

# WHAT IS PLANNED FOR LAKES-MURCHISON?

Tasman's 10-Year Plan 2021 – 2031

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

## GROWTH PROJECTIONS 2021 – 2031

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

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

The population of the Lakes-Murchison Ward is projected to increase by 220 between 2021 – 2031 under the medium scenario but the change could be as high as 500 (high scenario) or as low as no change at all (low scenario).

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

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

These growth projections for Lakes-Murchison cover the entire Ward, including the Murchison, Tapawera and St Arnaud townships as well as the rural Ward Remainder area. Growth projections are updated every three years as part of each Long Term Plan. If actual growth starts occurring at a faster rate, Council will respond by considering necessary changes to projects and plans.

CURRENT POPULATION

3,800



THE PLAN'S GROWTH SCENARIO FOR THE NEXT 10 YEARS



+220 MORE RESIDENTS



+230 NEW HOUSES



+6 NEW BUSINESS PROPERTIES

## BEYOND 2031

Based on past migration trends and the population age structure, Lakes-Murchison's population growth is projected to slow down and eventually plateau from approximately 2038. However, due to the decrease in household size, some demand for new houses is expected to continue beyond then. The location and type of future development has been guided by the Nelson Tasman Future Development Strategy (FDS). The FDS has identified potential growth areas in Murchison and Tapawera and we are expecting development to start in these areas by the 2030s.

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

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

## DEMOGRAPHIC PROJECTIONS

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

### AGEING POPULATION

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

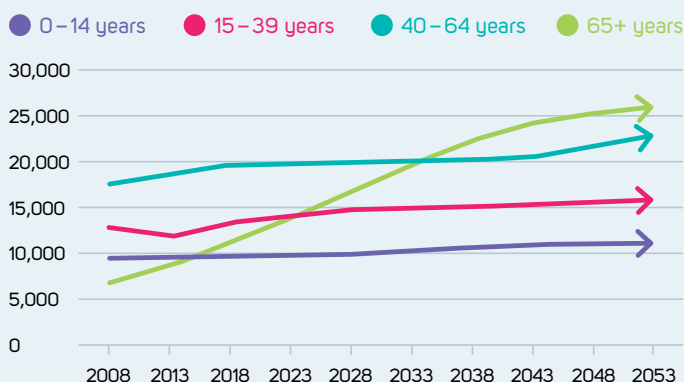
For the Lakes-Murchison Ward, the percentage aged 65+ years is projected to increase from 17% in 2018 to 28% by 2033, and 29% by 2048.

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

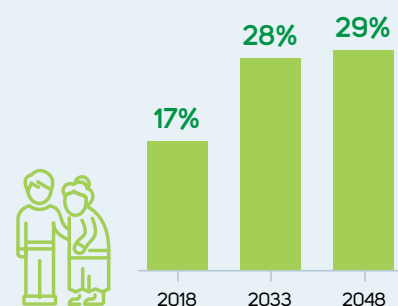
### HOLIDAY HOMES

There is a significant proportion of holiday homes in St Arnaud, and a corresponding increase in the population during holiday seasons. The estimates for future residential growth include future demand for holiday home properties, assuming the current proportion of dwellings which are holiday homes. Approximately 80% of dwellings in St Arnaud are holiday home properties.

### TASMAN POPULATION CHANGE BY AGE GROUPS



### PROJECTED POPULATION AGED 65+ YEARS Lakes-Murchison Ward





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

Council provides water, wastewater and stormwater services to the Murchison and Tapawera settlements. Council provides wastewater and stormwater services to the St Arnaud settlement, but residents are required to provide their own water supply. Council provides an urban road and footpath network in Murchison and Tapawera, and Tasman's Great Taste Trail also passes through Tapawera. St Arnaud has a rural residential road network with limited footpath connections. The Lakes-Murchison community is serviced by a range of parks, reserves and community facilities.



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



### MURCHISON WATER SAFETY IMPROVEMENTS

2024 – 2026

Improvements at Murchison water treatment plant to ensure water safety and compliance with the NZ Drinking Water Standards.



### MURCHISON RESOURCE RECOVERY CENTRE SITE IMPROVEMENTS

2029 – 2030

The work is to provide a pad for waste and greenwaste management and a recycling baler to increase efficiency.

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

You can see the locations of these projects on a map at [LTP.tasman.govt.nz](https://ltp.tasman.govt.nz). Also available are maps of the parks and community facilities in your area.





## ASSUMPTIONS AND UNCERTAINTY

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

We will continue to monitor population change, economic trends and construction activity. Any significant changes will be incorporated in future updates of Council's strategic plans, including the Future Development Strategy, Long Term Plans and Annual Plans. We're also working with our communities on a new resource management plan, which we're calling Aorere ki uta, Aorere ki tai – Tasman Environment Plan. Further information is available at [environmentplan.tasman.govt.nz](http://environmentplan.tasman.govt.nz).

