



National Policy Statement on Urban Development

# **Nelson-Tasman Annual Monitoring Report**

June 2023

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## KEY RESULTS

- This annual monitoring report covers the period July 2022-June 2023. The population in the Nelson-Tasman Urban Environment grew by 1.4% over 12 months to reach 88,500 by 30 June 2023.
- After successive rises in house prices in Nelson and Tasman since 2016, prices reduced towards the end of 2021. The peak median sales price for a house in Nelson reached \$758,000 and \$848,000 in Tasman before dropping to \$702,000 and \$791,000 respectively for the June 2023 quarter. For the year ending June 2023 there was an annual decrease in the median sales price of 7% and 6% for Nelson and Tasman respectively. However, compared with five years ago, Nelson house prices still remain 38% higher, and Tasman house prices 48% higher.
- According to the latest Massey Home Affordability Index, (June 2023) Tasman is the third least affordable region to buy a house (behind Auckland and Bay of Plenty). Nelson is currently the fifth least affordable.
- According to Infometrics' housing affordability measure, (June 2023), the average house value in Nelson is 8.6 times the average household income, after peaking at a ratio of 10 between September 2021 and March 2022. The average house value in Tasman is 7.5 times the average household income, down from the peak in December 2021 and March 2022 when the ratio was 9.6. Both Nelson and Tasman have worse housing affordability than the national average.
- As at June 2023, there were 282 eligible applicants for social housing in Nelson and 141 in Tasman. However, a survey by Nelson Tasman Housing Trust in 2023 illustrated further demand for affordable housing, finding that a further 696 households between Jan-June 2023 were in need of affordable housing but did not meet the public housing register's criteria.
- 32 homes have come on stream in 2023, provided by Nelson Tasman Housing Trust, Kāinga Ora and Habitat for Humanity and more are in the pipeline.
- Kāinga Ora announced in October 2023 that it hopes to deliver 270 homes in Nelson and 35 homes in Tasman by 2026. Of the 35 homes destined for Tasman, 22 homes are already built and occupied. The reason for the lower numbers in Tasman is apparently due to the historic lack of Kāinga Ora owned sites in the District that can be redeveloped at higher densities, compared with Nelson.
- Between 2014 and 2021, according to monitoring by Ministry of Housing and Urban Development (MHUD), housing supply in Nelson and Tasman did not keep up generally with the increasing demand for housing. However, in recent years the numbers of new dwellings have exceeded growth at a regional level.
- The number of new dwellings granted building consent in the Nelson-Tasman Urban Environment was slightly higher in 2022/2023 than the previous year, with 677 new dwellings consented. 60% of the dwellings were in Tasman's part of the Urban Environment, but there was a slight increase in dwellings consented in both Nelson and Tasman.
- An increasing proportion of new dwellings in Nelson have been attached dwellings, such as retirement village units, townhouses, and apartments, which were 51% of Nelson's new dwellings in 2022/2023 (compared with 40% in 2021/22). Just over a third of new dwellings in Nelson were retirement village units. In Tasman, stand-alone houses continue to be the dominant housing typology, with attached dwellings at 19% of total dwellings in 2022/2023 (compared with 11% in 2021/22). There were 65 new townhouses consented in Tasman which is a significant increase compared an average of 21 townhouses a year for the previous five years.

- There were 181 new residential sections created in Nelson, slightly lower than for 2021/22. Of these 158 (87%) were greenfield sites, 26 were infill and redevelopment intensification sites. In Tasman there were 375 new residential sections created (346 (90%) in the Urban Environment), which is the same as the previous year. Of these, 255 sections were created in Richmond (including some intensification lots) and 75 in Māpua.
- There were 169 new lots granted resource consent (subdivision) in Nelson City, 49% less than in 2021/22. The bulk of these subdivisions were for the Marsden Park, Solitaire (Marsden Valley), and Bayview greenfield developments (95), but also notably social housing redevelopment projects (26). In Tasman, there were 239 new residential lots granted resource consent (subdivision), of which 160 were in the Urban Environment. This total is 20% lower than in 2021/2022. They included a large subdivision in Paton Road (Wahanga Devts Ltd), a subdivision in Motueka Valley (Hunu Hills Ltd) and intensification subdivisions in Richmond.
- In terms of new residential consents being in greenfield sites or existing urbanized areas - the two Authorities record similar proportions for 2022/23. Of the 407 new dwellings granted building consent in Tasman's part of the Urban Environment in 2022/2023, 86% have been in previously undeveloped areas, similar to the previous year. There were 59 new dwellings in the existing urbanised areas of Richmond and Motueka. In Nelson 2022/2023, of the 181 new residential sections created, 87% were greenfield sites.
- In Nelson, for year ending 30 June 2023, there was projected growth of an additional 79 households. On top of this the projected shortfall from the previous three years is estimated at around 200 households. In total, there were 276 new dwelling building consents granted in the 2022/2023 year in Nelson. This would indicate that either there has been a period of 'catching up' with demand or alternatively growth in household numbers is slightly higher than projected.
- Tasman District Council estimates demand and capacity for its main townships and communities. As for 2021/22, growth (building consents) over the last year in Tasman District has been higher than expected, mostly due to Richmond's growth being higher than forecast. Also growth in Golden Bay was again higher than expected. In Brightwater, Wakefield, and Lakes-Murchison however, growth has been significantly lower than expected.
- Infometrics' Quarterly Economic Monitor for Nelson-Tasman, (June 2023) indicated a relatively strong local economy. Gross Domestic Product was provisionally up 3.8% for the year to June 2022, which may have an impact on demand for business floorspace. Employment numbers also increased, up 2.4% annually.
- The amount of new commercial and industrial floor area consented (building consent) in the Nelson-Tasman Urban Environment was 55% higher in 2022/2023 than the previous year. The amount of floor space consented in Nelson was significantly higher than in previous years. The amount of floor space consented in Tasman was lower than the year before but similar to previous years.
- In terms of commercial and industrial sections created and resource consents granted in Nelson in 2022/2023, there were none created/granted. In Tasman there were 21 new business lots created, 20 of which were in Richmond in Lower Queen Street. There were 27 new commercial or light industrial lots granted resource consent, nearly all in Lower Queen Street Richmond.

Where possible, this report summarises quarterly data for the 12 months ending June 2023 and compares it with previous June year results. Using annual data means any consistent changes to trends in the data are likely to be more reliable. Some of the datasets can exhibit a large degree of variance between quarters.



## MONITORING REQUIREMENTS OF NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) came into force in August 2020 and sets out the objectives and policies for planning well-functioning urban environments under the Resource Management Act 1991. The NPS-UD 2020 applies to all local authorities with an urban environment within their boundaries. The NPS-UD replaced the earlier NPS on Urban Development Capacity.

The NPS-UD requires these local authorities to monitor quarterly, a set of indicators relating to housing and business land development, and to publish the results of its monitoring at least annually. Regular monitoring helps councils better understand factors affecting the demand and delivery of residential and business development and also helps inform planning processes, including infrastructure investment.

As Nelson City Council and Tasman District Council each have jurisdiction over parts of the Nelson-Tasman tier 2 Urban Environment, both Councils are jointly responsible for monitoring development trends. Both Councils also monitor development trends more widely, including at the region-wide level and for rural areas outside of the Urban Environment. Where relevant data is available, this has been included in the annual report.

Since 2017, both Councils have monitored urban development trends, as required by the previous National Policy Statement on Urban Development Capacity 2016. These earlier reports are available on the Councils' websites. See [Tasman District Council Urban Development Monitoring Reports](#) and [Nelson City Council Urban Development Monitoring Reports](#).

### NELSON-TASMAN URBAN ENVIRONMENT

This report covers development trends for the Nelson-Tasman Urban Environment, as well as the wider Nelson City and Tasman District local authority areas. Nelson-Tasman is identified as a Tier 2 Urban Environment in the NPS-UD. The Nelson City and Tasman District Councils are jointly responsible for the monitoring requirements of the NPS-UD.

The NPS-UD defines 'urban environment' as:

*any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*

*(a) is, or is intended to be, predominantly urban in character; and*

*(b) is, or is intended to be, part of a housing and labour market of at least 10,000 people*

The two Councils have agreed the Nelson-Tasman Urban Environment comprises the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira.

As at 30 June 2023, 88,500 residents live in the Nelson-Tasman Urban Environment, this is approximately three-quarters of the entire Nelson-Tasman population. Of the total population in the Nelson-Tasman Urban Environment, 53,500 live in the Nelson part (60%) and 35,000 (40%) live in the Tasman part.

Figure 1 shows the extent of the Nelson Tasman Tier 2 Urban Environment:

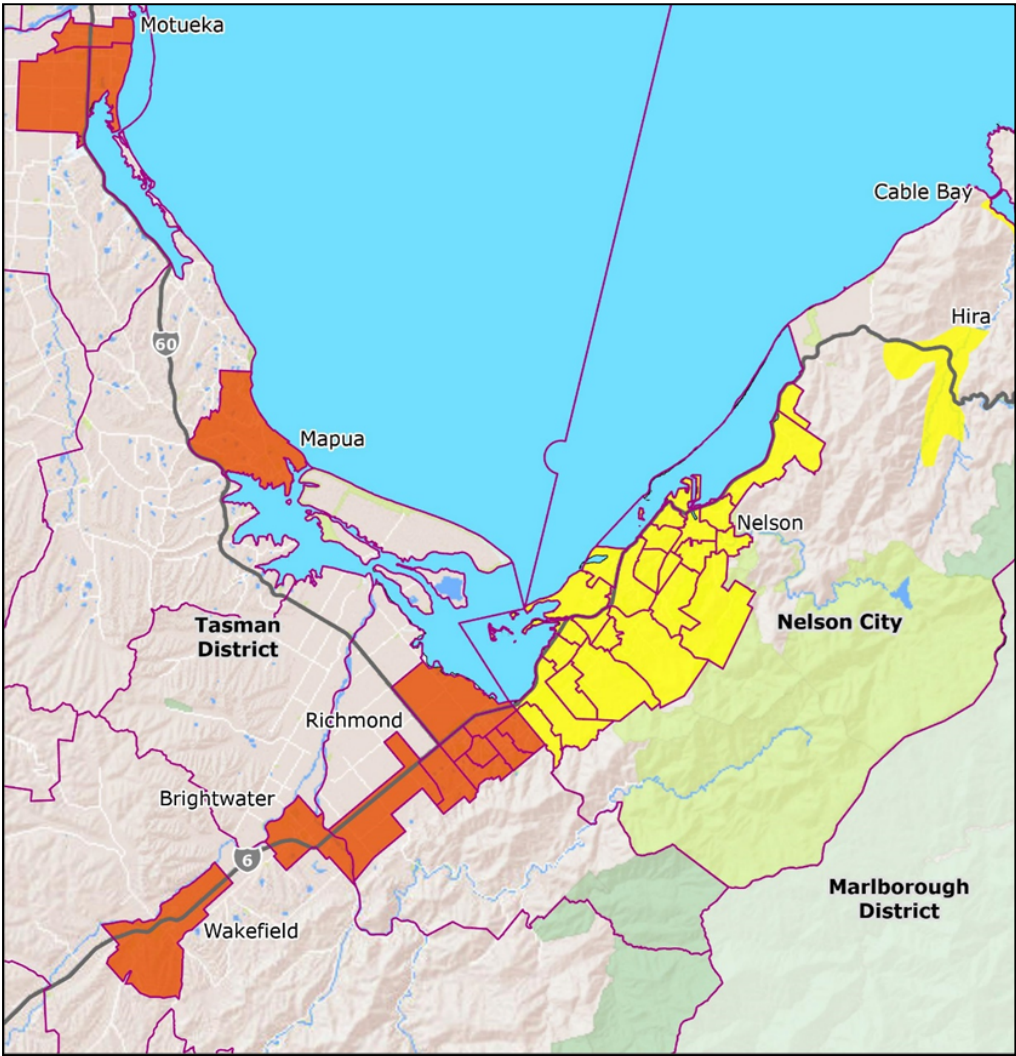


Fig 1 Nelson Tasman Urban Environment

## POPULATION TRENDS

The most recent population estimates from Stats NZ indicate that, in the year ending June 2023, both Nelson's and Tasman's population grew by 1.2%, with Nelson's population estimated to be 55,600 and Tasman's to be 59,400. The population in the Nelson-Tasman Urban Environment grew by 1.4% to reach 88,500.

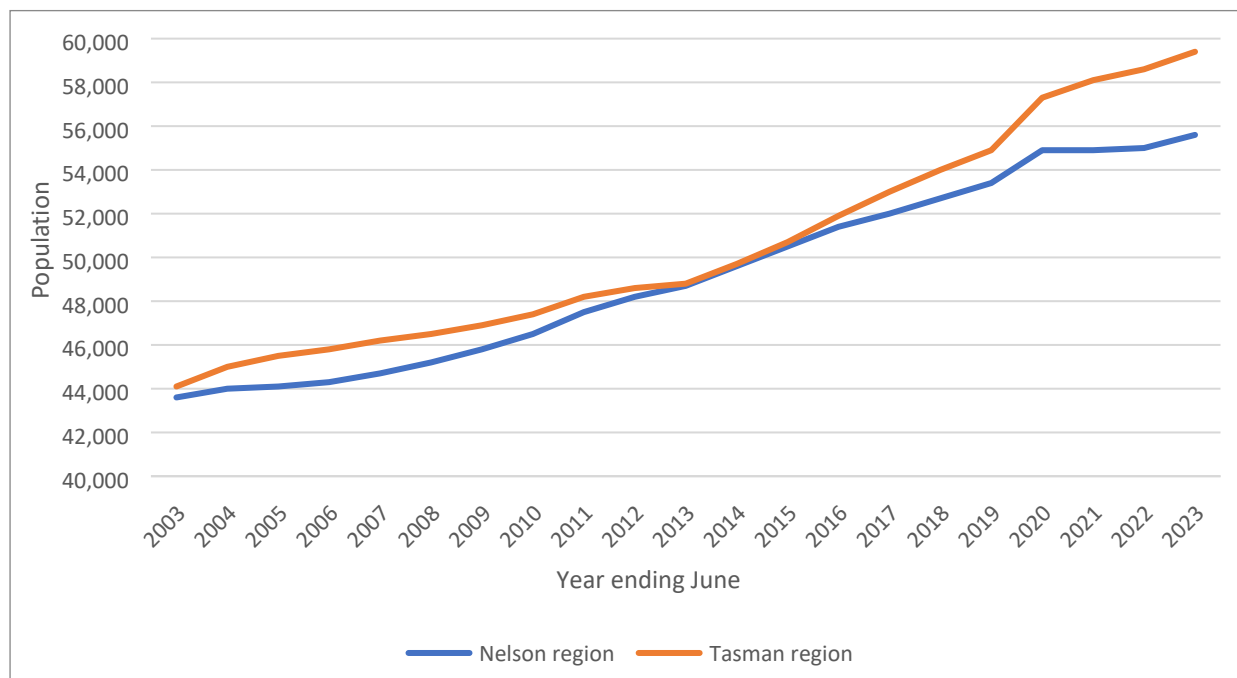


Figure 2 Stats NZ population estimates, Nelson and Tasman



## RESIDENTIAL DEVELOPMENT TRENDS

### Housing Demand and Supply

There are many market dynamics that affect the supply and price of housing, including the cost of infrastructure and building materials, the availability of skilled labour, bank lending policies to both developers and buyers, the release of new land and housing to the market, the types of new housing, investor purchase of housing, and internal migration and immigration trends.

The 2021 Housing and Business Capacity assessments published by both Councils, demonstrated there would be sufficient zoned and serviced land in the Nelson Tasman Urban Environment to meet expected residential and business growth, with a 20% buffer, for at least the following 17 years. Both Councils responded to growth pressures in various planning processes, including adoption of the Nelson Tasman Future Development Strategy 2022-2052 in August 2022 and with infrastructure investment. Other ongoing processes include the Long Term Plans 2024-2034, plan changes to the Nelson and Tasman Resource Management Plans, and recent applications and grants for government funding, such as the Infrastructure Acceleration Fund, Streets for People and Transport Choices Fund.

The following charts provided by MHUD, compare trends in housing supply (the solid line) with housing demand (the dotted line). Housing supply uses data on consented new dwellings. Housing demand is based on household growth, using data on population growth and household size. MHUD estimates of household growth match the peak in population growth in 2020 and also show negative demand in line with the recent decrease in Nelson's population.



Figure 3: Nelson City housing supply and demand



Figure 4: Tasman District housing supply and demand

Between 2014 and 2021, housing supply in Nelson and Tasman did not generally keep up with the increasing demand for housing. However, in recent years the numbers of new dwellings have exceeded growth at a regional level.

### Other Housing Demand Indicators

For both Nelson and Tasman, the number of eligible applicants on the waiting list for Social Housing is relatively similar to a year ago, as recorded on the Ministry of Social Development’s Social Housing Register.

As of June 2023, there were 282 eligible applicants for social housing in Nelson and 141 in Tasman. The majority of applicants are considered high priority. This compares with 288 for Nelson in June 2022 and 147 for Tasman. For context, compared with seven years ago, Nelson has experienced a more than ten-fold increase, from 24 applicants in June 2016. Tasman has seen almost a seven-fold increase, from 21 applicants in June 2016.

However, a survey by Nelson Tasman Housing Trust in 2023 illustrated further demand for affordable housing, finding that a further 696 households between Jan-June 2023 were in need of affordable housing but did not meet the public housing register’s criteria. Motor camps in the region have accommodated a significant number of people wintering over and there has been an increase in permanent residents at Queen St holiday park. However, many of these people will need to move out either for the busy summer season, or because there are new limits on length of stays (50 days).

In 2023, 32 new homes have been provided by Nelson Tasman Housing Trust, Kāinga Ora and Habitat for Humanity and more are in the pipeline.

Kāinga Ora announced in October 2023 that it hopes to deliver 270 homes in Nelson and 35 homes in Tasman by 2026. Of the 35 homes announced for Tasman, 22 were already built and occupied. The reason for the lower numbers in Tasman is apparently due to the historical lack of Kāinga Ora owned sites in the District that can be redeveloped at density.

## Other Housing Supply Indicators

Both Councils have additional data on residential development trends that can provide further detail on the type and location of development that has occurred in recent years.

### New Dwellings granted Building Consent

The number of new dwellings consented in the Nelson-Tasman Urban Environment increased 5% in 2022/2023 compared with the previous year, with 677 new dwellings consented. Both Nelson and Tasman recorded an increase in the number of dwellings consented.

Year Ending	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23	Annual Change 2022/2023
<b>NEW DWELLINGS</b>						
<b>Total Nelson City and Tasman District</b>	743	755	878	819	853	34
Tasman	395	491	618	562	577	15
Nelson	348	264	260	257	276	19
<b>Urban Environment</b>	597	597	718	645	677	32
Urban Environment (Tasman part)	257	344	467	396	407	11
Urban Environment (Nelson part)	340	253	251	249	270	21

Table 1 Building consents 2019-2023

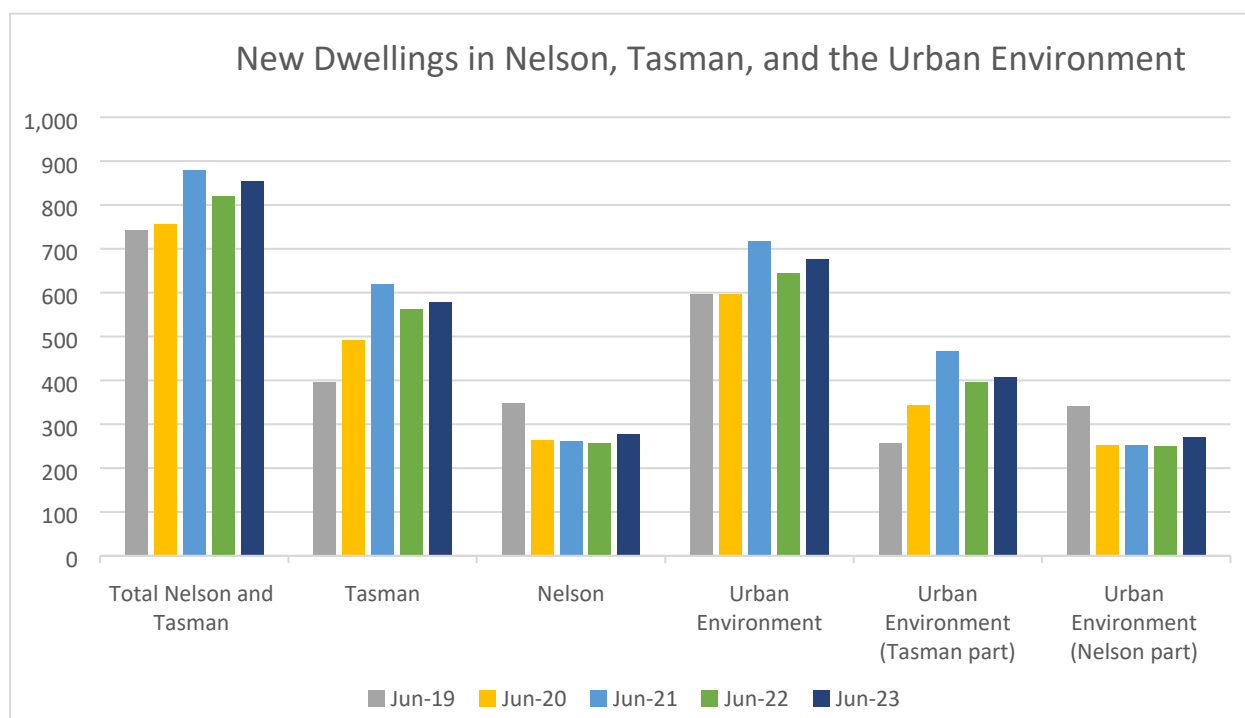


Figure 5 Building consents 2019-2023

## Dwellings by Type

An increasing proportion of new dwellings in Nelson have been attached dwellings, such as retirement village units, townhouses, and apartments, which were 51% of Nelson’s new dwellings in 2022/2023. Just over a third of new dwellings in Nelson were retirement village units.

In Tasman, stand-alone houses continue to be the dominant housing typology, with attached dwellings at 19% of total dwellings in 2022/2023. There were 65 new townhouses consented in Tasman which is a significant increase compared an average of 21 townhouses a year for the previous five years. These have been in Tākaka, Richmond (Kāinga Ora and Habitat for Humanity) and Motueka.

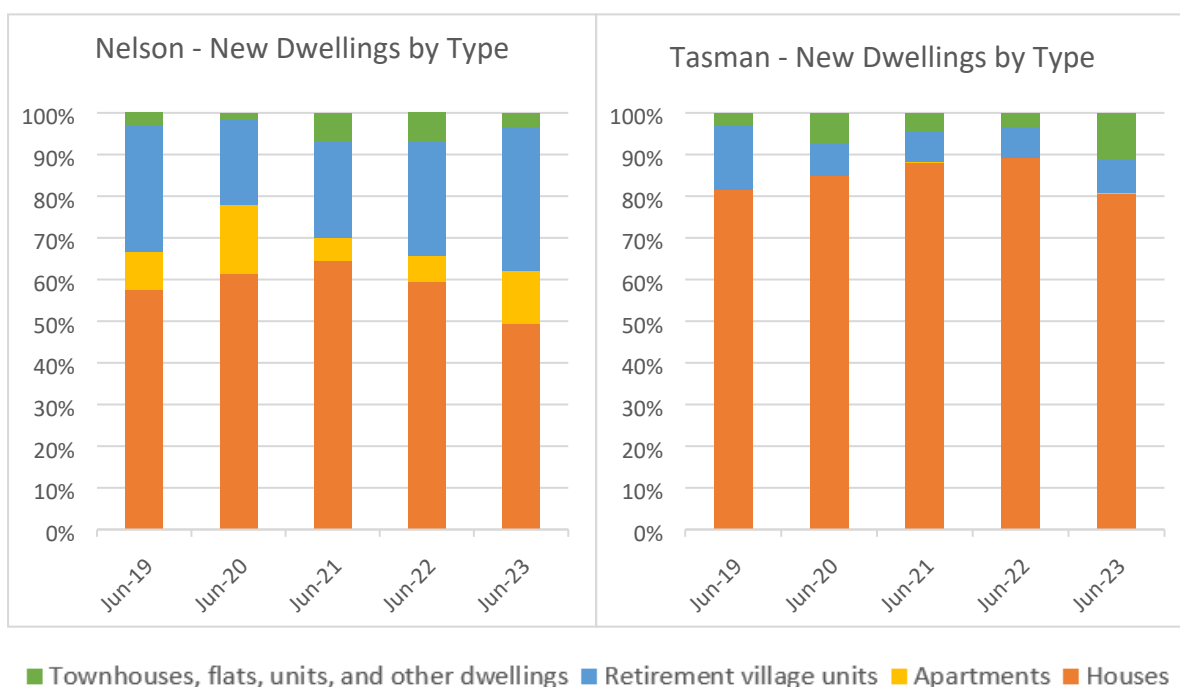


Figure 6 Residential buildings consents by type

## Sections Created and granted Resource Consent

The numbers of residential sections being created and granted resource consent (subdivision) are useful lead indicators on the capacity for future housing supply. The number of sections created uses LINZ data on subdivision consents, where the developer has sent the survey plan to LINZ for approval.

The number of new residential lots is based on the resource consents for subdivisions.

	2021/2022	2021/2022	2022/2023	2022/2023
New residential sections created (LINZ)				
	Urban Environment only	All of District	Urban Environment only	All of District
Nelson	198	198	181	181
Tasman	327	375	346	375

Residential resource consents (subdivision)

	2021/2022	2021/2022	2022/2023	2022/2023
	Urban Environment only	All of District	Urban Environment only	All of District
Nelson	330	330	169	169
Tasman	239	302	160	239

*Table 2 New residential sections created through subdivision and resource consents (subdivision)*

### *Nelson*

In 2022/2023, there were 181 new residential sections created in Nelson. Of these 158 were greenfield sites, 15 were infill (one of which was a city centre residential conversion) and 11 were redevelopment sites. This is slightly less than the number of sections created in the previous 12 months.

In 2022/2023, there were 169 new lots granted resource consent (subdivision) in Nelson City. The bulk of these subdivisions were for the Marsden Park, Solitaire (Marsden Valley), and Bayview greenfield developments (95), but also notably social housing redevelopment projects (26).

### *Tasman*

In 2022/2023, there were 375 new residential sections created in Tasman (346 (90%) in the Urban Environment) which is the same as the previous year. Of these, 255 sections were created in Richmond and 75 in Māpua. The majority of the Richmond sections were in Lower Queen Street in the Applebyfields development, with a small number of intensification lots in the town centre. Māpua saw lots created in Les Wakefield Road and Iwa Street. The rest of the sections were spread around the Tasman District, including 15 at Pōhara/Ligar/Tata at the former motel site in Pōhara and in Matenga Road.

In addition, there were an additional 51 sections created for housing in the Rural 3 zone in Moutere, making 426 residential lots in total for Tasman over this period. Lots were created in Bronte Road West, near Mahana Ridge, Pomona Road near Māpua, Redvale Road and Harley Road.

In 2022/2023, there were 239 new residential lots granted resource consent (subdivision) in all of Tasman District, of which 160 were in the Urban Environment. This total is 20% lower than in 2021/2022. They included a large subdivision in Paton Road (Wahanga Devts Ltd), a subdivision in Motueka Valley (Hunu Hills Ltd) and intensification subdivisions in Richmond.

### *Housing prices, rents and affordability*

Housing affordability is the cost of housing relative to a household's income.

### *House prices*

Data from the Ministry of Housing and Urban Development (MHUD) shows a steep rise in house prices in Nelson and Tasman between 2016 and mid-2022. Since then, house prices have reduced. The peak median sales price for a house in Nelson reached \$758,000 and was \$848,000 in Tasman before dropping to \$702,000 and \$791,000 for the June 2023 quarter. For the year ending June 2023 there was an annual decrease of 7% and 6% for Nelson and Tasman respectively. However compared with five years ago, Nelson house prices are still 38% higher, and Tasman house prices are 48% higher.

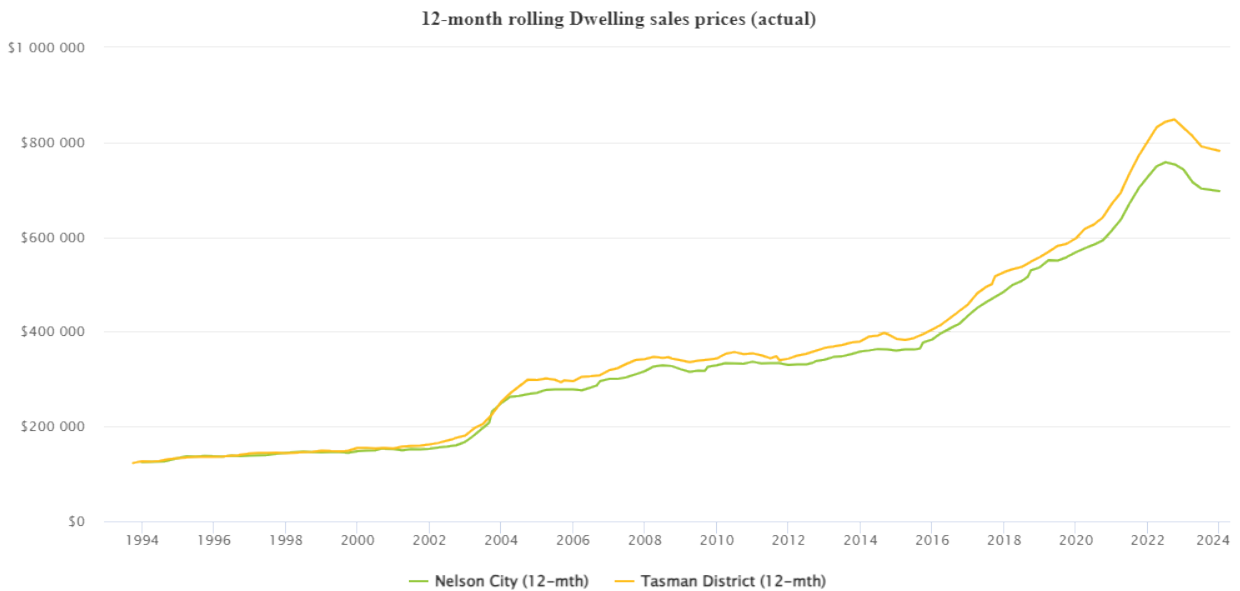


Figure 7 Median sales price (MHUD)

### House rents

Data from MHUD shows a continuing increase in average rents in Nelson and Tasman. In June 2023, the average rent in Nelson was \$513, up 5% compared with a year ago, and 33% higher than five years ago. The average rent in Tasman was \$514, up 7% and 40% respectively.

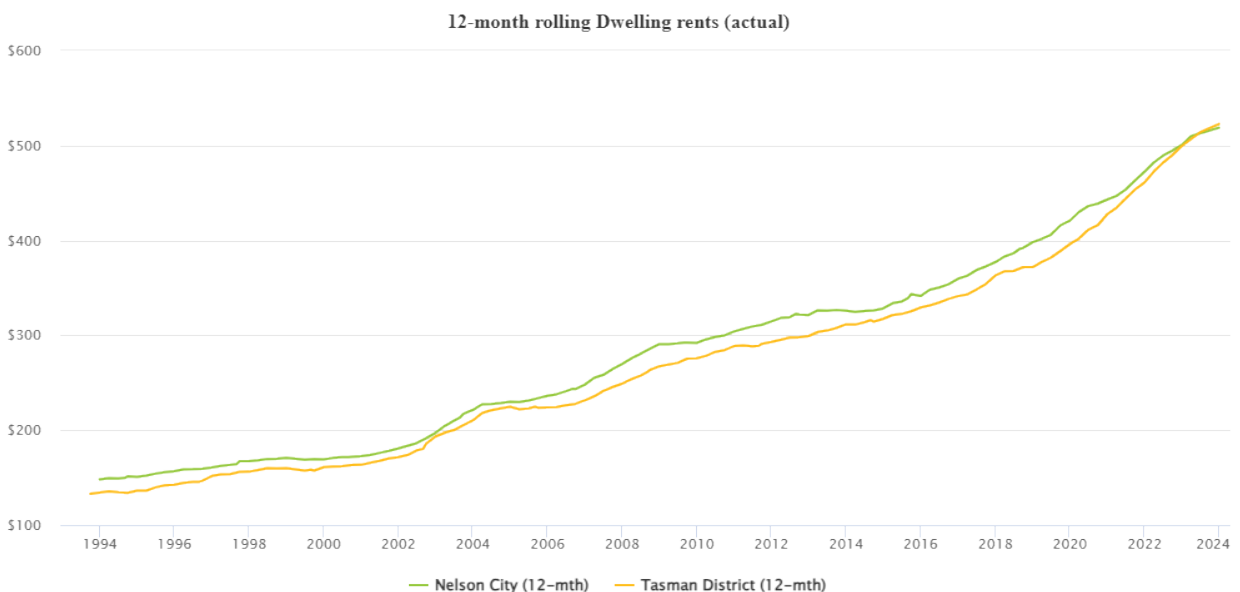


Figure 8 average rents (MHUD)

### Massey University Home Affordability and Residential Rental Reports

Massey University publishes a quarterly [Home Affordability Report](#) with a home affordability index by region. The index takes into account house prices, the cost of borrowing (interest rates), and wage levels. The June 2023 report shows a decline in home affordability in Nelson and Tasman over the last 12 months, although Tasman showed a significant improvement between February and May 2023. Nelson was one of only three regions to still record a decline in affordability between February and May 2023. According to the Home Affordability Index as at May 2023, Tasman is the third least

affordable region to buy a house (behind Auckland and Bay of Plenty). Nelson is currently the fifth-least affordable.

HOME AFFORDABILITY INDEX				PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
Region	May 2022	February 2023	May 2023	Improvement	Decline	Improvement	Decline
Northland	34.0	41.9	39.7		16.9%	5.0%	
Auckland	41.1	46.6	44.4		8.0%	4.6%	
Waikato	34.8	41.5	38.3		9.9%	7.9%	
Bay of Plenty	40.5	45.8	42.3		4.4%	7.6%	
Gisborne	33.0	35.3	35.8		8.7%		1.6%
Hawke's Bay	34.0	38.5	37.0		9.0%	3.9%	
Manawatu/Whanganui	26.8	29.3	27.9		4.3%	4.6%	
Taranaki	29.5	33.5	29.4	0.3%		12.2%	
Wellington	32.5	34.9	34.3		5.6%	1.6%	
Tasman	40.9	50.3	41.3		1.0%	17.8%	
Nelson	32.5	36.4	39.0		20.3%		7.2%
Marlborough	32.2	38.5	34.3		6.3%	11.0%	
West Coast	18.2	16.7	20.3		11.5%		21.5%
Canterbury	33.6	39.8	38.4		14.3%	3.6%	
Otago	33.7	39.7	36.9		9.5%	7.0%	
Southland	21.3	25.2	24.6		15.3%	2.4%	
All Regions	34.2	38.6	38.1		11.3%	1.2%	

Table 3 Massey University Home Affordability Report (June 2023)

Massey University also publishes a quarterly Rental Report with a rental affordability by region. Rental affordability is calculated by comparing average weekly wages and average rents. The December 2022 quarterly report shows an improvement in rental affordability in Nelson and Tasman. The rental affordability in Tasman is worse than the national average and in Nelson, better than the national average.

#### *Infometrics Housing and Rental Affordability*

Infometrics also publishes measures of housing and rental affordability.

Housing affordability is measured by the ratio between average house values and average annual household income. For the June 2023 quarter, the average house value in Nelson is 8.6 times the average household income, after peaking at a ratio of 10 between September 2021 and March 2022. In June 2023, the average house in Tasman is 7.5 times the average household income, down from the peak in December 2021 and March 2022 when the ratio was 9.6. Based on this measure, both Nelson and Tasman have worse housing affordability than the national average.

For rental affordability, Infometrics use the ratio between average annualised rents and average annual household income. A higher ratio suggests that average rents cost a greater multiple of typical incomes, which indicates lower rental affordability. Rental affordability has been relatively unchanged in Nelson and Tasman in recent years. Similar to last year, Nelson and Tasman rank as the 14<sup>th</sup> and 15<sup>th</sup> least affordable territorial authorities for renting.

#### *Proportion of Capacity in Greenfield Areas or in Previously Developed Areas*

A new monitoring requirement of the NPS-UD is the proportion of housing development capacity which has been realized, in either existing urbanised areas or in previously undeveloped areas (greenfield). The two authorities record similar proportions for 2022/23.

Of the 407 new dwellings granted building consent in Tasman’s part of the Urban Environment in 2022/2023 (see table 1), the majority (348 dwellings, 86%) have been in previously undeveloped areas, mostly in Richmond West. There have been 59 new dwellings in the existing urbanised areas of Richmond and Motueka.

Nelson has assessed this requirement in relation to new residential sections created. In 2022/2023, there were 181 new residential sections created in Nelson. Of these 158 (87%) were greenfield sites, 15 were infill and 11 were redevelopment sites.

## Comparing Actual and Forecast Development

### Nelson

The 2021-2051 Nelson City Council Long Term Plan contains projections for household growth over the next 10 years. For the year ending 30 June 2023, there was projected growth of an additional 79 households. On top of this the projected shortfall from the previous three years is estimated at around 200 households. In total, there were 276 new dwelling building consents granted in the 2022/2023 year. This would indicate that either there has been a period of ‘catching up’ with demand or alternatively growth in household numbers is higher than projected.

### Tasman

Tasman District Council estimates demand and capacity for its main townships and communities. The following table compares the actual number of new dwellings with the number projected in Council’s growth model. The actual number is based on building consents for new dwellings. The numbers of new dwellings in the growth model were based on the population growth assumption and the infrastructure work programme in the Long Term Plan 2021-2031 (LTP).

As for 2021/22, growth over the last year in Tasman District has been higher than expected, mostly due to Richmond’s growth being higher than forecast. Growth in Golden Bay was also higher than expected for a second year running. In Brightwater, Wakefield, and Lakes-Murchison however, growth has been significantly lower than expected.

	Number of new dwellings projected (based on LTP projections)	Actual number of new dwellings (granted building consent)	Difference between actual and projected new dwellings
	2022/2023	2022/2023	2022/2023
Richmond	185	295	+110
Brightwater	16	1	-15
Wakefield	36	22	-14
Māpua	34	54	+20
Motueka	39	35	-4
Moutere	53	47	-6
Lakes-Murchison	26	16	-10
Golden Bay	26	71	+45
Tasman District	451	577	+126

Table 4 Tasman’s growth model dwelling forecasts compared with building consents 2022/23

The growth assumption for the Long Term Plan 2021-2031 was made in 2020 based on the best information available at the time. Council will review and update its growth assumption for the Housing and Business Assessment 2024, as part of developing the Long Term Plan 2024-2034.



## BUSINESS DEVELOPMENT TRENDS

### Demand for Business Land

The June 2023 Quarterly Economic Monitor for Nelson-Tasman, prepared by Infometrics, indicated a relatively strong local economy. Gross Domestic Product was provisionally up 3.8% for the year to June 2023, which may have an impact on demand for business floorspace. Employment numbers also increased, up 2.4% annually.

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#### Gross domestic product

Annual level, Nelson-Tasman

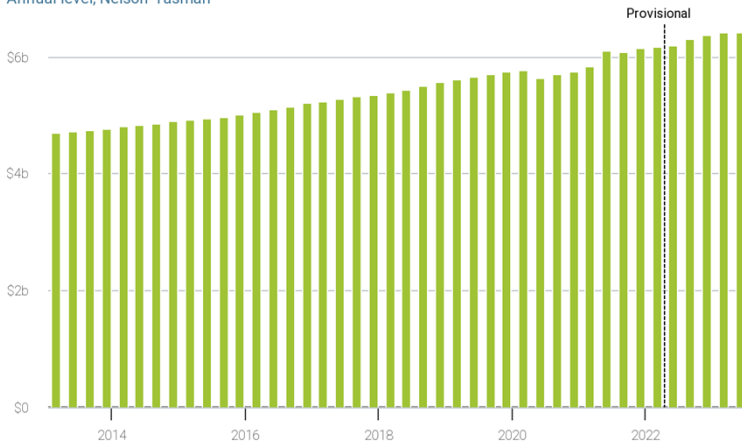


Fig 9 GDP June 2023 quarter Infometrics

#### Employment (place of residence)

Annual level, Nelson-Tasman

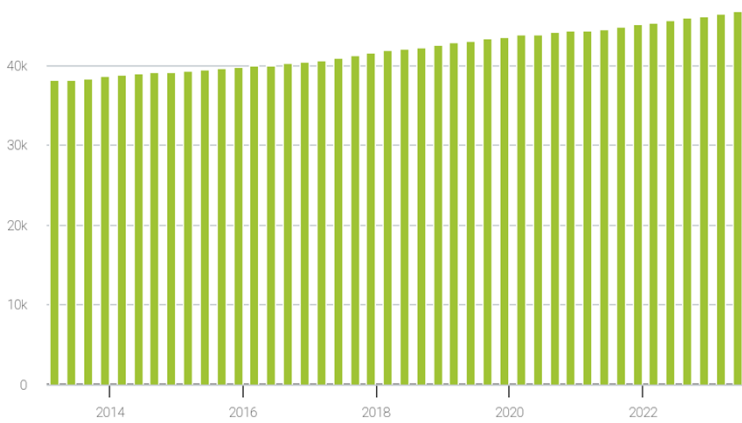


Fig 10 Employment numbers June 2023 Infometrics

## Supply of Business Land

### New Buildings granted Building Consent

One measure of retail, commercial and industrial business land development is the total floor area for new building consents, for new buildings which are either commercial buildings (including shops, restaurants, bars, offices), factories, industrial and storage buildings, or hotels, motels and other short-term accommodation.

The amount of new commercial and industrial floor area consented in the Nelson-Tasman Urban Environment was 55% higher in 2022/2023 than the previous year. The amount of floor space consented in Nelson was significantly higher than in previous years, most of which was from a single retail development (10,712 sq m) at 33 Cadillac Way. The amount of floor space consented in Tasman was lower than the year before but similar to previous years.

	Year ending June					Annual Change 22/23	
	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23		
<b>Total Nelson City and Tasman District</b>	34,887	21,283	25,603	34,619	45,888	+11,269	+33%
Tasman	24,463	14,229	18,043	31,450	29,367	-2,083	-7%
Nelson	10,424	7,054	7,560	3,169	16,521	+13,352	+421%
<b>Urban Environment</b>	13,367	15,113	19,540	18,213	28,230	+10,017	+55%
Urban Environment (Tasman part)	2,943	9,209	12,455	15,116	11,953	-3,163	-21%
Urban Environment (Nelson part)	10,424	5,904	7,085	3,097	16,277	+13,180	+426%

Table 5 New commercial and industrial buildings granted building consent by floorspace (sq m)

### Business Sections Created and Granted Resource Consent

The numbers of commercial and industrial sections being created according to LINZ and sections granted resource consent are useful lead indicators on the capacity for future business land supply. The number of sections created uses LINZ data on subdivision consents, where the developer has sent the survey plan to LINZ for approval. The number of new business lots granted resource consent is based on subdivision consent.

	2021/22	2022/2023
<b>New business sections created (LINZ)</b>		
Nelson City	5	0
Tasman District	0	21
<b>New business sections granted Resource Consent</b>		
Nelson City	7	0
Tasman District	101	27

Table 6 New Business sections created and Business Resource Consents

#### NELSON

In 2022/2023, there were no new business lots created in Nelson, or business resource consents granted.

#### TASMAN

In 2022/2023, there were 21 new business lots created in Tasman, 20 of which were in Richmond in Lower Queen Street, comprising mixed business and light industrial lots.

In 2022/2023, there were 27 new commercial or light industrial lots granted resource consent, nearly all in Lower Queen Street Richmond, much less than the previous year, which largely comprised one development called 'The Cube', in Richmond.