

Appendix 1: Nelson Tasman Housing Preferences Study 2021

Tasman District and Nelson City Councils procured a housing preferences survey from Market Economics and Research First in 2021. This is a survey of 600 residents from Nelson and Tasman, with at least 80% from within the Urban Environment. The survey first asked questions on the importance respondents place on aspects and characteristics of dwellings and locations. These responses are then tied to demographic characteristics to understand how people choose dwelling typologies and locations in an unconstrained manner (i.e. prices playing no part in choices). In the second section of the survey, the respondents are asked a series of questions about their finances. It is not possible to be as accurate as the online banking mortgage calculators as they ask for significantly more detail. However, the answers that emerge from the survey estimates are similar to the online mortgage calculators, although they include consideration of equity that the respondent may hold.

The survey then presented options (drawn from approximately 200 combinations) that are at or below the amount respondents are able to spend and the respondent chooses a number of preferred options, eventually narrowing down to one preferred option. The prices are in the middle of the range for each typology, drawn from Quotable Value, recent sales, build costs etc. Finally, the survey asks whether the option in the final assessment represents a typology the respondent would choose in real life and if not, why not? The survey therefore gains a detailed understanding of factors important to respondents in choosing types of housing (and therefore to Nelson Tasman residents in general), in an unconstrained manner as well as in a situation where they must make trade-offs in the price experiment section.

The results from this survey have informed the Council about housing preferences and will enable the council to zone for the correct type of housing in the emerging Tasman Environment Plan.

Appendix 2: Tasman District Council's Growth Model Methodology

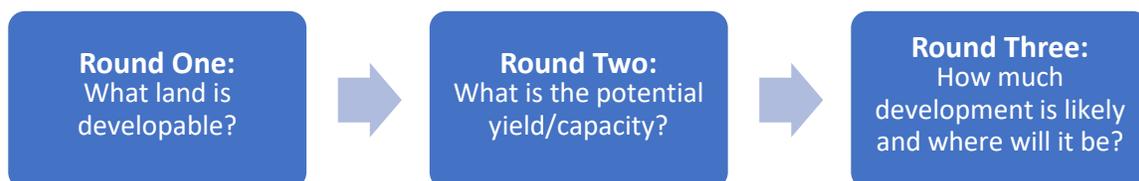
This is the sixth iteration of the Council's growth model, as it is continuously subject to review and improvement. The model was rerun on 2019 to inform this HBA, however the period modelled extends from 2019 to 2051. Estimates of dwellings likely to be built are made for the period 2019-2021, based on consents and known developer intentions. Projections are then made for the period 2021-2051.

In March 2019, Utility Ltd conducted a peer review of the growth model, to identify potential improvements. As a result, the most significant changes to the model were:

- Consistent definitions and interpretation of Demand and Rollout outputs of the growth model, to meet the requirements of the ratings model and development contributions model
- Use of a top-down approach to population projections by growth model area, (i.e. ward population projections), based on demographics, development trends and developable capacity (i.e. ward population projections)
- Estimates of household size change for each growth model area use percentage change, rather than an absolute decrease
- Review of growth model area boundaries to more closely align with new Stats NZ boundaries (SA1, SA2 and urban-rural areas) and with FDS growth areas
- Use of consistent conversion rates for business land, from hectares to lots, for demand and rollout

There is an internal quality assurance process of the pre-work calculations and inputs, including the population, household size, and business land projections by growth model area. The inputs and outputs of the growth model are checked against recent trends in population and dwelling growth, and against latest Stats NZ projections.

Each update of the growth model involves three rounds of staff workshops involving a multi-disciplinary team, including engineers, planners and resource scientists. Development capacity and rollout is calculated for growth model areas by splitting the area into smaller sections, known as Development Areas (DA). The boundaries of growth model areas and DA's are reviewed to align with the FDS, which has identified future housing and business growth areas.



In the first round of workshops, each DA is assessed for developability, taking into account land use constraints and opportunities such as infrastructure availability and zoning. Preference is given to land which minimises hazard risks, is capable of being serviced, compliments settlement form and avoids productive land.

In the second round of workshops, the potential yield of each DA is calculated i.e. how many lots can be created from the area. Council's GIS team provide spatial data on the total developable area and staff estimate the following variables for each DA:

- average lot size once developed (based on zoning or likely zoning)
- the proportion needed for roads, other infrastructure, greenspace, and community buildings
- the extent that a DA's terrain will affect its potential for development
- the proportion of properties which are realistically likely to subdivide or redevelop over the next 30 years.

In the third round of workshops, staff estimate the location and timing of new development (rollout) for 2021-2051, in line with the latest population growth scenario (demand) and the sequencing of sites in the FDS.

This is based on the:

- potential yield of each DA (from Round 2)
- availability and cost of infrastructure
- current zoning or potential rezoning
- past development trends
- current or planned subdivisions
- developer or landowner intentions
- typology of development envisaged in the FDS

Following the workshops there is a reconciliation process to ensure there is sufficient rollout to meet the total projected demand for Tasman, including the competitiveness margin required under the NPS UD. If a town is unlikely to have enough rollout to meet demand, it will be offset by more rollout in other nearby towns which have capacity.

The ward population projections by Dr Natalie Jackson informed population growth estimates in each growth model area, for each year set in the model. The population growth in each growth model area was based on the following:

- Establishing a baseline 2018 population for each area based on Stats NZ geographic boundaries (SA2 or urban-rural areas), Census 2018 data, Stats NZ population estimates as at June 2018, and Council data on residential dwellings
- Allocating a share of each ward's population growth, taking into consideration demographic trends, development trends (e.g. building consents), and future development capacity.

Population projections for each town (from the ward projection) were then calculated based on the model's forecasts and knowledge about developments likely to go ahead. The population growth at the District level is consistent with the 30-year projections provided by Dr Natalie Jackson, based on demographic trends. However, Council's projections at the Ward level may differ slightly, based on our knowledge of the location and likely timing of new residential dwellings.

At this stage, projections by age group are only available by ward and are used as a proxy for the growth model areas within each Ward.

Growth Model Assessment of Holiday Homes and Workers' Accommodation

The growth model considers non-resident demand for holiday home properties or seasonal worker accommodation and assumes that each town will maintain the current proportion of dwellings which are used for these purposes. It estimates how many dwellings are needed in Year 1 for the base population, based on household size. If the existing dwelling count is higher, it estimates the difference is the % of dwellings that are 'non-resident dwellings'.

The dwelling count data set was initially based on dwelling numbers from Council's rating database for a previous iteration of the growth model. The rating database was not designed to provide this information and therefore it is a source of uncertainty through limited accuracy. However, the dataset has been progressively updated using building consents for new dwellings and estimates the base year count of dwellings for each area.

Appendix 3: Business Land Projections

The medium growth scenario for Tasman^[1] also informs demand for business land in Tasman. The Nelson-Tasman business land forecasting model, provided in 2016 by Property Economics, estimates future land requirements for three different types of business land (industrial, office, retail). The model incorporates national and regional economic and demographic trends, employment projections, and employment to land ratios. Further information on how business land projections are calculated are provided in the appendices. The land requirements assume that development will be ‘at grade’, i.e. single storey. For Tasman, this is appropriate with few two-storey business developments.

^[1] [Tasman District Projections 2018-2053 provided by Natalie Jackson Demographics Ltd, November 2019](#)

The Property Economics report estimates future land requirements in five-year periods to 2038. Latest population projections have been applied to the model and the projection period has been extrapolated to 2053, assuming the same growth rates as the 2033–2038-year set. The Property Economics model produces projected demand for business land in hectares while the Council’s growth model requires demand to be expressed as the number of lots. The projections are therefore converted from hectares to lots using an average lot size, by business type, by geographical area. More information on this is provided in the business demand section of the report. The average lot sizes are based on a District wide field survey conducted over summer 2018/2019 of all zoned business land, split by type of business and location.

The Property Economics model projections cover larger areas than the growth model areas, for some parts of the District. For those areas that do not align, the Property Economics projections are apportioned to the growth model areas based on population share. For Richmond/Māpua, we have assumed a greater share will be in Richmond, due to the relatively higher share of zoned business land there.

Property Economics Model Area	Growth Model Areas
Tākaka	Tākaka, Pōhara/Ligar Bay/Tata Beach
Richmond	Richmond, Māpua/Ruby Bay
Motueka	Motueka, Riuwaka

The business land projections for each growth model area are based on the distribution of zoned land across the District. However, the Property Economics Model report noted that, under the zoned distribution scenario, Brightwater has an elevated industrial land demand due to the Carter Holt Harvey Mill being zoned industrial. This is a ‘one off’ anomaly and the estimated land requirements for Brightwater are more appropriately added to Richmond’s future requirements (the adjacent town with significantly more growth). The future demand for industrial land in Brightwater has been assumed to be the same as Wakefield, as the two areas have similar population, location and settlement form.

Nelson City and Tasman District Councils have recently procured an updated business land forecasting model, by Sense Partners, which will inform the review of the FDS, next HBA and the LTP 2024-2034. Unfortunately, there was insufficient time between receiving this new data and being able to rerun the growth model for this HBA. However, its projections for future business land requirements are more modest than the Property Economics report, hence Tasman has considered worst case scenario.

Appendix 4: Survey of growers in Tasman regarding seasonal worker accommodation

Seasonal Worker Accommodation in Ownership of Employers

Of those employers that own accommodation for workers, only 5 companies own purpose-built accommodation (the type encouraged by Government for employers using the Recognised Seasonal Employer (RSE) scheme). This is a specific, usually large complex built for worker accommodation containing units, recreational areas, large kitchen facilities and sometimes on-site pastoral care. In terms of other types of accommodation owned:

- None of the respondents own new build residential houses (i.e. a house in the community, built from scratch to meet their requirements rather than altering an existing house.)
- Eight companies own existing residential houses bought on the open market to house workers. This may be off site or on site and may have been built or bought by the grower.
- Only one company owns a non-residential property (e.g. ex-motel, ex-backpackers) for housing seasonal workers and this is an ex-packhouse shed, providing 14 beds.
- Two companies own caravans or tiny homes to house seasonal workers, providing between 6-10 beds per company.

This analysis shows that for the respondent sample of 29 companies, existing residential houses bought on the open market or dwellings built themselves on site are the most common, to house workers. Despite Government encouraging RSEs to plan for and build purpose-built accommodation for employees, only 5 respondents own such buildings. Some growers identified less need for accommodation this year due to the effects of Covid and travel restrictions, as well as the hailstorms in Motueka on Boxing Day 2020.

Accommodation Rented or Leased by Employers for Seasonal Workers

Of the 35% of employers that rent accommodation (predominantly orchards plus a winery), they generally rent or lease between 1 and 6 properties each. The rented/leased properties provide 56 beds in total. Just three companies rent or lease non-residential properties, such as motel units. These are all orchards and provide for 150 beds in this way, between 40-60 beds per company.

In terms of other forms of rented accommodation, four orchards provide accommodation in this way, and this includes one orchard hiring cabins and placing them at existing accommodation sites. Another rents an accommodation block on a local winery and another orchard rents 80 beds from another company.

Central Government changed the rules in 2019 for Tasman, over the type of accommodation RSE employers can offer workers. RSE employers cannot rent a residential house they have not previously used as accommodation for RSE workers. The fact so many respondents appear to rent properties suggests either the house was included in an Agreement to Recruit (ATR) for the RSE worker approved before 26 September 2019, or the properties are used to house employees outside of the RSE scheme.

Innovative ways are also in use to provide accommodation for seasonal workers, such as renting a block on another grower's site nearby.

Additional Accommodation for Seasonal Workers in the Future

A significant 72% of respondents (20 companies) require additional accommodation in the future for seasonal workers and this indication is given during the Covid 19 climate. 28% do not require further accommodation.

In terms of the type of accommodation required in the future, the majority (10 companies) want purpose built on-site worker accommodation. In addition:

- One company wants self-contained units
- One company wants to redevelop its existing accommodation
- One company wants to share accommodation for its workers with another company
- Six companies specifically want on site communal type accommodation with an ablution block and rooms leading to it
- One company requires new accommodation

In terms of numbers of beds required in the future, a maximum of 632 additional beds are required from the 20 companies that responded in the survey. This is a significant number of beds. Most companies (16) want up to 40 beds each. Some larger orchards want between 40 and 80 beds and one orchard wants 150 beds.

However, while there is strong demand for worker accommodation in the future, 70% of these companies have as yet only identified the need. Six companies are progressing plans for future accommodation (30%) and two have building consent. Two companies have also started construction. As part of the review of the RSE scheme by the Government, accommodation requirements will be considered more comprehensively. The Government expects employers to plan for more purpose-built accommodation as soon as possible and Government may increase the number of workers on the RSE scheme but only if there is evidence that employers are reducing the amount of rented housing and increasing the amount of purpose-built accommodation.

Existing TRMP Definition of Workers' Accommodation

10 companies (30%) thought the definition of workers' accommodation in the TRMP is either very useful or partially useful. 2 companies found it not useful. One respondent felt it would be good if they can build purpose-built accommodation with the same TRMP definition but outside of grower's land. (It is worth noting that existing rules in the TRMP do not prevent this.) The TRMP rules also do not prevent workers accommodation on a site where there is an existing dwelling. If the workers accommodation does not meet the definition of workers accommodation within the TRMP (whereby the kitchen and bathroom facilities are not located in a separate building to the sleeping area), then it may meet the TRMP definition of a dwelling instead. However, this poses additional complicated rules for growers.

Additional Comments

One respondent felt the Government should be focusing on providing accommodation for seasonal workers. This is because in Tasman where rents are high, employers have to provide accommodation all year round for their local workforce, otherwise they have no employees. Three respondents called for better understanding of workers' accommodation by Council and an easier consent process. Another commented that it was easier to purchase a backpacker lodge for conversion than trying to get something through council.

Conclusion

Discussions with the ex-chair of Apples and Pears NZ and the chair of the Nelson growers' governance group revealed that there are about 5,500 seasonal workers in Tasman in a given season and about 1,500 -1,700 of these are RSE workers.

The future demand for types of seasonal worker accommodation is:

- Purpose built facilities on site for RSE workers (Central Government requires employers to provide these)
- "Camp ground" facilities (eg kitchen, ablution block) for Kiwi and European backpackers who want seasonal work and to freedom camp on the orchard. Some Richmond orchards make this group find their own accommodation e.g. at Tahuna motor camp or motels but this becomes harder in areas like Motueka, Riuwaka where such facilities don't exist
- Rented accommodation for permanent seasonal workers (locals) – the harvesting season now lasts 10-11 months in Tasman

Response

Based on the average figures provided by the grower chairs, approximately 3,800 seasonal workers in Tasman are not RSE workers i.e. they need accommodation in the local area. Of these approximately half are backpackers who wish to freedom camp. This leaves approximately 1,900 workers per season who may need rented accommodation.

Notwithstanding Council's growth model takes workers' accommodation into account, anecdotal evidence such as this emphasises the need for additional rental accommodation, particularly in the Motueka area, where campground facilities are smaller and fewer. The growth model assumes that the proportion of workers' accommodation will stay the same, but this does not take into account growth in the horticultural industry for example. Increases in RSE workforces (facilitated by Central Government) should be provided for by purpose-built accommodation on the site of the employers.

The definition of workers' accommodation in the Tasman Resource Management Plan requires updating and improvement to meet the needs of growers and the new Tasman Environment Plan will propose this. The survey and discussions with growers have highlighted that purpose-built facilities are sought after for workers' accommodation in the future and therefore the definition in the Resource Management Plan needs to allow cooking and ablution facilities within the same building as the bedrooms.

Appendix 5: Greenfield Commercial Feasibility Analysis for Urban Environment

How many homes could be built?

[Return to 'Getting Started'](#)

A development feasibility tool for the National Policy Statement on Urban Development Capacity

Key inputs	Type	Item	Units	Value	Type	Section price function	Comment		
Physical		Gross site area	ha	11.0	Revenue	Note: This requires users to enter local prices for two lots of varying size, eg a price for a 400m2 and a 800m2 lot. This allows prices for sections of varying sizes to be estimated below.			
		Land capital value (CV)	\$	\$10,050,000					
		Land sale price relative to CV, ex	%	100%					
		Road Reserve area for 15 dw/ha	% of area	20%			New Lot Area 1	300	m2
		Extra roading for increased dw/ha	% per dw/ha				New Lot Price 1	\$330,000	Section price \$
		Landscape Reserve for 15 dw/ha	% of area	11%			New Lot Area 2	350	m2
		Extra landscape reserve for dw/ha	% per dw/ha	0.05%			New Lot Price 2	\$400,000	Section price \$
		Wastewater/stormwater Reserve	% of area	0%			m	1.248	Section price gradient
		Other constraints that reduce net s	% of land area	0%			c	6	Section price intercept
		Minimum net density	dwelling/ha	10					
		Maximum net density	dwelling/ha	30					
		Time to develop	months	24					

Notes / Comments

- Council input cells using GIS
- Council input cells with review from property
- Input based on quantity surveyor data with
- Input based on new sales price data with p
- Calculated output cells

[View modelled section price gradient](#)

Key inputs	Type	Item	Units	Density of dwellings [dwellings / ha]				
				10	15	20	25	30
Ancillary		DC contributions factor	%	100%	100%	100%	95%	90%
Cost parameters		Project contingency	%	10%	10%	10%	10%	10%
		Civil works		Select civil works costs				
		Fees and charges		Select fees and charges				

Key outputs	Type	Item	Units	Density of dwellings [dwellings / ha]				
				10	15	20	25	30
Net Land Area Calcs		Road Reserve Area	ha of land	2.20	2.20	2.20	2.20	2.20
		Landscape Reserve Area	ha of land	1.18	1.21	1.24	1.27	1.29
		Stormwater Reserve Area	ha of land	-	-	-	-	-
		Other constraints that reduce net s	ha of land	-	-	-	-	-
	Net Developable land Area	ha of land	7.62	7.59	7.56	7.54	7.51	
Revenue		Subdivision Lots created	total lots	76	114	151	188	225
		Average section size	sqm / site	1,000	667	500	400	300
		Average sales price (inc GST)	per section	\$1,482,651	\$893,895	\$624,266	\$472,532	\$330,000
		Average sales price (ex GST)	per section	\$1,289,262	\$777,300	\$542,840	\$410,897	\$286,957
	Total revenue		\$ 98,209,516	\$ 88,495,578	\$ 82,104,505	\$ 77,402,733	\$ 64,629,783	
Costs		1 Raw land purchase and holding cost		\$12,160,500	\$12,160,500	\$12,160,500	\$12,160,500	\$12,160,500
		2 Civil works, incl holding costs		\$12,952,667	\$13,157,308	\$13,361,950	\$13,566,591	\$13,771,232
		3 Fees and charges, incl holding costs		\$12,278,300	\$12,881,106	\$13,765,574	\$14,788,049	\$15,090,190
		4 Project contingency		\$3,739,147	\$3,819,891	\$3,928,802	\$4,051,514	\$4,102,192
		Total costs		\$41,130,614	\$42,018,805	\$43,216,826	\$44,566,654	\$45,124,115
	per section costs (excl raw land)		\$380,310	\$262,260	\$205,331	\$172,030	\$146,359	
	per section (total)		\$539,949	\$369,072	\$285,731	\$236,585	\$200,351	
Profit		Pre tax profit \$		\$57,078,902	\$46,476,772	\$38,887,678	\$32,836,079	\$19,505,668
		Pre tax margin %		30.0%	30.0%	30.0%	30.0%	30.0%

All costs ex GST, unless stated

Development feasible?	Yes	Yes	Yes	Yes	Yes
Profit maximising?	Yes	No	No	No	No
Margin maximising?	Yes	Yes	Yes	Yes	Yes

Commercial feasibility assessment for Highland Drive, Richmond

How many homes could be built?

[Return to 'Getting Started'](#)

A development feasibility tool for the National Policy Statement on Urban Development Capacity

Key inputs	Type	Item	Units	Value	Type	Section price function	Comment		
Physical		Gross site area	ha	3.6	Revenue	Note: This requires users to enter local prices for two lots of varying size, eg a price for a 400m2 and a 800m2 lot. This allows prices for sections of varying sizes to be estimated below.			
		Land capital value (CV)	\$	\$3,800,000					
		Land sale price relative to CV, ex GST	%	100%					
		Road Reserve area for 15 dw/ha	% of area	20%					
		Extra roading for increased dw/ha	% per dw/ha				New Lot Area 1	580	m2
		Landscape Reserve for 15 dw/ha	% of area	11%			New Lot Price 1	\$430,000	Section price \$
		Extra landscape reserve for dw/ha	% per dw/ha	0.05%			New Lot Area 2	650	m2
		Wastewater/stormwater Reserve	% of area	0%			New Lot Price 2	\$450,000	Section price \$
		Other constraints that reduce net s	% of land area	0%			m	0.399	Section price gradient
		Minimum net density	dwelling/ha	10			c	10	Section price intercept
		Maximum net density	dwelling/ha	30					
		Time to develop	months	24					

Notes / Comments

- Council input cells using GIS
- Council input cells with review from prope
- Input based on quantity surveyor data with
- Input based on new sales price data with
- Calculated output cells

[View modelled section price gradient](#)

		Density of dwellings [dwellings / ha]					
Type	Item	Units	10	15	20	25	30
Ancillary	DC contributions factor	%	100%	100%	100%	95%	90%
	Project contingency	%	10%	10%	10%	10%	10%
Cost parameters	Civil works		Select civil works costs				
	Fees and charges		Select fees and charges				

		Density of dwellings [dwellings / ha]					
Type	Item	Units	10	15	20	25	30
Net Land Area Calcs	Road Reserve Area	ha of land	0.72	0.72	0.72	0.72	0.72
	Landscape Reserve Area	ha of land	0.39	0.40	0.41	0.41	0.42
	Stormwater Reserve Area	ha of land	-	-	-	-	-
	Other constraints that reduce net s	ha of land	-	-	-	-	-
	Net Developable land Area	ha of land	2.49	2.48	2.48	2.47	2.46
Revenue	Subdivision Lots created	total lots	25	37	50	62	74
	Average section size	sqm / site	1,000	667	500	400	333
	Average sales price (inc GST)	per section	\$534,389	\$454,569	\$405,276	\$370,753	\$344,740
	Average sales price (ex GST)	per section	\$464,686	\$395,277	\$352,414	\$322,394	\$299,774
	Total revenue		\$ 11,584,632	\$ 14,728,026	\$ 17,444,473	\$ 19,875,581	\$ 22,096,363
Costs	1 Raw land purchase and holding cost		\$4,598,000	\$4,598,000	\$4,598,000	\$4,598,000	\$4,598,000
	2 Civil works, incl holding costs		\$4,239,055	\$4,306,028	\$4,373,002	\$4,439,975	\$4,506,949
	3 Fees and charges, incl holding costs		\$2,210,590	\$2,963,875	\$3,676,162	\$4,359,902	\$5,021,694
	4 Project contingency		\$1,104,764	\$1,186,790	\$1,264,716	\$1,339,788	\$1,412,664
	Total costs		\$12,152,409	\$13,054,694	\$13,911,880	\$14,737,665	\$15,539,307
	per section costs (excl raw land)		\$303,025	\$226,964	\$188,159	\$164,471	\$148,437
	per section (total)		\$487,461	\$350,368	\$281,048	\$239,054	\$210,817
Profit	Pre tax profit \$		-\$567,777	\$1,673,332	\$3,532,593	\$5,137,915	\$6,557,057
	Pre tax margin %		30.0%	30.0%	30.0%	30.0%	30.0%

All costs ex GST, unless stated

Development feasible?	Yes	Yes	Yes	Yes	Yes
Profit maximising?	No	No	No	No	Yes
Margin maximising?	Yes	Yes	Yes	Yes	Yes

Commercial feasibility assessment for Paton Rise, Richmond South

How many homes could be built?

[Return to 'Getting Started'](#)

A development feasibility tool for the National Policy Statement on Urban Development Capacity

Key inputs	Type	Item	Units	Value	Type	Section price function	Comment		
Physical		Gross site area	ha	5.5	Revenue	Note: This requires users to enter local prices for two lots of varying size, eg a price for a 400m2 and a 800m2 lot. This allows prices for sections of varying sizes to be estimated below.			
		Land capital value (CV)	\$	\$5,000,000					
		Land sale price relative to CV, ex	%	100%					
		Road Reserve area for 15 dw/ha	% of area	32%					
		Extra roading for increased dw/ha	% per dw/ha				New Lot Area 1	550	m2
		Landscape Reserve for 15 dw/ha	% of area	11%			New Lot Price 1	\$350,000	Section price \$
		Extra landscape reserve for dw/ha	% per dw/ha	0.05%			New Lot Area 2	600	m2
		Wastewater/stormwater Reserve	% of area	0%			New Lot Price 2	\$390,000	Section price \$
		Other constraints that reduce net s	% of land area	0%			m	1.244	Section price gradient
		Minimum net density	dwelling/ha	10			c	5	Section price intercept
		Maximum net density	dwelling/ha	30					
	Time to develop	months	24						

Notes / Comments

- Council input cells using GIS
- Council input cells with review from pro
- Input based on quantity surveyor data w
- Input based on new sales price data w
- Calculated output cells

[View modelled section price gradient](#)

		Density of dwellings [dwellings / ha]					
Type	Item	Units	10	15	20	25	30
Key inputs	Ancillary	DC contributions factor	100%	100%	100%	95%	90%
	Cost parameters	Project contingency	10%	10%	10%	10%	10%
	Civil works		Select civil works costs				
	Fees and charges		Select fees and charges				

		Density of dwellings [dwellings / ha]					
Type	Item	Units	10	15	20	25	30
Key output	Net Land Area Calcs	Road Reserve Area	1.76	1.76	1.76	1.76	1.76
		Landscape Reserve Area	0.59	0.61	0.62	0.63	0.65
		Stormwater Reserve Area	-	-	-	-	-
		Other constraints that reduce net s	-	-	-	-	-
	Net Developable land Area	ha of land	3.15	3.14	3.12	3.11	3.09
Revenue	Subdivision Lots created	total lots	31	47	62	78	93
	Average section size	sqm / site	1,000	667	500	400	333
	Average sales price (inc GST)	per section	\$736,159	\$444,603	\$310,877	\$235,540	\$187,754
	Average sales price (ex GST)	per section	\$640,138	\$386,611	\$270,328	\$204,817	\$163,264
	Total revenue		\$ 20,156,353	\$ 18,180,376	\$ 16,875,236	\$ 15,911,759	\$ 15,152,980
Costs	1 Raw land purchase and holding cost		\$6,050,000	\$6,050,000	\$6,050,000	\$6,050,000	\$6,050,000
	2 Civil works, incl holding costs		\$7,496,966	\$7,599,287	\$7,701,607	\$7,803,928	\$7,906,249
	3 Fees and charges, incl holding costs		\$3,394,937	\$3,823,080	\$4,304,942	\$4,811,574	\$5,330,931
	4 Project contingency		\$1,694,190	\$1,747,237	\$1,805,655	\$1,866,550	\$1,928,718
	Total costs		\$18,636,093	\$19,219,604	\$19,862,204	\$20,532,052	\$21,215,898
	per section costs (excl raw land)		\$399,717	\$280,055	\$221,261	\$186,414	\$163,404
	per section (total)		\$591,857	\$408,710	\$318,177	\$264,290	\$228,589
Profit	Pre tax profit \$		\$1,520,260	-\$1,039,227	-\$2,986,968	-\$4,620,292	-\$6,062,918
	Pre tax margin %		30.0%	30.0%	30.0%	30.0%	30.0%

All costs ex GST, unless stated

Development feasible?	Yes	Yes	Yes	Yes	Yes
Profit maximising?	Yes	No	No	No	No
Margin maximising?	Yes	Yes	Yes	Yes	Yes

Commercial feasibility assessment for Bryant Road, Brightwater

How many homes could be built?

[Return to 'Getting Started'](#)

A development feasibility tool for the National Policy Statement on Urban Development Capacity

Key inputs	Type	Item	Units	Value	Type	Section price function	Comment		
Physical		Gross site area	ha	3.7	Revenue	Note: This requires users to enter local prices for two lots of varying size, eg a price for a 400m2 and a 800m2 lot. This allows prices for sections of varying sizes to be estimated below.			
		Land capital value (CV)	\$	\$3,375,000					
		Land sale price relative to CV, ex cl	%	90%					
		Road Reserve area for 15 dw/ha	% of area	8%					
		Extra roading for increased dw/ha	% per dw/ha				New Lot Area 1	440	m2
		Landscape Reserve for 15 dw/ha	% of area	11%			New Lot Price 1	\$400,000	Section price \$
		Extra landscape reserve for dw/ha	% per dw/ha	0.05%			New Lot Area 2	550	m2
		Wastewater/stormwater Reserve	% of area	0%			New Lot Price 2	\$450,000	Section price \$
		Other constraints that reduce net s	% of land area				m	0.528	Section price gradient
		Minimum net density	dwelling/ha	10			c	10	Section price intercept
	Maximum net density	dwelling/ha	30						
	Time to develop	months	24						

Notes / Comments

- Council input cells using GIS
- Council input cells with review from prop
- Input based on quantity surveyor data with
- Input based on new sales price data with
- Calculated output cells

[View modelled section price gradient](#)

Key inputs	Type	Item	Units	Density of dwellings [dwellings / ha]				
				10	15	20	25	30
Ancillary		DC contributions factor	%	100%	100%	100%	95%	90%
Cost parameters		Project contingency	%	10%	10%	10%	10%	10%
		Civil works		Select civil works costs				
		Fees and charges		Select fees and charges				

Key output	Type	Item	Units	Density of dwellings [dwellings / ha]				
				10	15	20	25	30
Net Land Area Calcs		Road Reserve Area	ha of land	0.80	0.29	0.29	0.29	0.29
		Landscape Reserve Area	ha of land	0.40	0.40	0.41	0.42	0.43
		Stormwater Reserve Area	ha of land	-	-	-	-	-
		Other constraints that reduce net s	ha of land	-	-	-	-	-
		Net Developable land Area	ha of land	2.45	2.96	2.95	2.94	2.93
Revenue		Subdivision Lots created	total lots	35	55	70	90	88
		Average section size	sqm / site	1,000	667	500	400	300
		Average sales price (inc GST)	per section	\$616,962	\$498,225	\$427,921	\$380,375	\$326,787
		Average sales price (ex GST)	per section	\$536,488	\$433,239	\$372,106	\$330,760	\$284,162
		Total revenue	\$	\$ 18,777,097	\$ 23,828,160	\$ 26,047,389	\$ 29,768,444	\$ 24,970,413
Costs		1 Raw land purchase and holding cost		\$3,675,375	\$3,675,375	\$3,675,375	\$3,675,375	\$3,675,375
		2 Civil works, incl holding costs		\$4,438,707	\$3,840,013	\$3,907,917	\$3,975,820	\$4,043,724
		3 Fees and charges, incl holding costs		\$3,240,467	\$4,419,746	\$5,194,255	\$6,292,677	\$5,792,982
		4 Project contingency		\$1,135,455	\$1,193,513	\$1,277,755	\$1,394,387	\$1,351,208
		Total costs		\$12,490,004	\$13,128,647	\$14,055,302	\$15,338,260	\$14,863,289
		per section costs (excl raw land)		\$251,847	\$171,878	\$148,285	\$129,588	\$127,318
		per section (total)		\$356,857	\$238,703	\$200,790	\$170,425	\$169,144
Profit		Pre tax profit \$		\$6,287,093	\$10,699,513	\$11,992,087	\$14,430,185	\$10,107,123
		Pre tax margin %		30.0%	30.0%	30.0%	30.0%	30.0%

All costs ex GST, unless stated

Development feasible?	Yes	Yes	Yes	Yes	Yes
Profit maximising?	No	No	No	Yes	No
Margin maximising?	Yes	Yes	Yes	Yes	Yes

Commercial feasibility assessment for Māpua Drive, Māpua

How many homes could be built?

[Return to 'Getting Started'](#)

A development feasibility tool for the National Policy Statement on Urban Development Capacity

Key inputs	Type	Item	Units	Value	Type	Section price function	Comment	
Physical		Gross site area	ha	11.0	Revenue	Note: This requires users to enter local prices for two lots of varying size, eg a price for a 400m2 and a 800m2 lot. This allows prices for sections of varying sizes to be estimated below.		
		Land capital value (CV)	\$	\$10,050,000		New Lot Area 1	300	m2
		Land sale price relative to CV, ex	%	100%		New Lot Price 1	\$330,000	Section price \$
		Road Reserve area for 15 dw/ha	% of area	20%		New Lot Area 2	350	m2
		Extra roading for increased dw/ha	% per dw/ha			New Lot Price 2	\$400,000	Section price \$
		Landscape Reserve for 15 dw/ha	% of area	11%		m	1.248	Section price gradient
		Extra landscape reserve for dw/ha	% per dw/ha	0.05%		c	6	Section price intercept
		Wastewater/stormwater Reserve	% of area	0%				
		Other constraints that reduce net s	% of land area	0%				
		Minimum net density	dwelling/ha	10				
		Maximum net density	dwelling/ha	30				
	Time to develop	months	24					

Notes / Comments

- Council input cells using GIS
- Council input cells with review from prope
- Input based on quantity surveyor data with
- Input based on new sales price data with
- Calculated output cells

[View modelled section price gradient](#)

Key inputs	Type	Item	Units	Density of dwellings [dwellings / ha]				
				10	15	20	25	30
Ancillary		DC contributions factor	%	100%	100%	100%	95%	90%
		Project contingency	%	10%	10%	10%	10%	10%
Cost parameters		Civil works		Select civil works costs				
		Fees and charges		Select fees and charges				

Key output	Type	Item	Units	Density of dwellings [dwellings / ha]				
				10	15	20	25	30
Net Land Area Calcs		Road Reserve Area	ha of land	2.20	2.20	2.20	2.20	2.20
		Landscape Reserve Area	ha of land	1.18	1.21	1.24	1.27	1.29
		Stormwater Reserve Area	ha of land	-	-	-	-	-
		Other constraints that reduce net s	ha of land	-	-	-	-	-
	Net Developable land Area	ha of land	7.62	7.59	7.56	7.54	7.51	
Revenue		Subdivision Lots created	total lots	76	114	151	188	225
		Average section size	sqm / site	1,000	667	500	400	333
		Average sales price (inc GST)	per section	\$1,482,651	\$893,895	\$624,266	\$472,532	\$376,372
		Average sales price (ex GST)	per section	\$1,289,262	\$777,300	\$542,840	\$410,897	\$327,280
	Total revenue	\$	\$8,209,516	\$8,495,578	\$8,210,505	\$7,740,733	\$7,371,563	
Costs		1 Raw land purchase and holding cost		\$12,160,500	\$12,160,500	\$12,160,500	\$12,160,500	\$12,160,500
		2 Civil works, incl holding costs		\$12,952,667	\$13,157,308	\$13,361,950	\$13,566,591	\$13,771,232
		3 Fees and charges, incl holding costs		\$12,278,300	\$12,881,106	\$13,765,574	\$14,788,049	\$15,888,846
		4 Project contingency		\$3,739,147	\$3,819,891	\$3,928,802	\$4,051,514	\$4,182,058
		Total costs		\$41,130,614	\$42,018,805	\$43,216,826	\$44,566,654	\$46,002,636
	per section costs (excl raw land)		\$380,310	\$262,260	\$205,331	\$172,030	\$150,259	
	per section (total)		\$539,949	\$369,072	\$285,731	\$236,585	\$204,252	
Profit		Pre tax profit \$		\$57,078,902	\$46,476,772	\$38,887,678	\$32,836,079	\$27,708,927
		Pre tax margin %		30.0%	30.0%	30.0%	30.0%	30.0%

All costs ex GST, unless stated

Development feasible?	Yes	Yes	Yes	Yes	Yes
Profit maximising?	Yes	No	No	No	No
Margin maximising?	Yes	Yes	Yes	Yes	Yes

Commercial feasibility assessment for part of the Future Development Strategy site in Richmond South

Appendix 6: NPS Urban Development - Requirements of Policy 5 for Tasman District Council

Policy 5

“Regional Policy Statement and District Plans applying to tier 2urban environments enable greater heights and density of urban form commensurate with the greater of:

- the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- relative demand for housing and business use in that location”

Must implement policy 5 by not later than 2 years after commencement date (i.e. 20th August 2022)

Existing TRMP Rules

Figure 6.8A: Richmond Residential Housing Choices

C66 10/17
Op 12/18

Type of Residential Development	District: Everywhere except 'development areas' and exceptions	Development areas: Richmond South, Richmond West, Richmond East, Motueka West, and Mapua Development Areas, Mapua Special Development Area and Motueka West Compact Density Area	Richmond Intensive Development Area
Standard - Average density - 3 or 4 bedroom house (220 m ²) on a 350m ² - 600m ² site.	✓	✓	✓
Comprehensive - Three or more dwellings on a site - Building coverage – 40% - Minimum site size = 280m ² in Richmond and Motueka and 350m ² elsewhere	✓	X Except for Richmond East below Hill Street and Mapua Development Area where allowed	X
Compact - One or more dwellings on a site - All consents (subdivision, and building) applied for together - No minimum lot size	X	✓ Except for Richmond East; Motueka West Development Area outside of the Motueka Compact Area; and Mapua Development Area outside of the Mapua Special Development Area	X
Intensive - One or more dwellings on a site - Minimum lot size 200m ²	X	X	✓

Nelson Tasman Joint Committee (Nov 2020)

NT Joint Committee approved the inclusion of the settlements of Richmond, Motueka, Māpua , Wakefield and Brightwater as part of the tier 2 'Urban Environment'.

The TRMP enables the following types of housing in the Tasman towns listed above:

Type of housing	Richmond	Motueka	Māpua	Wakefield	Brightwater
Intensive	Yes in RIDA, operational 2018	No	No	No	No
Comprehensive (outside of new greenfields areas)	All of Richmond, except for (i) RIDA and (ii) the Development Areas, except Richmond East development area where it is allowed below Hill Street	Yes, outside of Motueka West development area and Motueka compact density area	Yes, in Māpua Development Area (large area)	yes	yes
Compact (new greenfields areas)	Yes in specific locations - Richmond West and Richmond South Development Areas	Yes in a specific location - Motueka compact density area, (Grey St)	Yes in a specific location - Māpua Special Development Area (Aranui Rd/Tahi St see map 87 TRMP)	No	No
Standard	yes	yes	yes	yes	yes

Activity Status of Each Type of Housing

Intensive housing

Subdivision – controlled

Land Use (Building and Construction) - Restricted Discretionary

Compact housing

Subdivision – Restricted Discretionary

Land Use – Controlled and need subdivision application at same time

Comprehensive housing

Subdivision – Discretionary

Land Use – Restricted Discretionary, submitted with subdivision

Comprehensive provides for a limited form of medium density housing in the rest of the Residential zone throughout the District unless specifically excluded. The rule framework for Comprehensive development, which has existed in the TRMP since its inception, provides limited encouragement for medium density development in practice as it requires high levels of consent, and, other than provisions for minimum site size and coverage, provides no design guidance for the public or decision makers. That said it has been used in Richmond a lot, especially before the RIDA rules came into operation.

Standard housing

Subdivision - Controlled

Land Use – Permitted in certain zones where first house i.e.. – Rural residential, Residential and Rural 2

Appendix 7: Extracts from the Growth Model for each town in the District showing the rollout of dwellings and excess capacity released once development area is serviced in the short, medium and long term (refer tables 15-17 of the main report)

- See “remaining lots” final column of tables for indication of excess capacity.
- Note these tables exclude the competitiveness margin – tables 15-17 have assessed capacity including the margin for the Urban Environment (Richmond, Brightwater, Motueka, Wakefield and Māpua)
- Where a DA has rollout within the 30 years, there is servicing planned. Where a DA does not have rollout within the 30 years, it is not planned for further infrastructure

Brightwater

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand		
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
1	Residential	4	33	1	34	5	0	6	0	14	0	9	0	0	0	0
2	Residential	1	3	2	5	1	0	1	0	1	0	0	1	0	1	0
3	Residential	3	1	1	2	2	0	0	0	0	0	0	0	0	0	0
4	Residential	6	0	136	136	0	0	0	0	0	40	0	96	0	0	0
5	Residential	1	3	31	34	3	2	0	29	0	0	0	0	0	0	0
6	Residential	4	0	35	35	0	0	0	0	0	0	0	18	0	17	0
21	Residential	6	1	81	82	0	0	0	12	0	0	0	35	0	0	35
22		1	2	35	37	0	0	0	0	0	0	0	0	0	23	14
23	Residential	4	2	417	419	0	0	0	0	0	0	0	0	0	140	279
27	Residential	9	9	100	109	0	0	0	0	8	0	0	0	0	0	101
28		13	3	27	30	3	0	0	0	0	20	0	20	0	0	-13
Subtotals						14	2	7	41	23	60	9	170	0	181	
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout						16		48		83		179		181		
Totals required to meet demand						125		64		146		197		161		
Under/over-supply?						-109		-16		-63		-18		20		

Richmond

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand		
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
1	Residential	6	31	42	73	7	0	12	0	12	16	0	25	0	0	1
2	Residential	16	29	449	478	30	6	0	50	0	140	0	200	0	52	0
6	Residential	2	4	421	425	0	60	0	115	0	295	0	0	0	0	-45
8	Residential	5	62	733	795	65	230	0	200	0	300	0	0	0	0	0
24	Residential	4	25	170	195	22	0	0	50	0	105	0	15	0	0	3
25	Residential	1	2	0	2	0	0	0	0	0	0	0	0	0	0	2
26	Residential	2	11	5	16	6	0	5	5	0	0	0	0	0	0	0
27	Residential	8	55	137	192	49	0	0	40	0	50	0	53	0	0	0
28	Residential	11	3	243	246	0	0	0	0	0	0	0	0	0	246	0
30	Rural Residential	1	1	0	1	0	0	0	0	0	0	0	0	0	0	1
32	Rural Residential	1	0			0	0	0	0	0	0	0	0	0	0	0
33	Residential	4	17	96	113	13	0	0	15	0	68	0	17	0	0	0
34	Residential	2	6	172	178	0	0	0	5	0	80	0	93	0	0	0
41	Residential	8	0	145	145	0	0	0	30	0	95	0	20	0	0	0
42	Residential	1	0	70	70	0	0	0	0	0	30	0	40	0	0	0
44	Residential	3	1	10	11	0	5	0	6	0	0	0	0	0	0	0
57	Residential	14	5	947	952	0	0	0	0	0	0	0	565	0	230	157
59	Residential	1	12	15	27	0	0	12	0	0	5	0	0	0	10	0
60	Residential	15	15	316	331	0	0	5	0	0	15	0	110	0	200	1
61	Residential	16	18	266	284	0	0	5	0	0	15	0	110	0	154	0
62	Residential	1	17	0	17	0	0	0	0	0	0	0	0	0	0	17
63	Residential	2	6	0	6	0	0	0	0	0	0	0	0	0	0	6
64	Residential	1	2	7	9	0	0	0	0	0	0	0	0	0	0	9
67	Rural Residential	3	3	196	199	0	0	0	0	0	0	0	0	0	199	0
68		11	7			0	0	0	0	0	0	0	0	0	0	0
Subtotals						192	301	39	516	12	1214	0	1248	0	1091	
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout						493		555		1226		1248		1091		
Totals required to meet demand						218		332		838		1273		1072		
Under/over-supply?						275		223		388		-25		19		

Motueka

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand	Meet demand		
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
1	Residential	2	26	104	130	26	10	0	30	0	30	0	34	0	0	0
2	Residential	3	20	4	24	5	0	5	4	10	0	0	0	0	0	0
3	Residential	1	13	14	27	5	5	5	5	3	4	0	0	0	0	0
4	Residential	1	7	165	172	2	0	3	2	0	0	0	165	0	0	0
7	Residential	4	15	0	15	15	0	0	0	0	0	0	0	0	0	0
36	Rural Residential	1	4	0	4	4	0	0	0	0	0	0	0	0	0	0
44	Residential	3	6	97	103	0	0	0	0	0	0	0	103	0	0	0
45	Residential - some papakainga (20)	4	6	78	84	3	0	3	30	0	48	0	0	0	0	0
50	Residential	2	6	20	26	2	0	4	3	0	7	0	10	0	0	0
52	Residential	1	16	-1	15	5	0	5	5	0	0	0	0	0	0	0
56		7	48	464	512	10	0	10	0	10	214	18	250	0	0	0
57	Residential	2	5	6	11	1	1	2	2	2	3	0	0	0	0	0
Subtotals						78	16	37	81	25	306	18	562	0	0	
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout						94		118		331		580		0		
Totals required to meet demand						321		218		526		816		760		
Under/over-supply?						-227		-100		-195		-236		-760		

Māpua

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
1	Residential	5	15	27	42	6	0	2	5	0	22	0	7	0	0	0
2	Residential	1	6	15	21	0	0	0	0	0	0	0	0	0	0	21
5	Residential	3	18	62	80	15	7	3	13	0	12	0	10	0	12	8
7	Residential	2	2	10	12	0	0	0	0	2	10	0	0	0	0	0
8	Residential	4	7	169	176	0	0	7	23	0	83	0	70	0	53	-60
9	Residential	5	7	47	54	0	0	7	7	0	25	0	8	0	7	0
11	Residential	12	0	82	82	0	0	0	0	0	15	0	30	0	37	0
12	Rural Res	2	14	33	47	4	0	4	0	4	6	20	0	0	0	9
13	Residential	5	1	10	11	0	0	0	0	0	0	0	0	0	0	11
16	Residential	1	11	6	17	3	0	5	0	3	0	0	0	0	0	6
24	Residential	1	4	2	6	2	0	2	0	2	0	0	0	0	0	0
25	Residential	2	0	1	1	0	0	0	0	0	0	0	0	0	0	1
26	Residential	1	3	1	4	1	0	2	0	0	0	0	0	0	0	1
27	Residential	9	15	575	590	5	0	5	5	0	5	0	174	0	160	236
28	Residential	3	2	5	7	2	0	0	1	0	4	0	0	0	0	0
29	Residential	5	1	46	47	0	0	0	0	0	0	0	0	0	0	47
30	Residential	5	0	18	18	0	0	0	0	0	0	0	0	0	0	18
34	rural Residential	1	11	77	88	5	0	5	5	0	23	0	20	0	20	10
Subtotals						43	7	42	59	11	205	20	319	0	289	
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout						50		101		216		339		289		
Totals required to meet demand						108		91		223		339		289		
Under/over-supply?						-58		10		-7		0		0		

Wakefield

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	11	14	29	43	17	0	0	18	0	8	0	0	0	0	0	0
2	Residential	3	12	30	42	0	0	12	0	0	0	0	8	0	0	0	22
4	Residential	4	3	65	68	3	6	0	30	0	28	0	0	0	0	0	1
6	Residential	4	14	153	167	6	0	0	20	0	55	0	46	0	40	0	0
12	Residential	10	2	163	165	6	0	0	20	0	37	0	40	0	40	0	22
13	Residential	4	2	126	128	0	0	0	0	0	0	0	64	0	64	0	0
14	Residential	1	0	12	12	0	0	0	0	0	0	0	0	0	0	0	12
22	Residential	2	2	8	10	0	0	0	0	0	0	0	0	0	0	0	10
23	Rural Residential	1	3	0	3	0	0	0	0	0	0	0	0	0	0	0	3
26	Rural 2	3	1	15	16	0	0	0	0	0	0	0	0	0	0	0	16
27	Residential	13	9	1000	1009	0	0	0	0	0	0	0	0	0	0	0	1009
28		11	8	46	54	1	0	2	5	0	5	0	8	0	8	0	25
29		11	4	9	13	1	0	1	0	1	0	0	5	0	5	0	0
Subtotals						34	6	15	93	1	133	0	171	0	157		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						40		108		134		171		157			
Totals required to meet demand						56		53		121		177		151			
Under/over-supply?						-16		55		13		-6		6			

Collingwood

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	2	5	0	5	1	0	0	0	0	0	0	0	0	0	4	
2	Rural Residential	1	7	1	8	0	0	0	0	0	0	0	0	0	0	8	
3	Rural Residential	2	1	0	1	0	0	0	0	0	0	0	0	0	0	1	
4	Rural Res	2	3	6	9	0	0	0	0	0	0	0	0	0	0	9	
5	Rural Residential	1	7	1	8	0	0	0	0	2	0	0	0	0	0	6	
9	Residential	10	0	84	84	0	0	0	0	0	0	2	0	0	0	82	
13	Residential	6	34	2	36	3	0	4	0	7	0	0	0	0	0	22	
Subtotals						4	0	4	0	9	0	2	0	0	0		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						4		4		9		2		0			
Totals required to meet demand						3		4		9		2		-12			
Under/over-supply?						1		0		0		0		12			

Kaiteriteri

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	11	6	0	6	0	0	0	0	6	0	0	0	0	0	0	0
2	Residential	15	13	44	57	5	0	4	0	3	2	0	25	0	18	0	
3	Residential	2	0	11	11	0	0	0	0	0	0	0	0	0	11	0	
5	Rurl Residential	1	2	4	6	0	0	0	0	2	0	0	4	0	0	0	
16	Residential	13	37	1	38	10	0	6	0	8	0	12	0	0	2	0	
17	Residential	10	8	0	8	0	0	0	0	8	0	0	0	0	0	0	
23	Residential	11	6	2	8	0	0	5	0	0	2	0	0	1	0	0	
Subtotals						15	0	15	0	27	4	12	29	1	31		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						15		15		31		41		32			
Totals required to meet demand						9		15		31		41		36			
Under/over-supply?						6		0		0		0		-4			

Marahau

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024	Years 4-10 2024/25 - 2030/31	Years 11-20 2031/32 - 2040/41	Years 21-30 2041/42 - 2050/51	Remaining Lots				
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand			Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
1	Residential	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	Residential	1	12	0	12	3	0	6	0	3	0	0	0	0	0	0
3	Residential	1	2	46	48	0	0	0	0	0	19	0	29	0	0	0
10	Residential	2	6	1	7	3	0	4	0	0	0	0	0	0	0	0
Subtotals						6	0	10	0	3	19	0	29	0	0	
Totals							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024	Years 4-10 2024/25 - 2030/31	Years 11-20 2031/32 - 2040/41	Years 21-30 2041/42 - 2050/51					
							Meet demand	Meet demand	Meet demand	Meet demand	Meet demand					
Totals planned in rollout							6	10	22	29	0					
Totals required to meet demand							6	10	22	32	28					
Under/over-supply?							0	0	0	-3	-28					

Mouere

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
21	Residential	1	0			0	0	0	0	0	0	0	0	0	0	0	
29	Residential	1	3	5	8	1	0	1	1	1	2	0	2	0	0	0	
41	Residential	5	5	12	17	1	0	2	0	2	2	0	5	0	5	0	
1	Rural Residential	9	139	389	528	42	0	40	0	60	81	0	215	0	100	-10	
2	Rural Residential	3	38	6	44	10	0	10	0	14	5	0	5	0	0	0	
3	rural mix	1	41	-10	31	6	0	5	5	15	5	10	0	0	0	-15	
6	Rural Residential	9	184	368	552	45	0	67	0	75	100	0	217	0	53	-5	
13		6	7	64	71	0	0	0	0	0	0	0	36	0	35	0	
14		8	8	76	84	0	0	0	0	0	0	0	42	0	42	0	
15		8	6	17	23	0	0	0	0	0	0	0	12	0	11	0	
16	residential	5	16	1094	1110	0	0	0	0	0	0	0	300	0	900	-90	
17		1	348			23	0	21	0	35	0	50	0	50	0	-179	
18		1	128			7	0	6	0	14	0	20	0	20	0	-67	
Subtotals						135	0	152	6	216	195	80	834	70	1146		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						135		158		411		914		1216			
Totals required to meet demand						209		158		411		616		514			
Under/over-supply?						-74		0		0		298		702			

Murchison

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	11	20	37	57	5	0	2	0	0	0	0	0	0	0	0	50
2	Residential	1	0	7	7	0	0	0	0	0	0	0	0	0	0	0	7
9	Residential	7	0	17	17	0	0	0	0	0	0	0	0	0	0	0	17
10	Residential	1	4	7	11	0	0	4	0	0	0	0	0	0	0	0	7
11	residential but business in FDS	3	4	56	60	0	0	0	0	0	22	4	18	0	3	0	13
13	Residential	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18		1	15	4	19	0	0	0	0	0	0	0	0	0	0	0	19
19	Residential	3	12	2	14	0	0	6	0	3	0	0	0	0	0	0	5
20	Residential	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	2
21	Residential	2	0	2	2	0	0	0	0	0	0	0	0	0	0	0	2
Subtotals						5	0	12	0	3	22	4	18	0	3		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						5		12		25		22		3			
Totals required to meet demand						8		12		25		22		3			
Under/over-supply?						-3		0		0		0		0			

Pōhara

Rollout Strategy for Positively Scored DAs

Projections						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
1	Residential	2	47	2	49	8	0	8	0	12	0	11	0	0	0	10
5	Residential	1	12	0	12	0	0	0	0	0	0	0	0	0	0	12
6	Residential	1	11	14	25	0	0	0	0	0	0	0	0	0	0	25
7	Residential	2	1	8	9	0	0	0	0	0	0	0	0	0	0	9
15	Residential	2	11	39	50	8	0	6	0	4	8	0	9	0	0	15
16	Rural Residential	2	15	6	21	3	0	0	0	0	0	0	0	0	0	18
17	Residential	1	12	3	15	2	0	0	0	0	0	0	0	0	0	13
18	Rural Residential	1	5	3	8	1	0	0	0	0	0	0	0	0	0	7
19	Rural Residential	1	4	0	4	0	0	0	0	0	0	0	0	0	0	4
20	Residential	3	9	1	10	0	0	0	0	0	0	0	0	0	0	10
22	Rural Residential	2	1	1	2	0	0	0	0	0	0	0	0	0	0	2
25	Residential	4	0	171	171	0	0	0	3	0	11	0	13	0	0	144
29	Residential	1	5	3	8	1	0	0	0	0	0	0	0	0	0	7
Subtotals						23	0	14	3	16	19	11	22	0	0	
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout						23		17		35		33		0		
Totals required to meet demand						11		17		35		33		-3		
Under/over-supply?						12		0		0		0		3		

Riuwaka

Rollout Strategy for Positively Scored DAs

Projections						Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots		
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	2	8	3	11	3	0	5	0	0	3	0	0	0	0	0	0
2	rural?	1	1	12	13	0	0	0	0	1	0	0	0	0	0	0	12
7	Residential	1	2	0	2	0	0	0	0	2	0	0	0	0	0	0	0
8	Residential	2	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0
9	Residential	1	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0
Subtotals						3	0	5	0	5	3	0	0	0	0		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						3		5		8		0		0			
Totals required to meet demand						44		5		12		18		15			
Under/over-supply?						-41		0		-4		-18		-15			

St Arnaud

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots	
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	3	18	3	21	0	0	0	0	15	5	1	0	0	0	0	
2	Residential	2	4	1	5	0	0	0	0	5	0	0	0	0	0	0	
3	Residential	1	5	10	15	0	0	5	0	0	10	0	0	0	0	0	
4	Residential	4	40	5	45	18	0	17	5	5	0	0	0	0	0	0	
9	Residential	1	0	14	14	0	0	0	0	0	0	0	14	0	0	0	
12	Residential	4	3	1	4	0	0	0	0	3	1	0	0	0	0	0	
Subtotals						18	0	22	5	28	16	1	14	0	0		
Totals						Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51				
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						18		27		44		15		0			
Totals required to meet demand						18		27		47		17		-24			
Under/over-supply?						0		0		-3		-2		24			

Tākaka

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	3	18	16	34	2	0	3	0	0	0	0	0	0	0	0	29
3	Residential	5	1	84	85	0	0	0	0	0	15	0	15	0	0	0	55
6	Residential	4	11	2	13	5	0	7	0	1	0	0	0	0	0	0	0
9	Residential	6	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
14	rural Residential	8	24	4	28	0	0	3	0	0	0	0	0	0	0	0	25
15		2	7	0	7	0	0	0	0	0	0	0	0	0	0	0	7
16	Residential	10	6	356	362	0	0	5	0	0	20	0	10	0	0	0	327
18	Residential	4	1	1	2	0	0	0	0	0	0	0	0	0	0	0	2
19	Residential	2	6	19	25	0	0	0	0	0	0	0	0	0	0	0	25
20	Residential	3	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1
21	Residential	2	7	0	7	0	0	0	0	0	0	0	0	0	0	0	7
22	Residential	2	7	18	25	0	0	0	0	0	0	0	0	0	0	0	25
25	Residential	9	20	165	185	0	0	0	0	0	0	0	0	0	0	0	185
Subtotals						7	0	18	0	1	35	0	25	0	0		
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51			
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand			
Totals planned in rollout						7		18		36		25		0			
Totals required to meet demand						46		18		36		25		-2			
Under/over-supply?						-39		0		0		0		2			

Tapawera

Rollout Strategy for Positively Scored DAs

Projections							Pre-Model Years 2019/20 and 2020/21	Years 1-3 2021/22 - 2023/2024	Years 4-10 2024/25 - 2030/31	Years 11-20 2031/32 - 2040/41	Years 21-30 2041/42 - 2050/51	Remaining Lots					
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots		
1	Residential	14	8	0	8	0	0	4	0	0	0	0	0	0	0	4	
2	Residential	3	0	18	18	0	0	0	0	0	9	0	0	0	0	9	
4	Residential	7	0	53	53	0	0	0	0	0	0	0	8	0	2	43	
6	Residential	10	0	1	1	0	0	0	1	0	0	0	0	0	0	0	
11	Residential	3	2	7	9	2	1	0	0	0	0	0	0	0	0	6	
Subtotals							2	1	4	1	0	9	0	8	0	2	
Totals							Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
							Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout							3		5		9		8		2		
Totals required to meet demand							13		5		9		8		2		
Under/over-supply?							-10		0		0		0		0		

Appendix 8:

Summary of investment proposed for the next 10 years for infrastructure and community facilities by major town

Richmond

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

Council currently provides the Richmond settlement with water, wastewater and stormwater services, as well as a well-established road, footpath and cycle network. Tasman's Great Taste Trail passes through Richmond providing a cycle connection to the rest of Tasman. The Richmond community is currently serviced by a range of parks, reserves and community facilities, including the Library, Aquatic Centre, Town Hall, and Saxton Field.

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



RICHMOND WEST AND SOUTH STORMWATER IMPROVEMENTS, AND LAND ACQUISITION

2021 – 2029 • \$43.4 million

Stream widening and other network upgrades, including associated land acquisition, to convey flows from future development areas



RICHMOND SOUTH RESERVOIR AND MAIN

2021 – 2030 • \$9.8 million

New water trunk main and storage reservoir to service growth and improve resilience



RICHMOND SOUTH WASTEWATER INFRASTRUCTURE

2021 – 2031 • \$6 million

New pump station and pressure main to support growth in Richmond South



RICHMOND AQUATIC CENTRE

2021 – 2031 • \$5.6 million

Various works (building maintenance and improvements, and pool plant renewals) to the Centre to provide a safe and comfortable environment for our community



RICHMOND RESOURCE RECOVERY CENTRE SITE IMPROVEMENTS

2021 – 2031 • \$1.9 million

New bunker to divert dry waste, second weighbridge and improvements to the waste pit and waste bin storage area



RICHMOND WEST ROAD CORRIDOR AND INTERSECTION IMPROVEMENTS

2021 – 2031 • \$15.3 million

Upgrade of McShane Road, Lower Queen St and intersections in Richmond West to cater for traffic growth and residential development



RICHMOND BUS TERMINAL

2022 – 2028 • \$1.8 million

Creation of a new bus terminal in Richmond to cater for new bus routes



RICHMOND CYCLEWAY PRIMARY ROUTE

2024 – 2030 • \$14.8 million

Creation of a safe cycle route through Richmond



RICHMOND CENTRAL STORMWATER IMPROVEMENTS

2025 – 2031 • \$10.3 million

Diversion of stormwater from Washbourn Gardens to Poutama Stream to protect Richmond Central from flooding

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.



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

Council currently provides the Motueka settlement with wastewater and stormwater services. However, Motueka is only partially serviced with water supply. Many properties have their own private bores and are not connected to the Council network. Motueka is serviced by a well-connected road and footpath network, and Tasman's Great Taste Trail passes through Motueka. The Motueka community is currently serviced by a range of parks, reserves and community facilities.

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

The timing and location of new infrastructure, to enable future development, is based on the LTP growth scenario. Growth projections are updated every three years as part of each LTP. If actual growth starts occurring at a faster rate, Council will respond by considering necessary changes to projects and plans.



COMPLETION OF THE NEW MOTUEKA LIBRARY

2020 – 2022 · \$520,000

A new, purpose-built, 1,100m² single-storey library to meet our community's current and future needs



STOPBANK IMPROVEMENTS

2021 – 2022 · \$6 million

Refurbishment of Motueka stopbanks



MOTUEKA WEST STORMWATER IMPROVEMENTS

2021 – 2024 · \$5.9 million

Stormwater system to convey flows from the development area west of High Street towards Woodland drain



MOTUEKA GROWTH WASTEWATER INFRASTRUCTURE

2021 – 2024 · \$6 million

New pressure mains for Motueka West to wastewater treatment plant to enable development of Motueka West



NETWORK IMPROVEMENTS

2021 – 2030 · \$3.4 million

New pump station, reservoir and water mains to increase network capacity



MOTUEKA WEST WATER RETICULATION

2021 – 2031 · \$2.2 million

New water main to Motueka West to provide water to proposed developments



MOTUEKA COMMUNITY POOL

2024 – 2025 · \$3.3 million

(incl. 1/3 community contribution)

We are working with the Motueka community to contribute to the building of an indoor swimming facility. This work will include a feasibility study



NEW WASTEWATER TREATMENT PLANT

2024 – 2029 · \$7.6 million

Designation, resource consent, and land purchase for new inland wastewater treatment plant in Motueka



PORT MOTUEKA FACILITIES

2025 – 2026 · \$570,000

Compliant facilities for boat maintenance activities to improve environmental protection

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks and community facilities in your area.



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

Council currently provides the Brightwater settlement with water, wastewater and stormwater services, as well as a well-established road and footpath network. Tasman's Great Taste Trail passes through Brightwater providing a cycle connection to Richmond and Wakefield. The Brightwater community is currently serviced by a range of parks, reserves and community facilities.

You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks and community facilities in your area.



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



WAIMEA WASTEWATER NETWORK IMPROVEMENTS

2021–2031 • \$24.5 million

New bypass pump station in Brightwater to support growth and provide network resilience



BRIGHTWATER WATER PIPE CAPACITY UPGRADES

2022–2028 • \$2.8 million

Various projects to increase water supply capacity in Brightwater



WAIMEA WATER NETWORK CAPACITY UPGRADES

2023–2031 • \$34.4 million

Programme of work to upgrade capacity of bores, treatment plant, trunk mains, reticulation, pump stations and reservoirs to support growth and improve resilience



BRIGHTWATER/WAKEFIELD MULTI-PURPOSE COMMUNITY FACILITY

2026–2029 • \$8.6 million
(1/3 community contribution)

A new community facility to service the Brightwater, Wakefield and surrounding communities. A feasibility study will take place, and a location is still to be decided

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

Māpua

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

Council currently provides the Māpua/Ruby Bay settlement with water, wastewater and stormwater services, as well as a well-established road and footpath network in most residential streets. Council has recently invested in water and wastewater upgrades in Māpua, and the replacement of the water main, providing a safe and secure water supply for future subdivisions, means the moratorium on new water connections in Māpua will be lifted from August 2021.

The Māpua/Ruby Bay community is currently serviced by a range of parks, reserves and community facilities.



You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks

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



MĀPUA RESERVOIR UPGRADE

2021–2022 · \$2.1 million

New concrete reservoir at Pomona Road with additional capacity to support residential and business growth



MĀPUA WHARF PRECINCT RENEWALS

2021–2031 · \$580,000

Annual capital renewal programme for Māpua Wharf



MĀPUA WASTEWATER NETWORK CAPACITY UPGRADES

2022–2031 · \$1.8 million

New pump stations and trunkmains to increase network capacity



MĀPUA STORMWATER IMPROVEMENTS

2024–2029 · \$2.6 million

Combination of detention wetlands and network upgrades to convey flows from future development areas



MĀPUA PUMP STATION CAPACITY UPGRADES

2026–2028 · \$800,000

Upgrade Ruby Bay and Aranui-Higgs pump stations with additional storage capacity



TOWN CENTRE CYCLING IMPROVEMENTS

2029–2031 · \$1.8 million

Providing facilities to support walking and cycling access and safety in Māpua Village Centre



MĀPUA CYCLE LANES

2029–2031 · \$340,000

Providing new cycle lanes on key cycling routes in Māpua



SEATON VALLEY ROAD IMPROVEMENTS

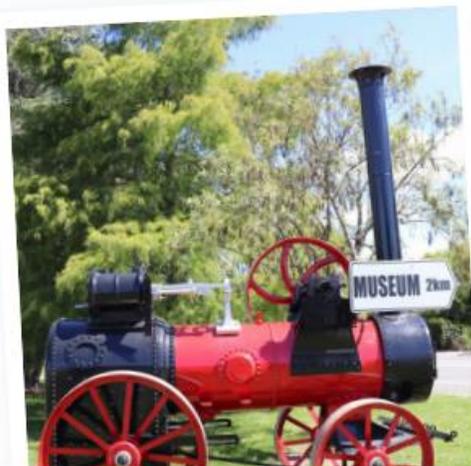
2030–2031 · \$500,000

Upgrade Seaton Valley Road to support adjacent residential development

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

Council currently provides the Wakefield settlement with water, wastewater and stormwater services, as well as a well-established road and footpath network. Tasman's Great Taste Trail passes through Wakefield providing a cycle connection to Brightwater and Richmond. The Wakefield community is currently serviced by a range of parks, reserves and community facilities.

You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks and community facilities in your area.



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



EIGHTY-EIGHT VALLEY NETWORK IMPROVEMENTS

2021–2025 · \$3.5 million

Extend urban water supply to Eighty-Eighty Valley including new water mains and pump station upgrades



WAIMEA WASTEWATER NETWORK CAPACITY UPGRADE

2021 - 2031 · \$24.5 million

Programme of work to replace and upgrade capacity of trunk mains and pump stations to support growth and improve resilience



WAIMEA WATER NETWORK CAPACITY UPGRADES

2023–2031 · \$34.4 million

Programme of work to upgrade capacity of bores, treatment plant, trunk mains, reticulation, pump stations and reservoirs to support growth and improve resilience



BRIGHTWATER/WAKEFIELD MULTI-PURPOSE COMMUNITY FACILITY

2026–2029 · \$8.6 million

(1/3 community contribution)

A new community facility to service the Brightwater, Wakefield and surrounding communities. A feasibility study will take place, and a location is still to be decided

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

Tākaka

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

Council provides wastewater and stormwater services to the Tākaka settlement, as well as a limited reticulation for fire-fighting purposes in the town centre. Residents are required to supply their own water and Council has not planned to install a reticulated public water supply in Tākaka. Council provides wastewater and stormwater services to most residential properties within the Pōhara / Ligar Bay / Tata Beach settlement area. A public water supply is only provided to part of Pōhara. Council provides water, wastewater and stormwater services to Collingwood. The road network stems from SH60 and varies from urban to rural. The main settlements have limited footpath and cycleway connections. Council recently completed a new cycleway between Tākaka and Pōhara. The Golden Bay community is serviced by a range of parks, reserves and community facilities.



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

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



WATER SAFETY IMPROVEMENTS

2021–2022 • \$1.2 million

Upgrade of Pōhara water treatment plant to provide safe water and meet the Drinking Water Standards New Zealand



TĀKAKA AERODROME RUNWAY EXTENSION

2021–2022 • \$260,000

Extension and sealing of the cross runway to improve safety during strong winds



GOLDEN BAY RECREATION PARK GRANDSTAND

2021–2024 • \$950,000

(incl. Community contribution)

Upgrade the grandstand at Golden Bay Recreation Park



GOLDEN BAY WASTEWATER NETWORK UPGRADES

2021–2027 • \$5.1 million

Upgraded pump stations and pressures mains at Pōhara and Tarakohe



PORT TARAKOHE RENEWALS

2023–2030 • \$3 million

Provision to allow for replacement of the plastic floating marina and other capital renewals



CYCLE LANES

2026–2028 • \$500,000

Providing new cycle lanes on key transport routes



TOWN CENTRE CYCLING IMPROVEMENTS

2027–2029 • \$1.6 million

Providing facilities to support walking and cycling in the Tākaka town centre



TĀKAKA STORMWATER IMPROVEMENTS

2027–2029 • \$2 million

Network upgrades and water quality improvements

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including restricted rates.

Appendix 9: Survey of Businesses 2020

In October 2020, Council undertook a survey of 500 businesses in the region. The aim of the survey was to understand whether zoned business land (and future business areas) are of the right type in the right location, ensuring that all our businesses are provided for.

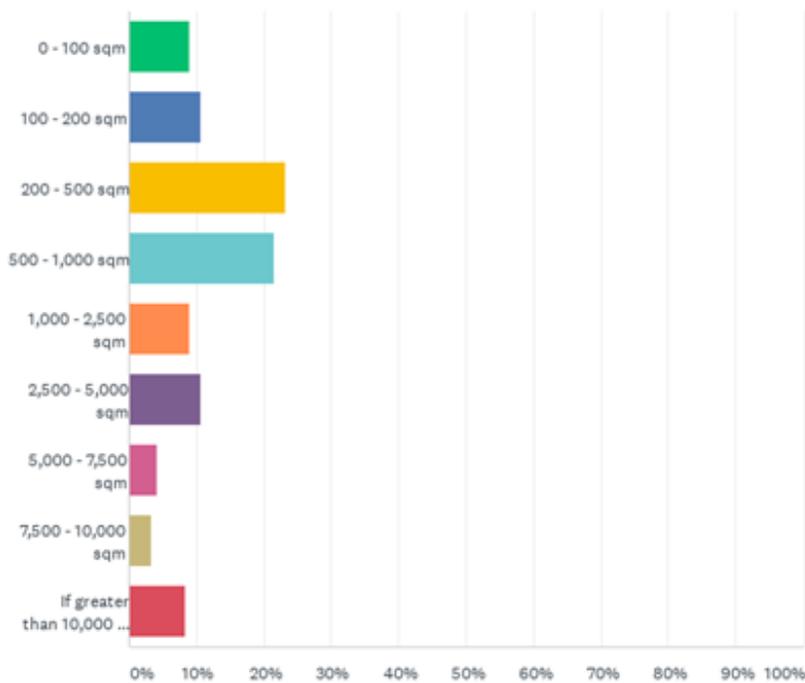
A 20 minute survey was designed and sent to 500 businesses that were of average or above average size, in terms of space occupied, according to type of business zone. A total of 195 responses were received (40%).

Some of the key responses useful to inform this HBA are provided below.

Size of Companies

- 70% of businesses employ 10 or less people
- Amount of floorspace occupied is also small on average:

Q13 Approximately how much floor space does your business occupy at this address?

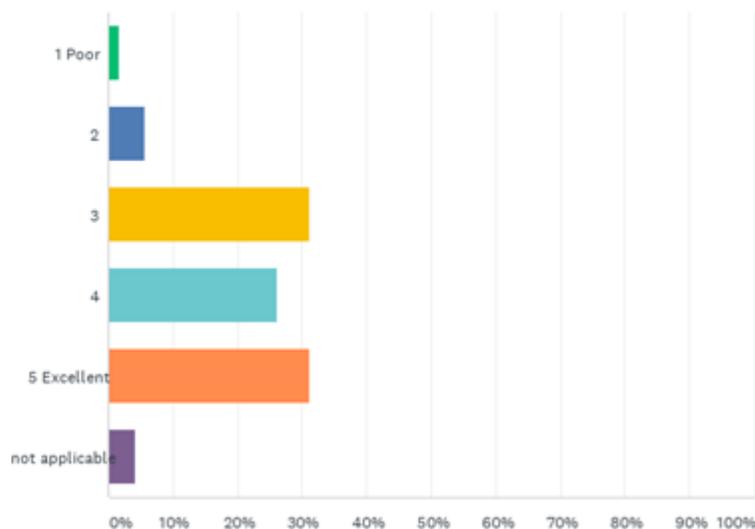


The companies occupying more than 10,000 sq m are farms, tree nurseries, contracting businesses and a holiday park.

Suitability of current site and buildings in meeting space requirements

- 70 businesses felt that their current site and/or buildings meets their current space requirements
- 37 businesses felt there was not enough space
- 11 businesses identified spare capacity on site and
- 4 businesses could not answer due to uncertainty over Covid-19

Q18 How would you rate the quality of building(s) on your site? (please choose from 1 = Poor to 5 = Excellent)



In terms of quality of current premises, 88% of respondents to this question rated the quality of their buildings as average to excellent:

Demands for Extra Floor Space or Land

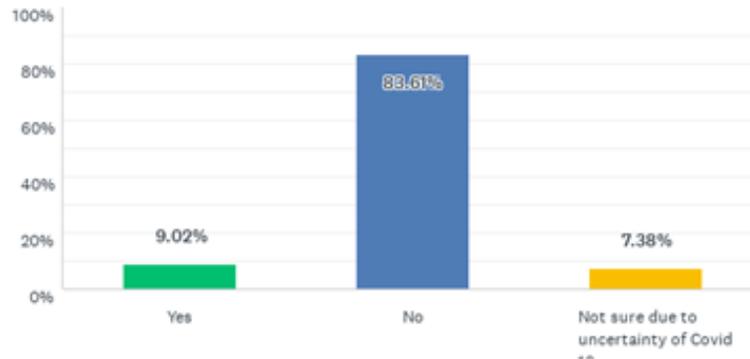
- 26 businesses require more floorspace
- 18 businesses require more land
- 7 businesses could not answer due to uncertainty over Covid-19
- Of those businesses that require more floorspace:
 - 7 respondents require 100 sq m or less
 - 8 respondents require between 100-500 sq m
 - 5 respondents require between 500-1,000 sq m (Brightwater, Spring Grove, Richmond, Motueka)
 - 4 respondents require between 2-3,000 sq m (Richmond, Riuwaka, Motueka)
 - 2 respondents require more than 5,000 sq m (Motueka, Marahau)
 - Of those wanting more than 500 sq m in floorspace, there are retail and commercial businesses, a construction contractor, a manufacturer and 4 engineering workshops
 - In terms of the larger floorspace requirements (more than 3,000 sq m) these comprise a horticulture company, a manufacturer and a holiday park.
- Of those businesses that require more land:
 - 7 respondents require 500 sq m or less
 - 4 respondents require between 1-5,000 sq m (Richmond, Brightwater)
 - 3 respondents require between 5-10,000 sq m (0.5-1ha) (Motueka)
 - 3 respondents require between 10-20,000 sq m (1-2 ha) (Richmond, Motueka)
 - 1 respondent requires more than 2ha (2.5ha) (Golden Bay)
 - Of those wanting more than 1,000 sq m of land, there is a haulage company, two manufacturers, two engineering companies and a recycling business
 - Of those wanting more than 10,000 sq m (1ha) of land there are two construction contractors, a manufacturer, a commercial business and an engineering company.

Part of the Urban Environment is therefore a popular location for extra land and floorspace (Richmond, Brightwater and Motueka).

Future Relocation Plans and Requirements

- 83% of businesses (102 of the 122 respondents to this question) are not planning to relocate in the short term
- 7% are unsure due to uncertainty over Covid 19
- Just 9% of businesses (9 respondents) are planning to move to new premises in the next five years.

Q19 Does your business plan to re-locate to new premises in the next 5 years?



Of the 9 businesses considering relocation, most need industrial units/manufacturing/workshops and warehouses. Converted offices, depot and civil construction and aggregate outlet are also required:

Q21 What type of premises do you require?



Most companies are seeking sites in Richmond.

While not reflected in the survey, Council has evidence of a shortage of cool store facilities in Richmond, Motueka, Lower and Upper Moutere, for orchard, hops and pharmaceutical companies. There have been ten such applications or pre application discussions in the past 3 years.

In terms of reasons for relocation, the businesses responded:

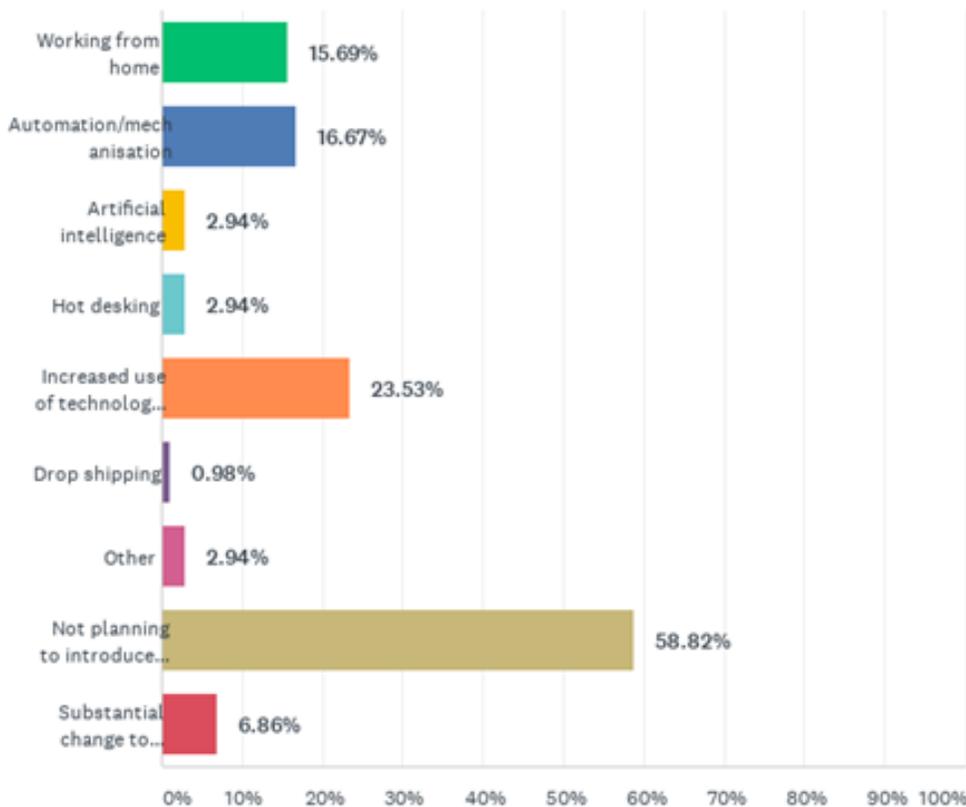
- *“bad roads” and “unable to navigate easily and safely out of Beach Road due to intensive building practices and poor Council town planning”* (from companies in the Beach Road industrial area of Richmond)
- *“too small an area,”* (2), *“quality of building and more space required”* (from three companies in the Beach Road area in Richmond) and *“need more capacity”* (from a company in Motueka)
- *“larger site needed which I own”* and *“I own the land and extension is half done”*
- *“high cost of industrial space to lease; traffic congestion on local roads, contraction of good industrial customers in current economic climate”* (Richmond)
- *“Location and need for a more commercial space”* (Richmond)

The reasons can therefore be summarised as traffic congestion for Richmond, more space required and high industrial lease costs (Richmond).

Downsizing of Company Floor Space

- Just 7 companies have downsized due to technological developments, operational practices or uncertainty created by Covid-19
- In terms of new practices for their business (which may have an impact on their space requirements), the survey revealed the following:

Q26 Do you plan to introduce any of the following working practices?



Factors affecting Business Location

The survey responses clearly showed that suitable location, proximity to customers/clients, quality of premises, quality of life, road network access and cost of premises or land are most important to the businesses when selecting premises to locate their business. Central Government funding assistance is the least important factor on average.

Dissatisfaction with the road network was a recurring theme in the survey responses, particularly around Richmond, Lower Queen Street junction with SH6, at peak times. This was given as a reason for relocation outside of Tasman; disadvantages of the current local area as a business location (23 companies cited this); local issues affecting business (9 companies); and in further comments (16 companies).

Appendix 10

The extract below from the growth model shows the business ‘rollout’ table for Richmond. Development Areas (DAs) 5, 9, 56 and 69 highlighted provide the vacant underutilized capacity factored into table 22. There is more vacant underutilized capacity within the Tasman Urban Environment but this is not provided below since Richmond’s is sufficient to make up the shortfall of commercial and retail business land in the combined Urban Environment.

The figures below are shown in lot numbers but the lot size assumed by the growth model for commercial and retail is 2,000 sq m per lot. This therefore amounts to 27.4 ha from these four DAs and it has been assumed to be spread evenly over the 30 year period since these DAs are already serviceable.

Settlement Area Type 

Rollout Strategy for Positively Scored DAs

Projections						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		Remaining Lots
DA	End Use	Score	Existing Vacant Lots	Expected New Lots	Total Lots	Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
						Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	Units on Existing Lots	Units on New Lots	
3	Commercial (Retail)	3	91	14	105	4	0	4	0	7	0	0	14	0	34	42
4	Mixed Business	1	1	0	1	0	0	0	0	0	0	0	0	0	0	1
5	Mixed Business	10	1	78	79	0	4	0	7	0	8	0	15	0	16	29
7	Commercial (retail)	1	4	0	4	0	0	0	0	0	0	0	0	0	0	4
9	Mixed Business	1	6	55	61	0	0	0	0	0	5	0	5	0	10	41
11	Light Industrial	1	3	55	58	1	0	0	0	0	10	0	13	0	0	34
12	Light Industrial	1	13	4	17	3	0	2	0	0	0	0	0	0	0	12
13	Rural Industrial	3	1	0	1	0	0	0	0	0	0	0	0	0	0	1
16	Light Industrial	1	0	28	28	0	4	0	6	0	8	0	6	0	4	0
21		2	3			0	0	0	0	0	0	0	0	0	0	0
22	Industrial	2	8	0	8	1	0	1	0	2	0	0	0	0	0	4
35	Tourist	4	2	7	9	0	0	0	0	0	0	0	0	0	0	9
38	Light Industrial	3	8	0	8	0	0	0	0	0	0	0	0	0	3	5
43	Light Industrial	1	2	8	10	0	0	0	1	0	3	0	3	0	0	3
45	Mixed Business	3	2	4	6	0	0	0	0	0	0	0	0	0	3	3
53		1	0			0	0	0	0	0	0	0	0	0	0	0
56	Mixed Business	2	23	55	78	0	0	0	3	0	8	0	20	0	22	25
65	Commercial (retail)	4	4	3	7	0	0	0	0	0	2	0	2	0	0	3
69	Mixed Business	2	3	78	81	0	0	0	0	2	2	0	15	0	20	42
Subtotals						9	8	7	17	11	46	0	93	0	112	
Totals						Pre-Model Years 2019/20 and 2020/21		Years 1-3 2021/22 - 2023/2024		Years 4-10 2024/25 - 2030/31		Years 11-20 2031/32 - 2040/41		Years 21-30 2041/42 - 2050/51		
						Meet demand		Meet demand		Meet demand		Meet demand		Meet demand		
Totals planned in rollout						17		24		57		93		112		
Totals required to meet demand						17		24		57		93		112		
Under/over-supply?						0		0		0		0		0		