Notice is given that Council Workshop will be held on:

Date:	**Wednesday 13 May 2026**
Time:	**9:30am Long Term Plan Workshop Intensification**
Meeting Room:	
Venue:	**Tasman Council Chamber 189 Queen Street, Richmond**

Workshop

WORKSHOP PROGRAMME

The public is welcome to attend and observe open workshops

Workshops are not meetings and **cannot be used to either make decisions or come to agreements** that are then confirmed without the opportunity for meaningful debate at a formal meeting. An outcome of a workshop is likely to be a report to Council or a committee.

ATTENDEES

Chairperson	Mayor T King	
Deputy Chairperson	Deputy Mayor B Maru	
Members	Cr C Butler	Cr D McNamara
	Cr J Ellis	Cr P Morgan
	Cr K Ferneyhough	Cr K Maling
	Cr M Greening	Cr T Neubauer
	Cr J Gully	Cr T Walker
	Cr M Hume	Cr D Woods
	Cr M Kininmonth	

No quorum for workshops

Contact Telephone:
Email: firstname.lastname@tasman.govt.nz

Website: www.tasman.govt.nz

PROGRAMME

1 WELCOME

2 APOLOGIES

3 WORKSHOP MATERIAL

3.1 Housing Intensification for Tasman 4

3 WORKSHOP MATERIAL

3.1 HOUSING INTENSIFICATION FOR TASMAN

Report To:	Workshop
Meeting Date:	13 May 2026
Report Author:	Michael Goldingham, Team Leader – Infrastructure Planning; Jacqui Deans, Urban Growth Co-Ordinator
Report Authorisers:	Barry Johnson, Environmental Policy Manager; Sue McLean, Kaiwhakahaere ā Rōpū – Te Pae Rautaki Ahumoni | Group Manager - Strategy & Finance
Report Number:	RCW26-05-3

1. Workshop

Workshop Organiser: Michael Goldingham/ Jacqui Deans

Workshop Topic: Housing Intensification for Tasman

Workshop Objective: Inform Elected Members on the subject on Growth and housing intensification. Seek feedback on existing strategy

2. Workshop Material

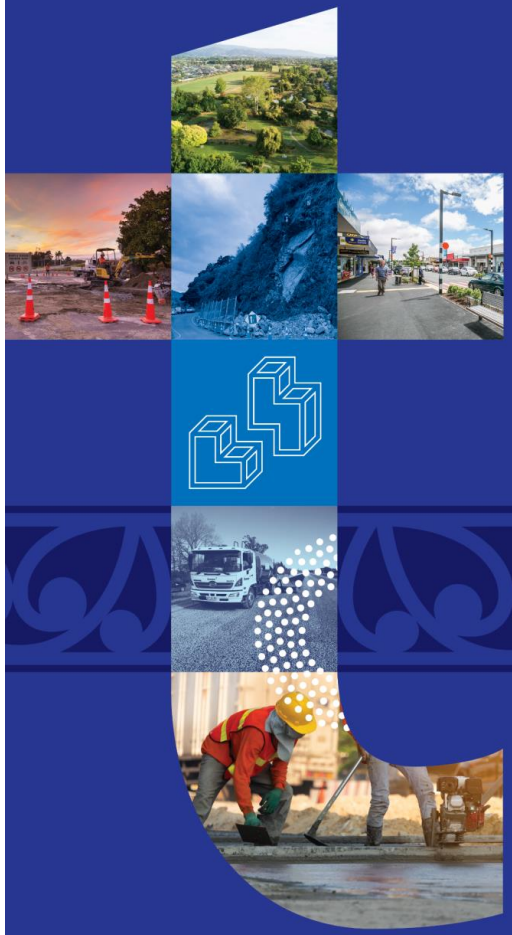
This workshop will:

- Provide background on housing intensification in Tasman, particularly work on the Future Development Strategy
- Provide a structured thought exercise comparing a different scenario on how we provide for housing growth in Tasman
- Discuss and review Council's preference for the housing growth scenario whether that is the current baseline scenario or different

Workshop material is attached.

3. Attachments / Tuhinga tāpiri

1. Housing intensification - Workshop presentation - 13 May 2026 5
2. Housing Intensification - Background Material - 13 May 2026 35



Housing intensification in Tasman

13th May 2026

tasman district council | Te Kaunihera o te tai o Aorere

Purpose of today –

[infopack]

You will have pre-read the supporting information – however we will supply printouts on the day for reference purposes

ACTIVITY

- Provide background on housing intensification in Tasman, particularly work on the Future Development Strategy
- Provide a structured thought exercise comparing a different scenario on how we provide for housing growth in Tasman
- Support councilor discussion about trade-offs, risks, and implications
- Understand Council's preference for the housing growth scenario whether that is the current baseline scenario or different
- Overall test assumptions helping guide the LTP

OUTCOMES

1. Clear direction on the housing scenario for Tasman that will guide LTP funding and development

2

Agenda

PURPOSE SLIDE
- As an EM I know what today is all about

BACKGROUND

Links
- "I have all the info I need to get up to speed"
- A list of background information is provided before the workshop

KEY POINTS
- I now get to discuss the principles that we have to work under and we are all on the same page
- Background links are extremely relevant here

BASE CASE
- We all understand our current mix of intensification and greenfield housing land capacity incl infrastructure requirements

THOUGHT EXERCISE
- We get a chance to explore a higher intensification scenario including the effect on infrastructure

RECAP
- Then we get to discuss what the staff heard and the way forward

Coming up.
- Second growth workshop July (growth model)
- Activity based discussions

Thriving resilient

Take aways from background material (see separate slide pack)

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Background material | Key Points

OUTCOMES

- Understanding our statutory obligations and the adopted FDS on intensification

[infopack]

Relevant links referred in this part

- FDS and Technical Report
- RMA and NPS UD
- Barker's uptake rate testing

STATUTORY REQUIREMENTS AND FUTURE DEVELOPMENT STRATEGY (FDS) INVESTIGATIONS

- Statutory context and emerging law - to provide **sufficient capacity** of housing; greenfield and intensification; and a variety of homes to meet expected demand
- Council's FDS (2022) tested a largely intensification only scenario – needed **30-35%** uptake rate in intensification areas redeveloping towards **6 storeys** and still did not provide sufficient capacity
- FDS landed on **15%** uptake rate similar to Christchurch and Wellington, Kāpiti more conservative
- Auckland Plan Change120 relies on 15-17% uptake (2026)

Background material | Key Points

OUTCOMES

- Understanding the adopted FDS and intensification in Richmond

[infopack]

Relevant links referred in this part

- FDS and Technical Report
- 2021 and 2024 Housing and Business Capacity Assessments

UNDERSTANDING THE FUTURE DEVELOPMENT STRATEGY

- Not all lots are commercially **feasible** for intensification
- Changing the planning rules to enable intensification can push up land values in that area (e.g. RIDA)
- Resource consents in Richmond's Intensive Development Area 2019-2025 yield an average of **15 net new dwellings per year**. Total of 103 net gain in dwellings, mostly **infill** rather than redevelopment
- FDS (and PC81) proposes 57 new dwellings per year in Richmond via intensification: **a fourfold increase**
- Intensification **consents have been scattered** around Richmond but slightly more east of CBD

Background material | Key Points

OUTCOMES

- Understanding the adopted FDS

[infopack]

Relevant links referred in this part

- FDS and Technical Report
- Housing We'd Choose Survey 2021

UNDERSTANDING THE FUTURE DEVELOPMENT STRATEGY AND PLAN CHANGE 81

- Consultants for PC81 have said FDS ambitious – **2-3 storeys likely** in Richmond in next decade not 4-6 storeys; and
- **1-2 storeys** more likely for Māpua not 3 storeys
- FDS consultation (2022) and Housing Preferences Survey (2021) showed '***high density is for other people***'
- Historic urban land growth in Tasman has been extensive, but FDS proposes much **reduced expansion** similar to Bay of Plenty and Canterbury

Background material | Key Points

OUTCOMES

- Understanding the adopted FDS

[infopack]

Relevant links referred in this part

- FDS and Technical Report
- RMA and NPS UD

UNDERSTANDING THE FUTURE DEVELOPMENT STRATEGY

- Releasing land for greenfield development **reduces** land and housing costs, so that some intensification of brownfield sites will still occur
- Restricting greenfield land capacity significantly would mean the value of land rises, supply of land is not responsive to demand and an uncompetitive market = higher housing costs and making intensification harder
- Historically in Richmond average section sizes have been between 700 sqm and › 1,000 sqm. FDS Richmond South greenfield flat land proposes **300 sqm sections on average**

Questions

tasman district council | Te Kaunihera o te tai o Aorere

Current baseline scenario

Mix of housing intensification and greenfield

tasman district council | Te Kaunihera o te tai o Aorere

Growth pattern in adopted FDS | Housing

OUTCOMES

- Understanding the adopted FDS
- What needs **refining for the LTP**

[infopack]

Relevant links referred in this part

- FDS and Technical Report
- RMA and NPS UD

IMPLICATIONS OF ADOPTED SPATIAL STRATEGY

FDS – 46% intensification, 54% greenfield Nelson Tasman
Comparable with Wellington and Hamilton
Auckland Spatial Plan 2048 – 62% growth of existing urban area and 32% new greenfield development, 6% rural residential
FDS - 69% intensification and development of already zoned greenfield sites, 29% new greenfield sites and 2% new rural residential sites. Many FDS greenfield sites are medium density
So 70% of growth accommodated within existing Nelson Tasman urban limits in FDS

Growth pattern in adopted FDS | Business

OUTCOMES

- Understanding the adopted FDS
- What needs **refining for the LTP**

[infopack]

Relevant links referred in this part

- FDS and Technical Report
- RMA and NPS UD

IMPLICATIONS OF ADOPTED SPATIAL STRATEGY

Business land demand projections are provided by economic experts for the region, every three years

Provide new business land sites in a number of towns to provide jobs for increased population

FDS provides for new business land in Richmond, Brightwater, Wakefield, Tākaka, Murchison and Tapawera

Plan Change 81 is zoning some of these sites

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Infrastructure| Greenfield

OUTCOMES

- Understanding the infrastructure required for the adopted FDS

[infopack]

Relevant links referred in this part

- Background Information Pack

IMPLICATIONS FOR INFRASTRUCTURE

Transportation - Large upgrade required for Paton Rd

Stormwater - Downstream Infrastructure largely built for Richmond South

Water - Some infrastructure in place - Infrastructure plans not yet developed for local retic. Can more easily pivot to meet new regulations

Wastewater - Some trunk work already in place or planned. Inflow & Infiltration in new areas minimal due to new infrastructure (and regulations)

Infrastructure| Greenfield

OUTCOMES

- Understanding the infrastructure required for the adopted FDS

[infopack]

Relevant links referred in this part

- Background Information Pack

INFRASTRUCTURE COST

High for greenfields (that meet modern standards)

Much of the **Water** Services costs have already been sunk into downstream infrastructure.

Roading costs considerable

Ongoing Costs - Greenfield development will pay for itself and due to new infrastructure and low early costs, Greenfields area will subsidise intensification areas

Infrastructure| Intensification

OUTCOMES

- Understanding the infrastructure required for the adopted FDS

[infopack]

Relevant links referred in this part

- Background Information Pack

IMPLICATIONS FOR INFRASTRUCTURE

Transportation - Some upgrades required in intensification areas to maintain safety

Stormwater - Large cost to bring up existing to current LoS, marginal cost increase for PC81 levels. Overland flow path management may restrict available land (flood management has already restricted areas of intensification)

Water - Capacity generally good for PC81 levels. Models currently getting updated to confirm. Unknown effect of FW3 and requirement for multi story buildings (known that storage and flow rates increase is required).

Wastewater - Early investigation gives moderate upgrades required, some required to meet existing under capacity - models getting built to confirm. Reduction of Inflow and Infiltration will be an important aspect to meet growth requirements

Infrastructure| Intensification

OUTCOMES

- Understanding the infrastructure required for the adopted FDS

[infopack]

Relevant links referred in this part

- Background Information Pack

INFRASTRUCTURE COST

Capital costs are expected to be low in the shorter term, and ramp up in the medium term

Costs to replace/upgrade in urban areas higher than in greenfield

Rising ongoing costs are likely keep pace with the increase in the number of dwellings

Infrastructure| Current Mix

OUTCOMES

- Understanding the infrastructure required for the adopted FDS

[infopack]

Relevant links referred in this part

RESILIENCE & LEVELS OF SERVICE

Greenfields

- High resilience and Levels of Service
- Designed to modern standards and regulations

Intensification Areas

- Low resilience and Levels of Service
    - Older infrastructure
    - Spread out growth
    - Pre climate change

Questions

tasman district council | Te Kaunihera o te tai o Aorere

Thought exercise

tasman district council | Te Kaunihera o te tai o Aorere

Thought Exercise | Double intensification

OUTCOMES

- Understanding a contrasting scenario to the baseline scenario

[infopack]

IMPLICATIONS OF SPATIAL STRATEGY

Test an 'high intensification' case against base case (an extra 1,750 dwellings totaling 3,500 in central Richmond)

Consider outcomes for:

- Infrastructure cost
- Yields
- DC revenue and rates
- Council debt
- Total housing costs

Thriving resilient

Thought Exercise | Double intensification - impact on land costs

OUTCOMES

- Understanding a contrasting scenario to the baseline scenario

[infopack]

Relevant links referred in this part:

Urban Development MfE dashboard

HOUSING PRICE-COST RATIO

Is the gap between house prices and construction costs i.e. cost of the land

Ratio of 1.5 benchmark = supply of land relatively responsive to demand, competitive land market, helps improve affordability

2021- 2025: Ratio fallen in Tasman from 1.6 -1.2

If ratio is higher than 1.5 – consider relaxing planning rules as scarcity is contributing to higher land and house prices

Restricting greenfield significantly means this ratio would increase, making intensification harder

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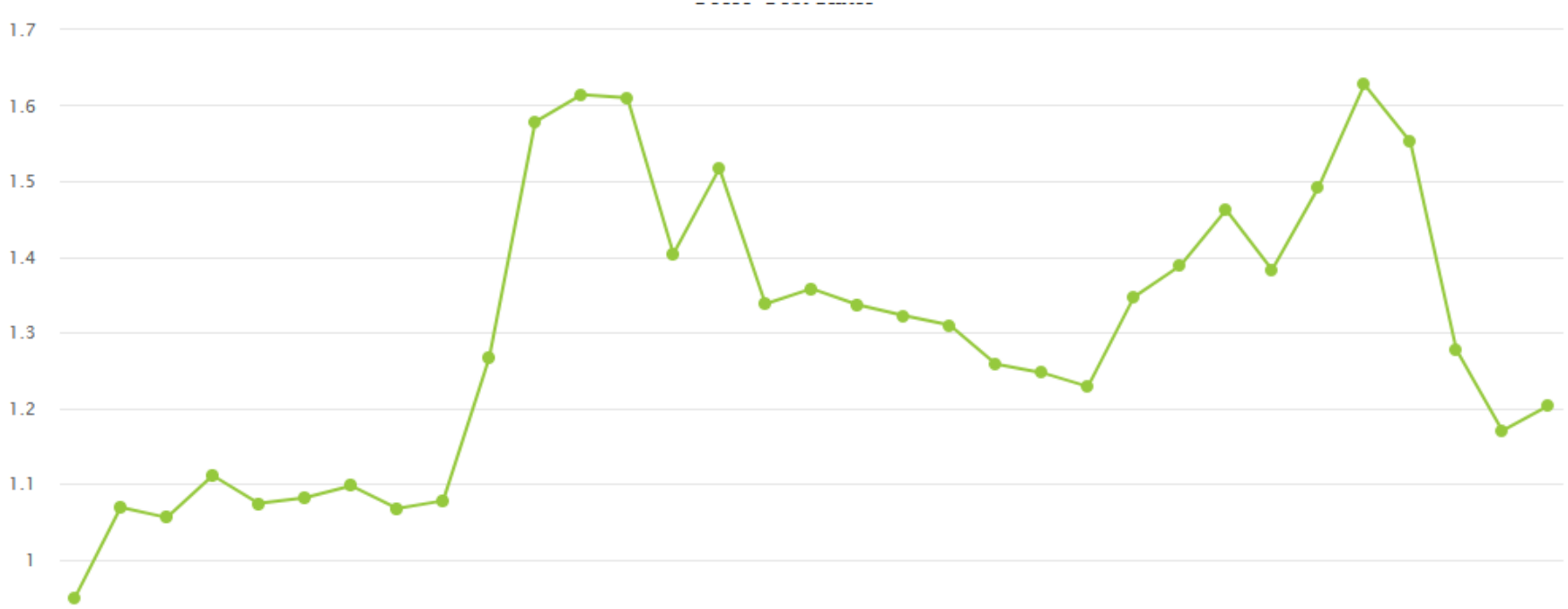
Price-Cost Ratio Tasman 1994-2025



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Thought Exercise | Double intensification Planning implications

OUTCOMES

- Understanding a contrasting scenario to the baseline scenario

[infopack]

Relevant links referred to in this part:

FDS technical report
Barker's uptake rate sensitivity testing
Auckland Council research 2026

Would result in insufficient capacity, not meeting legal obligations
Would rely on unrealistic uptake rate of 30-35% needing to develop towards 6 storeys
Would result in lack of diversity of typology to meet known preferences
Would restrict greenfield significantly and push price of land up, worsening affordability and would not enable competitive land market
Enabling intensification does not necessarily result in greater gains. Auckland Council research (March 2026) shows property amalgamations only led to slightly denser development than single parcels (March 2026). Developers chose to develop town houses with parking areas rather than maximising dwelling yield with apartments

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Thought Exercise | Effect on Infrastructure

OUTCOMES

- Understanding a contrasting scenario to the baseline scenario

[infopack]

Relevant links referred in this part

- Background Material

EFFECT ON EXISTING AREAS

Although less greenfield development, there are existing greenfield areas and non-intensified areas we are committed to (Existing PC79/PC81).

- Recently developed areas will have good resilience designed in.
- Stormwater upgrades project to fund and recover ~$73m
- Many water supply and wastewater upgrades are committed – they will be sized for growth within life of the asset (~80 years).
- Historic upgrade/capacity costs will still need to be recovered
- Private plan changes are probable – difficult to manage infrastructure

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Thought Exercise | Effect on Infrastructure

OUTCOMES

- Understanding a contrasting scenario to the baseline scenario

[infopack]

Relevant links referred in this part

- Background Material

EFFECT ON INTENSIFIED AREAS – WATER SERVICES

- Relatively (to greenfield) low cost per dwelling cost to upgrade infrastructure
- Ongoing costs even out
- **Key thought** - Large area likely needed to get yield and infrastructure has long life, therefore:
  - Infrastructure would need to be sized appropriately – large sizes
  - Upgrading would need to start downstream and working up catchment
  - **High Risk** of installing large infrastructure and it not getting utilised or cost not recovered by development if intensification does not materialise
- Resilience and LoS will likely stay lower than greenfield development
- Information is limited

Thriving resilient

Thought Exercise | Effect on Infrastructure

OUTCOMES

- Understanding a contrasting scenario to the baseline scenario

[infopack]

Relevant links referred in this part

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EFFECT ON INTENSIFIED AREAS - TRANSPORTATION

(With no major changes where people will work or travel to)

- Lower ongoing costs once density realised
- Increased traffic means:

  Costly upgrades required (although lower or delayed State Highway upgrades)

  Residential parking will be difficult

  Safety will be reduced causing less cycling and walking

In an environment where people live, work, recreate, and educate in close proximity - less infrastructure is required, public transport is more efficient, and household transport costs are lower.

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Housing outcomes test (doubling intensification)– relative to base case

Outcome	Assessment	Comments
Infrastructure capex cost per dwelling		Less per dwelling cost of upgrades required than greenfield (IF yield can be realised)
Yield		Overall yield down significantly compared to base case - 2,500 homes short over 30 years
Council capital and operating revenue		Down significantly as yield lower. Extra rates revenue needed respread over lower rating base
Council net debt		Higher as DC and RFC payments down
Total housing costs		Higher including rates - significantly affected by higher land values by restricting supply, higher building cost, and underutilised intensification infrastructure

Questions/discussion

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What's coming up

- 26 May workshop – second workshop in the Group of Activities series – Transportation
- 27 May workshop – third workshop in the Group of Activities series – Waste Management & Minimisation, and Rivers & Coastal Structures
- Group of Activity level discussions continue over the following 6 weeks
- 8 July workshop – Growth Model findings and recommendations

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Table 1 - Proposed High-level Planning Controls

Draft changes	Details and notes
MDRZ to generally apply to land between Bateup Road to Champion Road, and between Hill Street and Gladstone Road (Medium Density 2 on Figure 1)	Minimum height – two storeys Maximum height – three storeys Design-led rules framework
An inner area of the MDRZ around the Richmond town centre is to have a higher housing density precinct (Medium Density 1 on Figure 1)	Minimum height – three storeys Maximum height – five storeys Design-led rules framework
Amendments to the rules for the Richmond town centre, and a precinct area at Richmond West (see Figure 1)	Minimum height – three storeys Maximum height – six storeys Design-led rules framework

Figure 1 - Spatial Extent of Proposed Changes

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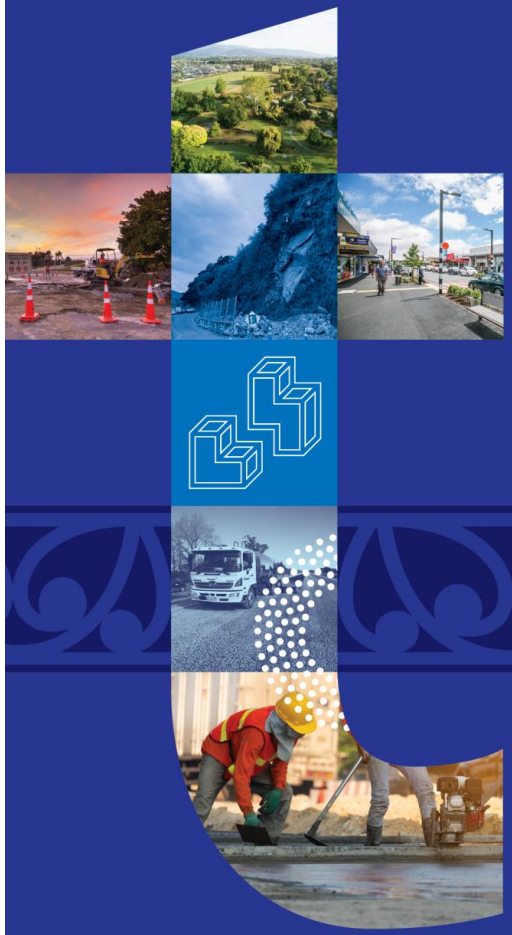

Housing intensification in Tasman

13th May 2026

tasman district council | Te Kaunihera o te tai o Aorere

Purpose

- Provide background on how we provide for housing growth, including council's intensification aspirations
- Provide a structured thought exercise comparing different scenarios on how we provide growth
- Support councilor discussion about trade-offs, risks, and implications

Links to background material referred to

- FDS and technical report Future Development Strategy 2022 - 2052 | Tasman District Council
- RMA s.31 (1) (aa) Resource Management Act 1991 | New Zealand Legislation
- NPS UD National Policy Statement on Urban Development 2020
- Barker's uptake rate sensitivity testing Attachments of Submissions Hearing - Tuesday, 31 May 2022 (appendix 2)
- Comparative-cost-of-urban-form.pdf (gw.govt.nz) (Sense Partners 2024)
- Housing We'd Choose survey 2021 and Housing and Business Capacity Assessments Capacity assessments | Tasman District Council
- Urban Development MfE dashboard
- Residential property amalgamations in the Henderson-Massey Local Board area, 2017 to 2025 (Auckland Council research 2026)

Take aways from background material

tasman district council | Te Kaunihera o te tai o Aorere

Take aways from background slides

- Statutory context and emerging law - to provide **sufficient capacity** of housing; greenfield **and** intensification; & a **variety** of homes to meet expected demand
- Council's FDS (2022) tested an intensification only scenario – needed **30-35%** uptake rate in intensification areas redeveloping towards **6 storeys** and still did not provide sufficient capacity
- FDS landed on **15%** uptake rate similar to Christchurch & Wellington, Kāpiti more conservative. Auckland PC 120 relies on 15-17% uptake (2026)

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Take aways from background slides

- Not all lots are commercially or practically **feasible** for intensification
- Changing the planning rules to enable intensification can push up land values in that area (e.g. RIDA)
- Resource consents in Richmond's Intensive Development Area 2019-2025 yield an average of **15 net new dwellings per year**. Total of 103 net gain in dwellings, mostly **infill** rather than redevelopment
- FDS (and PC81) proposes 57 new dwellings per year in Richmond via intensification: **a fourfold increase**
- Intensification **consents scattered** around Richmond but slightly more east of CBD

Take aways from background slides

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- **1-2 storeys** more likely for Māpua not 3 storeys
- FDS consultation (2022) and Housing Preferences Survey (2021) showed '**high density is for other people**'
- Historic urban land growth in Tasman has been extensive, but FDS proposes much **reduced expansion** similar to Bay of Plenty and Canterbury

Take aways from background slides

- Releasing land for greenfield development **reduces** land and housing costs, so that some intensification of brownfield sites will still occur
- Restricting greenfield land capacity significantly would mean the value of land rises, supply of land is not responsive to demand and an uncompetitive market = higher housing costs and making intensification harder
- Historically in Richmond average section sizes have been between 700 sqm and › 1,000 sqm. FDS Richmond South greenfield flat land proposes **300 sqm sections on average**

Background

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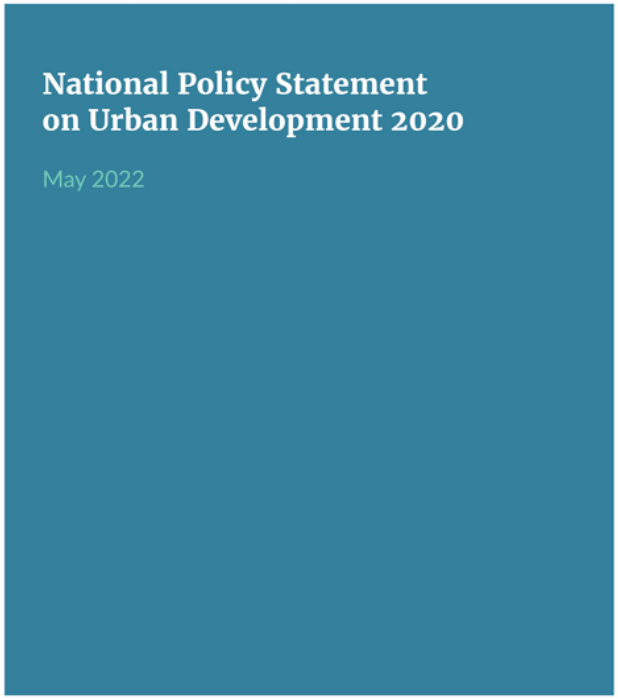
Statutory Context

- RMA & NPS Urban Development
  - Provide a variety of homes
  - Provide 'Sufficient development capacity' to meet demand
  - Capacity needs to be zoned, serviced (or programmed to be serviced) and feasible and reasonably expected to be realised
  - Enable heights & density commensurate with level of accessibility by public and active transport and relative demand in that location



Going for Housing Growth (2025)

"Together, these three pillars have an objective of: improving housing affordability by significantly increasing the supply of developable land for housing, ***both inside and at the edge of our urban areas****." (MHUD)*

MHUD also talks about *'enabling greenfield growth'* **and** *'intensification in the right places.'*

Future Development Strategy (FDS) intensification scenarios tested

Maximum intensification and limited greenfield

- 3 storeys throughout urban areas and 4-6 storeys in Richmond, Stoke, Nelson
- **Did not provide 'sufficient capacity', even with minimal greenfield as well**
- Relied on 60% capacity Nelson Tasman provided by intensification – challenge
- **30-35%** uptake of intensification areas would need to redevelop towards 6 storeys
- Significant infrastructure upgrades needed

Refined SH6 focus – intensification and managed greenfield expansion

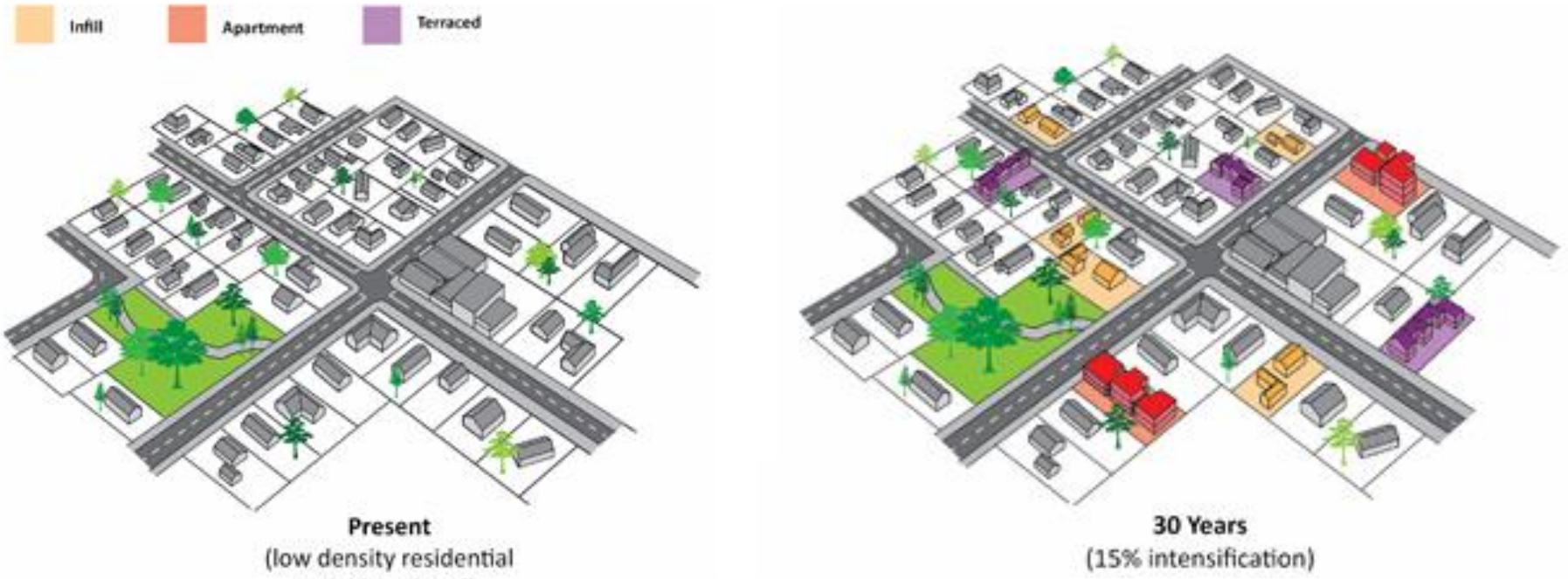
- Mix of storeys according to location
- **Provided sufficient capacity**
- Relied on 50% capacity Nelson Tasman provided by intensification
- **15%** uptake of intensification areas would need to redevelop at a mix of storeys
- Provided variety of housing types
- Significant infrastructure upgrades needed

Uptake rate of intensification assumptions- FDS

'Uptake rate' – the willingness of landowner to participate in market for redevelopment and/or deliver a development to the theoretical maximum enabled under planning rules
Uptake rate of 15% of properties redeveloped over 30 years assumed in FDS
Sensitivity testing of uptake rates between 5% and 35%, by typology, timing & location, including peer review
Typology testing - Denser the typology, lower the uptake rate, so overall little difference in capacity
Decade variance testing based on increased acceptance of more intensive forms over time. Rates between 5% -20% showed very similar capacity to flat rate of 15%. Rates between 10-25% yielded more capacity but majority was post 2042, so flat rate preferred
15% is slightly above recent uptake rates in Nelson & Tasman and similar to assumptions made in Christchurch and Wellington, (Kāpiti more conservative). Auckland PC 120 relies on 15-17% uptake (2025)

15% uptake rate visually

Figure 4. Showing how our neighbourhoods might grow and change over time



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Uptake rate assumptions PC81

- 15% uptake rate re-used except for densest typology around CBD reduced to 10%
- Consultants recalculated yield - boundary and densities changed
- Pink areas - lots excluded from Richmond developable area
- Green areas – lots included in developable area

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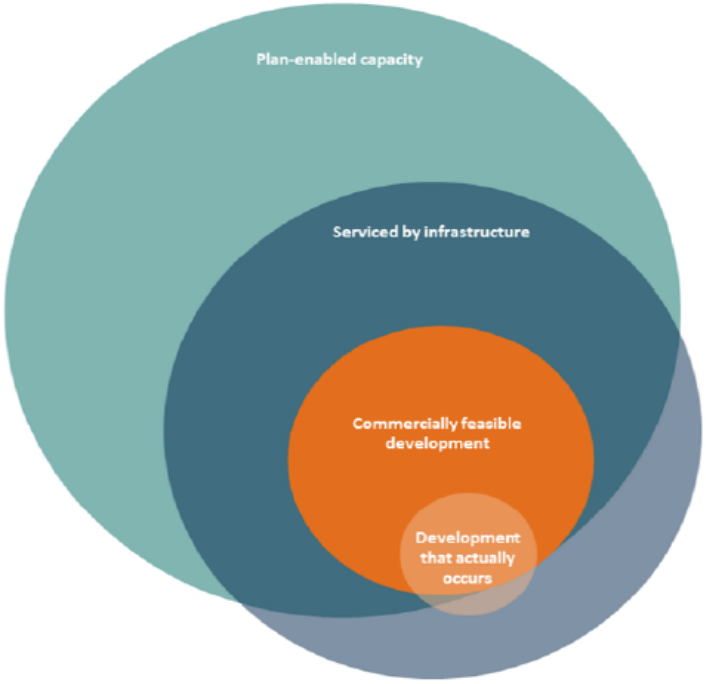
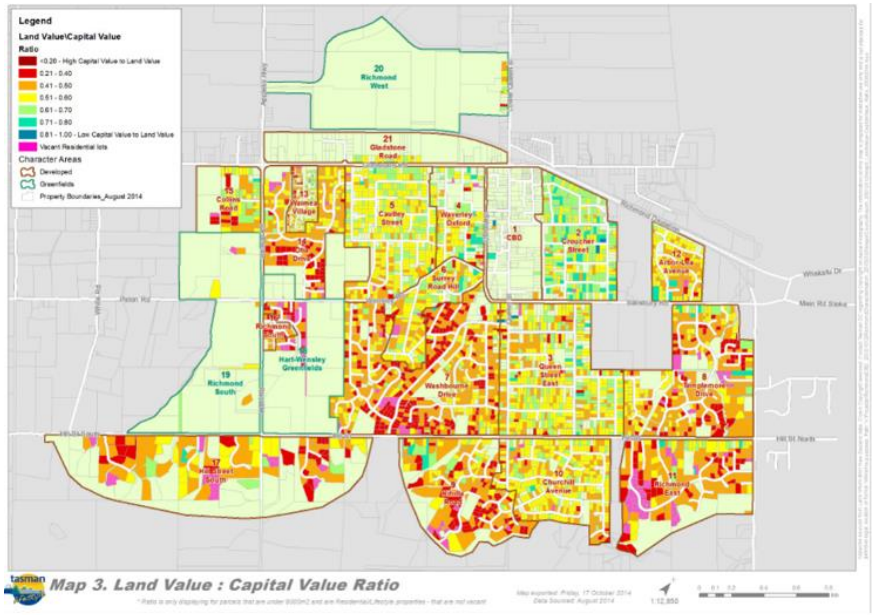
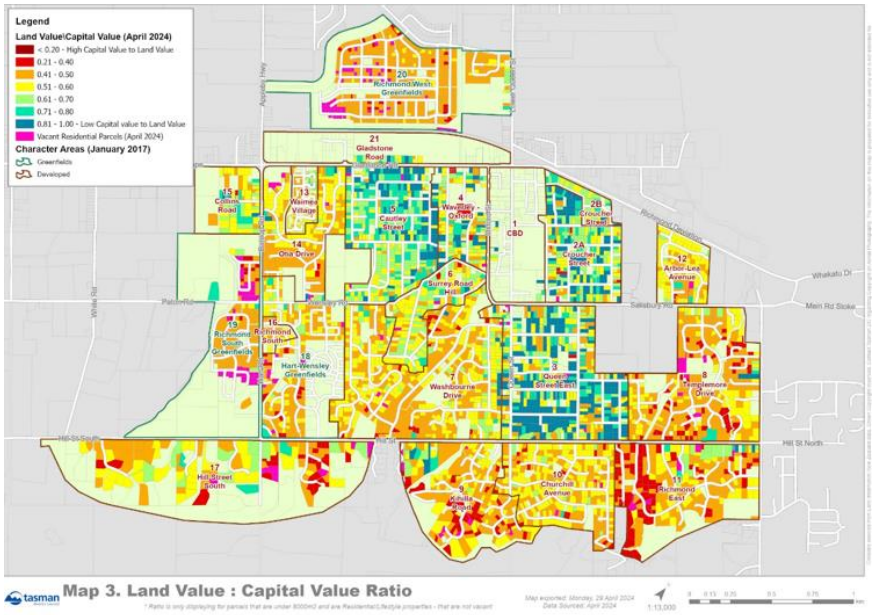
Plan enabled to realised development capacity



Source: Greater Christchurch Partnership 2018

Factors affecting intensification include Land Value : Capital Value ratio (2014 and 2024)

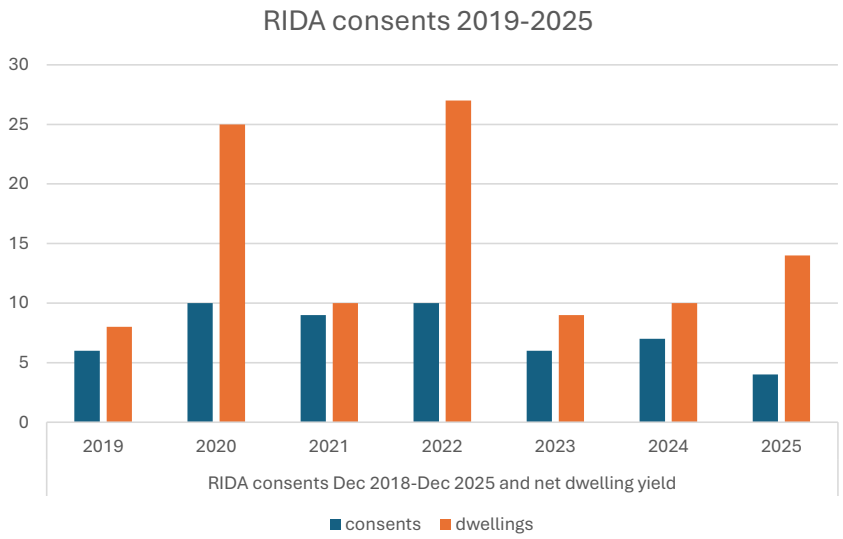


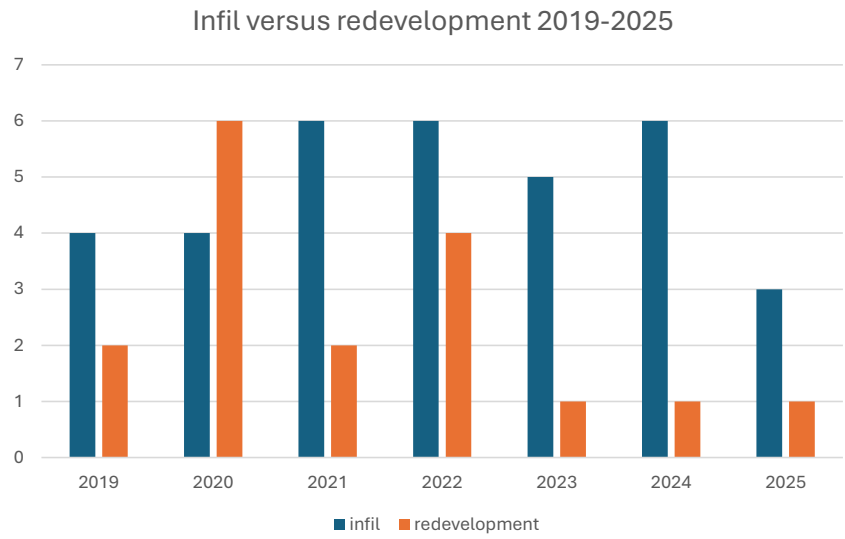


Richmond LV:CV ratio

- Has been mapped since 2014 focusing on the RIDA area of Richmond
- Land Values have increased for all of Richmond but markedly within RIDA. LVs increasing faster than CVs here due to Plan Change 66 in 2018 (QV)
- Originally thought land should represent at least 70% of value of property (0.7 LV:CV ratio) for intensification
- Redevelopments in RIDA 2018-2021 where the median LV:CV ratio was only 0.6 (land represents only 60% of value of property). 2021-2024 median ratio increased to 0.7
- Possibly due to a rising market 2021-2024

Intensification in Richmond intensive Development Area (RIDA) 2018-2025





Consents in RIDA 2019-2025

Market perspective for intensification

Consultants for PC81 (Richmond):

*"...high density apartments may be less likely to develop in the Zone in **the next decade**, while duplexes, townhouses and terraces with heights of two & three storeys are more likely to be the predominant form of intensification in the medium term"*

"While multi-storey housing is encouraged, in reality the majority of new housing, for at least in the next decade, is likely to be one and two storey. This trend is unlikely to change in the short & medium term because of the price points of new housing, along with the cost of land & developing new houses."

3 storeys not appropriate for Māpua – town is too small scale – effects on character

"....raising a major question regarding real-world achievability - usually the best evidence in support of something is to be able to point to at least one existing example of something comparable"

Prices

2020: $1.29M

2020: $780K

2025: $825K

2026: $867K

2026: $838K

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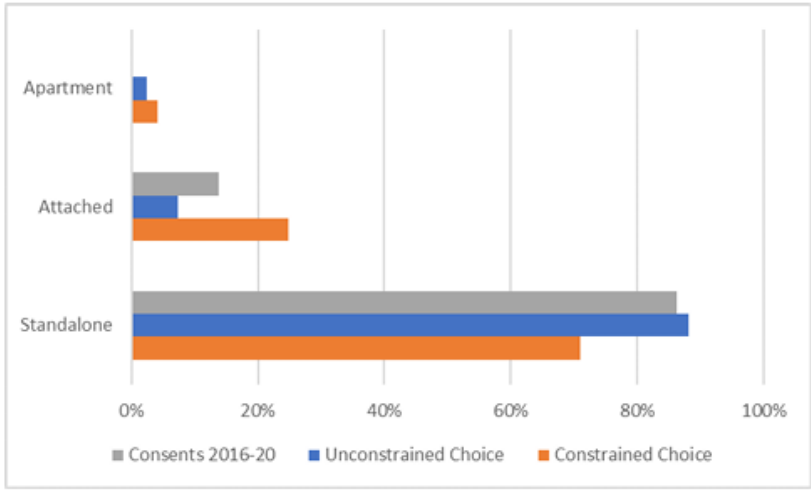
FDS vs Housing Preferences Survey 2021

- Planners should not tell people where to live. We need to project, plan, monitor and adjust
- Draft FDS consultation: **84%** respondents supported more ‘building up’ /less greenfield expansion…. yet
- Survey of individual housing preferences quite different (71% prefer detached, **29%** attached)
- Higher density is for “other people”

Figure 4.16: Dwelling Type - Current vs Choice Experiment – Tasman Urban



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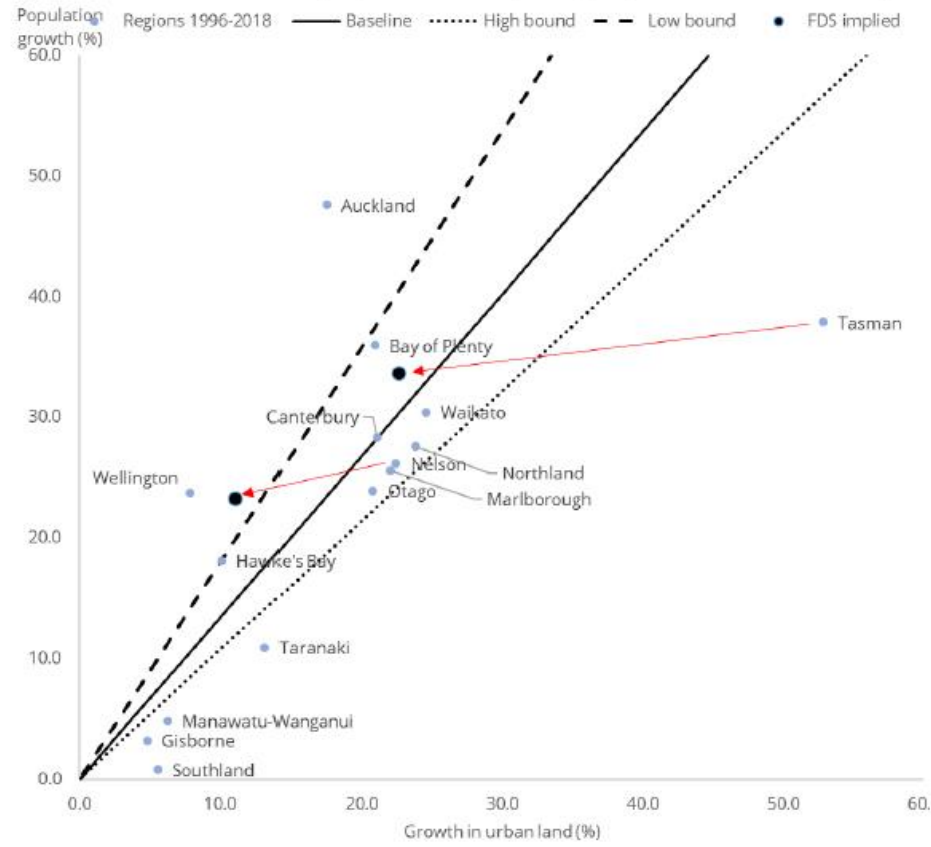
Historic urban land growth 1996-2018

- Sense partners analysis of draft FDS growth pattern
- Land use data base compared with population growth
- Tasman FDS growth in urban land much lower than historically, towards historical averages for other NZ regions

Figure 13 Councils' draft FDS proposes reducing land per person relative to history



Releasing greenfield land for housing

- Increases housing supply, reducing land and housing costs in greenfield areas
- New homes unlikely to be easily affordable in Tasman
- But eases demand on existing housing stock across the shared urban area, reducing prices
- Brownfield land costs also fall – some intensification of specific brownfield sites will still occur over time
- Note greenfield sites will not all be released at once

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Infrastructure costs and urban form

- Sense Partners report for Greater Wellington (2024) found that housing density lowers the per dwellings infrastructure cost
- However report acknowledges *"there is plenty of local variation in costs beyond that explained by density and proximity. One is the quality of infrastructure, which our model generally does not control for."*
- *"Enabling density will be key to growing while lowering costs"*
- Many FDS greenfield sites are proposed for medium density
- Infrastructure Operations and Maintenance cost increases keep pace with density changes i.e. there in no benefit or dis-benefit of greater density (unless doubling density)
- Infrastructure costs vs density discussion is therefore on cost and risk to get there.
- Resilience is planned/designed into greenfields areas. Existing urban areas (incl intensification areas) have a lower LoS, and that gap will grow with greater density if not appropriately funded.
- Capital required (removing headworks costs) to get to higher density than already planned is approx. 50% of that required for greenfields. This may mean that greenfields DC's increase by 50% - There are sunk costs still needing to be recoverewd.

Richmond average lot sizes (historic compared with FDS greenfield)

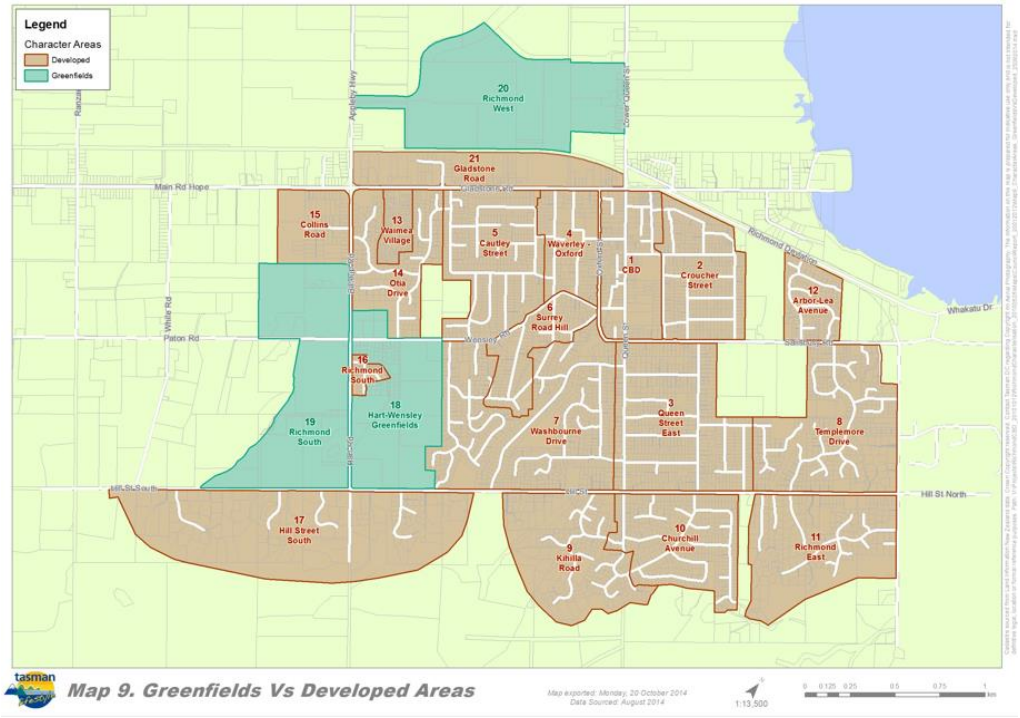
Queen St East and Waverley/Oxford:1915-30s-1000sqm

Croucher St :1950-60s-1000sqm

Cautley St :1960-70s – 700sqm

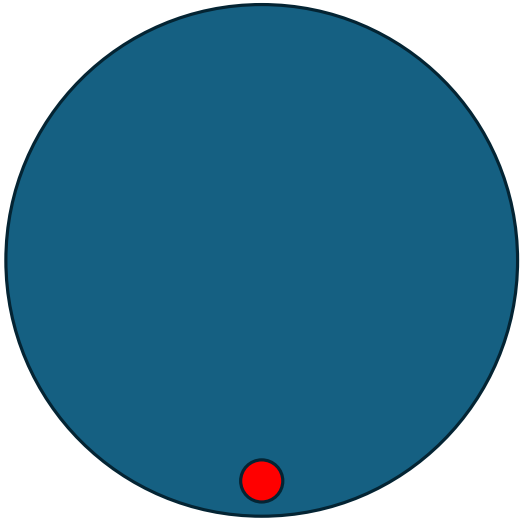
Washbourne Drive :1980-90s-700sqm

FDS Richmond South flat land (adjacent to area 19): 2030s - 300sqm (or 20 dwgs per ha), mix of typologies, detached, terrace, duplex



Rates vs housing cost impact on welfare

- Over 40% of income spent on housing costs in Tasman
- Rates = 0.6% of house cost movement
- Marginal improvement of rates more than outweighed by impact on housing cost



- Housing cost
- Rates cost

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Mortgage payment proportion of income

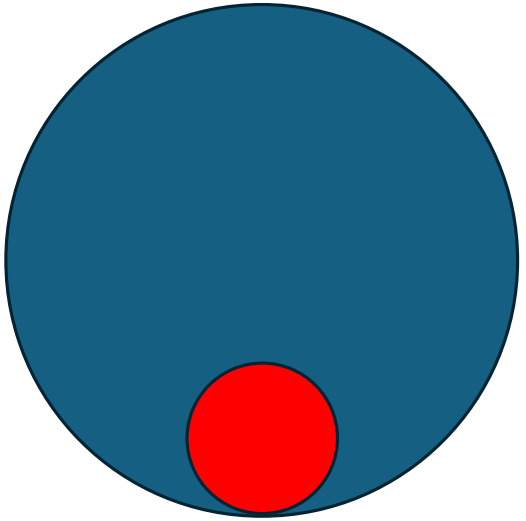
	Tasman District		New Zealand	
Year	House value to income	Mortgage payment proportion of income	House value to income	Mortgage payment proportion of income
2005	6.6	47.7%	4.8	34.5%
2006	7.1	51.7%	5.1	37.4%
2007	6.9	54.0%	5.4	42.3%
2008	6.4	54.1%	5.1	43.2%
2009	5.8	36.7%	4.7	29.2%
2010	6.1	41.7%	4.9	33.6%
2011	5.9	37.8%	4.6	29.6%
2012	5.7	34.9%	4.6	27.8%
2013	5.9	35.0%	4.9	29.1%
2014	5.8	36.5%	5.1	31.9%
2015	5.7	35.4%	5.4	33.1%
2016	5.8	33.1%	5.8	32.7%
2017	6.7	37.8%	6.4	35.9%
2018	6.9	38.7%	6.4	35.9%
2019	6.9	37.9%	6.2	34.0%
2020	7.0	36.4%	6.3	32.6%
2021	8.0	38.4%	7.5	35.8%
2022	9.2	51.7%	8.3	46.5%
2023	7.8	53.0%	6.9	46.8%
2024	7.8	54.9%	6.7	46.9%
2025	7.4	44.5%	6.5	38.9%

Council charges for new build total cost

Waimea
- DC's 6.4%
- FC's 2.5%
- Total 8.9%

Golden Bay
- DCs 4.8%
- FCs 2 .5%
- Total 7.3%

Motueka
- DCs 4.5%
- Fcs 2.5%
- Total 7%



- Housing cost
- Council charges

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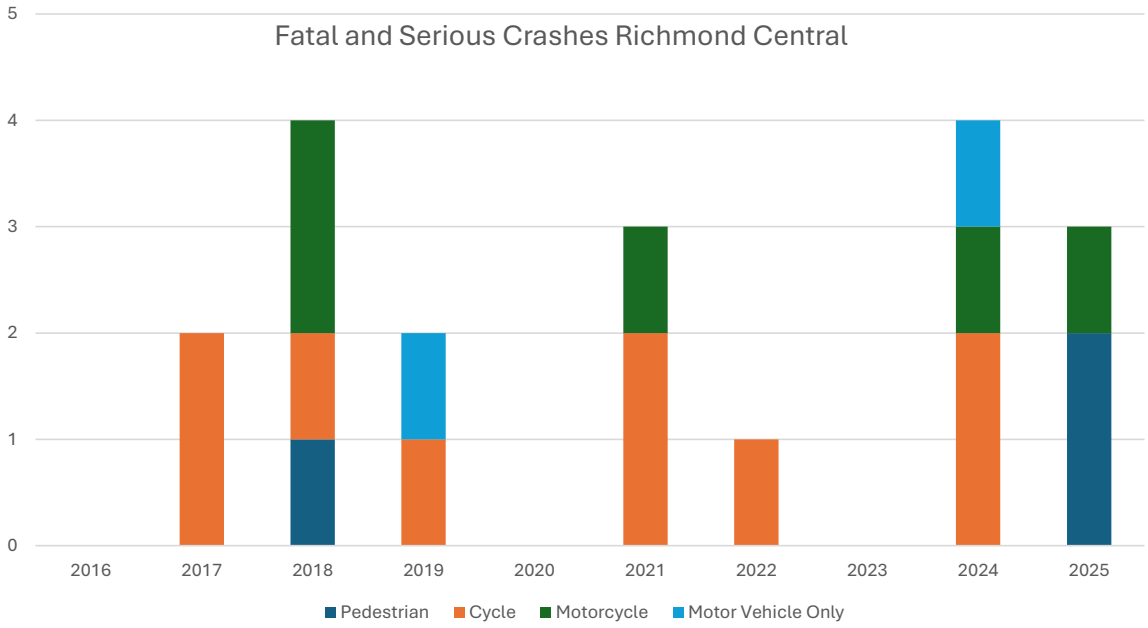
Transportation current situation – Richmond Central

- **Growing congestion**
- **Over past 10 years:**
  - 406 reported crashes
  - 19 Fatal or Serious injury crashes
    - 3 pedestrians
    - 9 cyclists
    - 5 motorcyclists
    - 2 motor vehicle only
    - Annual numbers variable



Perception of safety is likely to discourage cycling uptake

Transportation current situation – Travel costs

Estimated average annual travel to work cost per person living in:

- Richmond Central: $950
- Rest of Richmond: $1,050
- Māpua: $2,050
- Wakefield: $2,550
- Brightwater: $1,600

Based on:

- 2023 Census travel to work data
- IRD Tier 2 km rate 2025 ($0.37/km)

Caveats:

- Census data pre-dates buses to Māpua, Wakefield, Brightwater

Transportation

Consider four **Scenarios**:

1. Doubling intensification in Richmond (3500 dwellings) +
   Employment / education / retail / recreation nearby +
   Reallocating road space to walking / cycling / PT
2. Doubling intensification in Richmond + no other changes
3. Planned FDS intensification in Richmond (1750 dwellings) +
   Planned higher density greenfields in wider Richmond area
4. Planned FDS intensification in Richmond (1750 dwellings) +
   Growth in other locations (Wakefield, Brightwater, Māpua) (PC81)

Scenario 1

Description	Outcomes	Challenges/Risks

• Doubling intensification in Richmond over planned intensification (3500 dwellings)
• Employment / education / retail / recreation nearby
• Reallocating road space to walking / cycling / public transport
	• Significant mode shift to walking / cycling / public transport
	• Comparatively low cost infrastructure upgrades
	• Low PT operating cost for Council
	• Low household transport costs
	• Need for Hope Bypass 2nd Stage delayed
		• Achieving significant mode shift change is challenging:
		  • Significant mindset change
		  • Private vehicles will be lower priority
		  • Parking will be constrained
		• Risk that affordable housing priced out of Richmond Central

Scenario 2

Description	Outcomes	Challenges/Risks

• Doubling intensification in Richmond over planned intensification (3500 dwellings)
• No other changes
	• Little mode shift to walking / cycling / public transport
	• Extensive, costly road capacity upgrades required in key locations
	• Slightly higher PT operating cost for Council
	• Slightly higher household transport costs
	• Need for Hope Bypass 2nd Stage slightly delayed
		• Residential Parking will be difficult:
		  • On-site parking will cost
		  • Unlikely to be capacity to meet on-street parking demand
		  • May need to reallocate on-street parking to moving vehicles
		• Increased vehicle numbers likely to:
		  • Discourage cycling
		  • Sever communities

Scenario 3

• Description	• Outcomes	• Challenges/Risks
• Planned intensification (through FDS) in Richmond (1750 dwellings) • Planned higher density greenfields in wider Richmond area	• Some mode shift to walking / cycling / public transport possible with appropriate infrastructure • Some costly road capacity upgrades required at key intersections • Slightly higher PT operating cost for Council • Slightly higher household transport costs • Need for Hope Bypass 2nd Stage largely unchanged	• Transport upgrades on Paton Road likely to be expensive

Scenario 4

• Description	• Outcomes	• Challenges/Risks
• Planned intensification (through FDS) in Richmond (1750 dwellings) • More growth in Wakefield, Brightwater, Māpua	• Some mode shift to walking / cycling / public transport within Richmond possible with appropriate infrastructure • Road capacity and parking issues within Richmond due to increase • Higher PT operating cost for Council • Higher household transport costs • Need for Hope Bypass 2nd Stage accelerated	• Current high work-from-home demographics in outlying towns may erode if increased housing affordability attracts residents in less WFH-suitable employment, increasing transport demand.

Stormwater

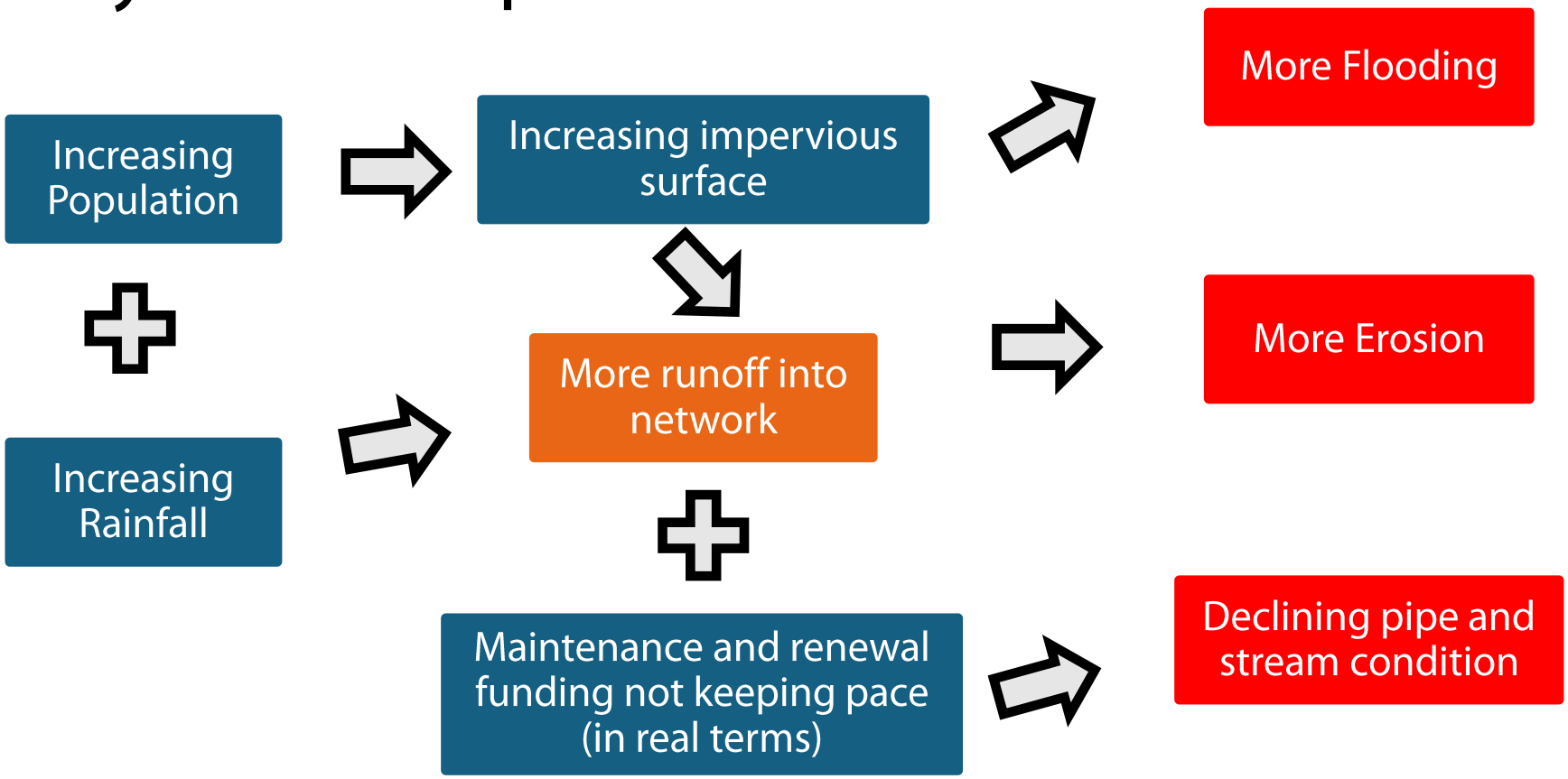
Our current stormwater “solutions” to increased urbanisation are:

- limits on impervious surface coverage
- detention
- ground soakage where possible.

However, none of these, even if combined, full mitigate new development impacts and existing systems are already not coping so current level of service is below our new development standard.

Therefore, to avoid more intensification exacerbating existing flooding, significant measures are required to avoid a clear “winners and losers” situation.

Key issue - Imperviousness



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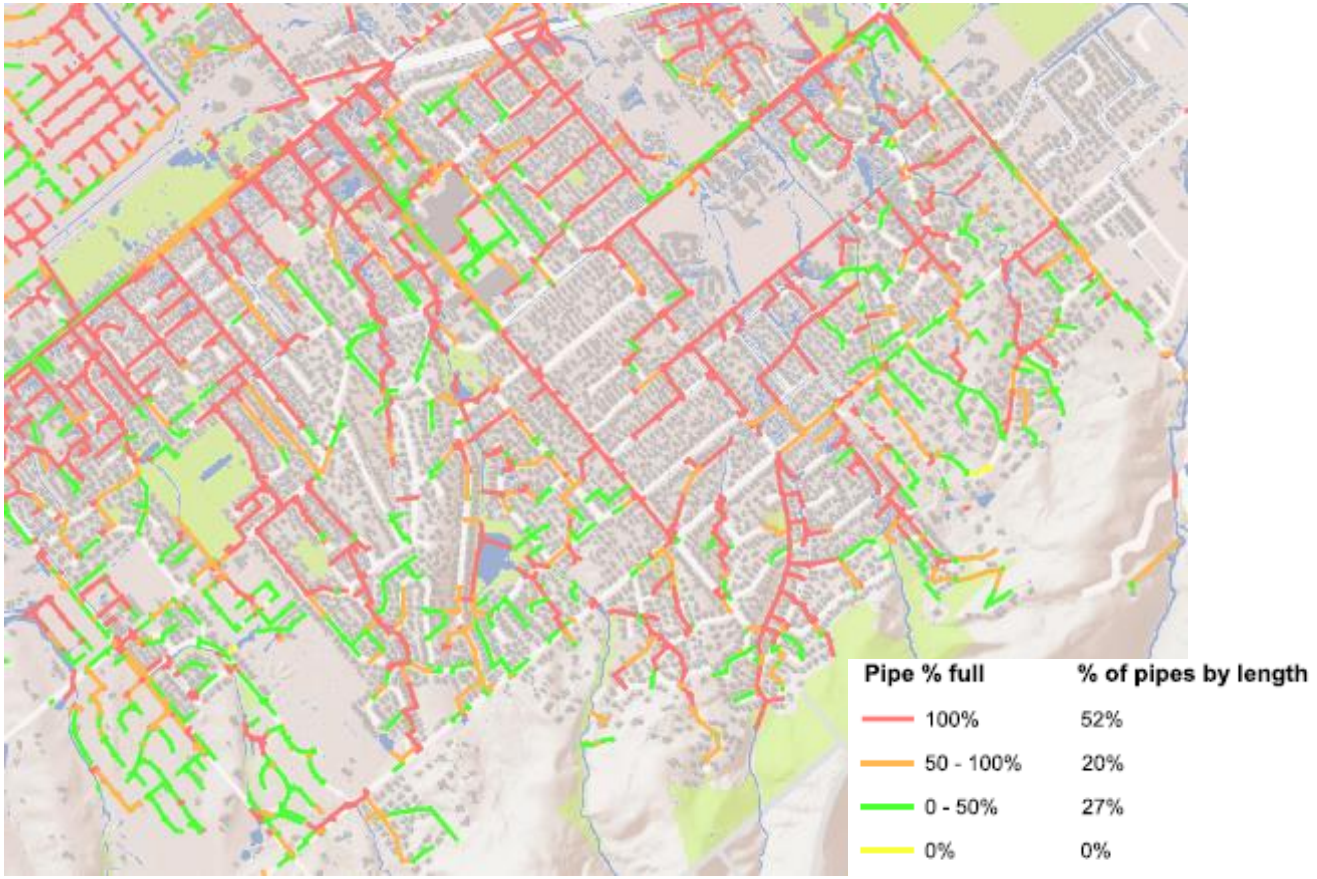
Presentation Slide

Current pipe performance

Richmond

Many current pipes are full in 10 year storm and system has limited capacity for new discharges so simple pipe options to support intensification are limited



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Existing Flooding

Extensive flooded areas with ponding areas uphill of Gladstone Road and the Deviation

In addition Reservoir Creek and Richmond South have significant unmanaged flows that have also been excluded from PC81

Discharge Constraints

A significant limitation on enhancing stormwater management is lack of discharge capacity. Central Richmond has 5 main outlets:

A Reservoir Creek which is needing upgrading to retain existing flows

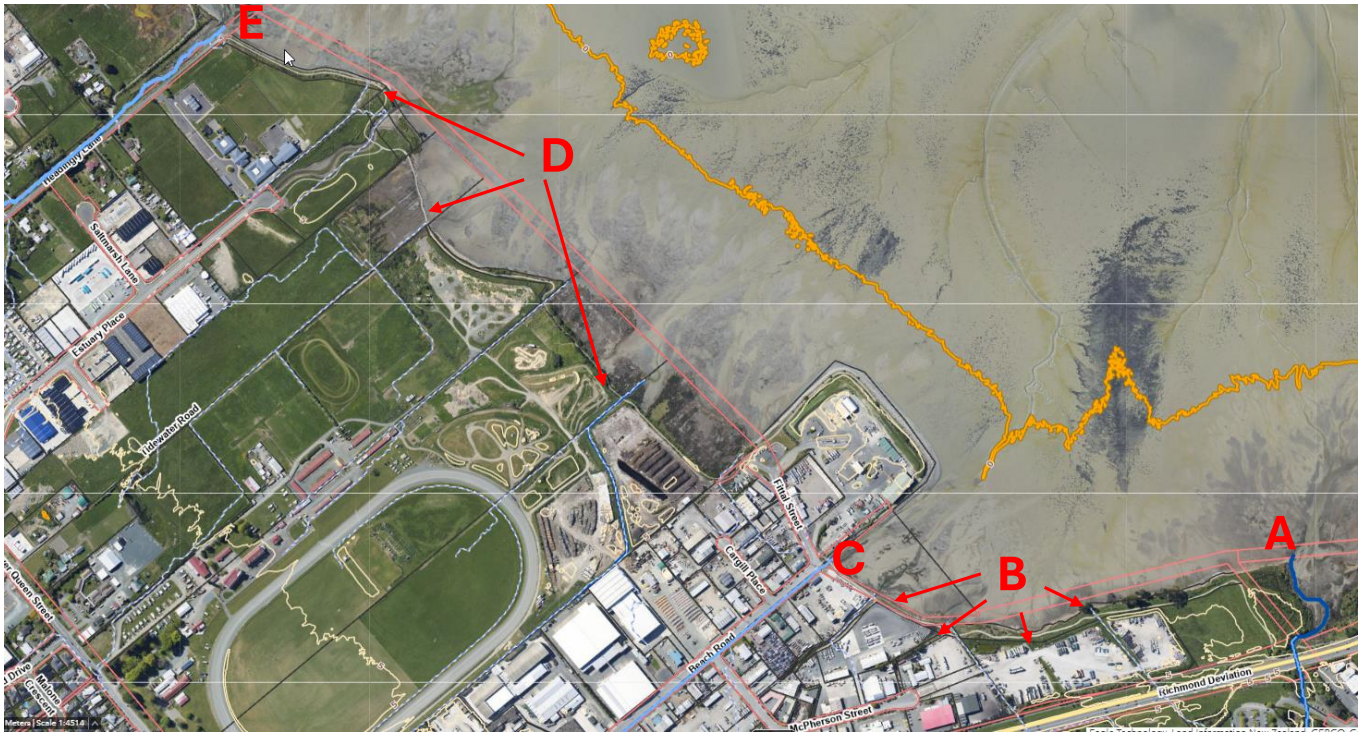
B Small creeks around the coast from Reservoir to Jimmy Lee Creek which are heavily influenced by tidal action and Sea Level Rise (SLR)

C Jimmy Lee Creek along Beach Road which is constrained by existing construction and in the lower reaches tides and SLR

D Small creeks around the coast from Jimmy Lee Creek to Borck which are heavily influenced by tides and SLR

E Borck/Poutama Creeks through Richmond West which is fully allocated BUT a reallocation proposal is being considered to support flooding reduction that would enable more housing intensification

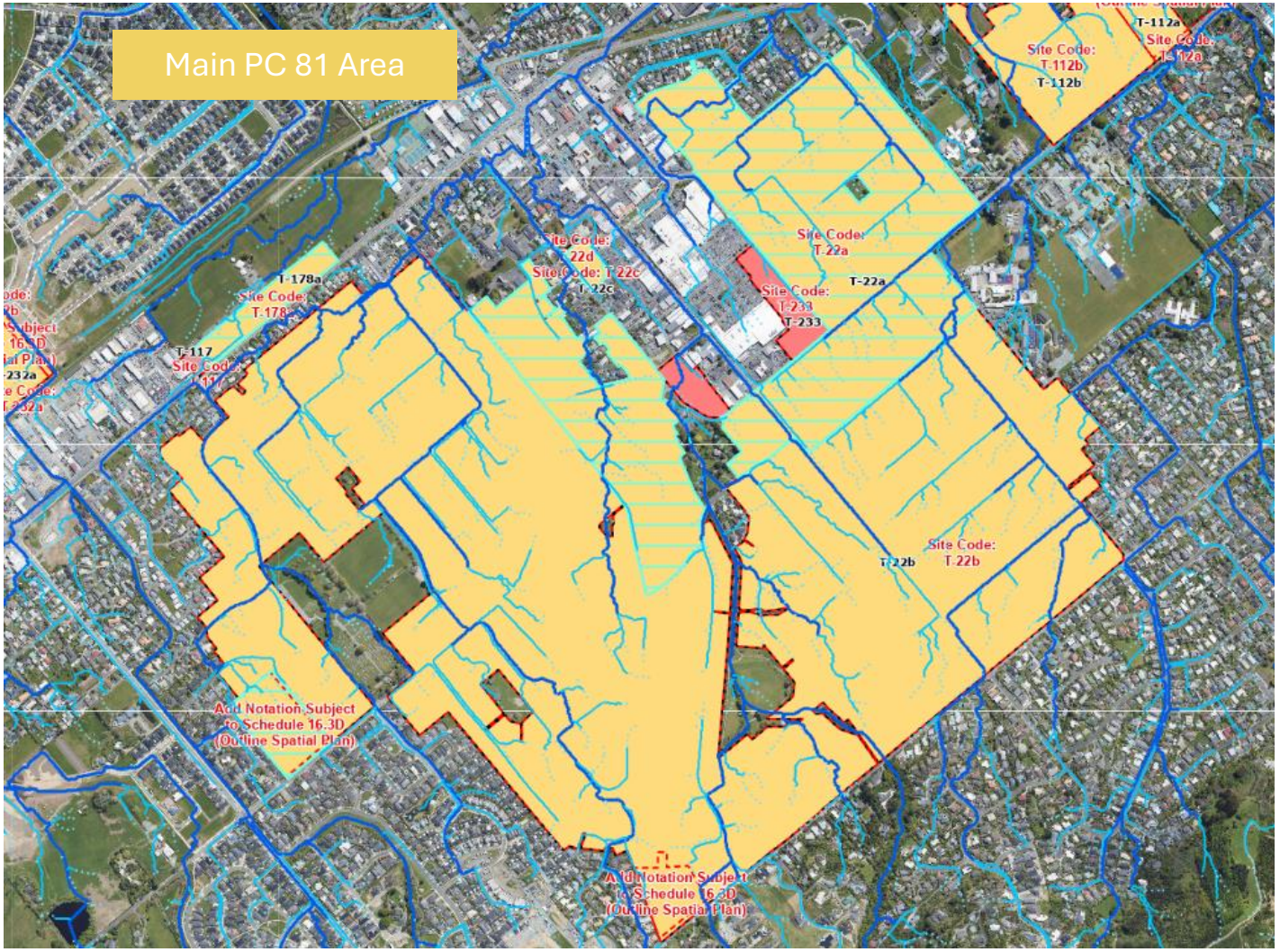
Richmond stormwater discharge points



Example high tide at 84 Beach Road

Overland Flowpaths (OLFP) yet to be managed

Local Government (Water Services) Act 2025 requires Council to manage urban OLFP and prepare Stormwater Network Risk Management Plans (SNRMP)



Example small OLFP re-instatement

Issues & Possible Solutions

Summary of Issues

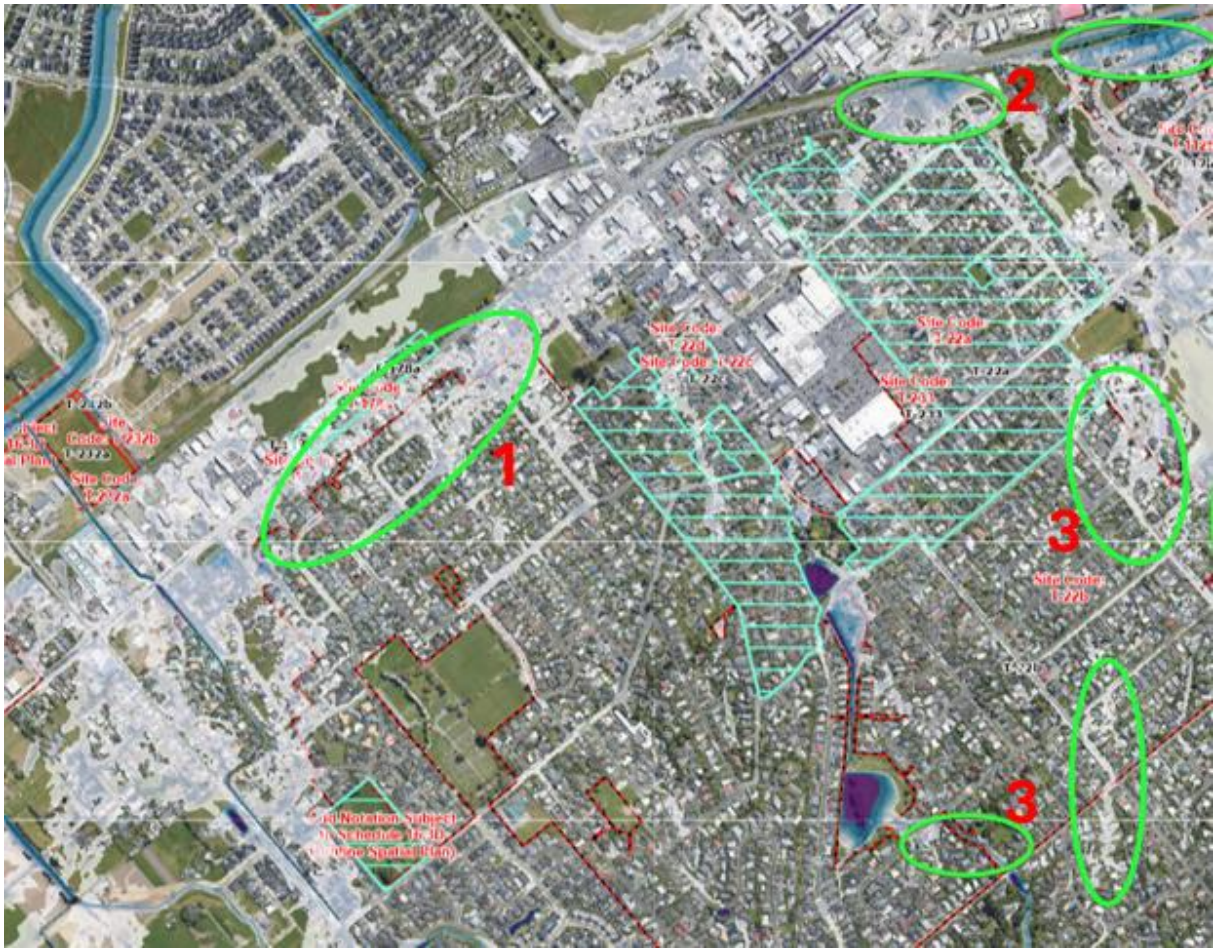
- Increasing rainfall
- Increasing imperviousness
- Undersized pipes
- Overland flowpaths (OLFP)
- Lack of endurance of soakage and detention systems

Possible Solutions

- Limit new imperviousness
- Require detention for all impervious surfaces
- Identify & protect OLFP
- Establish & enforce bylaw
- Update rating to % impervious area
- Increased CAPEX programme

CAPEX Projects to upgrade LOS

1. Gladstone to Poutama
2. Deviation to Coast
3. Major OLFP upgrades
4. Other OLFP works
5. General street pipe and discharge upsizing



Streets without complete stormwater pipes

Many streets within the planned Richmond PC81 growth areas do not have complete stormwater drainage systems.

These are indicatively shown in purple on the plan.

This hampers development, and leads to nuisance flooding.

Installing 10 year storm capacity pipework in all streets planned for intensification is included in the indicative costings

Minor OLFP impacts

Most urban OLFP travel down roads.

Initial review shows that even after the major flood areas were excluded, around 450 buildings and 1100 titles within Richmond PC81 growth areas have an existing modelled OLFP interacting with them. While these can mostly be addressed through the consenting process it will generate additional cost for developers.

The level of Council (or WSBU) active "management" of and investment in these OLFP will be determined through the future SNRMP.

Stormwater Costs (Overland Flow Path and channel upgrades in intensification area)

Existing Programme (for 1750 additional dwellings):

- Reservoir Creek Upgrade
- Deviation flooding
- Richmond Central Upgrade
- Eastern Hills Creek
- Intensification Upgrades
- OLFP programme

New or enlarged Projects (for 3500 additional dwellings):

1. Gladstone to Poutama drainage $8M
2. Deviation to Coast drainage $7M
3. Major OLFP upgrades $5M
4. Other OLFP upgrades $8M

Stormwater Pipes

Upgrades required are:

- Existing under capacity (41km of pipes in PC81 area)
  - 80% are under capacity
  - $34m to bring up to 1 in 10yr LoS
- For current FDS/PC81 area (Adding 1750 dwellings)
  - Same lengths of pipe requiring upgrade, larger ones needing to go up one pipe size
  - Adds $3m to above cost (Cost per additional dwelling = $1940)
  - Increased Opex movements keep pace with increased number of dwellings
- For high intensification scenario (Adding 3500 dwellings)
  - Same lengths of pipe requiring upgrade, most needing to go up 2-3 pipe sizes
  - New pipes to be installed in streets that are not currently serviced
  - Adds $18m to baseline cost (Cost per additional dwelling = $5080)
  - Increased Opex would in large keep pace with increased number of dwelling, more uncertainty with this scenario

Stormwater – Greenfields area (Richmond South)

Upgrades required are:

- Existing zoned land (including PC81)
  - $11m historical costs to pay off and ~$62m already committed
- For current FDS area
  - ~$11.6m to service the remaining area

Wastewater Summary

Upgrades required are:

- Existing under capacity (40km of pipes in PC81 area)
  - Lower Oxford St requires an upgrade
- For current FDS/PC81 area (Adding 1750 dwellings)
  - Approx 2.5km of pipe will require an upgrade out past the 10 years
  - An additional cost of $2.3m ($1300 per dwelling)
  - Requires Inflow & Infiltration to be improved (costs not included)
  - Increased Opex movements keep pace with increased number of dwellings
- For high intensification scenario (Adding 3500 dwellings)
  - Approx 9km of pipe will require an upgrade, some before within the next 10 years
  - An additional cost $26m (Cost per additional dwelling = $2470)
  - Requires Inflow & Infiltration to be improved (costs not included)
  - Increased Opex would in large keep pace with increased number of dwelling

Wastewater Summary

Greenfields:

- Existing zoned land (including PC81)
  - Some infrastructure already in (or committed to)
  - Requires some upgrading of trunk network
- For current FDS (not already zoned)
  - Requires reticulation network to be planned and constructed in new areas

Water Summary

Upgrades required are:

- Existing under capacity (There are 58km of pipes in PC81 area)
  - Normal age/condition based renewals required
  - No current under capacity
- For current FDS/PC81 area (Adding 1750 dwellings)
  - Approx 3km of pipe will require an upgrade out past the 10 years
  - An additional cost of $3m ($1700 per dwelling)
  - Increased Opex movements keep pace with increased number of dwellings
- For high intensification scenario (Adding 3500 dwellings)
  - Approx 12km of pipe will require an upgrade, some before within the next 10 years
  - An additional cost $26m (Cost per additional dwelling = $7450)
  - Increased Opex would in large keep pace with increased number of dwelling

Development Costs (from DC Policy)

Table 2: *Development contribution charge per HUD 1 July 2024 (GST inclusive)*[1]

	Catchments			
Service	**Waimea**	**Motueka**	**Golden Bay**	**Rest of District**
Stormwater	$22,846	$3,129	N/A	N/A
Water	$13,839	$5,631	N/A	N/A
Wastewater	$16,163	$28,173	$40,000	N/A
Transportation	$1,298	$1,298	$1,298	$1,298
Total	$54,146	$38,231	$41,298	$1,298

Table 3: *Development contributions charges that apply in each area*

Settlement area	Transportation	Wastewater	Water	Stormwater
	Waimea Catchment			
Wakefield	✓	✓	✓	✓
Brightwater	✓	✓	✓	✓
Richmond	✓	✓	✓	✓
Māpua / Ruby Bay	✓	✓	✓	✓

	Project Cost (as per DC Policy register) ($m's)			
Service	Waimea Total	Richmond Total	Richmond South	Richmond Intensification
Stormwater	107	99	87	12
Water Supply	64	45	15	13
Wastewater	83	50	21	2.2
Transportation	13	8.6	Nothing specified	Nothing specified
Total	267	202.6	123	27.2

Note: These costs are the growth portion of the projects