
NOTES
of the
WORKSHOP
held
9:30am Long Term Plan Workshop Intensification,
Wednesday, 13 May 2026
at
Tasman Council Chamber, 189 Queen Street, Richmond

Present: Mayor T King, Deputy Mayor B Maru, Councillors C Butler, J Ellis, K Ferneyhough, M Greening, J Gully, M Hume, M Kininmonth, K Maling, D McNamara, P Morgan, T Neubauer, T Walker and D Woods

In Attendance: L Rae, R Kirby, J Ridd, R Smith, B Johnson, J Deans, G Everitt, M Goldingham, A Bywater, J Butler (part), R O'Grady, D Armolea-Lock, K Lee.

1 WORKSHOP TOPIC

Housing intensification (LTP Workshop)

2 APOLOGIES

None

3 WORKSHOP MATERIAL

3.1 Housing Intensification for Tasman

The workshop brought together elected members and officers to discuss historical work that has been done on housing intensification in Tasman, particularly previous work on Council's Future Development Strategy (FDS), forming the current baseline intensification scenario. The workshop also provided a structured thought exercise comparing a different intensification scenario to that adopted in the FDS.

Officers supported councillor discussion about trade-offs, risks and implications, to understand Council's preference for the housing intensification scenario, whether that is the current baseline scenario or different. Offices relied on some advice obtained from developers and an economist on intensification.

Participants shared their thoughts on the different scenarios.. Plan Change 81 was discussed in the context of it being the first plan change to start delivering some of the FDS' capacity, and its intensification component.

Infrastructure costs of providing for greenfield versus intensification (brownfield) were also discussed in some depth, based on the information provided by officers.

The views expressed by elected members demonstrated acceptance of Council's baseline intensification scenario (as oppose to the higher intensification scenario), with the exception of a couple of councillors. This will inform the next workshop on July 8th on Council's growth model. An external briefing has also been arranged for July 1st by the Infrastructure Commission and economist, Fraser Colgrave.

WORKSHOP OUTCOMES AND NEXT STEPS

Outcomes (delete as appropriate)

- 1. Information provided to elected members*
- 2. Possible options workshopped*
- 3. Elected member feedback obtained*

Next Steps (delete as appropriate)

- 1. Further workshop(s) to be scheduled*