

Date: Monday 12 August 2024
Time: 1.00pm
Meeting Room: Golden Bay Service Centre
Venue: 78 Commercial Street, Tākaka

Golden Bay Community Board Hapori Whānui o Mohua

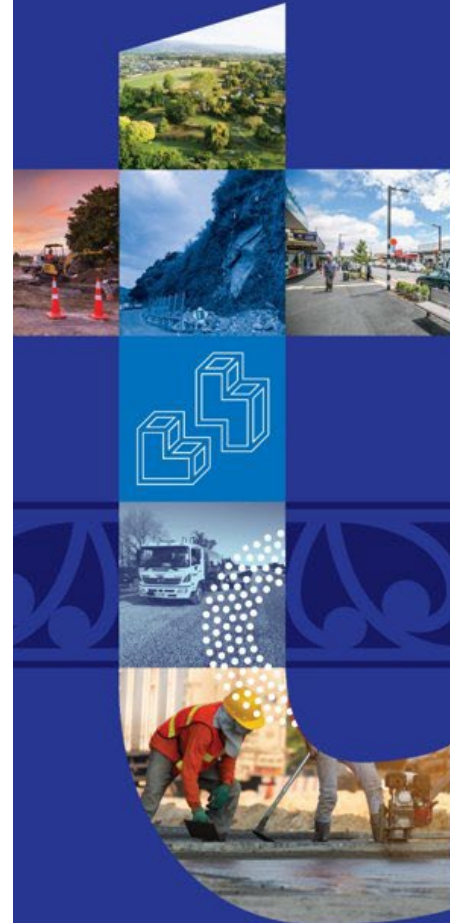
MINUTES ATTACHMENTS

ITEM		PAGE
RGBCB24-08-7.3	Planning for Industry in Takaka	
Attachment 1	Plan change presentation	2

Plan Change 81 – Golden Bay Industry Workshop

12 August 2024

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What we want to get out of today:

1. To provide the industrial business community with background
2. To provide an opportunity for GB industrial community to raise issues
3. To discuss the pros and cons of the sites Council is looking at
4. Anything else?

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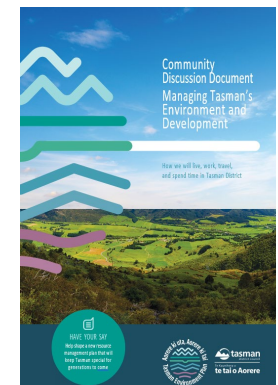
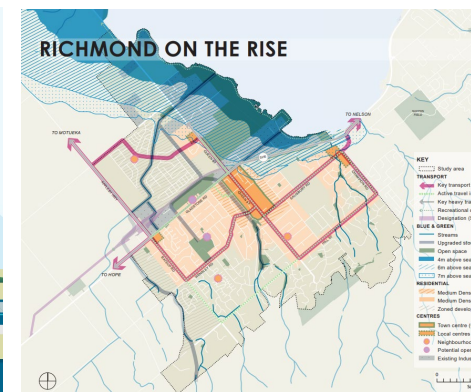
What is Plan Change 81

2022 Future Development Strategy (FDS)

Identifying FDS sites that can be serviced within the next 10 years

Plan Change 81 provides for urban growth:

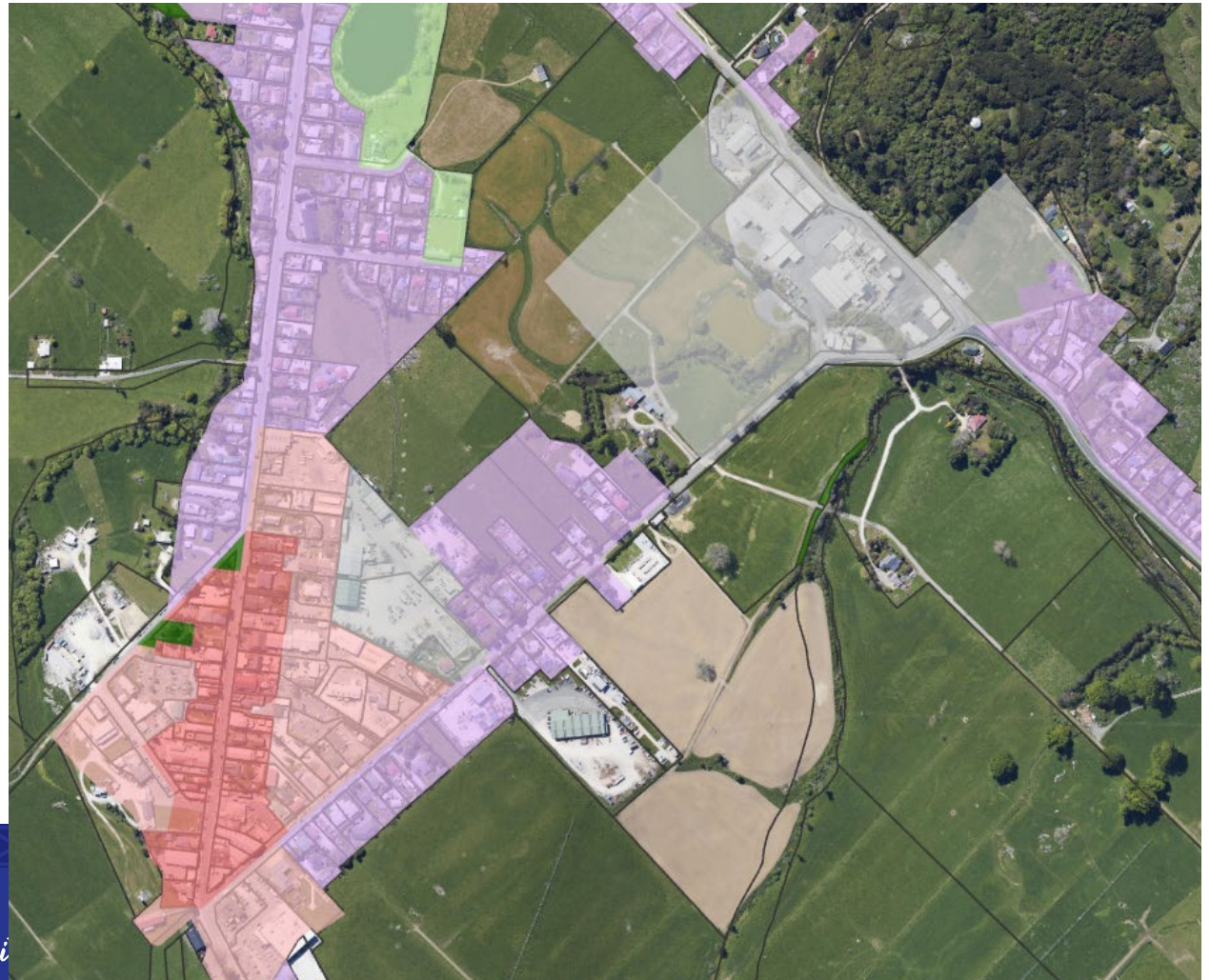
- New zoned areas
- workers' accommodation,
- noise,
- towns and villages.



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Commercial and Industrial and Resources in GB



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Commercial and Industrial and Resources in GB



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Commercial and Industrial Land Resources in GB



Business land demand

	Industrial		Retail / commercial	
	2024 -2034 (10 yrs)	2034 – 2054 (20 yrs)	2024 -2034 (10 yrs)	2034 – 2054 (20 yrs)
Business Demand (hectares)	0.46	0.70	0.42	0.50

- A high degree of uncertainty in small town figures
- Anecdotally, we know there is a shortage of light industrial land

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Some comments from a 2020 survey:

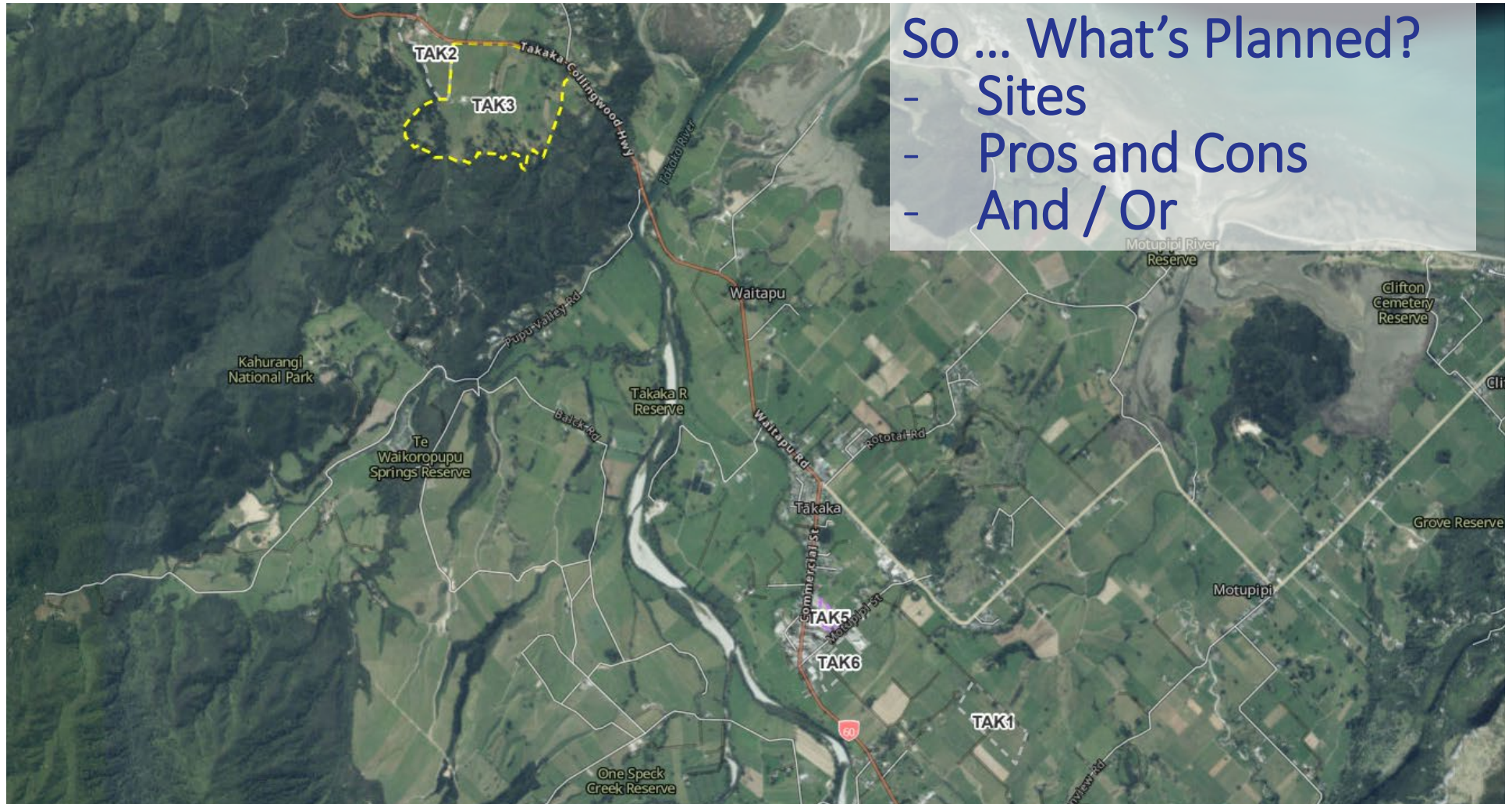
“proximity to customer base and close community is a business advantage”

“summer water constraints are a problem”

“need to raise building standards for retail – building standards in Tākaka are poor”

“remove poles from the main street in Tākaka”

“more land is needed for light industrial”





POTENTIAL NEW Industrial Site – TAK1

Pros

- Away from houses
- Large area available
- Good intersection (Page Road)
- Tākaka Hill traffic doesn't go through town
- Land is elevated (minimal flood risk)
- Land is not highly productive

Cons

- A distance from town
- Near Windles' dairy shed
- Access road through dairy farm
- Servicing may be more expensive



POTENTIAL NEW Industrial Site – TAK2

Pros

- Away from houses
- North-western traffic doesn't go through town
- Land is elevated (minimal flood risk)
- Land is not highly productive

Cons

- New access road and intersection needed – visibility not wonderful
- A distance from town
- Servicing may be expensive



POTENTIAL NEW Industrial Site – TAK6

Pros

- Close to town for workers
- New access road and intersection needed – visibility not wonderful
- A distance from town
- Servicing relatively inexpensive

Cons

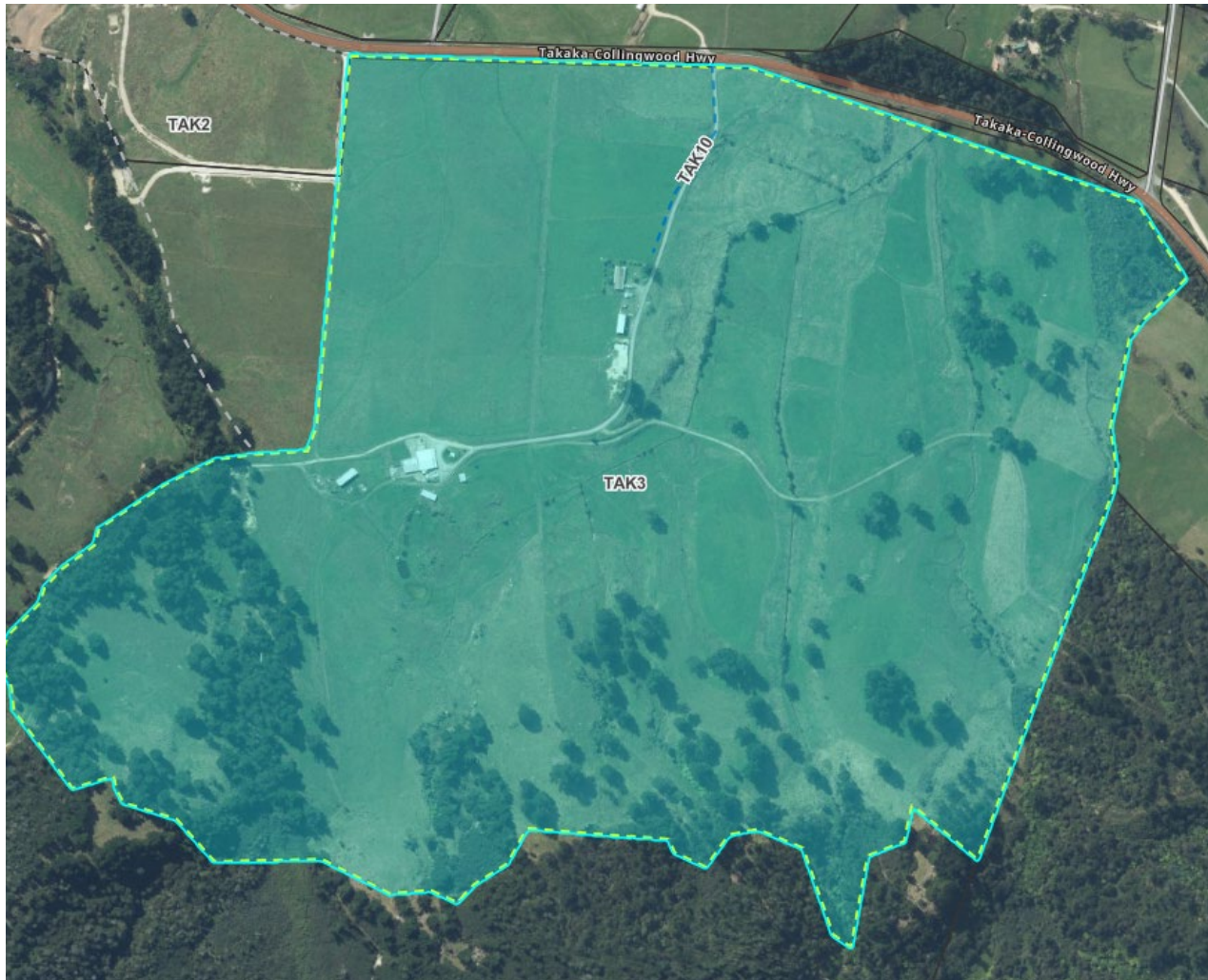
- Proximity to houses (15m tilt slab)
- Most traffic through town
- Land is low lying (high flood risk)
- Land is highly productive



Potential Rezone to Residential – TAK5

Currently Sollys

- Town has grown around the Industrial Zone
- No longer ideal
- Good location for walkable compact housing



Potential Rezone to Rural Residential – TAK3

Carolyn Rose's land

- Low productivity
- Good location for lifestyle blocks
- Good views
- Need to share access with TAK2 industrial

LOCS (Highly Productive Land) i Tākaka



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LOCS (Highly Productive Land) i Tākaka



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WORKERS' ACCOMMODATION DEFINITION AND POLICY FRAMEWORK

The definition, policies and rules relating to workers' accommodation are dated and overly constraining on applicants

Workers' accommodation – means a collection of buildings that:

- (a) Provides the functional requirements of one or more self-contained housekeeping units; and
- (b) Locates in separate buildings, sleeping facilities from sanitary and eating facilities; and
- (c) Is used for the residential accommodation of persons employed.

- Amendments:
 - Definition to allow for dwellings (not just separate buildings)
 - A policy to avoid subdivision of workers' accommodation buildings
 - Amendments to make workers' accommodation more enabling
 - A controlled activity rule that applies subject to:
 - Minimum site area (to enable mitigation of effects)
 - Provision of water supply
 - Building bulk and location requirements
 - Visual screening
 - Controlled activity rule is necessary to enable conditions to be imposed

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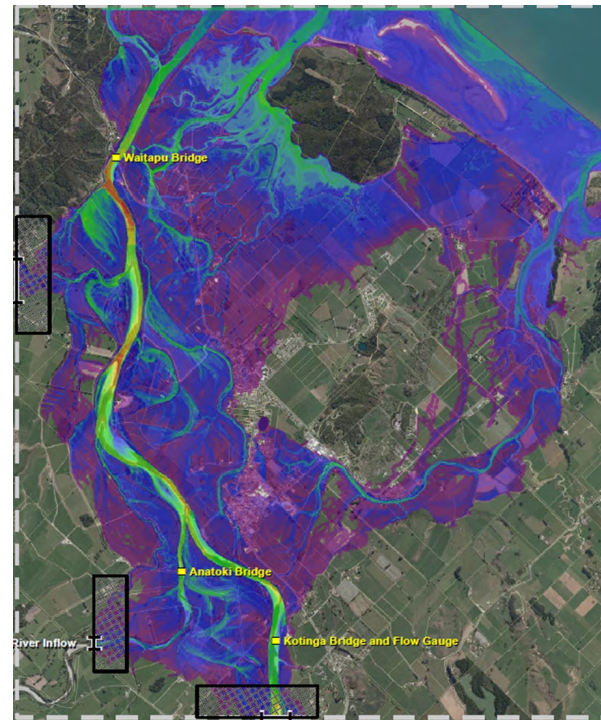
Questions and Discussion

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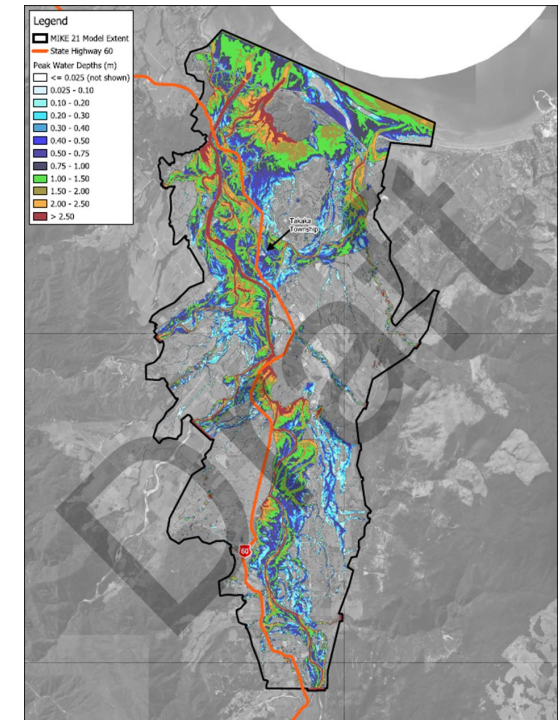
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Takaka Flood Modelling Update

- The original model is the first flood modeling undertaken in Tasman District and was done in 2010
- The data and Modeling Technologies have improved since 2010
- Direct River Inputs vs Rain on Grid now
- 6m cell size vs 1 m now has resulted in a significant increase in resolution
- Climate change scenarios in new model



Extent of 2010 Model



Extent of Latest Model

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Takaka Flood Modelling Update

- How real is Modeling?
- Rigorous calibration undertaken using information from past events
- Complex catchment with substantial losses into ground water from sinkholes

Table 9 Summary of model validation results

Flood Event	Takaka at Kotinga peak measured flow (m ³ /s)	Takaka at Kotinga peak modelled flow (m ³ /s)
June 2004	1,297	1,363 (+5%)
March 2016	1,472	1,760 (+20%)
February 2018	1,260	1,516 (+20%)
August 2022	1,388	1,160 (-16%)



Figure 22 View looking northeast towards Takaka township from south side of Takaka River

Takaka River Modelling Report
Tasman District Council



Figure 24 View looking east of wastewater treatment ponds located on the true right bank of the Takaka River

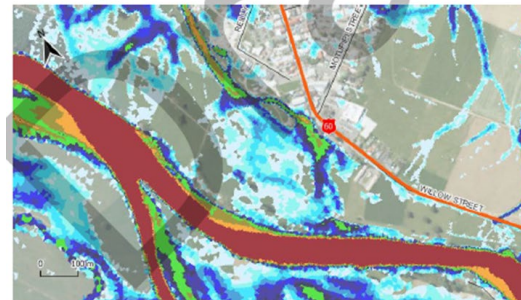


Figure 23 Model results of equivalent area showing breakout from Takaka River flowing towards and around Takaka township

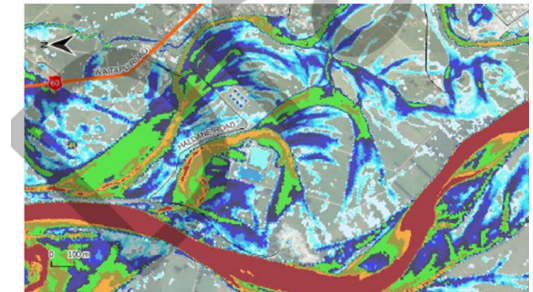


Figure 25 Model results of equivalent area showing overland flow paths near the wastewater treatment ponds

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Takaka Flood Modelling Update

Outcomes

- › More water through Takaka in large flood predicted in new model
- › Significant flood Risk to Takaka Township
- › By the end of the year we hope to have the flood data available for the public to view via a web app



1983 after peaks flows. It is considered to have an 80 year return Period

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