	10-year Target	30-year Target
4.1	Utilise and support the implementation of Water Sensitive Design as the guiding design principle for all new developments and redevelopments.	There is a low uptake of water sensitive design in developments.	Council documents are up-to-date and fit for purpose. Plan and consent requirements successfully implemented.	WSD principles are fully adopted in new development Stormwater and green infrastructure is operated as a single network
4.2	Council will provide clear guidance through structure planning on catchment specific stormwater	There is a recent master plan in place for Māpua/Ruby Bay	The master plan is being implemented	The master plan has been implemented and updated

	requirements in new growth areas			
4.3	Establish good working relationships with the development community to support the development of rules, requirements and supporting practice notes that are clear and implementable and reduce uncertainty.	The NTLDM and practice notes outline water-sensitive design principles but these historically have not been enforced or implemented.	Feedback on the rules and requirements is being received and documented	

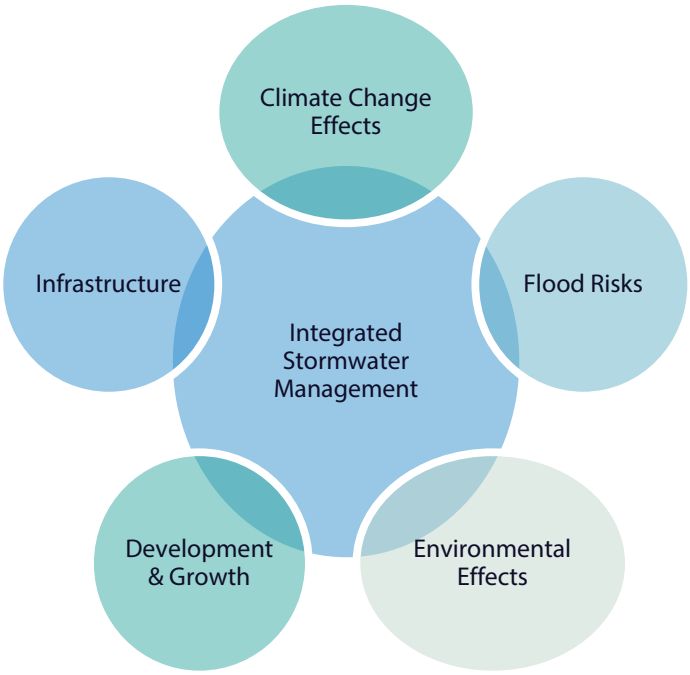
The table below outlines the proposed improvement actions for Māpua/Ruby Bay

Number	Name	Role in achieving aspiration
I. 10	Installation of Bioretention planter boxes in the Māpua Wharf, including public education signage	Provide an example (Aspiration 4.1)
I. 11	Implement the Māpua/Ruby Bay Master Plan	Necessary regulatory process (Aspiration 4.2)
I. 12	Build connections with the development community to support the improved implementation of the CMP aspirations.	Involve key stakeholders (Aspiration 4.3)
I.13	A specific requirement to implement WSD is proposed to be incorporated into Plan Change 81	Strengthen regulatory process (Aspiration 4.1)

Integration

Key Issues

Problems with stormwater are often connected and generally can't be solved in isolation. That's why we need to consider the whole catchments need and work together. We should bring stormwater management into every part of what council does from planning our region's growth to improving roads.
The Māpua/Ruby Bay Master Plan includes strategic projects that impact stormwater infrastructure. It is therefore important that this CMP reflects the Master Plan and vice versa.



Aspirations and targets

We manage stormwater in a holistic, efficient and cost-effective manner

The table below summarizes how we are currently tracking against our aspirations and proposed 10yr and 30yr targets.

Number	Objective	Current	10-year Target	30-year Target
5.1	We partner with Tāngata Whenua Iwi and collaborate with internal and external stakeholders to achieve better stormwater outcomes	Te Tauihu Iwi are involved in our Master Planning process and advised of	Improved integration of ngā Iwi cultural/environmental aspirations with Stormwater program	Seamless integration of Iwi and Council aspirations

		specific projects.		
5.2	We manage stormwater so that it addresses the needs of multiple values in a balanced and practical manner throughout the entire life of the asset (design, operation, decommissioning)	The CMP sets the framework for the future as per the consent requirements	The CMP will be reviewed as per the consent requirements. Further work required will be programmed in future AMPs	The aspirations are achieved in the Māpua area

Improvement actions

The table below outlines the proposed improvement actions for Māpua and Ruby Bay.

#	Name	Role in Achieving aspiration
I. 14	Look for stormwater improvement opportunities in other council projects e.g. improved quality treatment.	Works towards achieving (Aspiration 5.2)
I. 15	Continue to improve the way we work with Tāngata Whenua, collaborate with stakeholders and engage with the community	Supports work towards (Aspiration 5.1)
I. 16	Implement the stormwater elements of the Māpua/Ruby Bay Master Plan	Regulatory process works towards achieving (Aspiration 5.2)

Summary

This table summaries the current and proposed improvement actions against the aspirations

Area	Aspiration	Improvement or existing action
1) Our urban streams, aquatic habitats and coastal environment are healthy and accessible.	1.1 Enhance habitat diversity and stream health, including riparian and wetland vegetation, diversity of bed/bank substrate (including woody debris), meander, diversity of width/depth, floodplain connectivity and diversity of bank shape suitable for aquatic and riparian fauna needs	*I.1* Encourage more riparian planting and protection of the existing riparian buffer
	1.2 Minimise stream modification and loss of natural streams (including springs and seeps).	*I.2* Ensure that developments enhance waterways and streams by improving the health and providing reserves and public access
	1.4 Provide for public access, amenity and connectivity along our urban stream network, creating. green linkages connecting our hill country to the sea	
	1.3 Maintain and restore fish passage at man-made instream structures.	*I.3* Ensure any future culvert upgrade incorporates fish passage measures.
2) Stormwater discharges do not degrade the water quality and ecosystem health of our streams and estuaries.	2.1 Avoid contamination of stormwater through source control	*I.4* All new greenfield residential developments have stormwater treatment.
	2.2 Treat stormwater runoff from (re)developments, where avoidance is not possible, in accordance with requirements of the NTLDM	
	2.3 Retrofit stormwater treatment to existing discharges, focusing on high-risk areas such as busy roads, intersections and large carparks.	*I.5* Install stormwater treatment devices at carpark when they are next re-developed
	2.4 Implement a targeted approach to stormwater management and treatment of runoff from industrial, commercial, and residential areas aimed at identified contamination risks related to specific activities.	*I.6* Progressively retrofit stormwater treatment to existing high-risk discharges based on a prioritization system
3) Stormwater flooding does not create hazard to our community or cause damage to properties	3.1 New and existing properties are serviced by a primary network with capacity to convey flows of at least 10% AEP	NTLDM requires new developments to comply. The Council will progressively retrofit sites with lower level of service based upon based on a prioritization system
	3.2 No habitable floors are expected to flood because of a storm event of 1% AEP or less (as measured through stormwater modelling	NTLDM requirement applies to new housing areas. Existing low-lying areas are likely to

		flood despite Council's efforts due to climate change.
	3.3 Existing flooding is addressed in a prioritised order of 1st – Hazards (minimise safety effects) 2nd – Damage (minimise economic effects) 3rd – Nuisance (minimise social effects)	District wide funding exists to address this and is allocated based on a priority system to maximize the cost-effectiveness of projects.
	3.4 Overland flow paths are improved and protected to safely convey up to 1% AEP without any flooding of habitable floors	Subject to foreshadowed new OLFP legal requirements.
	3.5 Climate change effects are accounted for in flood risk assessments	This occurs and will continue to be updated in line with central government guidance.
	3.6 New developments are designed in accordance with the NTLDM	This occurs and will continue to be updated as required
	3.7 Understand and manage residual flood risks (above 1% AEP) appropriately	I. 9 Identity and map flooding and inundation constraints for development to support the Natural Hazards Plan Change and Climate Adaption programs to support community education.
4) We enable water sensitive growth for future generations	4.1 Utilise and support the implementation of WSD as the guiding design principle for all new developments and redevelopments.	I.13 A specific requirement to implement WSD is proposed to be incorporated into Plan Change 81
	4.2 Council will provide clear guidance through structure planning on catchment specific stormwater requirements in new growth areas	I.16 Implement the stormwater elements of the Māpua Masterplan
	4.3 Establish good working relationships with the development community to support the development of rules, requirements and supporting practice notes that are clear and implementable and reduce uncertainty.	I.12 Build connections with the development community to support the improved implementation of the CMP aspirations.
5) We manage stormwater in a holistic, efficient and cost-effective manner	5.1 We partner with Tāngata Whenua Iwi and collaborate with internal and external stakeholders to achieve better stormwater outcomes	I.15 Continue to improve the way we work with Tāngata Whenua, collaborate with stakeholders and engage with the community
	5.2 We manage stormwater so that it addresses the needs of multiple values in a balanced and practical manner throughout the entire life of the asset (design, operation, decommissioning)	I.14 Look for stormwater improvement opportunities in other council projects I.16 Implement the stormwater elements of the Māpua Ruby Bay Master Plan

tasman district council | Te Kaunihera o te tai o Aorere