

Ignore but do not delete these columns

Option scores	Unranked Score	Unsorted Rank by total score
N-3 Kaka Valley	66	97
N-11 Saiton	77	27
N-12 Atarahi Hills	50	201
N-14 Hira	37	298
N-15 Dodson Valley Road (and surrounds)	68	81
N-16 Neale Park	85	33
N-17 Vanguard Street (and surrounds)	81	41
N-18 Gloucester Street (and surrounds)	76	26
N-19 Nite Street East	84	14
N-20 Fairfield Park	84	15
N-21 Waimea Road North	74	24
N-22 Hospital/ Nelson South	75	24
N-23 Victory	85	11
N-24 Nayland North	81	27
N-25 Tahurangi Drive East	78	36
N-27 Stoke Centre	84	16
N-28 Stoke School (and surrounds)	78	35
N-29 Nayland South	78	36
N-32 Orchard Flats	86	82
N-34 Tahurangi Drive West	73	49
N-35 Port Hills	71	58
N-70 Nelson Centre (Archived)	83	20
N-285 Arapaki & Isel	80	28
N-297 Washington Valley South	80	28
N-288 St Vincent	79	32
N-289 The Brook	73	50
N-290 Woodlands Flats	59	146
N-293 The Wood (Archived)	75	43
N-100 Griffin Site	68	83
N-101 Marlowe Street (and surrounds)	80	29
N-102 Koroa Street (and surrounds)	65	107
N-103 Washington Valley North	114	5
N-104 Victoria Road (and surrounds)	40	205
N-105 Delawere Bar	40	205
N-106 Matahiti Bay (PPC28)	83	21
N-107 City Centre South	87	10
N-108 City Centre North	86	10
N-109 Wood South	70	39
N-110 Wood North	70	39
N-111 Saiton	83	21
N-112 Oxapone West	69	73
N-113 Halifax Street East	68	77
N-114 Port Nelson	78	37
N-115 Saiton Extension	77	40
N-116 Oxapone West Extension	69	75
O-1 Jeffries Road, Brightwater	64	115
O-2 Brighton Centre Intensification	68	84
O-3 Shannex Hills (Katania)	64	116
O-4 Stronger Road, Brightwater	109	120
O-5 Wanders Avenue, Brightwater	65	108
O-6 Tanager / Aporo Settlement	50	192
O-7 Redwood Settlement	42	203
O-8 Stronger Road Settlement	48	195
O-9 Seaton Valley Intersection - commercial	65	111
O-10 Higgs Road, Mapua	85	31
O-11 Seaton Valley Flats - elevated	62	130
O-12 Seaton Valley Flats - low (archived)	62	130
O-13 Courtyers Street, Motueka	85	30
O-14 Motueka Intensification (archived)	86	29
O-15 Te Awahia Marae papakāinga	86	30
O-16 Mariri Hills	52	186
O-17 Myton Heights Hills	58	176
O-18 Lower Motueka Hills (archived)	58	176
O-19 Upper Motueka	40	206
O-20 Richmond Intensification	87	7
O-23 McGlashan Redevelopment, Richmond	82	24
O-26 Central Takaka	66	98
O-27 Takaka	68	97
O-28 Pigeon Valley Rural Residential South	66	98
O-29 Wakefield Intensification	65	110
O-30 Wakefield Church Land	75	53
O-31 Seifried Vineyard	72	57
O-32 Pigeon Valley Rural Residential North	63	121
O-33 Seaton Valley Hills	64	117
O-34 Dovedale	44	199
O-35 Richmond South Business	72	53
O-36 Stronger Road Hills	147	5
O-37 Richmond (Fairfax St)	86	78
O-38 Richmond South (Hope)	69	112
O-39 Paton Road foothills (light industrial)	87	67
O-40 Hill Street South foothills, Richmond	63	126
O-41 Hill Street, Wakefield	62	131
O-42 Richmond Griffin Site	74	55
O-43 Pomona-Pine Hill, Mapua	92	148
O-44 Parawao	47	197
O-45 Richmond Valley Hills	59	149
O-46 Rototara Road, Takaka	58	150
O-47 Hill Street, Upper Motueka	58	150
O-48 Hill Street, Upper Motueka	58	150
O-49 Hill Street, Upper Motueka	58	150
O-50 Supplick Valley, Upper Motueka	62	132
O-51 Carlton Rd, Mahana (un-serviced)	53	209
O-52 Collingwood	66	99
O-53 Teapot Valley	61	136
O-54 Teapot Valley	61	136
O-55 Teapot Valley	61	136
O-56 Teapot Valley	61	136
O-57 Teapot Valley	61	136
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O-200 Teapot Valley	61	136

Ranking of options (shows options in order of priority ranking)	Rank	Option	Score in ranked order	Nelson / Tasman	Area hectares	Estimated yield	Cumulative yield	Typology	Description
1	T-115 405 Lower Queen Street "Berryfields Crossing"	103	7	27016	100	100	D	Developer provided masterplan / figures	
2	T-177 125 McInnes Rd, Richmond	86	27	12754	26	126	L1	Mix of detached residential and some attached typologies (e.g. terraces and duplexes). Average lot size 275m2	
3	T-116 02 100 Appleby Highway, Richmond	90	24	14074	31	407	G1	Mix of standard detached and some attached typologies (e.g. terraces and duplexes). Average lot size 275m2	
4	N-287 Washington Valley South	90	N	12764	45	45	I2	Predominantly four to six storey mixed use apartments	
5	N-103 Washington Valley North	90	N	7324	50	50	I2	Predominantly four to six storey mixed use apartments	
6	T-112 Salisbury Rd, Richmond intensification	90	N	6364	60	60	I2	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
7	T-22 Richmond intensification	87	N	23917	1498	207	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
8	T-185 480 High St Motueka (commercial)	87	N	3850	3	2090	B1	Average lot size 1000m2	
9	T-130 Motueka Intensification (south)	87	N	394294	13	2373	G2	Detached residential. Average lot size 500m2	
10	N-107 City Centre South	86	N	368266	286	285	B1	High density - up to six storey, mixed use apartments	
11	T-10 Higgs Road, Mapua	86	N	8820	44	2903	G4	Large lot, detached residential. Average lot size 1500m2	
12	T-15 Te Awahia Marae papakāinga	86	N	68018	34	2337	G4	Large lot, detached residential. Average lot size 1500m2	
13	N-16 Neale Park	85	N	235667	90	3027	I4	Medium Density (three-storey terraces and walk-up apartments)	
14	N-20 Fairfield Park	84	N	64004	261	3287	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
15	N-21 Waimea Road North	84	N	196200	79	3366	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
16	N-27 Stoke Centre	84	N	236704	130	396	I2	Predominantly four to six storey mixed use apartments	
17	N-108 City Centre North	84	N	238910	199	3395	I1	High density - up to six storey, mixed use apartments	
18	T-124 17-25 Ararua Road, Mapua	84	N	2384	18	2183	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
19	T-109 Motueka Intensification (north)	84	N	368566	272	385	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
20	N-270 Nelson City Centre (Archived)	83	N	627176	485	470	I1	High density - up to six storey, mixed use apartments	
21	N-106 Matahiti Bay (PPC28)	83	N	889598	900	5370	I3	Developer provided masterplan / figures	
22	T-206 8 Hickmott Place (Mixed use)	83	N	4343	30	5400	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
23	T-207 5 Greenwood St. (Mixed use)	83	N	4291	78C	5400	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
24	T-23 McGlashan Redevelopment, Richmond	83	N	15669	23	5423	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
25	N-17 Vanguard Street (and surrounds)	81	N	45283	41	5464	I2	Predominantly four to six storey mixed use apartments	
26	N-19 Nite Street East	81	N	312426	200	5664	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
27	N-24 Nayland North	81	N	29289	2	2229	B1	Average lot size 2000m2	
28	N-285 Arapaki & Isel	80	N	639714	299	6198	I4	Medium Density (three-storey terraces and walk-up apartments)	
29	N-101 Marlowe Street (and surrounds)	80	N	403993	230	6429	I4	Medium Density (three-storey terraces and walk-up apartments)	
30	N-109 Wood South	80	N	116640	103	6320	I2	Average lot size 1000m2	
31	T-118 4 - 28 Gladstone Rd (mixed business), Richmond	80	N	30719	1	933	B2	Predominantly four to six storey mixed use apartments	
32	N-288 St Vincent	79	N	124670	120	6503	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
33	T-193 96 A, C Ellis St and 1A and 1B Schwab Lane, Brightwater (commercial)	79	N	951	1	6504	B1	Average lot size 1000m2	
34	N-102 Hospital/ Nelson South	79	N	37274	250	7300	I2	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
35	N-28 Stoke School (and surrounds)	78	N	43500	213	7117	I4	Medium Density (three-storey terraces and walk-up apartments)	
36	N-29 Nayland South	78	N	49122	234	7251	I4	Medium Density (three-storey terraces and walk-up apartments)	
37	T-113 123 Halifax Street East	77	N	61361	4	3861	G4	Large lot, detached residential. Average lot size 1000m2	
38	N-114 Port Nelson	78	N	0	0	7361	0	TBC	
39	N-115 Saiton	77	N	454473	930	8271	G1	Mix of standard detached and some attached typologies (e.g. terraces and duplexes). Average lot size 275m2	
40	T-115 Saiton Extension	77	N	0	0	102	0	Detached residential. Average lot size 500m2	
41	N-18 Gloucester Street (and surrounds)	76	N	81533	65	878	I2	Predominantly four to six storey mixed use apartments	
42	N-23 Victory	75	N	57885	252	8400	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
43	N-293 The Wood (Archived)	74	N	60382	287	6198	I4	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
44	N-110 Wood North	74	N	387650	120	9357	I4	Medium Density (three-storey terraces and walk-up apartments)	
45	T-142 Seaton Valley Northern Hills	74	N	182610	183	3940	G6	Rural residential zone to Standard density (G2)	
46	T-118 Mackean Road, Richmond (light industrial/mixed business)	66	N	0	0	340	0	Detached residential. Average lot size 500m2	
47	T-164 104 Poole St, Motueka	64	N	10513	14	953	G2	Detached residential. Average lot size 500m2	
48	N-26 Tahurangi Drive East	73	N	217599	150	9303	I3	Predominantly three storey mixed-use walk-up apartments with potential for up to six storeys on suitable sites	
49	N-247 Tahurangi Drive West	73	N</						

T-175 2596 Kawatiri-Murchison Highway, Murchison	59	152	171	T-184 McCallum Rd, Takaka	55	F	3161144	79	39,609	G7	Average lot size 4ha	
T-177 125 McShane Rd, Richmond	96	2	172	T-205 34 Waiwhero Road	55	F	284996	57	39,605	G5	Rural residential (un-serviced) - Average lot size 5000m2	
T-185 400 High St Motueka (commercial)	87	8	173	T-210 204, 410, 414 Main Road Hope	55	F	421093	842	40,508	G1	Mix of standard detached and some attached typologies (e.g. terraces and duplexes). Average lot size 275m2	
T-187 Riwaka-Sandy Bay Rd, Kaiteriteri	67	96	174	T-130 Large site in Moutere, covering the length of Tasman View Road	54	F	2278672	569	41,077	G7	Average lot size 4ha	
T-173 Land bound by Appleby Highway, Ranzau Rd and Pugh	70	60	175	T-202 Hayden-Payne Tasman View Road	54	F	400033	585	41,662	G2	Detached residential. Average lot size 500m2	
T-174 Hope North, Richmond	66	104	176	T-222 Upper Bay west (light industrial)	54	F	70993	28	41,090	B2	Average lot size 2000m2	
T-172 240 - 326 Main Road Hope	70	70	177	T-160 Clifton sites	53	F	220364	198	41,888	G3	Detached residential. Average lot size 800m2	
T-180 43 Flett Rd Haraheke	51	189	178	T-167 Tahimana, Stagecoach Rd, Mapua	53	F	679790	600	42,488	D	Developer provided masterplan / figures	
T-181 3020 Korene Tophouse Rd, St Arnaud	68	90	179	T-221 Upper Bay headland East (light industrial)	53	F	151552	61	42,549	B2	Average lot size 2000m2	
T-182 315 Takaka-Collingwood Highway, Takaka (light industrial)	65	112	180	T-16 Mariri Hills	52	F	2166842	1950	44,499	G3	Detached residential. Average lot size 800m2	
T-186 1245 Motueka Valley Rd	55	170	181	T-126 389 Gardner Valley Road, (SH60/Gardner Valley interchange) commercial	52	F	167396	134	44,633	B1	Average lot size 1000m2	
T-178 24 - 28 Gladstone Rd (mixed business), Richmond	69	80	182	T-133 Lower Moutere	52	F	1720544	1548	46,181	G3	Average lot size 2000m2	
T-188 25 Settlers Rd, Riwaka	51	190	183	T-153 Land adjacent to 1308 Mangies Valley Rd, Murchison	52	F	55542	11	46,193	G5	Rural residential (un-serviced) - Average lot size 5000m2	
T-184 McCallum Rd, Takaka	55	171	184	T-191 2227 Wakefield Kohatu Highway (light industrial), Tapawera	52	F	237048	95	46,287	B2	Average lot size 2000m2	
T-178 24 - 28 Gladstone Rd (mixed business), Richmond	69	80	185	T-201 Chisholm land Tasman View Road	52	F	580283	754	47,042	G2	Detached residential. Average lot size 500m2	
T-191 2227 Wakefield Kohatu Highway (light industrial), Tapawera	52	184	186	T-203 Moana orchard land Tasman View Road	52	F	880009	494	47,536	G2	Detached residential. Average lot size 800m2	
T-192 Part of 160 Tadmor Valley Road (light industrial), Tapawera	57	164	187	T-204 St Arnaud 39 Beechmont Drive	52	F	21435	19	47,555	G3	Detached residential. Average lot size 800m2	
T-189 Motueka Intensification (north)	84	29	188	T-208 Takaka Glenview Rd (light industrial)	52	F	224812	90	47,545	B2	Average lot size 2000m2	
T-190 Motueka Intensification (south)	87	9	189	T-180 43 Flett Rd Haraheke	51	F	251948	50	47,695	G5	Rural residential (un-serviced) - Average lot size 5000m2	
T-193 16 Lake Crescent, Takaka	62	133	190	T-188 25 Settlers Rd, Riwaka	51	F	211106	42	47,738	G5	Rural residential (un-serviced) - Average lot size 9000m2	
T-194 144 & 200 Whittby Road, Wakefield	66	205	191	N-12 Kawana Hills	50	B	742963	371	48,209	G4	Large lot, detached residential. Average lot size 1500m2	
T-195 Massey St, St Arnaud	64	119	192	T-06 Tasman / Aporo Settlement	50	F	3499931	2970	51,079	G3	Detached residential. Average lot size 5000m2	
T-20 65 Hotham St, Murchison	70	71	193	T-131 Mariri Hills	50	F	36264	33	51,112	G3	Detached residential. Average lot size 800m2	
T-196 880 Waiwhero Road, Motueka Valley	66	106	194	T-128 11 & 13 Nile Road, Mahana	49	F	969775	250	51,262	D	Developer provided masterplan / figures	
T-197 96 A, B, C Ellis St and 5A and 1B Schwass Lane, Brightwater	79	33	195	T-08 Stringer Road Settlement	48	F	586342	117	51,479	G5	Rural residential (un-serviced) - Average lot size 5000m2	
T-198 Higgins Rd, Falcon Ridge winery, Brightwater	68	91	196	T-109 Land bound by Higgins Rd to the north, Bridge Valley Rd to the south, Chun	48	F	4130848	826	52,305	G5	Rural residential (un-serviced) - Average lot size 5000m2	
T-199 4 Tapanui Valley Road, Brightwater	62	134	197	F44 Parapara	47	F	1108414	28	52,333	G7	Average lot size 4ha	
T-200 402 & 413 Paeon Valley Road	62	135	198	T-135 Chambers & Jackett land Lower Moutere	46	F	374581	337	52,670	G3	Detached residential. Average lot size 800m2	
T-201 Chisholm land Tasman View Road	52	185	199	T-34 Dovedale	44	F	1346400	673	53,343	G4	Large lot, detached residential. Average lot size 1500m2	
T-202 Hayden-Payne Tasman View Road	54	175	200	T-111 17 Fobhill Rd (industrial), Waiti	44	F	428561	171	53,514	B2	Average lot size 2000m2	
T-203 Moana orchard land Tasman View Road	52	186	201	T-07 Redwood Settlement	42	F	1233006	1601	55,116	G2	Detached residential. Average lot size 500m2	
T-204 St Arnaud 39 Beechmont Drive	52	187	202	T-132 Lower Moutere, west of Main Road	42	F	1013050	912	56,027	G3	Detached residential. Average lot size 800m2	
T-205 14 Waiwhero Road	55	172	203	T-162 82 Richmond Road, Pohora	41	F	193551	174	56,202	G3	Detached residential. Average lot size 800m2	
T-206 8 Hickmott Place (Mixed use)	83	22	204	T-209 Marchwood Park Road, Motueka (light industrial)	41	F	15562	6	56,208	B2	Average lot size 2000m2	
T-207 9 Greenwood St (Mixed use)	83	23	205	N-105 Delaware Bay	40	N	111729	20	56,228	D	Developer provided masterplan / figures	
T-208 Takaka Glenview Rd (light industrial)	52	188	206	T-19 Upper Moutere	40	F	279269	559	56,786	G1	Mix of standard detached and some attached typologies (e.g. terraces and duplexes). Average lot size 275m2	
T-209 Marchwood Park Road, Motueka (light industrial)	41	204	207	T-169 Large Coastal Tasman site	40	F	38078815	907	57,753	G7	Average lot size 4ha	
T-210 384, 410, 416 Main Road Hope	55	173	208	N-14 Hira	37	N	1873042	2432	60,186	G2	Detached residential. Average lot size 500m2	
T-211 Dawson Rd, Mapua	58	163	209	T-123 337 Main Road Hope	37	F	15908	8	60,194	G4	Large lot, detached residential. Average lot size 1500m2	
T-212 Dodson Road, Takaka	61	141	210						0	60,194		
T-213 319 Motueka Valley Highway	60	144	211						0	60,194		
T-214 272 Golden Hills Rd	59	153	212						0	60,194		
T-215 326 Golden Hills Rd	59	154	213						0	60,194		
T-216 379-391 Appleby Highway and 5-11 Blackbyre Road (light industrial)	60	145	214						0	60,194		
T-217 79 Main Rd Tapawera	70	72	215						0	60,194		
T-218 1 Main Rd Tapawera	59	155	216						0	60,194		
T-219 3177 Korene Tophouse Road	63	129	217						0	60,194		
T-220 262 Takaka-Collingwood Highway	65	113	218						0	60,194		
T-221 Upper Bay headland East (light industrial)	53	179	219						0	60,194		
T-222 Upper Bay west (light industrial)	54	176	220						0	60,194		
T-223			221						0	60,194		
T-224			222						0	60,194		
T-225			223						0	60,194		
T-226			224						0	60,194		
T-227			225						0	60,194		
T-228			226						0	60,194		
T-229			227						0	60,194		
T-230			228						0	60,194		
T-231			229						0	60,194		
T-232			230						0	60,194		
T-233			231						0	60,194		
T-234			232						0	60,194		
T-235			233						0	60,194		
T-236			234						0	60,194		
			235						0	60,194		
			236						0	60,194		
			237						0	60,194		
			238						0	60,194		
			239						0	60,194		
			240						0	60,194		