

Date: **Thursday 11 December 2025**
Time: **9.30am**
Meeting Room: **Tasman Council Chamber**
Venue: **189 Queen Street, Richmond**

Tasman District Council

Kaunihera Katoa

MINUTES ATTACHMENTS

ITEM		PAGE
RCN25-12-4	Notice of Motion – Councillor Timo Neubauer	
	Attachment 1 Timo Neubauer - Presentation	2
RCN25-12-12	Waimea Water Limited - Annual Report 2025	
	Attachment 1 Waimea Water Limited TDC Update 2025	42

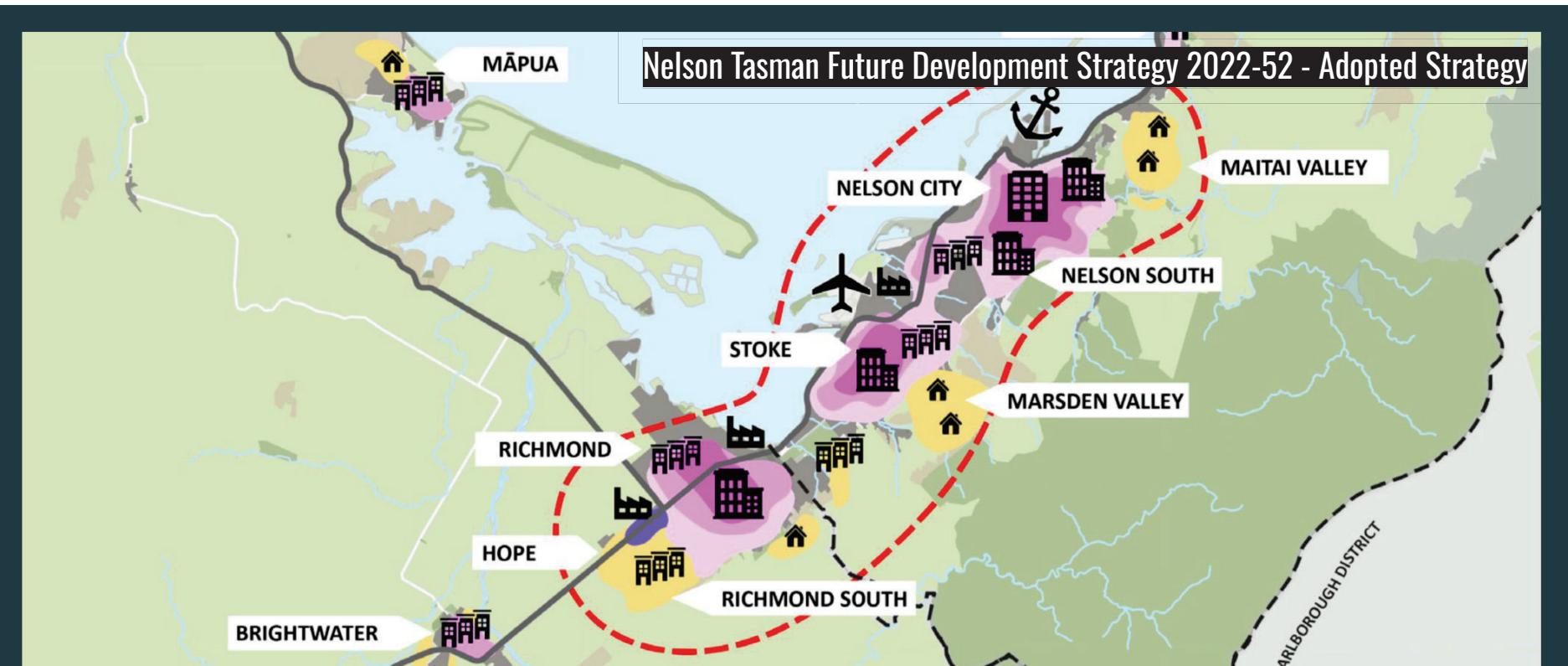
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Urban Design Competition

Richmond Intensification Concepts

What is this motion about?

- Not about changing
- About **achieving** our strategy



47% intensification vs 53% greenfield

Why intensification is important

- **Infrastructure more affordable** in the long-term
- More balanced **housing mix**, including more affordable housing
- Protects **natural and productive land**
- Lowers greenhouse gas **emissions**
- Reduces vehicle **traffic**

Are we reaching our FDS targets?

- More **greenfield** than intensification
- **Most unaffordable region** in New Zealand
- 93% **standalone houses**, 5% retirement villages
- Losing **productive land**
- Greenhouse gas **emissions** not coming down
- **Traffic jams** getting worse

What are the levers?

- Constrain **greenfield land supply**?
Not an option (at least not in the short term)
- Shift **financial incentives**
(Rates, development contributions etc. - all Long-Term Plan stuff)
- Make **intensification easier**
Plan Change 81, new Planning Act
- Build **demand**
Through a shared vision, illustrative neighbourhood plans, good examples
(making urban living a desirable lifestyle choice)

An urban design competition will

- spark **public conversation** and understanding of well-designed intensification
- inform **Regional Spatial Plan** and **Urban Built Environment Plan**
- provide hard **evidence to advocate** back to Wellington on new Planning Act tool
- give **confidence to developers**
- most likely more than **repay itself**

Intensification

What are we actually doing?

Intensification

What are we actually doing?

"Backyard intensification"

TDC's Intensification Action Plan

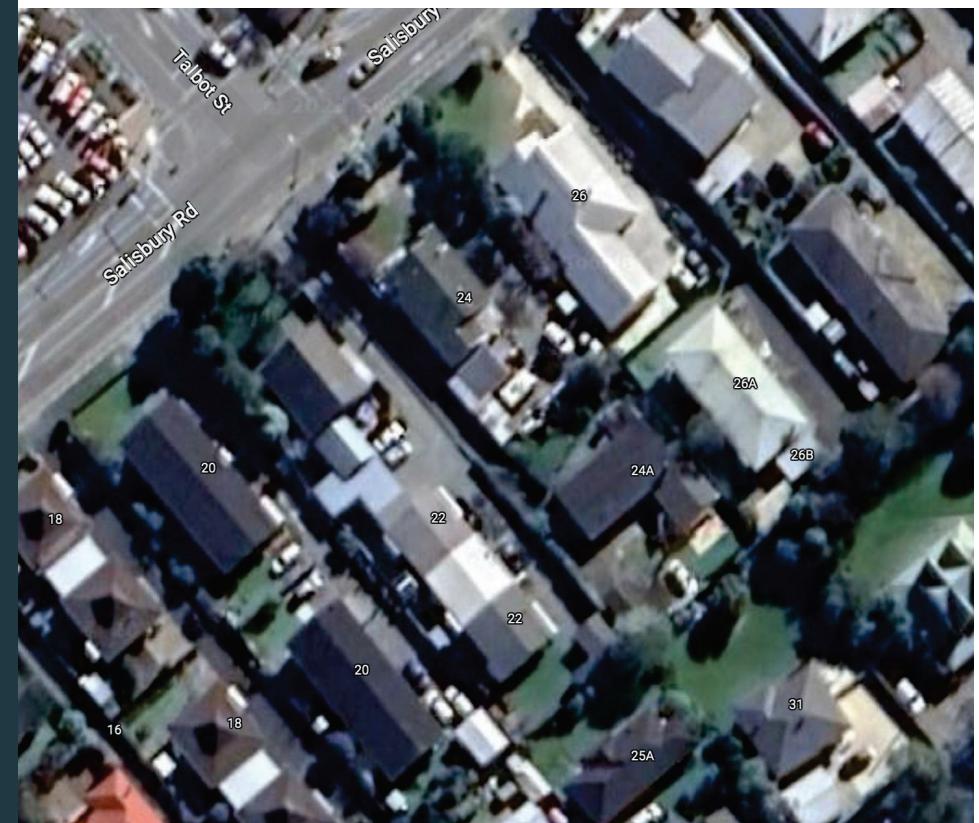


Intensification

What are we actually doing?

- Flash flooding risk
- No green space
- No outlook
- No privacy

"Sausage flats"
Richmond, Salisbury Road



Intensification

What are we actually doing?

- Flash flooding risk
- No green space
- No outlook
- No privacy
- No easy way to intensify further

"Sausage flats"
Richmond, Hart Road



Intensification

What are we actually doing?

- Flash flooding risk
- No green space
- No outlook
- No privacy
- No easy way to intensify further
- Not popular

"Sausage flats"
Royal Oak, Auckland



Intensification

What are other places doing?

Intensification

What are other
places doing?

Balance density
with amenity

Hamburg, HafenCity



Intensification

What are other
places doing?

Balance density
with amenity

Bremen, Ueberseestadt



Intensification

How are they doing it?

Intensification

How are they doing it?

By not leaving it to chance

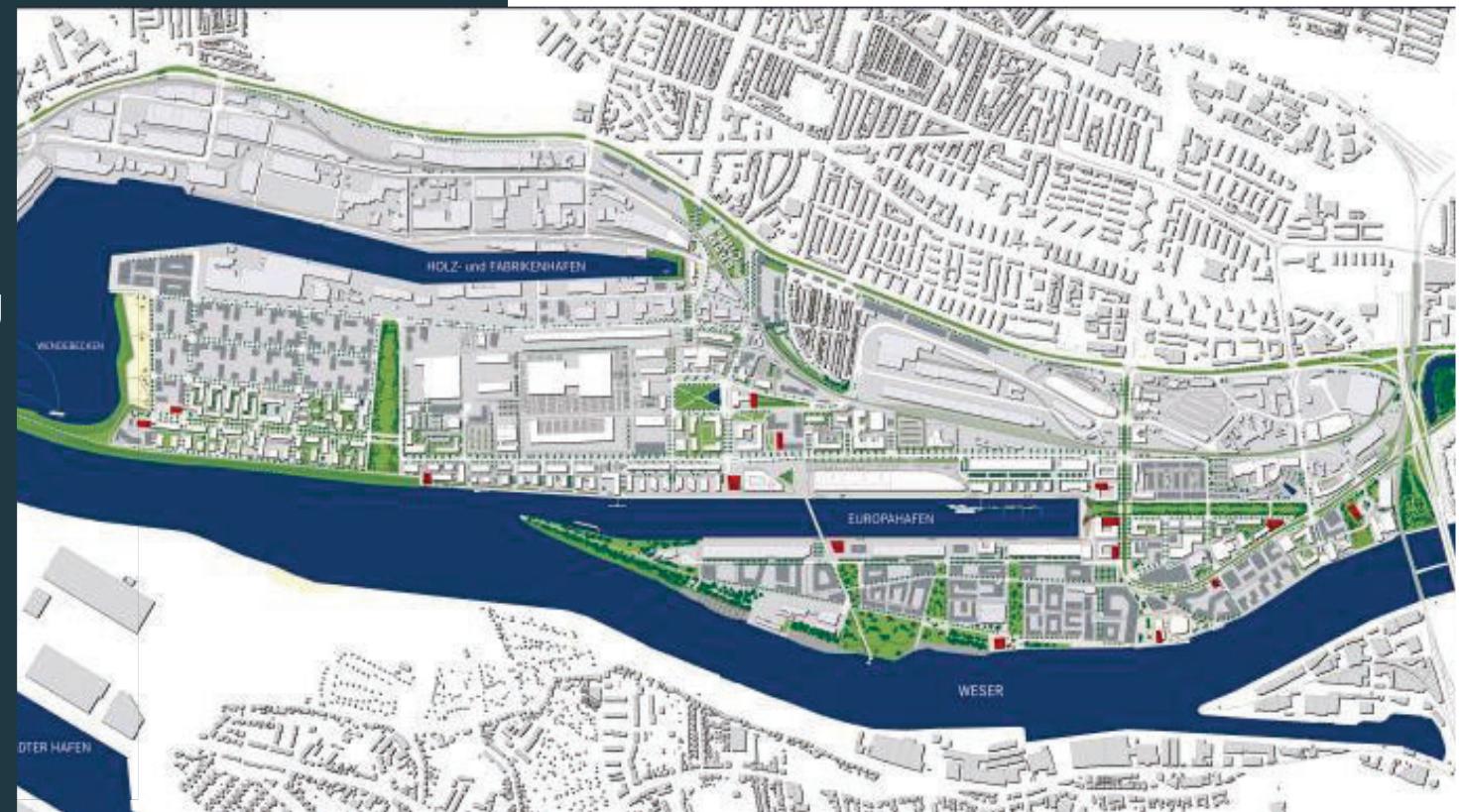


Hamburg, HafenCity - Kees Christiaanse 1999

Intensification

How are they doing it?

By not leaving it to chance



Bremen, Ueberseestadt

Intensification

How are they doing it?

By not leaving it to chance



Bremen, Ueberseestadt

Intensification

How are they doing it?

By not leaving it to chance



Bremen, Ueberseestadt - SMAQ

Intensification

How are they doing it?

By not leaving it to chance



Bad Hersfeld - Figure Ground 1:5,000

Intensification

How are they doing it?

By not leaving it to chance



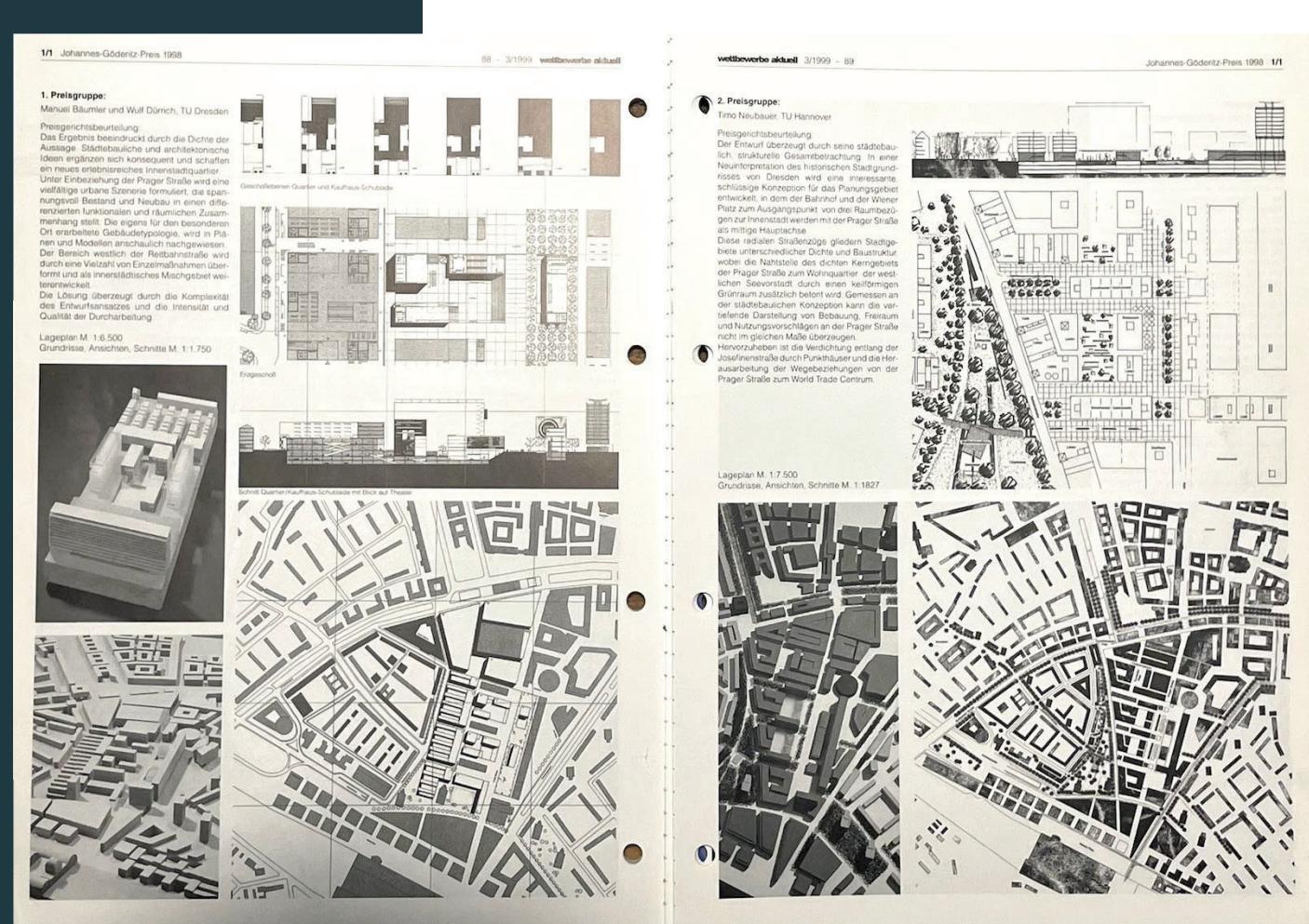
Bad Hersfeld - Plan 1:1,000

Intensification

How are they doing it?

By developing a vision first

Dresden - Student competition



Urban design competitions in New Zealand?

Urban Design Competition in New Zealand?



Christchurch Blueprint - Boffa Miskell, 2011

Urban Design Competition in New Zealand?



Christchurch - townhouses along The Frame

Urban Design Competition in New Zealand?



Auckland, Wynyard Quarter - Architectus, 2011

Urban Design Competition in New Zealand?



Auckland, Wynyard Quarter

**We can do this
here in Tasman!**

Let's start with Richmond

Richmond Intensification Concepts

Staff to prepare feasibility report for professional urban design competition for spatial concepts illustrating

- at least 30 years of growth within existing urban area (as per FDS)
- prioritising Central Business and Medium Density Residential Zones (PC81)

Richmond Intensification Concepts

Report to detail scope and process, including:

- Objectives and desired outcomes
- Eligible participants
- Information and materials for competitors
- Competition deliverables
- Pre-assessment checks

Richmond Intensification Concepts

Report to detail scope and process, including:

- Competition judges/jury
- Prize money
- Budget estimate and potential external funding or sponsorship opportunities
- Exhibition venue and PR opportunities
- Timeline aligned with the Regional Spatial Strategy, the Urban Built Environment Plan and the Long Term Plan

Richmond Intensification Concepts

- Topic of retrofitting low-density suburbia will draw nationwide attention
- New Zealand in process of significant planning reform
- If successful, can be rolled out to other towns and villages

More than repay itself?

More than repay itself?

4,200 homes over the next 8 years
(Tasman's projected housing growth by 2034)

More than repay itself?

4,200 homes over the next 8 years x **\$60,000 more** per home
(dispersed development costs more, Infrastructure Victoria report from 2024)

More than repay itself?

4,200 homes over the next 8 years x \$60,000 more per home = **\$252 million**

More than repay itself?

4,200 homes over the next 8 years x \$60,000 more per home = \$252 million
/ 8 years = **\$31.5 million** annually

More than repay itself?

4,200 homes over the next 8 years x \$60,000 more per home = \$252 million
/ 8 years = \$31.5 million annually = **50% general annual rates**



Shareholder Update 2025

WWL efficiently delivering a safe, reliable, resilient and fit for purpose Waimea Community Dam

- ✓ Construction: Defects notification period monitoring and remedial works
- ✓ Final Commissioning: Flow testing, ancillary works
- ✓ Dam Operations: maintenance (CMMS), Dam Safety, Asset management plan
- ✓ Resource Consent: monitoring & reporting, compliance with targets

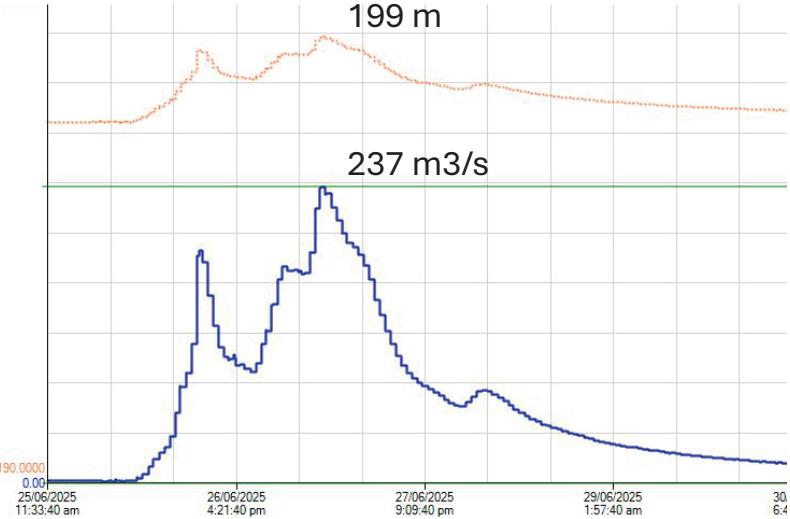




2025 Floods

26 June 2025

~ 20% capacity (1100 m³/s)

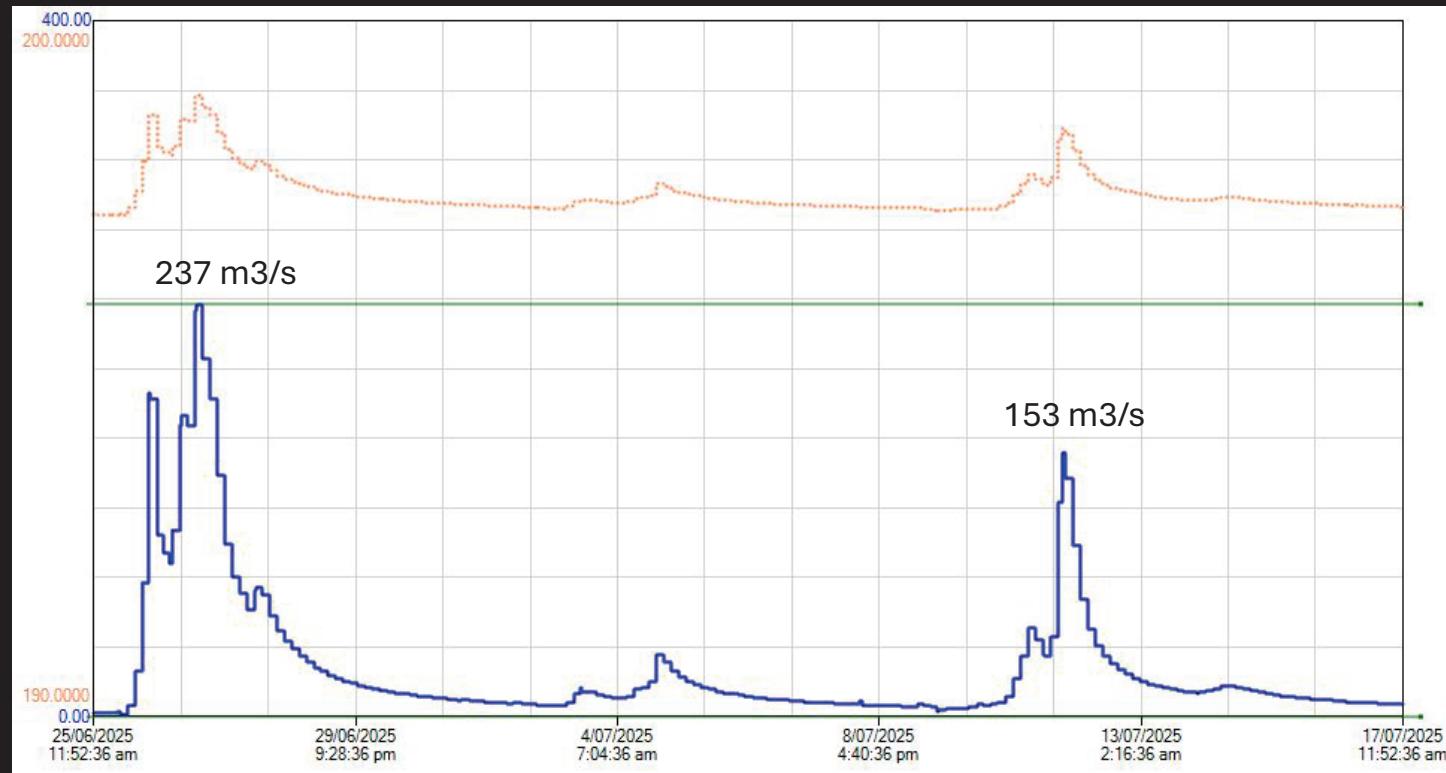




2025 Floods

26 June

12 July





2025 Floods

27 June 2025. App 180 m³/s





Final Commissioning – Flow Testing





Final Commissioning – Flow Testing





Final Commissioning – Access Bridge





Final Commissioning – MicroHydro





Environmental performance

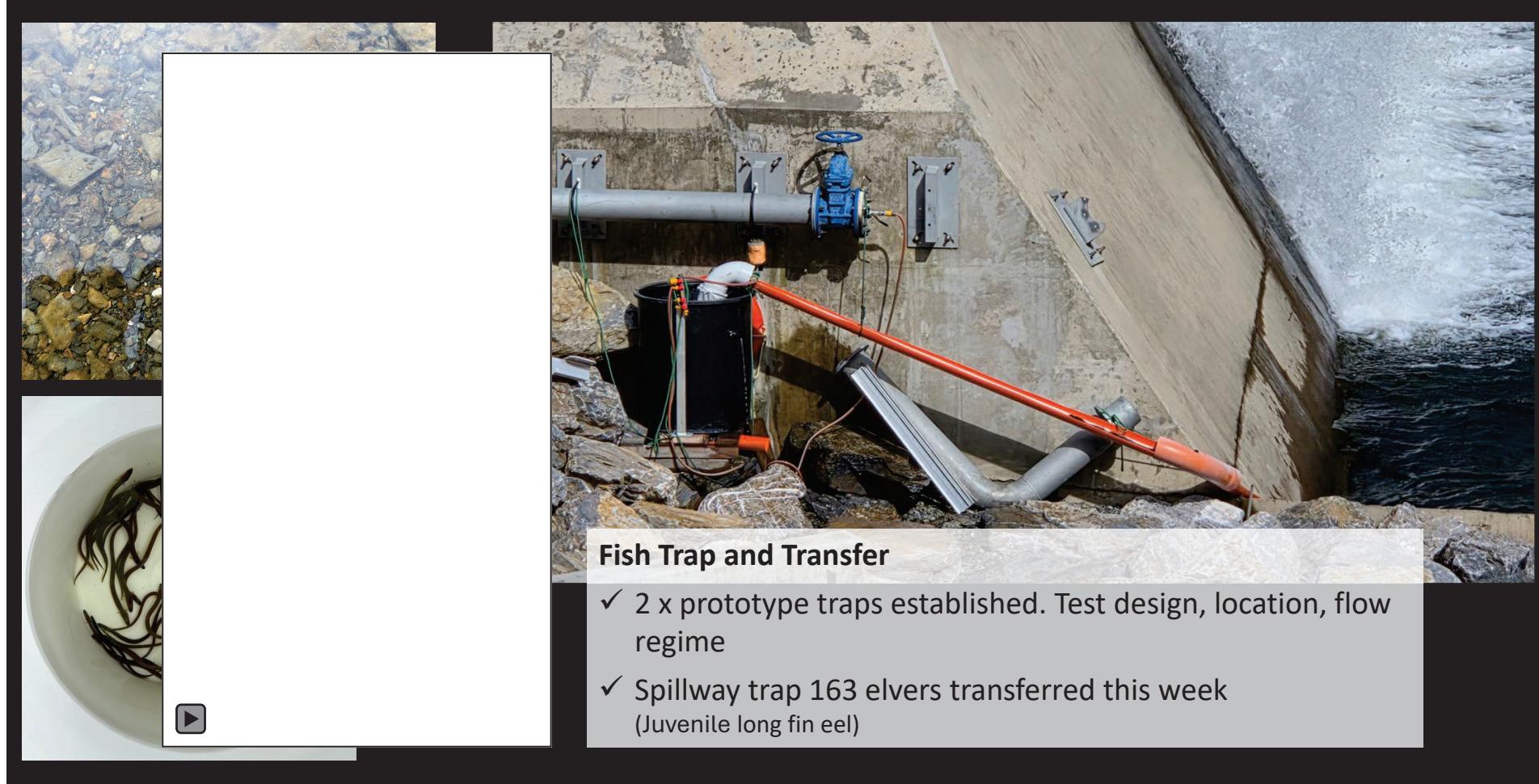


Consent Compliance

- ✓ Water quality; DO compliant, clarity outside consent limits (2.8m at Dam, 3.15m Meads Rd Bridge)
- ✓ Flows; within targets
- ✓ Biodiversity Offsets; planting sites
- ✓ Consent Review at 5yrs



Trap and Transfer



Fish Trap and Transfer

- ✓ 2 x prototype traps established. Test design, location, flow regime
- ✓ Spillway trap 163 elvers transferred this week
(Juvenile long fin eel)

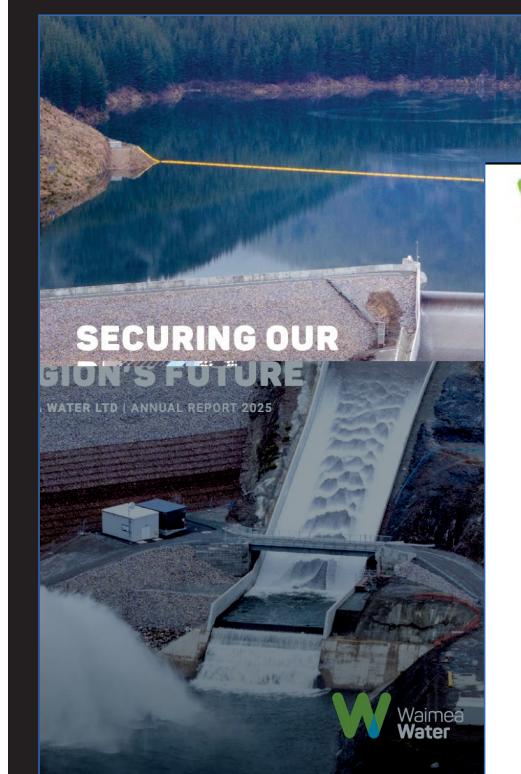


Maintenance & Inspections





Shareholder Reports



Quarterly Report

1 July 2025 – 30 September 2025



NIWA Forecast

