

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

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## **Tasman District Council**

### **Kaunihera Katoa**

## **MINUTES ATTACHMENTS**

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PUBLIC FORUM: Council provides the opportunity for public forum input at its ordinary meetings. The views and opinions expressed in public forum do not necessarily reflect the position of the Tasman District Council, Council officers or elected members

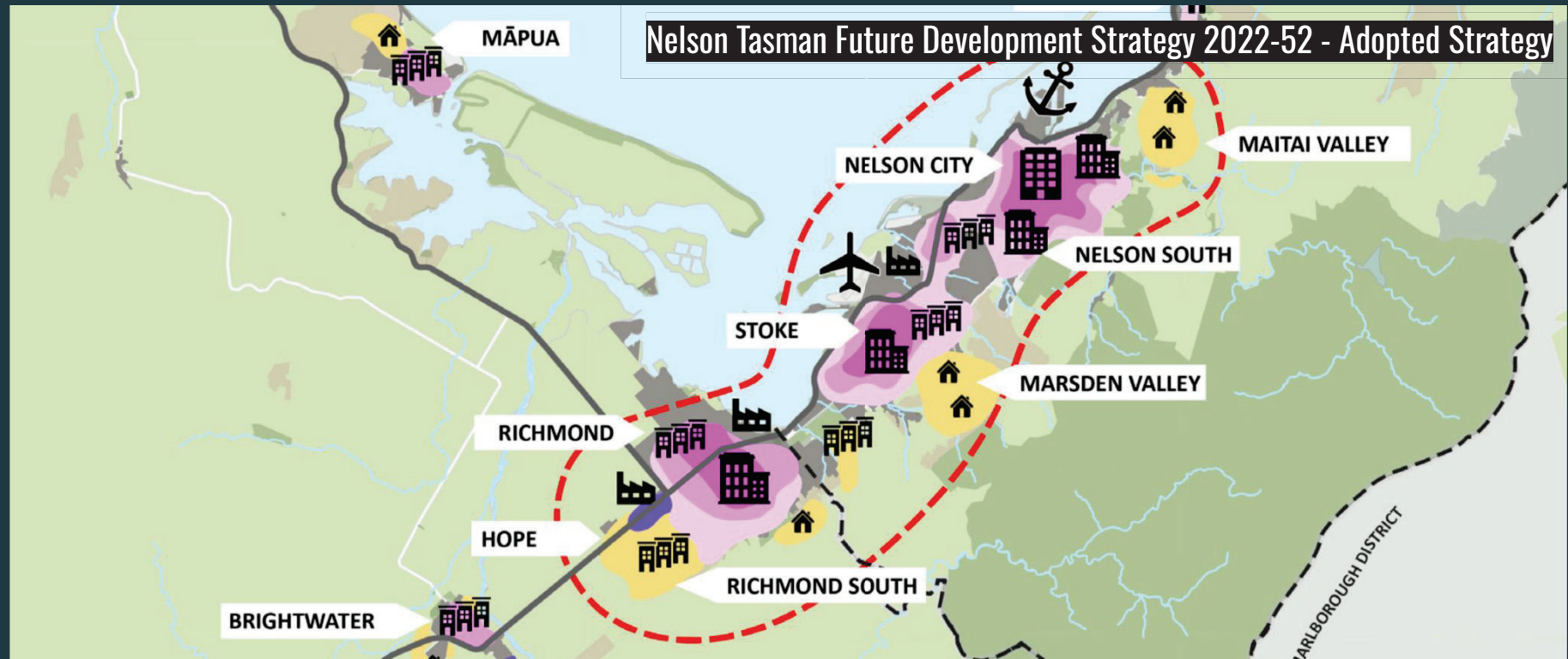
# **Urban Design Competition**

## **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





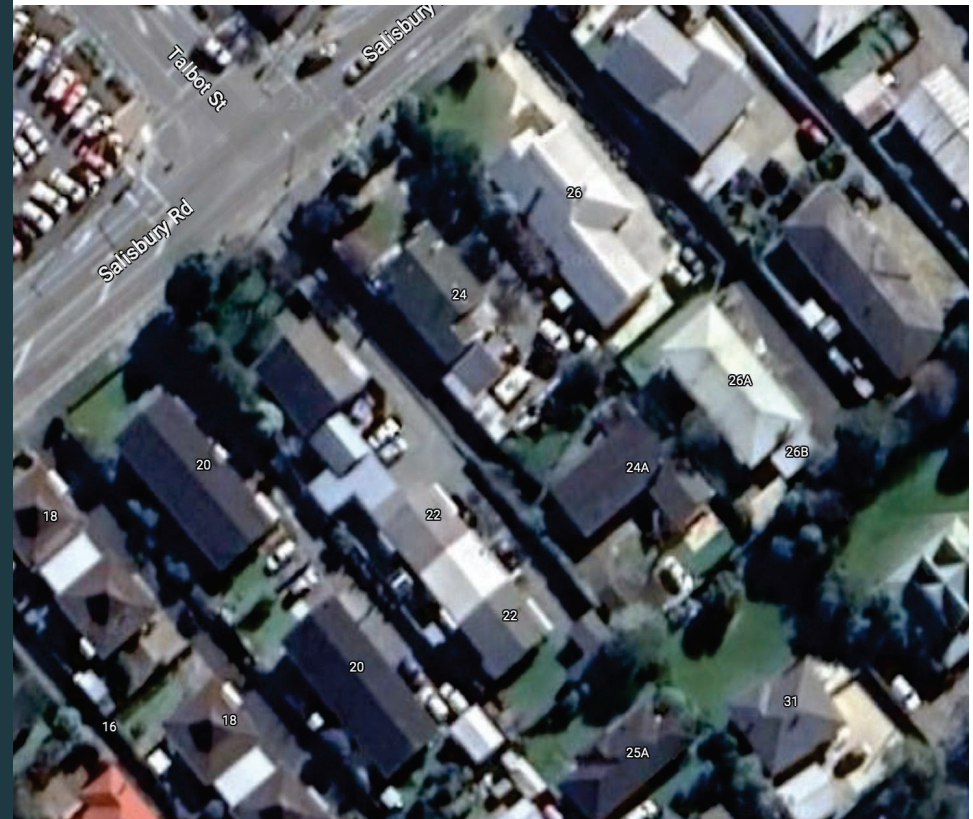
# Intensification

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

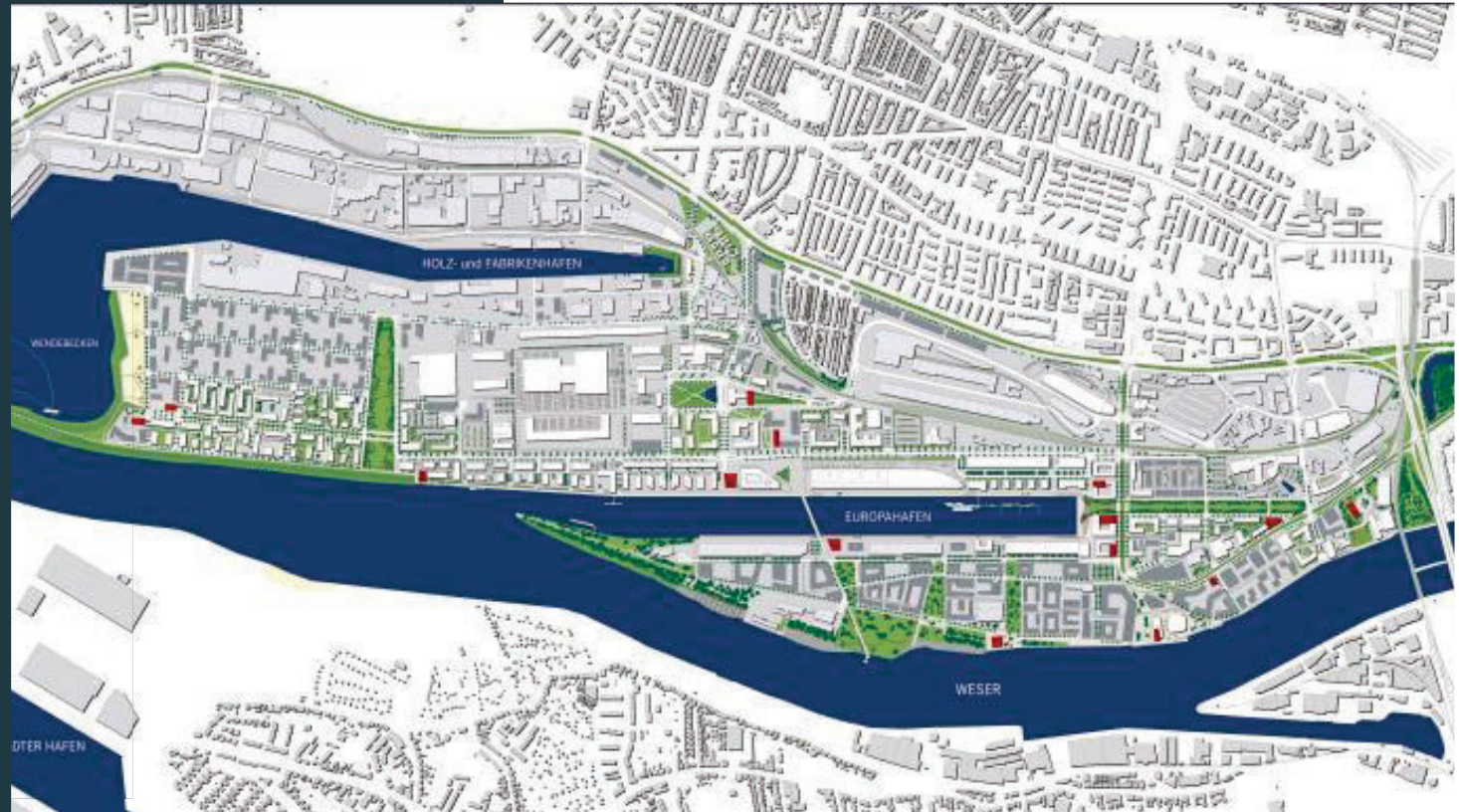


## Intensification

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

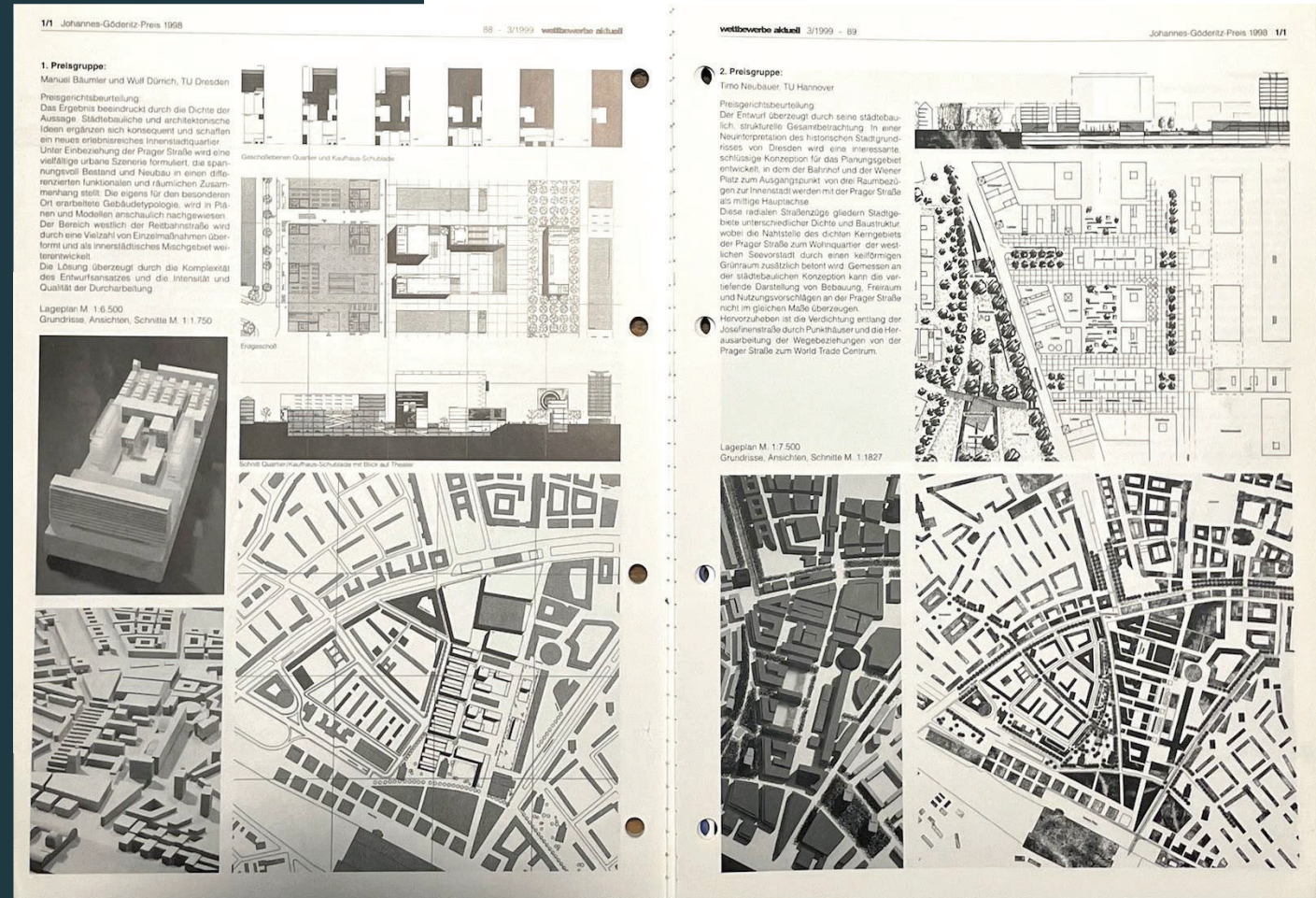


# Intensification

## 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

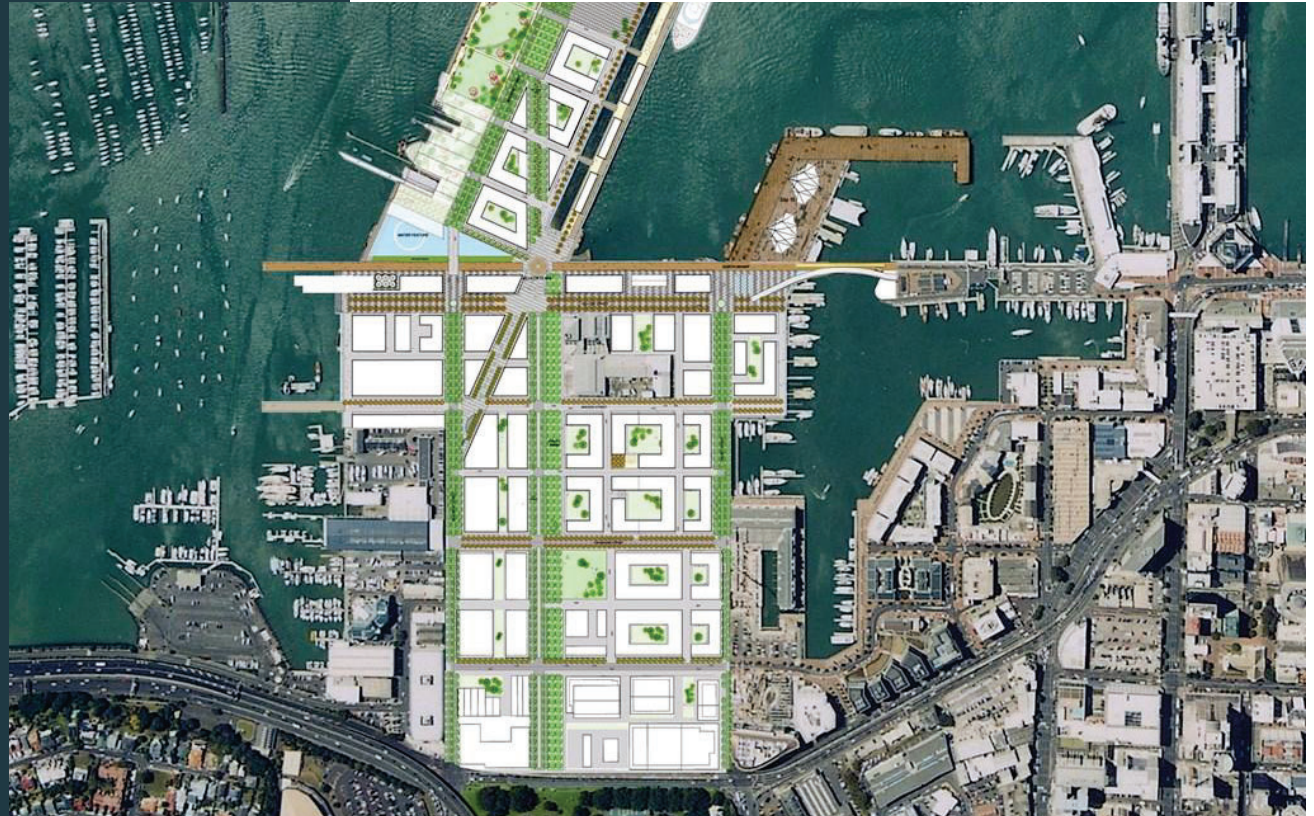


## Urban Design Competition in New Zealand?



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

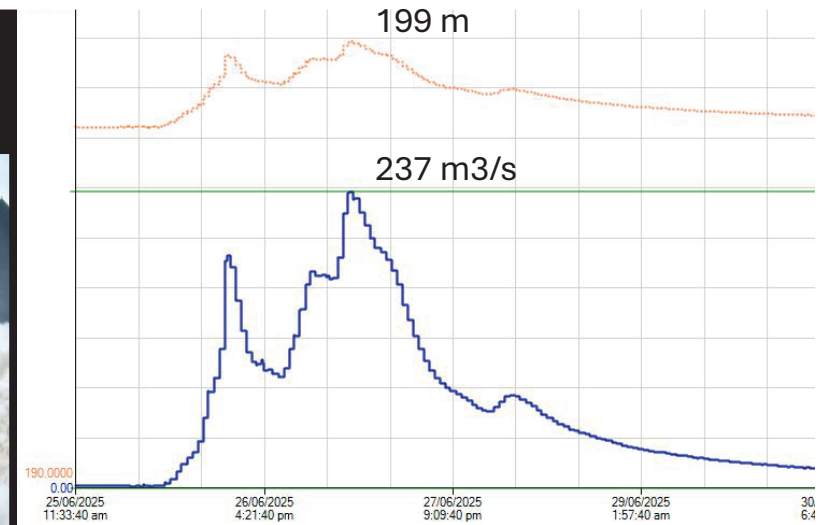




## 2025 Floods

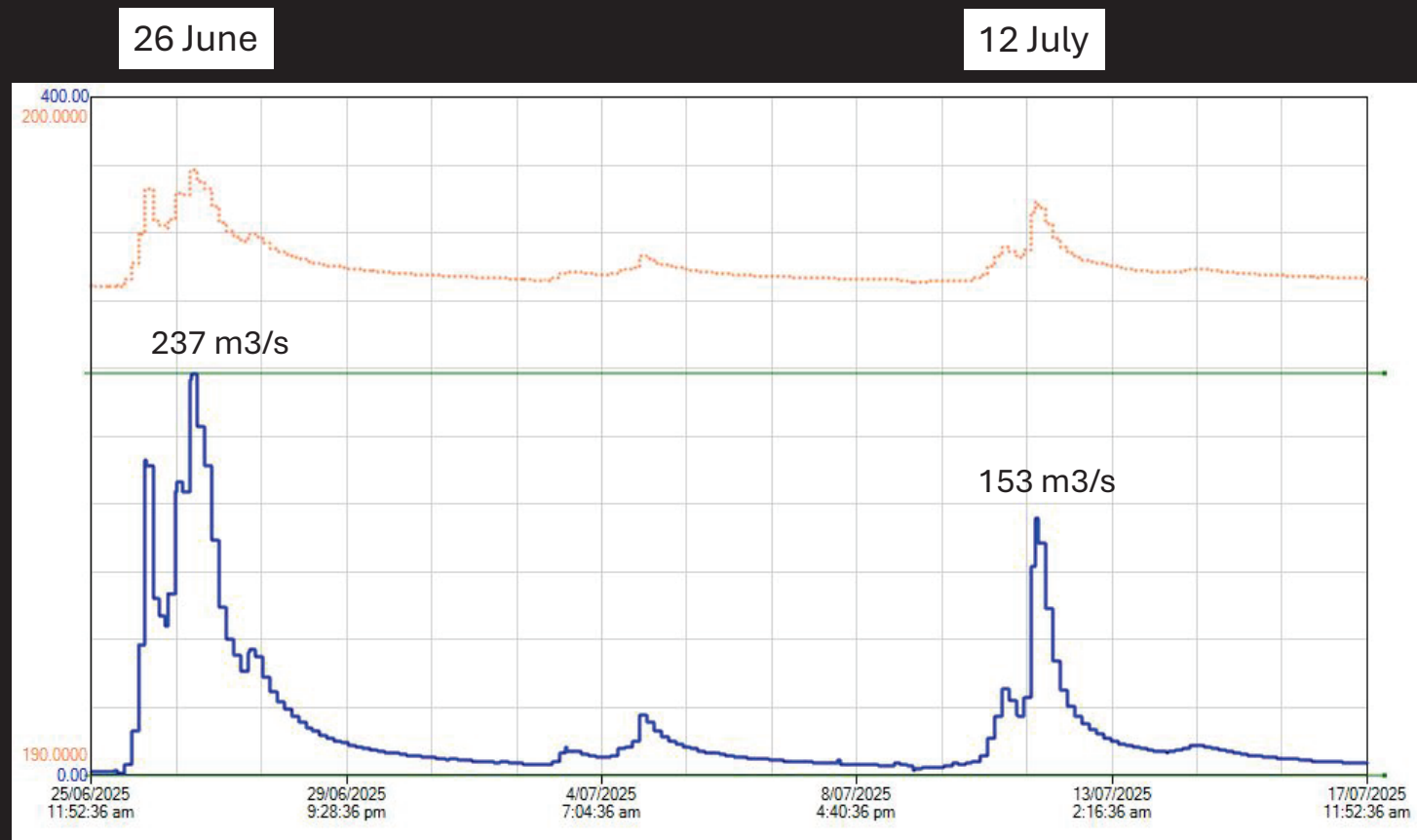
26 June 2025

~ 20% capacity (1100 m<sup>3</sup>/s)





## 2025 Floods





## 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



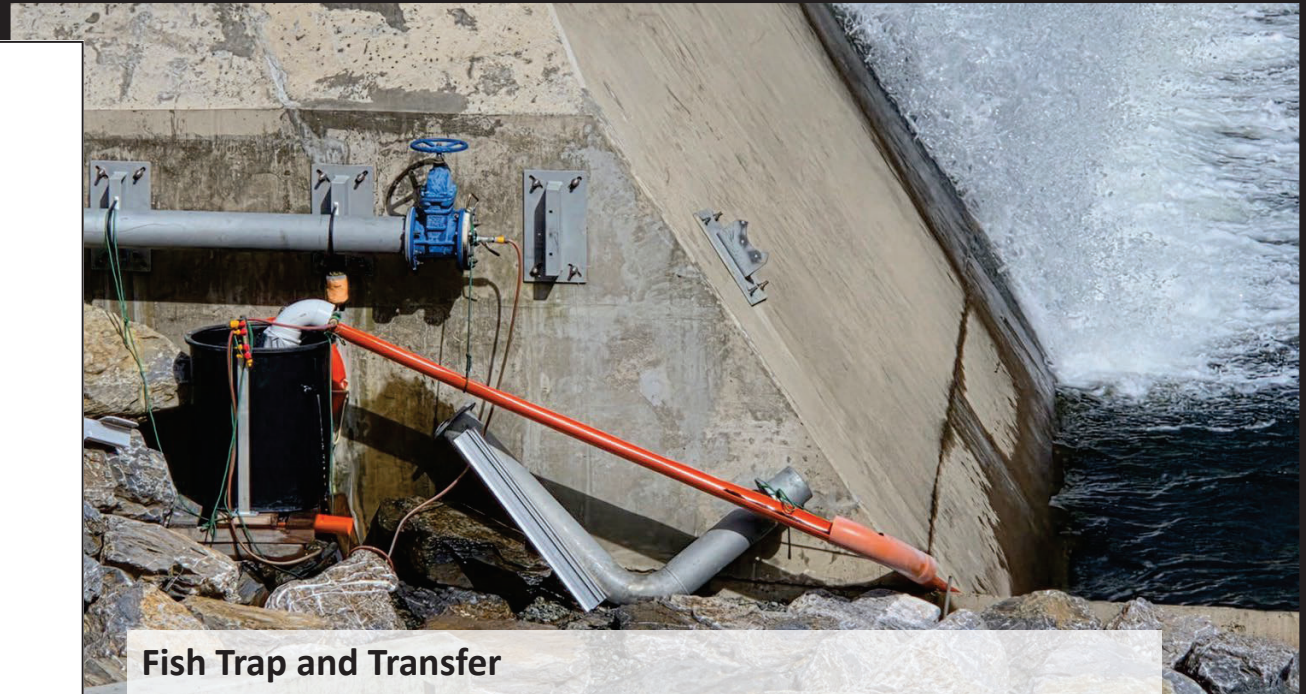
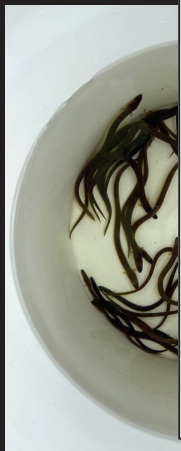
### Consent Compliance

- ✓ 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

