

# Tasman District Town Centre Audits Update

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# Glossary

## Convenience goods

Consumer goods purchased on a regular basis such as food/groceries, alcoholic beverages, newspapers and magazines and non-durable household goods.<sup>1</sup>

## Comparison goods

Durable goods such as clothing, shoes, durable household goods, furniture, DIY and electrical goods, sports equipment, garden products, books and stationery, jewellery.<sup>2</sup>

## National multiple traders/outlets

National or regional 'chain store' retailers.<sup>3</sup>

## Services

Commercial units that provide a walk-in service to the public, such as banks, hairdressers, travel agents, dry cleaners, and insurance, medical and automotive services.

## Vitality

The synergy arising from a "variety" of somewhat "unique" commercial and entertainment opportunities, and a dense socially heterogeneous pedestrian population.<sup>4</sup> A wide range of complementary uses can, if suitably located, help to support the vitality of town centres, including residential, employment, office, commercial, leisure/entertainment, healthcare and educational development. Residential development can play an important role in ensuring the vitality of town centres, giving communities easier access to a range of services.<sup>5</sup>

## Offices

Not offering a walk-in service, e.g. accounting, engineering or other professional and legal offices.

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<sup>1</sup> National Retail Planning Forum Retail definitions working group – definitions for retail planning (2007)

<sup>2</sup> Ibid

<sup>3</sup> Ibid

<sup>4</sup> Maas, P. (1984). Towards a theory of urban vitality. Masters. University of British Columbia.

<sup>5</sup> Ministry of Housing, Communities & Local Government, (2019) Town Centres and retail guidance

# 1. Executive summary

## Overall observations of Tasman's centres

The first Tasman town centre audit was undertaken in 2020 and this 2024 update provides an ongoing picture of the health of Tasman's centres.

Tasman was the fastest growing region in NZ between 2018 and 2023 with its population increasing by 5,429 people or 10.3%. Tasman's population is projected to continue to increase by around 1% per annum.

Public investment has occurred in a number of Tasman's centres during 2020-2024, both by Council and Central Government. Council has invested in the public realm of:

- Wakefield – Faulkner's Bush Reserve playground
- Brightwater – Ellis St \$1.9M safety upgrade, roundabout widened pavements, reduced speed
- Pōhara – shared walking/cycling pathway along Abel Tasman Drive between Tākaka and Pōhara, enhancing pedestrian and cyclist safety

In Upper Moutere Council is planning for a new shared path, linking the Community Centre and sportsground with the village.

Central Government has invested in the public realm of the following centres via various funds:

- Covid 19 Response and Recovery Fund 2022 - Motueka \$6.8M - significant environmental improvements - traffic calming but also to assist traffic flows and safety, raised roundabout, raised pedestrian crossing in centre, new traffic signals.
- Murchison - new pump track and playground upgrade which opened in 2024, located just outside of the town centre by the Murchison Sport Recreation and Cultural Centre. This was a Council project funded by the Government's 'three waters better off support package', transforming the existing bike track behind the Murchison recreation centre.
- Māpua - 2023 Streets for People initiative, raised pedestrian crossings enhancing walkability.

Council and Central Government has jointly funded a new E-bus service in Tasman and Nelson since the last audit report. This service has strengthened both Richmond's regional role with five routes passing through the town and connectivity to all centres, including Motueka, Māpua, Wakefield and Nelson.

Vacancies in Tasman's centres are generally low. Apart from Murchison and Wakefield, the remainder of the 13 centres monitored continue to have very low vacancy rates, ranging from no vacancies (Māpua, Kaiteriteri, Pōhara, Upper Moutere, Tapawera) to 4.7% in Richmond, which was very similar to Richmond's vacancy rate in 2020. The other centres' vacancy rates are below 4.7%. Murchison and Wakefield however have increased vacancies from zero in 2020, to 9% and 8.3% respectively in 2024. For Murchison this possibly indicates a return to pre-2016 trading conditions following a temporary economic boost following the Kāikoura earthquake when SH1 traffic was rerouted through Murchison. Wakefield's vacancies amount to three in total and comprise a range of categories.

While Tākaka's vacancy rate remains very low at 1.5%, the total number of units in the centre has declined from 141 in 2020 to 133. The decrease in units was mainly due to shared buildings being leased to fewer businesses, while occupying the same floor space, which reduced the overall number of businesses in the centre. New private investment in Marigold Way has occurred providing a new off-street commercial development.

Collingwood has seen the loss of its stand-alone Post Office, creating a vacancy in the town and the post office has moved within the On the Spot store. Post offices relocating to within shared spaces has been occurring nationally in recent years.

Across the centres there has been movement in the restaurant/café/takeaway sector with Richmond increasing its share, consistent with high population growth, while Motueka, Tākaka, St Arnaud and Murchison have reduced their share of this sector. Notably however in Motueka, takeaways increased, it is restaurants and cafes only that have reduced. There are plans for Richmond mall to further increase its dining offer, extending into the evening, with a reconfiguration of the Mall. As Richmond continues to grow, it has developed neighbourhood centres and these are also monitored from 2024.

Richmond and Māpua have seen businesses relocating within and beyond their centres, but vacancies are quickly replaced with new tenants.

Motueka, Collingwood and Murchison have all seen a reduction in craft/gift/flower shops, possibly a symptom of the community's reduced disposable income during a high cost of living era.

## Richmond Central Centre

Richmond Central's physical structure remained unchanged between 2020 and 2024, but notable growth occurred in the number of commercial units, rising from 350 to 379. This growth was partly due to the inclusion of Gladstone Road in the 2024 audit, which contributed 18 units. The most significant increases were in restaurants/cafes/takeaways and service units, with restaurants, cafés, and takeaways rising from 34 to 48 units, and service units increasing from 95 to 110. Conversely, convenience retail decreased slightly, and other categories such as leisure, hotels, pubs, and cultural spaces remained stable. These changes reflect Richmond's continued evolution as a regional hub offering an increasing variety of consumer and service-oriented options to meet a growing population.

Richmond's vacancy rate remains low at 4.7% and virtually the same as in 2020 (4.8%).

One of the most significant developments was the 2024 closure of Fresh Choice supermarket in Richmond Mall, subsequent to the 2021 opening of Woolworths supermarket on Champion Road. While the number of comparison retail units remained largely stable, some categories saw redistribution, such as a rise in car-related stores (largely due to the inclusion of the Gladstone Road area) and a decline in pet and charity stores. Takeaways/restaurants and personal service businesses saw strong growth, particularly in national multiple takeaway outlets like KFC, Sals Pizza and Zambrero's joining the Richmond market. This reflects increased demand and showcases confidence from national multiples that Richmond is a good place to invest.

Business reshuffling has been prominent across both Queen Street and Richmond Mall. While some long-standing retailers closed or relocated, many were quickly replaced by new tenants, indicating a resilient and active retail environment. New food outlets such as Sals Pizza, Zambrero, and The Ugly Dog and Kitchen have contributed to a more vibrant evening economy. Richmond Mall is undergoing a multi-million-dollar redevelopment, with the former Fresh Choice space set to accommodate multiple new retailers. The redevelopment will also update the food court to support extended dining hours. Despite these transitions, the vacancy rate remains low, highlighting strong commercial performance.

The introduction of the eBus service has further strengthened Richmond's regional role. With five routes passing through the town, frequent services now connect Richmond to Nelson, Wakefield, Motueka, and other neighbouring communities. These zero-emission buses run often on key urban routes and provide affordable, accessible transport. As the town grows, planned infrastructure upgrades, ongoing commercial investment, and improved transport links suggest a well-positioned and adaptive town centre that continues to evolve to meet the needs of its residents and visitors.

## Champion Road, Richmond North Centre

The centre located along Champion Road plays the role of a neighbourhood centre to Richmond Central and has developed significantly since 2020. Initially comprising a Caltex service station, café, and homewares store, the centre was further strengthened in 2021 with the addition of a Woolworths supermarket which now acts as an anchor and ancillary development. These additions help to service the needs of the immediate residential area. However, due to surrounding land uses such as the Richmond Aquatic Centre, residential areas, and a funeral home, further physical expansion is limited.

The centre is divided by Salisbury Road, with a raised pedestrian crossing providing connectivity between both sides. While the smooth paving and a clear layout support pedestrian movement, shared crossings with cyclists present safety concerns, as many riders do not dismount. Vehicular access is efficient, with straightforward circulation and high visibility as the centre is situated near the Tasman/Nelson boundary on one of the main routes between Richmond and Nelson. Overall, the centre offers a modern and clean environment, with maturing landscaping around the Woolworths development that is expected to enhance the area's visual appeal over time.

As of 2024, there are six units in total. One third are convenience stores, another third are food and beverage outlets, and the remainder includes one comparison retail unit (Moxini homewares) and one vacant premises. No units serve as offices, residential spaces, or leisure or cultural venues. Public transport is accessible, providing a connection to Richmond and Nelson. The Champion Road centre serves the daily needs of nearby residents and commuters with a compact but functional mix of shops.

## Lower Queen Street, Richmond West Centre

Located about 1 km northwest of Richmond Central, the Lower Queen Street neighbourhood centre includes two main developments: Berryfields Crossing and The Cube. Berryfields Crossing comprises single-storey buildings, including five national multiples the Silky Otter

Cinema, Joes Garage, NPD, Refresh Café and Burger and Beast, with ample parking surrounding. To the northwest, The Cube development is still under construction. Completed units offer modern, functional warehouse-style spaces. Ongoing construction and vacant Mixed Business-zoned land indicates further investment and expansion potential.

Of the 21 total units across both developments, 50% are vacant. Restaurants, cafés, and takeaways make up 18.2% and residential units each accounting for 9.1%. Comparison retail, leisure, and other uses each comprise 4.5%. There are no convenience stores, offices, or cultural facilities. The only comparison retail unit is the sale of second hand cars. The focus on restaurants and takeaways business use reinforces the role Lower Queen Street as a neighbourhood centre with Richmond Central acting as the main provider for service, office and comparison related businesses.

Pedestrian activity was low during the visit but likely increases in the evening. The centre is car-oriented, with ample parking, but is walkable from surrounding residential areas.

A bus stop is located on Berryfield Drive, outside the Silky Otter Cinema which is serviced by the eBus.

## Motueka Centre

The physical structure of the Motueka town centre remains largely unchanged since the 2020 audit. It continues to feature a long, linear layout dominated by single-storey buildings with a distinctive blend of architectural styles. The centre benefits from its position along the state highway, which contributes to high traffic volumes. In 2022, the speed limit through the town centre was reduced from 50 km/h to 30 km/h, significantly improving safety for both pedestrians and motorists. This formed part of a \$6.8M package of safety improvements by Waka Kotahi NZTA. The town centre also gained a new, purpose-built library in 2022, a \$4.92 million investment located centrally beside Decks Reserve, further reinforcing its role as a community hub.

Between 2020 and 2024, changes in unit types were generally modest. Residential units increased slightly from 26.6% to 27.9%, though two of the three new units were on sites not included in the 2020 audit. While the total number of comparison retail units remained constant, there were notable shifts in composition. Growth occurred in clothing, footwear, and variety stores with additions like the Dollarama store and Bay Bridal opening, while some sectors, such as gift shops declined. Service-related units saw a slight overall decrease although there was a small shift in the types of services offered. The addition of Ed Thynne audiology and a denture clinic potentially signals a shift in the community's needs for more age-related services. Restaurants and cafés reduced in numbers while takeaway outlets increased, possibly trying to capture visitors travelling through.

Motueka maintains a very low vacancy rate of 2.9%, unchanged since 2020, and continues to show one of the highest residential rates in a town centre in the district at 28%. The introduction of the eBus service between Motueka and Nelson, with a stop outside the new library, improves public transport connectivity. The combination of low vacancy rates and recent investment in community infrastructure positions Motueka as a vibrant and well-utilised centre with strong local character.

## Wakefield Centre

The physical structure of the Wakefield town centre has remained unchanged since 2020, with no new commercial development occurring. The centre continues to serve a small, local catchment, focused on convenience shopping and basic services. Residential growth in Pitfure Road may increase future demand and improve foot fall in the centre. The town centre retains a modest commercial footprint, with nine active convenience, comparison, or service units in 2024, largely consistent with 2020.

Key businesses like Four Square, The Villa Café, and the regionally significant Wakefield Bakery continue to anchor the centre. Four Square remains as the only supermarket, and the sole comparison retail unit is the pharmacy. Both the Four Square and the Pharmacy play a key role however in meeting local needs. Other business categories, including cafes, takeaways, hairdressers, and real estate agents, have remained stable. The inclusion of a previously omitted commercially zoned site has slightly increased the total number of recorded sites from 35 to 36. However, there has been an increase of three vacant sites one of which was an omission from the 2020 report, and one was a non-retail business closure with no replacement.

Pedestrian activity remains strongest near the Four Square and Wakefield Bakery, while quieter areas include the vicinity of the Wakefield Hotel and eastern edge of town. Accessibility for walk-in customers to the centre is generally good. The addition of the eBus (Route 6 Wakefield - Nelson express) has improved public transport connectivity, and the community bus remains in service. Nearby Faulkner's Bush Reserve is undergoing a playground upgrade expected by summer 2024, which may draw more families into the centre and contribute to increased local activity.

## Brightwater Centre

Since the 2020 audit, the physical structure of the Brightwater town centre has remained largely the same, continuing its role as a small neighbourhood centre. However, several notable changes have occurred, particularly in pedestrian accessibility and business composition. The most significant public investment has been the completion of the \$1.9M Ellis Street safety upgrade, which introduced speed humps and a roundabout, widened pavements, and reduced the speed limit to 30 km/h. These changes have addressed previous concerns about pedestrian use and have significantly improved walkability and safety in the centre. Additionally, Brightwater is now serviced by the regional eBus, offering direct connectivity to Wakefield, Richmond and Nelson.

Between 2020 and 2024, the total number of units increased from 22 to 29, five of which were driven by units in the Headquarters development previously being left off. A Reformer Pilates studio introduced a new leisure category, and comparison retail expanded modestly, with the addition of a national clothing and footwear store (Saddle Warehouse), while a sports/hobbies store was lost. Restaurant/café/takeaway units increased from two to three with the addition of Duo, while the number of convenience and office units remained unchanged. The only new vacancy is on the ground floor of the Headquarters development. These changes reflect a modest diversification in retail and service offerings, with the town centre remaining focused on everyday convenience for locals and passers-by.

## Māpua Centre One (Aranui Road)

Since 2020, changes in the Māpua town centre (Aranui Road) have been modest, with the most notable improvements relating to investment in pedestrian accessibility. As part of the 2023 'Streets for People' initiative, three raised pedestrian crossings were installed along Aranui Road, including one within the town centre and another near the Māpua Recreation Reserve playground. These upgrades addressed previously identified safety issues in the 2020 audit and have significantly enhanced walkability. The trial also tested planter boxes and concrete separators, which were later removed in response to community feedback. Māpua Centre One is now serviced by the eBus (Route 5), improving transport connections to Nelson, Richmond, and Motueka.

Commercial changes have been minimal. Between 2020 and 2024, Māpua Centre One gained one residential unit and two comparison units, and although Tessa Mares and The Vintage Room have moved out of the centre, they remain nearby on Aranui Road. A slight gain in service and office space is due to the addition of the NZ Post sorting office and Keetrax. The centre continues to have no vacant sites. The Aranui Road centre has no vacant units, as in 2020.

## Māpua Centre Two (Wharf)

The Māpua Wharf precinct has remained largely unchanged since the 2020 audit, maintaining its strong identity as a successful tourist/commercial destination. Most businesses have retained their premises, reflecting the centre's stability and continued appeal. Restaurants and cafés continue to serve as key attractions, particularly for cyclists using the Great Taste Trail as the ferry connection across the Waimea Inlet is still in operation. No vacant premises were recorded in 2024, reinforcing the centre's strong occupancy and commercial success.

While the eBus service does not directly reach this centre, the nearest stop is approximately 700 metres away in Māpua Centre One. Visitors must walk or cycle from there to access the wharf. Minor activity was observed during the site visit, with Harcourts real estate offices undergoing refurbishment, temporarily operating from modular units in an adjacent carpark. Overall, the lack of significant change underscores the centre's maturity and ongoing role as a vibrant, well-patronised coastal hub.

## Kaiteriteri Centre

Since 2020, the physical structure of Kaiteriteri town centre has remained unchanged, with minimal variation in business mix or activity. The total number of service, leisure, and convenience food units declined slightly from nine to eight, due to the seasonal absence of the Mermaid Café food cart, which in turn meant restaurant/café/takeaway units reduced from four to three. All other categories, such as comparison retail, offices, residential, and vacant units, remained unchanged or unrepresented. Kaiteriteri continues to function as a seasonal, tourism-focused destination with limited year-round services.

Pedestrian and vehicle activity remains highly seasonal, and although footpath quality within the centre is good, overall connectivity to the rest of Kaiteriteri is limited by hilly terrain and narrow approaches, especially from nearby residential areas. There is no public transport

serving the town centre, with only limited private shuttle services available during peak tourist seasons. No new business investment was recorded since the last audit, though the centre remains clean, well maintained, and fully occupied, with no vacant premises in either 2020 or 2024.

## Tākaka Centre

Tākaka town centre remains a vibrant, creative hub even during the quieter winter months. Its colourful shopfronts and diverse streetscape contribute to an attractive and distinct retail environment. Structurally, the centre is situated at a key junction in Golden Bay, with feeder roads connecting from the north, south, and east. While the overall layout remains unchanged, light industrial activity continues to be concentrated along Motupipi Street and northern Commercial Street.

Between 2020 and 2024, the total number of units in the centre declined from 141 to 132, yet vacancy rate remains very low at just 1.5%. Notable shifts include a decline in comparison retail units from 36 to 29 and a drop in hospitality offerings, with restaurants, cafés, and takeaways reducing from 14 to 10 units. Residential units also fell from 12 to 8 with some residential properties converting into services like Zippys Massage. Offices spaces are increasingly prevalent, having doubled since 2020, increasing from 11 to 22. Banking, financial services, and real estate agents also saw small increases.

A key sign of recent investment is the Marigold Way development, a colourful, mixed-use container-based commercial development that opened in 2023 on the former Birds Emporium site. This includes new cafés, an insurance office and a real estate agent, revitalising this part of town. Despite limited public transport, Tākaka remains well-connected via shuttle services and air travel. Accessibility within the centre is largely unchanged, though high traffic volumes during summer continue to pose challenges along Commercial Street.

## Collingwood Centre

The physical structure of the Collingwood town centre remains unchanged since 2020, maintaining its compact, heritage-rich layout. However, minor shifts in land use and unit composition have occurred. Between 2020 and 2024, comparison retail and convenience units declined, with comparison retail halving from four to two units, and convenience units dropping from two to one. Businesses such as a flower and gift shop and the jewellery store "Drift n Jade" have closed, leaving only the "All Sorts" gift store and the art gallery in the comparison category. In contrast, service units rose from six to seven, with the addition of a self-service laundrette catering to tourists. Restaurants, cafés, pubs, personal care services and remained unchanged, and there were still no office, takeaway, or financial service units present.

The vacancy rate increased, with one unoccupied unit (former post office) in 2024 and it is a heritage-listed site. The only visible recent business investment was updated signage for the new On the Spot convenience store. Pedestrian activity was concentrated outside the centre near the Courthouse Café, and public transport remains unavailable, limiting broader accessibility to the centre. Overall, while structural changes were minimal, the audit shows a slight decline in commercial diversity but a quiet but steady local convenience centre function.

## Pōhara Centre

Since 2020, the physical structure of Pōhara town centre has remained unchanged, but small changes in land use have occurred. The number of recorded units increased from 10 to 11, due to the addition of a food cart. Residential units rose from five to seven, and hospitality offerings expanded, with restaurant/café/takeaway units increasing from one to three. Notably, the Kotare Motel was reclassified as residential, and the Kotare Bar transitioned into Molly B's Café and Bar. The only service unit remained unchanged, and there were no new offices, retail, or convenience units added. No vacant units were recorded in 2024.

The most significant investment since 2020 was the completion of a shared walking and cycling path along Abel Tasman Drive in August 2023, improving access between Pōhara and Tākaka. This upgrade enhanced pedestrian and cyclist safety and improved parking arrangements in the centre. However, the continued absence of a pedestrian crossing remains an issue, particularly during busy summer months. Pōhara remains unserved by public transport but is easily reached by car or bike, and Golden Bay Air offers nearby flight access to Tākaka Aerodrome.

## Upper Moutere Centre

Between 2020 and 2024, the physical structure and composition of Upper Moutere centre remained unchanged, with a consistent total of seven units across both periods. There were no shifts in business occupancy, no new unit types introduced, and no vacancies recorded. Upper Moutere Bakery and the On the Spot convenience shop continue to attract the highest foot traffic, primarily for short stay visits.

No public transport services the centre, and there has been minimal visible investment since the last audit, aside from updated signage for the On the Spot store. The Council is planning however for a new shared path, linking the Community Centre and sportsground with the village. Overall, the town centre continues to serve as a small, stable local convenience centre with steady use with no significant commercial or structural change.

## Tapawera Centre

The physical structure of the Tapawera town centre has remained unchanged and continues to function as a small, well-maintained local convenience centre catering to both residents and passing visitors. Between 2020 and 2024, the total number of units increased slightly from 10 to 11 due to the inclusion of the public toilet block, which occupies a commercially zoned site previously omitted. The distribution of unit types remained consistent, with the Four Square and Purpose HQ Café continuing to attract short stay visits, especially from tradespeople. There were no changes in core use categories, reinforcing the centre's focus on primary convenience and service provision. There remain no vacancies in the centre.

No significant private investment has occurred in the centre since 2020, aside from updated signage on the Four Square store. Pedestrian and vehicular flows remain low and manageable, aided by wide footpaths and clear visibility. Tapawera remains unserved by public transport,

and the two vacant commercially zoned sites (88 and 90 Main Road) remain undeveloped, indicating little recent development activity.

## Saint Arnaud Centre

The physical structure of the St Arnaud town centre remained unchanged, with the total number of units holding steady at 11. Between 2020 and 2024, the most notable change was the closure of the Dine Hard restaurant in Beechnest Drive, reducing hospitality units from three to two and creating the centre's first recorded vacancy. A new leisure facility, Alpine Yoga and Massage, opened in 2024, contributing to a modest shift in service offerings. All other categories, including convenience, hotel, and service units, remained stable, and comparison, residential and office uses continued to be absent, reinforcing the centre's role as a local convenience centre.

There were no visible signs of business reinvestment during the audit period, and the centre remained quiet at the time of the visit. Accessibility by foot and car was easy due to wide streets and ample parking, though pedestrian crossings are absent. The closure of Dine Hard has diminished the immediate need for improved pedestrian links between Beechnest Drive and the main road, though the long-vacant site may require enhanced connectivity to support future occupation.

## Murchison Centre

Since 2020, Murchison's physical structure has remained mostly unchanged, though the demolition of the historic Commercial Hotel at the corner of Fairfax and Waller Streets marks a significant change. This site is intended for a new, larger Four Square, which will eventually replace the current store. The number of total units remained stable, but vacant units increased from zero to four, equating to 9%. Service units declined from seven to four, and restaurants, cafés, and takeaways fell from eight to six. An office appeared for the first time, and hotel units dropped from five to three. These changes suggest Murchison's return to pre-2016 trading conditions, following a temporary economic boost after the Kāikoura earthquake when SH1 traffic was rerouted through Murchison.

While comparison retail saw a slight increase from six to seven units, changes within this category included new additions to the subcategory clothing, chemists, and automotive stores, and a reduction in the gift and craft shops category. Pedestrian activity remains centred around Fairfax and Waller Streets, though few stay long. Accessibility remains generally good despite steep kerb and channels, and no major new public infrastructure has been added, aside from a new pump track near the sports centre. There is still no public transport servicing the town.

## 1.1. Tasman Town Centre Hierarchy

Draft Change 1 to the Tasman Regional Policy Statement and Draft Plan Change 81 (PC81) to the Tasman Resource Management Plan introduce a commercial centre hierarchy for Tasman, recognising that as urban areas grow and change, there is a risk that the vibrancy and efficiencies of town centres may be compromised by sprawling or ad hoc retail developments.

Acknowledgement of the role and function of existing town centres may assist retaining and enhancing the vibrancy and efficiencies of the centres as compact hubs of economic, social and cultural activity and realising efficiencies relating to the maintenance, upgrades and extension of network infrastructure.

The 2020 centre audit report and this update has helped inform the proposed centre hierarchy. A new issue, objective and policy is introduced in relation to the proposed commercial centre hierarchy in PC81, while the policy contains the hierarchy itself:

Town / Centre	Role	Function	Commercial Zone Hierarchy
<b>Nelson</b>	Regional Centre	Nelson City Centre is the principal commercial centre for the region (Nelson, Marlborough and Tasman) and is the premier tourist destination	City Centre
<b>Richmond</b>	District Centre	Richmond Metropolitan Centre (Metro centre) is the main commercial (and industrial) centre for Tasman district and the focal hub for commercial and community activities and employment in Tasman.	Metropolitan Centre with Neighbourhood Centres: 1. Richmond North 2. Three Brothers Corner 3. Richmond South 4. Berryfields Junction 5. The Meadows
	Neighbourhood Centre	Neighbourhood Centres which are provided for in Richmond, Motueka and Tākaka are for small scale commercial and community activities that service the needs of the immediate residential area.	
<b>Brightwater</b>	Local Service Centre	Local Centres are for medium to small scale commercial and community activities that service the needs of the local community.	Local Centre
<b>Wakefield</b>	Local Service Centre		Local Centre
<b>Mapua / Ruby Bay</b>	Local Service Centre with tourist precinct	Tourist precincts are for streets / localities where management of locality requires additional or different provisions to the relevant zone due to high visitor numbers, seasonally or throughout the year	Local Centre with tourist precinct

Town / Centre	Role	Function	Commercial Zone Hierarchy
<b>Tasman</b>	Local Convenience Centre		Local Centre
<b>Upper Moutere</b>	Local Convenience Centre		Local Centre
<b>Motueka / Riuwaka</b>	Town Centre		Town Centre -Motueka with Neighbourhood Centre - Riuwaka
<b>Tapawera</b>	Local Convenience Centre		Local Centre
<b>St Arnaud</b>	Local Convenience Centre with tourist precinct	Tourist precinct only if management of locality requires additional or different provisions to the relevant zone.	Local Centre with tourist precinct
<b>Lake Rotoroa</b>	Local Convenience Centre with tourist precinct		Local Centre with tourist precinct
<b>Murchison</b>	Local Service Centre		Local Centre
<b>Kaiteriteri</b>	Local centre with tourist precinct		Local Centre with tourist precinct
<b>Marahau</b>	Local centre with tourist precinct		Local Centre with tourist precinct
<b>Tākaka</b>	Town Centre		Town Centre with Neighbourhood Centre - Park Avenue
<b>Pōhara</b>	Local Centre		Local Centre
<b>Collingwood</b>	Local Convenience Centre		Local Centre

Note: The classification of roles of each centre varies slightly from the suggestions in the 2020 centre audit report because the terms have been aligned with the National Planning Standard definitions.

## 2. Town Centre Health Check Assessments

### 2.1. Introduction

This report provides an update to the *Tasman District Town Centre Audits – April 2020* and should be read in conjunction with it.

### 2.2. Methodology

The methodology remains largely consistent with Section 1.2 of the 2020 report, with less questions assessed against, both in the Centre Health Check Proforma and the DoForm (which updates the type of units present) for each centre. Not all questions from the 2020 Health Check Proforma were included in the 2024 survey, see Appendix 1 for details. Similarly, the DoForm completed in the field for each unit had slight differences compared to the 2020 version (see Appendix 2). Health check surveys and site visits were carried out as shown in the table below.

Table 1 Site Visit Date and Times for Each Centre.

<b>Richmond Central</b> 10am-2pm on the 28 <sup>th</sup> of July and 5 <sup>th</sup> , 6 <sup>th</sup> , 14 <sup>th</sup> , 19 <sup>th</sup> , and 28 <sup>th</sup> August 2024	<b>Tākaka</b> 12noon – 3pm on the 25/07/2024 and 12/08/2024
<b>Champion Road, Richmond North</b> 9:30am 02/08/2024	<b>Collingwood</b> 11am 25/07/2024
<b>Lower Queen Street, Richmond West</b> 10am 01/08/2024	<b>Pōhara</b> 1pm 25/07/2024
<b>Motueka</b> 9am 15/08/2024 and 22/08/2024	<b>Upper Moutere</b> 12:30pm 09/08/2024
<b>Wakefield</b> 11am 09/08/2024	<b>Tapawera</b> 12pm 09/08/2024
<b>Brightwater</b> 10:30am 18/07/2024	<b>Saint Arnaud</b> 9:30am 19/07/2024
<b>Māpua Centre One</b> 9:30am 22/08/2024	<b>Murchison</b> 11:30am 19/07/2024
<b>Māpua Centre Two</b> 9:30am 22/08/2024	<b>Kaiteriteri</b> 10:30am 22/08/2024

The town centre audit update has informed Proposed Plan Change 81, both in terms of the proposed centre hierarchy and the zoning of a number of commercial sites:

There are five sites proposed for commercial or mixed business zoning in PC81. These are T-115 Berryfields, Richmond, T-122 Main Rd, Hope T-106 Ellis St Brightwater, T-150 two town centre sites in Murchison. They are all adopted Future Development Strategy sites. The zoning of the sites in Brightwater and Murchison was also informed by the first town centre audit report in 2020. The plan change is proposed to be notified in October 2025.

## 2.3. Quantitative Analysis

See section 1.3 of the 2020 report for this information. There is a new business land demand study being produced in 2025.

## 3. Richmond Central

### 3.1. Physical Structure of Richmond Central

There were no developmental changes to the physical structure of Richmond Central between the 2020 and 2024 report. Since 2020 there has been the addition of two Richmond neighbourhood centres in Champion Road, Richmond North) and Lower Queen Street (Berryfields), Richmond West), which have been surveyed separately.

### 3.2. Diversity of Uses

Table 2 Richmond Central - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2024
Convenience	14	3.7%	14	4.0%
Comparison	83	21.9%	80	22.9%
Services	110	29.0%	95	27.1%
Offices (not walk in services)	57	15.0%	58	16.6%
Restaurants/Café/Takeaway	45	11.9%	34	9.7%
Pub	3	0.8%	3	0.9%
Hotel	1	0.3%	1	0.3%
Leisure	4	1.1%	4	1.1%
Cultural e.g Library	4	1.1%	4	1.1%
Other	10	2.6%	12	3.4%
Residential	30	7.9%	28	8.0%
Vacant	18	4.7%	17	4.9%
<b>Total</b>	<b>379</b>	<b>100%</b>	<b>350</b>	<b>100.0%</b>

In 2024, there are 379 units compared to 350 in 2020, showing a modest overall increase. However this increase is largely due to an area along Gladstone Road not being included in the 2020 survey, which attributed 18 units. There was a notable change in the number of restaurant, café, and takeaway units, growing from 34 (9.7%) to 48 (12.7%). Service units (e.g. banks, hairdressers, automotive, estate agents) also saw an increase, from 95 (27.1%) to 110 (29.0%). This increase was partially due to the inclusion of the Gladstone Road area in the 2024 audit which had 7 service units. Conversely, convenience units decreased from 14 (4.0%) to 11 (2.9%), and “other” units dropped from 12 (3.4%) to 10 (2.6%). Most other categories, including offices, pubs, hotels, leisure, and cultural spaces, remained largely stable, with minimal or no change. Overall, the most considerable change to the centre is the growth in restaurant/cafes/takeaways and service units.

The vacancy rate in Richmond remains low at 4.7% and virtually the same as in 2020 when it was 4.8%.

The changes reflect a growing and evolving Richmond town centre responding to population growth. A significant shift in 2024 is the closure of the Fresh Choice supermarket, previously located in Richmond Mall. This closure occurred in early 2024. Back in 2016, a private plan change hearing was held regarding a proposed commercial development on Champion Road, which included a new Woolworths supermarket. Expert retail evidence presented during the hearing indicated that Fresh Choice would be the most affected supermarket in the region, both in terms of sales impact and vulnerability to cumulative retail pressures. This prediction appears to have been accurate, with the Woolworths store opening in 2021 and the Fresh Choice store subsequently closing.<sup>6</sup>

Table 3 Richmond Central - Breakdown of comparison units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Clothing and footwear	19	5.0%	20	5.7%
Furniture, carpets, textiles	4	1.1%	4	1.1%
Books, arts/crafts, stationers/copy	10	2.6%	9	2.6%
Electrical, entertainment, phones	7	1.8%	5	1.4%
DIY, hardware & household goods	5	1.3%	5	1.4%
Gifts, china, glass & leather goods	1	0.3%	3	0.9%
Cars motorcycles & accessories	6	1.6%	2	0.6%
Chemist & toiletries	8	2.1%	7	2.0%
Variety, department & catalogue	6	1.6%	6	1.7%
Florists & Gardening	2	0.5%	2	0.6%
Sports, toys, cycles & hobbies	3	0.8%	3	0.9%
Jewellers	4	1.1%	4	1.1%
Charity, pets & other comparison	6	1.6%	10	2.9%
<b>Total</b>	<b>81</b>	<b>21.4%</b>	<b>80</b>	<b>22.9%</b>

In 2024, there are 81 comparison retail units, a slight increase from 80 in 2020, though the overall percentage has decreased from 22.9% to 21.4% due to growth in other unit types and including the Gladstone Road area in the 2024 survey. Individual categories of comparison units have remained stable between 2020-2024, with some small redistributions within some categories. The most notable changes include a rise in units selling cars, motorcycles, and accessories (from 2 to 6), and a drop in charity, pet, and other comparison shops (from ten to six). The three units that contributed to the increase in cars, motorcycles and accessories were from the Gladstone Road area. Clothing and footwear units decreased slightly from 20 to 19,

<sup>6</sup> Information from expert retail evidence into Richmond North proposed commercial zone.

while electrical and phone shops increased from five to seven. Most other categories, such as furniture, books, and jewellers, remained stable with minimal changes.

Table 4 Richmond Central - Breakdown of service, leisure, office and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Restaurants, cafes	19	5.0%	17	4.9%
Takeaways/fast food	27	7.1%	17	4.9%
Pubs, bars	3	0.8%	3	0.9%
Hairdressing, beauty & health	50	13.2%	34	9.7%
Laundrettes & dry cleaners	1	0.3%	1	0.3%
Travel agents	1	0.3%	3	0.9%
Banks, build/socs, financial, legal & insurance services	37	9.8%	32	9.1%
Estate agents, home builders & auctioneers	12	3.2%	12	3.4%
Automotive, trades, printers & other industry	41	10.8%	37	10.6%
Gyms, leisure and other services & offices	32	8.4%	32	9.1%
Repair services	4	1.1%	4	1.1%
Vet	2	0.5%	1	0.3%
<b>Total</b>	<b>229</b>	<b>60.7%</b>	<b>193</b>	<b>55.1%</b>

In 2024, there are 229 service, leisure, office, or restaurants/takeaways/cafes, up from 193 in 2020. The proportion of service, leisure, office, or restaurants/takeaways/cafes has risen from 55.1% in 2020 to 60.7% in 2024, indicating growth in this area. However 18 of these units were due to the addition of the Gladstone Road area into the Richmond central survey area.

The most significant increases were seen in hairdressing, beauty and health services (from 34 to 50 units) and takeaways/fast food outlets (from 17 to 27 units), reflecting growing demand for personal care and food takeaway options.

The increase in takeaway options can be attributed to the inclusion of businesses along Gladstone Road, the new food outlets at the Wensley Road/ Queen Street intersection and the addition of a KFC near the Mall.

Banks and financial services also grew slightly from 32 to 37 units. Travel agents reduced from 0.9% to 0.3% reflecting national contraction in this sector following the covid pandemic of 2020. Most other categories, such as gyms, automotive services, and estate agents, remained stable with minimal fluctuations. Overall, the data indicates a trend toward more consumer-focused and convenience-oriented services for a fast-growing population.

### 3.2.1. National Multiples

The following tables highlight the National Multiples within the Richmond Central area, those in bold are new businesses since 2020.

Table 5 Richmond Central - National Multiples (Convenience).

National Multiples			
<b>Liquorland</b>	Night n Day	Couplands Bakery	Super Liquor
Pak n Save	Bin Inn	Blackbull Liquor	<b>Cheesecake Factory</b>

Table 6 Richmond Central - National Multiples (Comparison).

National Multiples			
<b>Number one shoes</b>	Carpet Plus	My Ride	Fashion Central
Wet and Forget	<b>Bed Bath and Beyond</b>	The Warehouse	<b>Gun City</b>
Kmart	Cotton On	Whitcolls	EB Games
Hannahs	<b>Platypus</b>	Michael Hill	Pagani
Pascoes	Postie Plus	Health 2000	Shampoo Plus
Farmers	Stirling Sports	The Body Shop	Fronrunner
Unichem	Jay Jays	2 degrees	<b>Cotton on body</b>
Acquisitions	<b>Lovisa</b>	Paper Plus	Spark
One NZ	<b>Shosha</b>	<b>SPCA Op Shop</b>	<b>Resene Paint</b>
Flooring Xtra	Hospice Shop	<b>Yamaha</b>	Noelleeming
<b>The Red Cross shop</b>	<b>Guthrie Bowron</b>	Repco	

Table 7 Richmond Central - National Multiples (Services).

National Multiples			
ASB	Rabobank	FMG	BP
GJ Gardener	<b>Summit Real estate</b>	Pacific Radiology	Espresso Carwash
<b>Just Cuts</b>	Mister Minit	Specsavers	BNZ Bank
Westpac	Bay Audiology	House of Travel	<b>The Cosmetic Clinic</b>
Bridgestone	<b>Mike Pero</b>	<b>The Rent Shop</b>	Plunket
Harcourts	Ministry of Social Development	NPD	ANZ
Vivo Hair	Matthews Eyecare	Bayleys	Te Piki Oranga
Z Station	Toyota		

Table 8 Richmond Central - National Multiples (Restaurant/ cafes/ takeaway).

National Multiples			
Aki Sushi	Burger King	<b>KFC</b>	Muffin Break
Pizza Hutt	Tank Juice	Columbus Coffee	<b>Donut King</b>
Tank Juice	Robert Harris	<b>Sals Pizza</b>	<b>Zambrero</b>
Dominos	Subway	Hells Pizza	Noodle Canteen
McDonalds			

There has been an increase of National Multiples in recent years which indicates that the centre is performing well. McDonald's did move out of the mall leaving just one McDonalds in Richmond and this has limited the offering in the Richmond Mall food court especially since the unit was replaced with a non-food unit, a gaming arcade. However, during the same period KFC arrived in Richmond, developing a site near Richmond Mall and more new restaurants/ take-away national multiples opened in the new development near the Warehouse/K-Mart, including Sals Pizza and Zambrero. Also Richmond Mall is undergoing a multi-million-dollar redevelopment, with the former Fresh Choice space set to accommodate a new food court to support extended dining hours.

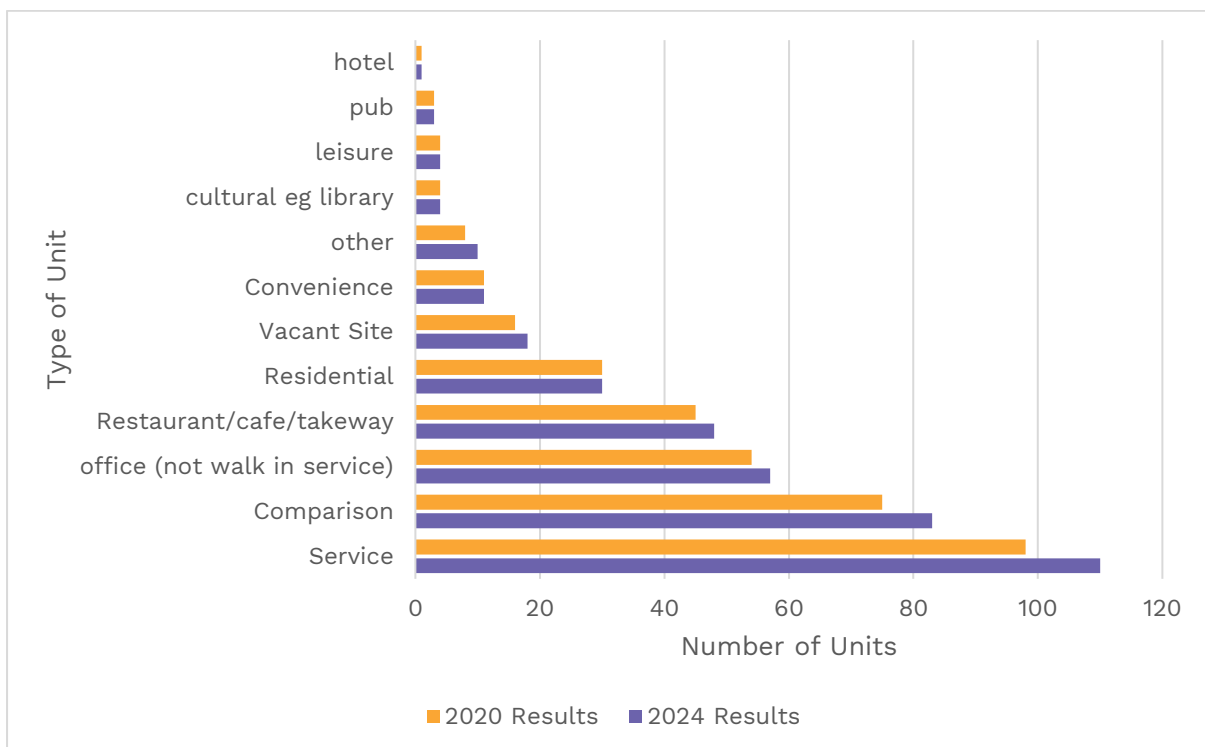


Chart 1 Richmond Central 2020 and 2024 Comparison Chart.

Richmond has experienced a significant reshuffling of businesses and services, with many operators closing, relocating, or being replaced, yet the overall vacancy rate remains low. Notably, in Queen St, Henry's Wine Beer and Spirits was absorbed into Foodstuffs' Liquorland franchise, and Smiths City's departure from Queen St led to the arrival of Number One Shoes

and then Hannah's relocating from Richmond Mall into this shared space. Several other retailers such as Gizmos, Hello World, and Hunting & Fishing were replaced by businesses like Health and Herbs, the Floral Bar, and Gearshop, respectively. There have also been noticeable relocations within Queen Street, with shops like Tango Shoes relocating from near the K-Mart/Warehouse development to further down Queen St and Perky Peche taking up the unit and the addition of Gun City and Bed Bath Beyond to the centre.

Richmond Mall has undergone particularly significant changes, with the departure of the Fresh Choice supermarket leaving a large vacant space that is now being redeveloped as part of a multi-million-dollar upgrade of the entire complex. Though many tenants have left – like Sassys, Silvermoon, Tasman Health & Herbs, Wild South, and Stevens – they were quickly replaced by others, including Apartment 12, JayJays, Platypus, and The Cosmetic Clinic. Food and beverage venues such as Shamiana and Gloria Jeans replaced older cafes, while McDonald's gave way to a gaming arcade. Additionally, there have been new restaurants opening along Queen Street, enhancing the town's food offer. Whilst increasing food diversity within the centre, the opening of Sals Pizza, Zambrebro and the Ugly Dog and Kitchen also positively contribute to the evening role of the centre as they offer extended dine in and takeaway options. Vape shops have also opened since the last survey, following a national increase of these retailers in towns. Service providers also shifted, with new real estate firms like Yelsa emerging while others exited. Despite all these transitions, Richmond has increased its offering in both retail comparison goods and services, showing signs of a strengthened commercial role in the region.

### 3.3. Transport Activity and Investment

#### 3.3.1. Public Transport

The Nelson-Tasman region's new eBus service features 17 electric buses running every 30 minutes on all urban routes between Nelson and Richmond from 7am to 7pm, seven days a week, with some routes providing buses every 15 minutes. Richmond Central serves as a key hub, with five bus services transiting through the area:

- Route 1 (Richmond–Nelson via Waimea Road);
- Route 2 (Richmond–Nelson via Rocks Road) each run every 30 minutes;
- Route 5 (Motueka–Nelson) runs every three hours;
- Route 6 (Wakefield–Nelson) runs every two hours; and
- Route 8, a late-night service, operates almost hourly between 10pm and 2:30am on Friday and Saturday nights.

New rural express routes connect Motueka, Mapua, Wakefield, and Brightwater directly to Nelson via Richmond, ideal for commuters. A low flat fare of \$2 applies to all urban trips, with discounts for concession and SuperGold card holders. The buses are zero-emission, quiet, and clean, supporting the region's environmental goals. Real-time tracking, e-readers at stops, and free onboard Wi-Fi enhance the passenger experience.

### 3.3.2. Investment

Tinline Property who owns Richmond Mall has announced a multi-million-dollar revamp with work to begin in October 2024. The old Fresh Choice store will be part of stage one, plans are to convert this space and allow for multiple retailers. Later stages of the remodelling will see changes to the food court area with improvements allowing for evening dining options. The mall will remain open during construction.

### 3.4. Vacant Premises

One of the most prominent vacant sites is located on the corner of Gladstone Road (SH6) and Lower Queen Street which used to be the Railway Restaurant Gaming and Bar. This is a prime corner site with shared adjacent carparking, other retailers in the area include Noodle Canteen, McDonalds, Hells pizza and Mike Greer homes.

## 4. Champion Road, Richmond North

### 4.1. Physical Structure of Champion Road

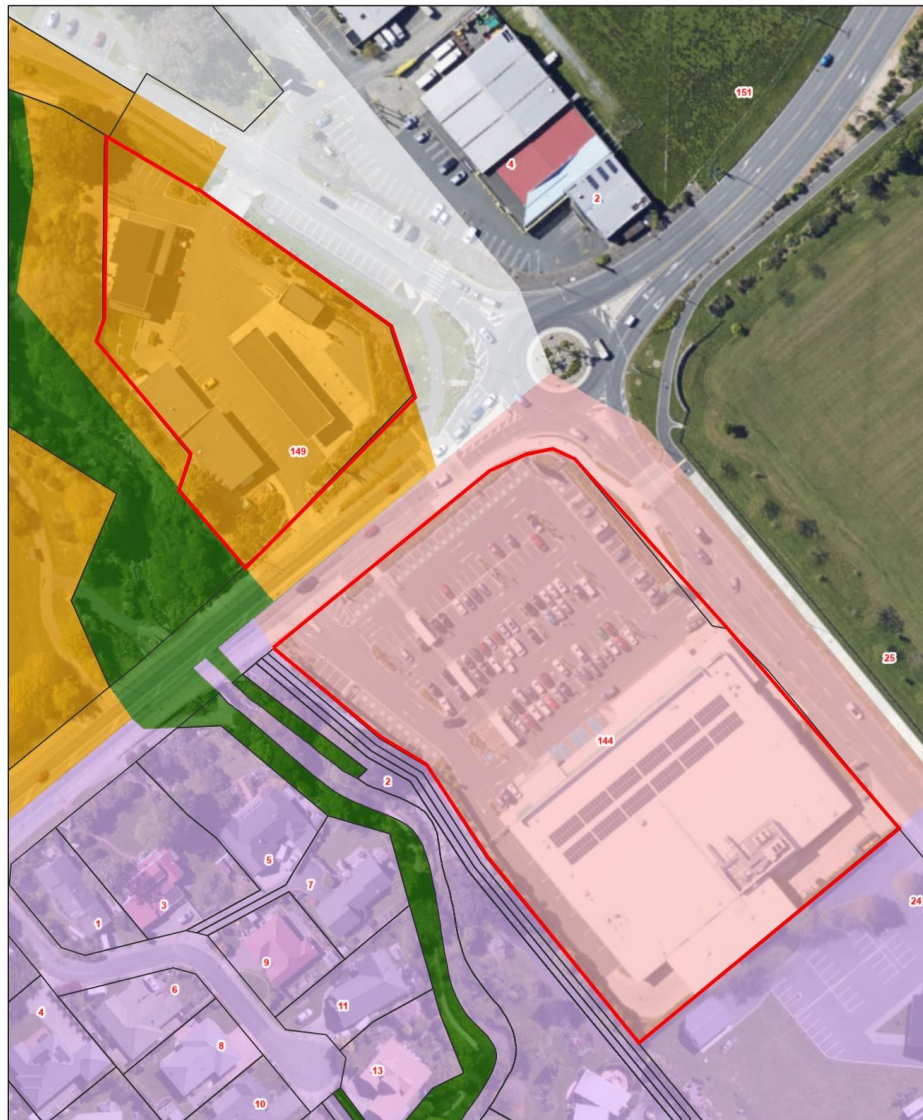
This neighbourhood centre is a new addition since the last audit was completed in 2020 (Figure 1). Richmond is developing distinct neighbourhood centres as it grows, so these have been included in the 2024 audit. Richmond North lies on the boundary of Tasman District Council and Nelson City Council. The businesses included in this audit were only those located on the Tasman District Council side of the boundary. The Caltex service station, café, and homewares store were already established by 2020, however the area has since expanded with the addition of a Woolworths supermarket and two fast food outlets in 2021, one of which is a national multiple. These recent developments have strengthened the neighbourhood centre's role as a convenient local hub, providing select essential services and amenities to the surrounding community. The Woolworths and St Pierre's sushi formed a private plan change in 2016 and the Woolworths store opened in 2021. This centre is unlikely to expand as it is constricted by the Richmond Aquatic centre, residential development and a funeral home, as well as being on the Nelson/ Tasman boundary.

The centre is effectively divided into two sections by Salisbury Road. A raised pedestrian crossing connects the two sides, offering a safe and accessible link for foot traffic. During the site visit, it was noted that a drawback for pedestrians is the shared use of crossings with cyclists, who often fail to dismount, resulting in higher cycling speeds on the footpath. The paving is smooth and well maintained throughout, creating a comfortable and user-friendly environment for pedestrians.

Access by vehicle is equally well considered. The layout is straightforward, allowing for easy navigation even during busy periods. The centre's location along one of the two primary routes between Nelson and Richmond ensures a consistent flow of commuter traffic.

Overall, the centre maintains a clean, modern appearance and is easy to move through whether on foot or by car. The relatively new Woolworths development includes vegetation that is still maturing but will enhance the overall aesthetics in time.

### Champion Rd, Richmond 2024



20/06/2024, 2:56:11 pm

- PropertyData - ValuationBoundaries
- Address
- Zones
  - Commercial
  - Residential
  - Rural 2
  - Tourist Services
  - Open Space

1:900  
 0 0.01 0.02 0.04 mi  
 0 0.01 0.03 0.06 km

Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Tasman District Council

Figure 1 Champion Road Development. Site Areas Visted Are Outlined in Red.

## 4.2. Diversity of Uses

Table 9 Champion Road - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)
Convenience	2	33.3%
Comparison	1	16.7%
Services	0	0.0%
Offices (not walk in services)	0	0.0%
Restaurants/Café/Takeaway	2	33.3%
Pub	0	0.0%
Hotel	0	0.0%
Leisure	0	0.0%
Cultural e.g Library	0	0.0%
Other	0	0.0%
Residential	0	0.0%
Vacant	1	16.7%
<b>Total</b>	<b>6</b>	<b>100.0%</b>

In 2024, there are a total of 6 units in the area. One third of these (33.3%) are restaurants, cafés, or takeaways, while another third (33.3%) are convenience stores. One unit (16.7%) is a comparison retail store. There is one vacant unit along the roadside of Champion Road next to St Pierre's – Bento Bowl. There are no units used for services, offices, pubs, hotels, leisure, cultural purposes, or residential.

Table 10 Champion Road - Breakdown of Comparison units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units 2024 (%)
Clothing and footwear	0	0%
Furniture, carpets, textiles	1	17%
Books, arts/crafts, stationers/copy	0	0%
Electrical, entertainment, phones	0	0%
DIY, hardware & household goods	0	0%
Gifts, china, glass & leather goods	0	0%
Cars motorcycles & accessories	0	0%
Chemist & toiletries	0	0%
Variety, department & catalogue	0	0%
Florists & Gardening	0	0%
Sports, toys, cycles & hobbies	0	0%
Jewellers	0	0%

Charity, pets & other comparison	0	0%
<b>Total</b>	<b>1</b>	<b>17%</b>

In 2024, there is only one comparison retail unit, which falls under the category of furniture, carpets, and textiles, making up 17% of all units. All other types of comparison retail units, such as clothing, books, electronics, and others, are not present.

Table 11 Champion Road - Breakdown of service, leisure, office and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units 2024 (%)
Restaurants, cafes	1	16.7%
Takeaways/fast food	1	16.7%
Pubs, bars	0	0.0%
Hairdressing, beauty & health	0	0.0%
Laundrettes & dry cleaners	0	0.0%
Travel agents	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%
Automotive, trades, printers & other industry	0	0.0%
Gyms, leisure and other services & offices	0	0.0%
Repair services	0	0.0%
Vet	0	0.0%
<b>Total</b>	<b>2</b>	<b>33.3%</b>

In 2024, there are two service, leisure, office, or convenience food units, making up 33.3% of all units. There is one takeaway or fast-food outlet, St Pierres – Bento Bowl (16.7%) and one restaurant or café, Crossbow coffee roasters (16.7%). There are no other types of service, leisure, or office units present.

#### 4.2.1. National Multiples

The following tables highlight the National Multiples within the Champion Road area.

Table 12 Champion Road - National Multiples (Convenience).

National Multiples			
<b>Woolworths</b>			

Table 13 Champion Road - National Multiples (Services).

National Multiples			
<b>Caltex</b>			

Table 14 Champion Road - National Multiples (Restaurant/ cafe/ takeaway).

National Multiples			
<b>St Pierres – Bento Bowl</b>			

## 4.3. Transport Activity and Investment

### 4.3.1. Public Transport

Nelson to Richmond bus Routes 1 and 2 run through the Champion Road centre. Access to and from public transport possible it is not particularly easy for those who are impaired as there is no seating at the bus stops. Users must also navigate two busy roads to access some of the bus stops. There are crossings in place, but as previously mentioned these are shared by bike users who often forget to dismount when crossing.

### 4.3.2. Investment

Part of the Richmond North neighbourhood centre opened in 2021 following a private plan change in 2016.

## 4.4. Vacant Premises

At the time of the site visit there was one vacant building.

## 5. Lower Queen Street (Berryfields), Richmond West

### 5.1. Physical Structure of Lower Queen Street (Berryfields)

The Lower Queen Street neighbourhood centre is accessible via Lower Queen Street or Berryfield Drive. This centre is located approximately 1km northwest of the Richmond Central centre and has two separate areas of development, the Berryfields Crossing development and The Cube development (Figure 2).

Berryfields Crossing consists of single-storey buildings, all of which were fully tenanted at the time of the visit. The Silky Otter and Joes Garage opened in the middle of 2022. The development offers ample car parking for visitors and features a centrally located playground, artificially grassed areas, and fixed outdoor furniture that creates a welcoming space for gathering and recreation. Vacant land adjacent to the development indicates room for future expansion, suggesting that the area will continue to grow and evolve. The only business open at the time of the survey was the early childhood centre, and the rest of the centre was very quiet, which is unsurprising given the site visits occurred mid-week in the morning before the other businesses opened later in the day.

To the northwest, the centre extends into a mixed-use area that remains under development. Construction was actively underway during the site visit, particularly within 'The Cube' development on Cube Court. Some of the storage warehouse-style units in this area have already been completed and offer modern, functional spaces. The layout also incorporates communal outdoor areas, although many of these spaces are still unfinished. The Cube development is modern, clean, and easily accessible by vehicles. However, at the time of the visit, it was relatively quiet, with limited activity observed beyond a few tradespeople working on site.



Figure 2 Lower Queen Street Centre. Area in Orange outline showcasing the Cube development as well as other mixed business undeveloped sites. The area outlined in Blue is the Berryfields Crossing Development.

## 5.2. Diversity of Uses

Table 15 Lower Queen Street - Mix of Uses.

Type of Unit	Number of Units	Percentage of Units
Convenience	0	0.0%
Comparison	1	4.5%
Services	2	9.1%
Offices (not walk in services)	0	0.0%
Restaurants/Café/Takeaway	4	18.2%

Pub	0	0.0%
Hotel	0	0.0%
Leisure	1	4.5%
Cultural e.g Library	0	0.0%
Other	1	4.5%
Residential	2	9.1%
Vacant	11	50%
<b>Total</b>	<b>22</b>	<b>100.0%</b>

In Berryfields (including the Cube development), there are 22 units in total, and at the time of survey half (50%) are vacant. Restaurants, cafés, or takeaways make up 18.2%, while services and residential units each account for 9.1%. Comparison retail, leisure, and other types of units each represent a 4.5% share. There are no convenience stores, offices, pubs, hotels, or cultural facilities.

Table 16 Lower Queen Street - Breakdown of Comparison units by category.

Type of Comparison Unit	Number of Units	Percentage of Units
Clothing and footwear	0	0%
Furniture, carpets, textiles	0	0%
Books, arts/crafts, stationers/copy	0	0%
Electrical, entertainment, phones	0	0%
DIY, hardware & household goods	0	0%
Gifts, china, glass & leather goods	0	0%
Cars motorcycles & accessories	1	5%
Chemist & toiletries	0	0%
Variety, department & catalogue	0	0%
Florists & Gardening	0	0%
Sports, toys, cycles & hobbies	0	0%
Jewellers	0	0%
Charity, pets & other comparison	0	0%
<b>Total</b>	<b>1</b>	<b>5%</b>

In this area, there is only one comparison retail unit in 2024, which is related to cars, motorcycles, and accessories, making up 5% of all units. All other types of comparison retail, such as clothing, books, electronics, and household goods, are not present.

Table 17 Lower Queen Street - Breakdown of service, leisure, office and restaurant/cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units	Percentage of Units
Restaurants, cafes	4	18.2%
Takeaways/fast food	0	0.0%
Pubs, bars	0	0.0%
Hairdressing, beauty & health	0	0.0%
Laundrettes & dry cleaners	0	0.0%
Travel agents	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%
Automotive, trades, printers & other industry	0	0.0%
Gyms, leisure and other services & offices	2	9.1%
Repair services	0	0.0%
Vet	1	4.5%
<b>Total</b>	<b>7</b>	<b>31.8%</b>

In 2024, there are seven service, leisure, office, or restaurant/takeaway/cafe units, making up 31.8% of all units. These include three restaurants or cafés (18.2%), two other services (9.1%), and one vet (4.5%). No other types of units in this category are present.

### 5.2.1. National Multiples

The following tables highlight the National Multiples within the Lower Queen Street area.

Table 18 Lower Queen Street - National Multiples (Services).

National Multiples			
<b>NPD</b>			

Table 19 Lower Queen Street - National Multiples (Restaurant/ cafe/ takeaway).

National Multiples			
<b>Joe's Garage</b>	<b>Burger N Beast</b>	<b>Refresh Cafe</b>	

Table 20 Lower Queen Street - National Multiples (Leisure).

National Multiples			
<b>Silky Otter Cinema</b>			

## 5.1. Transport Activity and Investment

As previously mentioned, the pedestrian activity was very low due to the time of the site visit. During the evenings when the eateries and cinema are open the pedestrian numbers increase.

There is ample carparking in the centre particularly in the Berryfields development which encourages people to drive to the centre. The Berryfields housing development enables good walkability to the centre.

### 5.1.1. Public Transport

There is access to this centre via public transport along Route 5 - Motueka to Nelson. The bus stop is located on Berryfield Drive outside the Silky Otter Cinema.

### 5.1.2. Investment

The developments at Berryfields/the Cube are still under construction and have potential to expand onto existing Mixed Business zoned land indicating that further investment is likely in the foreseeable future.

## 5.2. Vacant Premises

As per Table 15, there is a high level of vacancy in this new centre. These vacant sites are mostly contained in The Cube development and the sites at the northern end of this centre, down Brock Way. Construction on some sites has been completed however much of the area is either undeveloped land or are sites that in the early stages of construction.

## 6. Motueka

### 6.1. Physical Structure of Motueka

The physical structure of Motueka remains unchanged since the last audit. The long linear strip remains to be comprised of mostly single-storey buildings with a distinctive mix of old and new architecture, giving it plenty of character. As the centre is situated along the state highway, traffic through the centre is high in volume. In April 2022, a change in the speed limit through the town centre was imposed, reducing the speed from 50km/h to 30km/h. Lowering the speed limit has greatly improved the safety of the town centre for pedestrians, vehicles and cyclists.

### 6.2. Diversity of Uses

Table 21 Motueka - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	13	5.4%	11	4.6%
Comparison	42	17.5%	41	17.0%
Services	51	21.3%	55	22.8%
Offices (not walk in services)	14	5.8%	14	5.8%
Restaurants/Café/Takeaway	22	9.2%	24	10.0%
Pub	1	0.4%	2	0.8%
Hotel	5	2.1%	6	2.5%
Leisure	7	2.9%	6	2.5%
Cultural e.g Library	4	1.7%	3	1.2%
Other	7	2.9%	8	3.3%
Residential	67	27.9%	64	26.6%
Vacant	7	2.9%	7	2.9%
<b>Total</b>	<b>240</b>	<b>100%</b>	<b>241</b>	<b>100.0%</b>

Between 2020 and 2024, there were a few notable changes in the types of units in Motueka. Residential units saw a slight increase, rising from 64 units (26.6%) in 2020 to 67 units (27.9%) in 2024, indicating a modest growth in residential use. However, of the three sites, two were new sites omitted from the 2020 audit. One occupies the second storey of a commercial unit, and the other is a property at the rear of a site. Other categories remained relatively stable, with only minor fluctuations. Motueka did lose 'Friends Lounge and Bar' which was one of the town's two pubs, which contributes to the continued lack of nightlife in the centre.

Table 22 Motueka - Breakdown of comparison shop units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Clothing and footwear	8	3.3%	5	2.1%
Furniture, carpets, textiles	3	1.3%	2	0.8%
Books, arts/crafts, stationers/copy	3	1.3%	3	1.2%
Electrical, entertainment, phones	2	0.8%	2	0.8%
DIY, hardware & household goods	5	2.1%	4	1.7%
Gifts, china, glass & leather goods	2	0.8%	6	2.5%
Cars motorcycles & accessories	1	0.4%	0	0.0%
Chemist & toiletries	5	2.1%	6	2.5%
Variety, department & catalogue	4	1.7%	2	0.8%
Florists & Gardening	1	0.4%	2	0.8%
Sports, toys, cycles & hobbies	3	1.3%	2	0.8%
Jewellers	2	0.8%	2	0.8%
Charity, pets & other comparison	2	0.8%	5	2.1%
<b>Total</b>	<b>41</b>	<b>17.1%</b>	<b>41</b>	<b>17.0%</b>

Between 2020 and 2024, within the comparison unit category, there were some notable shifts, although the total number of comparison units remained the same. The number of clothing and footwear units increased from five (2.1%) in 2020 to eight (3.3%) in 2024, reflecting growing demand in that sector. Similarly, variety, department, and catalogue stores rose from two units (0.8%) to four units (1.7%) examples of these stores include The Warehouse, and Dollarama. Conversely, there was a decline in gifts, china, glass, and leather goods units, which dropped from six (2.5%) to two (0.8%), and charity, pets, and other comparison units fell from five (2.1%) to two (0.8%) in 2024. Despite these changes, the total number and overall percentage of comparison units remained stable at 41 units, accounting for about 17% of the total both years.

Table 23 Motueka - Breakdown of service, leisure, office and restaurant/ cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units	Percentage of Units (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	10	4.2%	15	6.2%
Takeaways/fast food	14	5.8%	9	3.7%
Pubs, bars	1	0.4%	2	0.8%
Hairdressing, beauty & health	22	9.2%	24	10.0%
Laundrettes & dry cleaners	2	0.8%	1	0.4%
Travel agents	2	0.8%	2	0.8%

Banks, build/socs, financial, legal & insurance services	12	5.0%	12	5.0%
Estate agents, home builders & auctioneers	7	2.9%	8	3.3%
Automotive, trades, printers & other industry	10	4.2%	12	5.0%
Gyms, leisure and other services & offices	14	5.8%	16	6.6%
Repair services	0	0.0%	1	0.4%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>94</b>	<b>39.2%</b>	<b>102</b>	<b>42.3%</b>

Between 2020 and 2024, the number of service, leisure, office, and restaurants/cafes/take aways saw an overall decline, dropping from 102 units (42.3%) in 2020 to 94 units (39.2%) in 2024. Notably, restaurants and cafés decreased from 15 units (6.2%) to 10 units (4.2%), while takeaways and fast-food outlets increased from 9 units (3.7%) to 14 units (5.8%), perhaps highlighting a shift in dining preferences. Other categories, such as hairdressing, beauty and health, and financial services, remained relatively stable with only minor decreases. This indicates a modest change in the composition of service-related units over the four-year period.

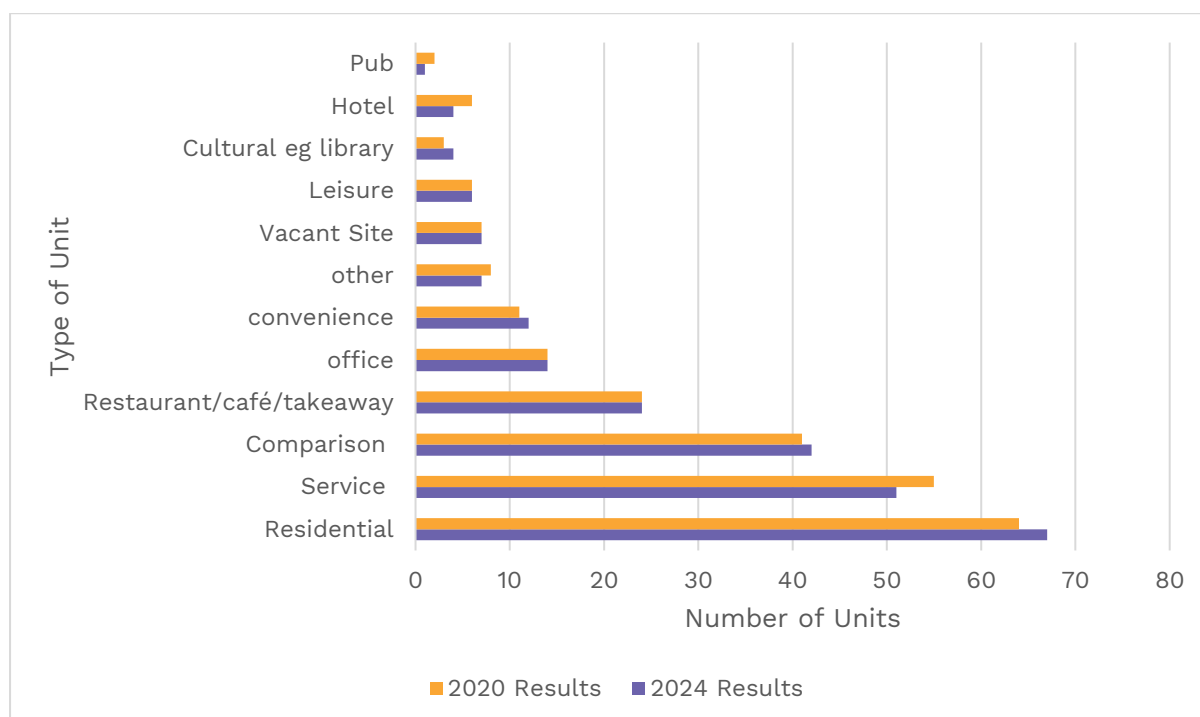


Chart 2 Motueka 2020 and 2024 Comparison Chart.

## 6.2.1. National Multiples

The following tables highlight the National Multiples within the Motueka area, those in bold are new businesses since 2020.

Table 24 Motueka - National Multiples (Convenience).

National Multiples			
Super liquor	On the Spot	<b>Vape</b>	New World
Countdown	Liquorland		

Table 25 Motueka - National Multiples (Comparison).

National Multiples			
The Warehouse	Hospice Shop	Unichem	Stirling Sports
Life Pharmacy	Paper plus	Guthrie Barron	Dulux
PlaceMakers	<b>My Ride</b>	The Salvation Army Family Store	Mitre 10

Table 26 Motueka - National Multiples (Services).

National Multiples			
Toyota	Caltex	World Travellers	Bayleys Real estate
Bay Audiology	Suzuki	AON Insurance Brokers	AA Centre
Ray White	<b>The Rent Shop</b>	Matthews Eyecare	House of Travel
Harcourts	Westpac	BNZ	Bridgestone
Summit real estate			

Table 27 Motueka - National Multiples (Restaurants/ cafes/ takeaways).

National Multiples			
McDonalds	KFC	<b>Dominos</b>	Subway

Table 28 Motueka - National Multiples (Pub).

National Multiples			
Sprig and Fern			

## 6.3. Transport Activity and Investment

As previously mentioned, the new 30km/h speed limit improves pedestrian and vehicular safety along the High Street. There is also a new raised roundabout and raised pedestrian crossing

at the High St/Old Wharf Rd/King Edward St intersection, as part of a \$6.8M package of safety improvements by Waka Kotahi NZ under the Government's Covid-19 Response and Recovery fund (2022). New traffic signals were also installed in Motueka's centre e.g. High St/Tudor St intersection; and Pah/Greenwood/High St intersection, replacing zebra crossings nearby. These improvements were to help people cross the High St more safely and to assist traffic flow. The safety improvements required the removal of some trees and some on-street parking from High St.

### 6.3.1. Public Transport

Motueka is now serviced by the eBus, with the Motueka–Nelson route stopping outside the centrally located library in the heart of the town centre.

### 6.3.2. Investment

In 2022, a new library opened in Motueka, representing a \$4.92 million investment by Council in the local community. Replacing the former library on Pah Street, the new facility – located adjacent to Decks Reserve – is nearly twice the size of the previous building. Its design reflects the character of the Motueka region and includes a spacious community area for people to gather and connect.

## 6.4. Vacant Premises

Motueka has a very low vacancy rate of just 2.9%, showing no change since 2020. However, a significant portion of the town centre's periphery, 28%, is occupied by residential units, making it one of the highest proportions of residential activity in a centre in the district.

## 7. Wakefield

### 7.1. Physical Structure of Wakefield

The physical structure of Wakefield town centre remains unchanged with no new developments having occurred since 2020. The town centre of Wakefield serves a small catchment primarily for top-up convenience shopping and basic services. Outside of the town centre, along George Fyfe Way and on Pitfure Road, residential development is occurring which will increase demand for businesses in the centre and hopefully encourage more walk-in shoppers.

### 7.2. Diversity of Uses

The Wakefield town centre has a total of nine convenience/ comparison/ service units, similar to the ten units in 2020. The diversity of the uses present in Wakefield town centre can be found in *Table 29* and *Chart 3*.

Table 29 Wakefield - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Convenience	3	8.3%	2	5.7%
Comparison	1	2.8%	2	5.7%
Services	6	16.7%	6	17.1%
Offices (not walk in services)	0	0.0%	1	2.9%
Restaurants/Café/Takeaway	3	8.3%	3	8.6%
Pub	2	5.6%	1	2.9%
Hotel	1	2.8%	1	2.9%
Leisure	0	0.0%	1	2.9%
Cultural e.g Library	2	5.6%	2	5.7%
Other	8	22.2%	8	22.9%
Residential	8	22.2%	8	22.9%
Vacant	3	8.3%	0	0.0%
<b>Total</b>	<b>36</b>	<b>100%</b>	<b>35</b>	<b>100.0%</b>

Four Square remains to be the only national multiple convenience store in the town centre. The Villa Café and Wakefield Bakery are owned independently helping to create local distinctiveness of the centre. The Wakefield Bakery is a regionally significant bakery attracting local and visiting customers to the area. There are three vacancies in the centre, leading to a vacancy rate of 8.3% whereas in 2020 there were none.

The 2024 results show a slight increase in the total number of sites in the area, rising from 35 in 2020 to 36. A section of land was omitted in the 2020 audit, which was a reserve strip however since it is zoned commercial it has been included in the 2024 audit resulting in an increase in total units.

Table 30 Wakefield - Breakdown of Comparison units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Clothing and footwear	0	0.0%	0	0.0%
Furniture, carpets, textiles	0	0.0%	0	0.0%
Books, arts/crafts, stationers/copy	0	0.0%	1	2.9%
Electrical, entertainment, phones	0	0.0%	0	0.0%
DIY, hardware & household goods	0	0.0%	0	0.0%
Gifts, china, glass & leather goods	0	0.0%	0	0.0%
Cars motorcycles & accessories	0	0.0%	0	0.0%
Chemist & toiletries	1	2.8%	1	2.9%
Variety, department & catalogue	0	0.0%	0	0.0%
Florists & Gardening	0	0.0%	0	0.0%
Sports, toys, cycles & hobbies	0	0.0%	0	0.0%
Jewellers	0	0.0%	0	0.0%
Charity, pets & other comparison	0	0.0%	0	0.0%
<b>Total</b>	<b>1</b>	<b>2.8%</b>	<b>2</b>	<b>5.7%</b>

Wakefield centre now only has one comparison shop which is the pharmacy. Having a pharmacy as a comparison store in Wakefield helps meet the local community's need for essential items, potentially saving them a trip into Richmond. In 2020, an Art Gallery was present but has since been taken over by Sweetbites, a cake shop. As in 2020, the small amount of comparison retailers in Wakefield confirms its local centre role, providing for daily top-up convenience needs but necessitating trips further afield for other items.

Table 31 shows no change in the restaurant/café/ takeaway category. The non-retail businesses remain dominated by cafes/ takeaways, hairdressers and real estate agents. The regional business 'Town and Country Vet' also remains in the centre with other locations in Richmond Central and a new premise opening in the Lower Queen Street centre.

Table 31 Wakefield - Breakdown of service, leisure, office and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Restaurants, cafes	1	2.8%	2	5.7%
Takeaways/fast food	2	5.6%	1	2.9%
Pubs, bars	1	2.8%	1	2.9%
Hairdressing, beauty & health	2	5.6%	3	8.6%
Laundrettes & dry cleaners	0	0.0%	0	0.0%

Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	2	5.6%	2	5.7%
Automotive, trades, printers & other industry	0	0.0%	0	0.0%
Gyms, leisure and other services & offices	2	5.6%	1	2.9%
Repair services	0	0.0%	0	0.0%
Vet	1	2.8%	1	2.9%
<b>Total</b>	<b>11</b>	<b>30.6%</b>	<b>11</b>	<b>31.4%</b>

Several categories remained consistent with the 2020 results including hotel, cultural, convenience, restaurant/ café/ takeaway, service, other and residential.

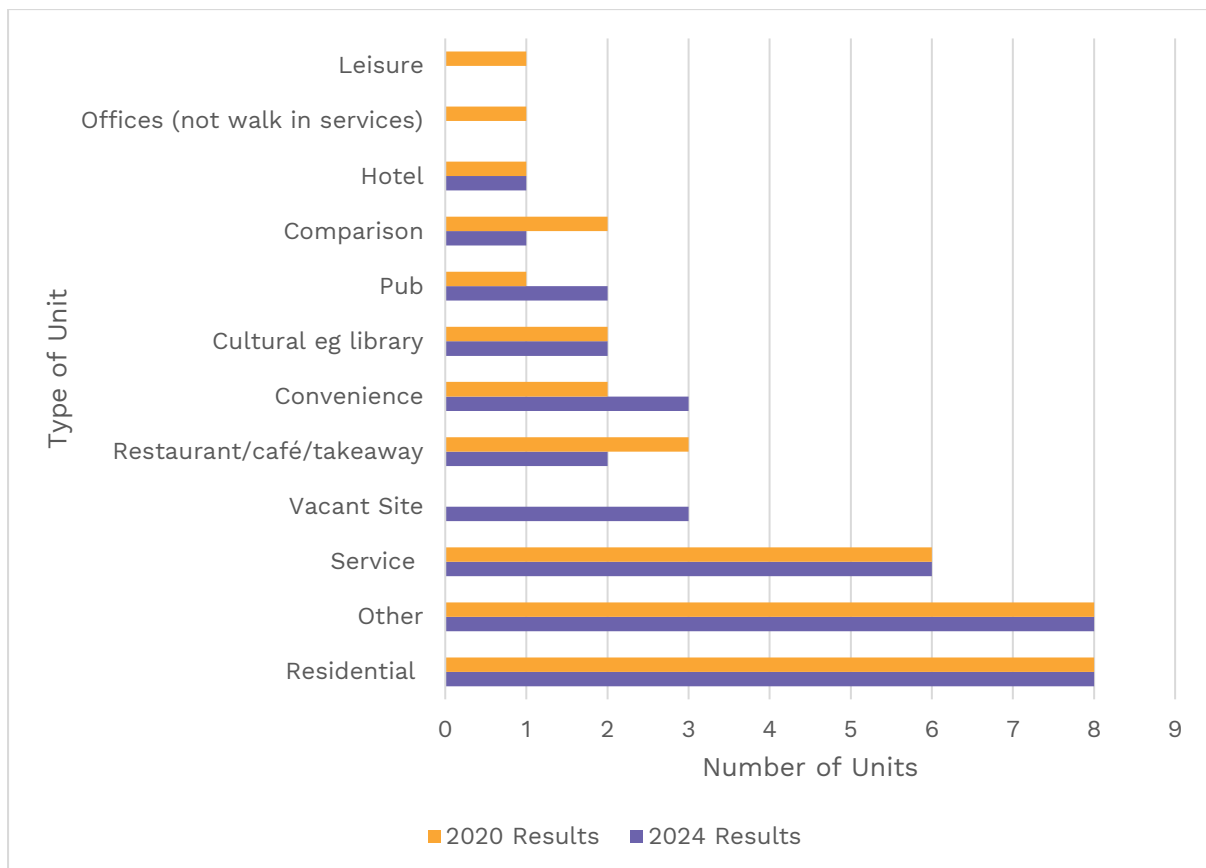


Chart 3 Wakefield 2020 and 2024 Comparison Chart.

## 7.2.1. National Multiples

The national multiples represented in the Wakefield centre are set out in Tables 32, 33, and 34 those in bold are new businesses since 2020.

Table 32 Wakefield - National Multiples (Convenience).

National Multiples			
Four Square			

Table 33 Wakefield - National Multiples (Pub).

National Multiples			
<b>Little Sprig</b>			

Table 34 Wakefield - National Multiples (Service).

National Multiples			
Bayley's Real estate			

## 7.1. Transport Activity and Investment

### 7.1.1. Public Transport

Since the last report there has been the addition of the eBus services to the town centre. There is one bus stop located on Whitby Way which is within the centre and serves as the beginning/end of route 6 Nelson- Wakefield. This is an express service with nine stops between Wakefield and Nelson which runs every two hours during the week. The addition of the eBus has improved the connectivity for the community to other parts of the district. The community bus is still in operation and offers an on-demand service.

### 7.1.2. Investment

Faulkner's Bush Reserve is located just outside the town centre and serves as a key recreational and leisure space for the community. In September 2024, work began to renew the playground, with upgrades including new swing sets, an accessible carousel, and a variety of climbing equipment, all expected to be completed by summer 2024.

This investment aims to enhance play opportunities while encouraging children and families to engage more closely with the surrounding native forest and birdlife. In addition, the improved facilities may attract both locals and visitors to explore the nearby town centre, which is only about a 300-metre walk away – potentially boosting foot traffic for picnic supplies and other amenities.

## 7.2. Vacant Premises

The centre has experienced an increase in vacant sites since 2020. There has been an increase of three vacant units in Wakefield, one of which was a lot missed off in the 2020 audit and another was Woodlot Harvesting.

## 8. Brightwater

### 8.1. Physical Structure of Brightwater

The physical structure of the Brightwater town centre has remained largely unchanged. It continues to function primarily as a neighbourhood centre and as a stopping point for people passing through.

Pedestrian accessibility has improved since the last audit, following the Tasman District Council project - the \$1.9M Ellis Street safety upgrade. These improvements introduced traffic-calming measures: including speed humps, and a reduced speed limit of 30 km/h, and a widened footpath outside the Four Square – all of which contribute to a shared space that is safer for pedestrians, cyclists and vehicles.

### 8.2. Diversity of Uses

Table 35 Brightwater - Mix of Uses

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	1	3.4%	1	4.5%
Comparison	2	6.9%	1	4.5%
Services	4	13.8%	1	4.5%
Offices (not walk in services)	4	13.8%	4	18.2%
Restaurants/Café/Takeaway	3	10.3%	2	9.1%
Pub	1	3.4%	1	4.5%
Hotel	0	0.0%	0	0.0%
Leisure	1	3.4%	0	0.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	0	0.0%	2	9.1%
Residential	12	41.4%	10	45.5%
Vacant	1	3.4%	0	0.0%
<b>Total</b>	<b>29</b>	<b>100%</b>	<b>22</b>	<b>100.0%</b>

Between 2020 and 2024, the total number of units increased from 22 to 29, two of which were residential units in the Headquarters development that were previously missed. While the centre has a high level of residential use, most of these units are positioned on the second floor of the Headquarters mixed use development - an ideal location for residential activity within the town centre. Comparison retail units grew from one to two which includes the Loggers Shop and Saddle Warehouse. Restaurant/café/takeaway units also rose from two to three, including businesses like HQ Café and Bar, the Local and Duo. Convenience and office units remained unchanged at one and four units, respectively. Leisure uses, previously absent, gained one unit in 2024 with the addition of a Reformer Pilates studio. The number of vacant units rose from zero to one, located in the Headquarters development, resulting in a low

vacancy rate of 3.8%. Meanwhile, hotel, cultural, and other unit types remained absent, with "other" units declining from two to none.

Table 36 Brightwater - Provides a breakdown of comparison shop units by category.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Clothing and footwear	1	3.4%	0	0.0%
Furniture, carpets, textiles	0	0.0%	0	0.0%
Books, arts/crafts, stationers/copy	0	0.0%	0	0.0%
Electrical, entertainment, phones	0	0.0%	0	0.0%
DIY, hardware & household goods	0	0.0%	0	0.0%
Gifts, china, glass & leather goods	0	0.0%	0	0.0%
Cars motorcycles & accessories	0	0.0%	0	0.0%
Chemist & toiletries	0	0.0%	0	0.0%
Variety, department & catalogue	0	0.0%	0	0.0%
Florists & Gardening	0	0.0%	0	0.0%
Sports, toys, cycles & hobbies	0	0.0%	1	4.5%
Jewellers	0	0.0%	0	0.0%
Charity, pets & other comparison	1	3.4%	0	0.0%
<b>Total</b>	<b>2</b>	<b>6.9%</b>	<b>1</b>	<b>4.5%</b>

Between 2020 and 2024, the total number of comparison retail units increased from one to two. A clothing and footwear unit was added in 2024, while a sports, toys, and hobbies unit, present in 2020, was no longer recorded. The clothing and footwear store now present is the National Multiple Saddle Warehouse which replaced the Fulton Hogan office. All other comparison retail categories, including furniture, electrical goods, DIY, gifts, florists, and others, continued to have no representation in either year.

As in 2020, the small amount of comparison retailers in Brightwater confirms its local centre role, providing for daily top up convenience needs but necessitating trips further afield for other items.

Table 37 Brightwater - Provides a breakdown of service, leisure, office and restaurant/ cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	1	3.4%	1	4.5%
Takeaways/fast food	1	3.4%	1	4.5%
Pubs, bars	1	3.4%	1	4.5%
Hairdressing, beauty & health	1	3.4%	1	4.5%

Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	5	17.2%	3	13.6%
Gyms, leisure and other services & offices	0	0.0%	0	0.0%
Repair services	2	6.9%	1	4.5%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>11</b>	<b>37.9%</b>	<b>8</b>	<b>36.4%</b>

Between 2020 and 2024, the total number of service and leisure units increased from eight to eleven. Notable changes include a rise in automotive, trades, and other industry units, which grew from three to five. Repair services also saw an increase, with the number of units rising from one to two. The number of restaurants, cafés, takeaways, pubs, and hairdressing, beauty, and health services remained the same at one unit each. Other categories, including laundrettes, travel agents, financial services, estate agents, leisure services, and veterinary practices, continued to have no representation in either year.

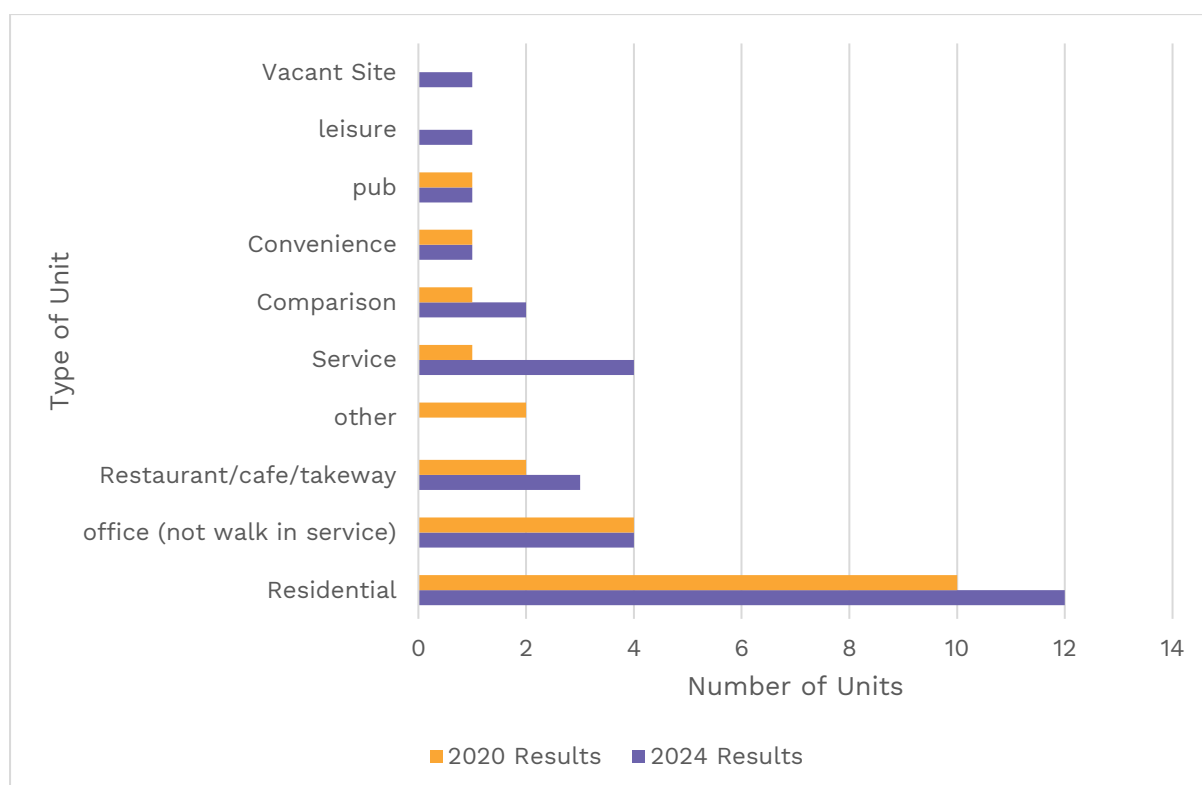


Chart 4 Brightwater 2020 and 2024 Comparison Chart

## 8.2.1. National Multiples

The following tables highlight the National Multiples within the Brightwater area, those in bold are new businesses since 2020.

Table 38 Brightwater - National Multiples (Convenience)

National Multiples			
Four Square			

Table 39 Brightwater - National Multiples (Offices).

National Multiples			
Taylor's Contracting	NZ Post		

Table 40 Brightwater - National Multiples (Comparison).

National Multiples			
<b>Saddle Warehouse</b>			

Table 41 Brightwater - National Multiples (Pub).

National Multiples			
Sprig and Fern			

Table 42 Brightwater - National Multiples (Service).

National Multiples			
NPD Petrol			

## 8.1. Transport Activity and Investment

The \$1.9M Ellis Street safety upgrade has been completed since the last audit. A key part of the project involved widening the pavement along Ellis Street, particularly in front of the Four Square, which has enhanced the overall streetscape. The wider pavement now serves as a shared pathway for both pedestrians and cyclists. The 2020 audit noted the lack of priority given to pedestrians in Ellis St as a deficiency and this has now been improved.

Traffic speeds were reduced along Ellis St and a shared space created which is safer for pedestrians, cyclists and vehicles. A roundabout was installed at the intersection of Lord Rutherford Road and Ellis St, slowing traffic entering Ellis St. Materials used in the upgrade were selected for their relevance to the Wairoa River and Brightwater's cultural heritage, as well as being locally sourced, including wood, river stones and weathered steel.

During the site visit, no immediate issues were observed with the shared use of the path. However, during peak times, pedestrians moving between their cars and the Four Square may not anticipate cyclists using the pavement. Despite this potential conflict, the shared path offers a safer alternative for cyclists than riding on the road, where they are at greater risk from reversing vehicles.

### 8.1.1. Public Transport

Brightwater centre is now serviced by the eBus, stopping just outside the town centre on Ellis Street. This service connects Nelson, Richmond, Brightwater and Wakefield.

### 8.1.2. Investment

Aside from the completion of the Ellis Steet upgrade, the only visible sign of recent business investment was the new signage on the Four Square building, which has helped modernise the business.

## 8.2. Vacant Premises

The only vacant site is situated on the ground floor of the Headquarters development.

## 9. Māpua Centre One

### 9.1. Physical Structure of Māpua Centre One

Since the 'Streets for People' initiative from Waka Kotahi NZTA in 2023 there are now three raised pedestrian crossings in along Aranui Road, one of which being inside the town centre. The new raised pedestrian crossing located close to the Aranui / Higgs Road intersection aids in connecting the shops on both sides of Aranui Road for pedestrians (Figure 3). It was noted in the 2020 report that there was lack of pedestrian crossings along Aranui Road.

### 9.2. Diversity of Uses

Table 43 Māpua Centre One - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020
Convenience	2	8.7%	2	7.7%
Comparison	1	4.3%	3	11.5%
Services	8	34.8%	8	30.8%
Offices (not walk in services)	6	26.1%	6	23.1%
Restaurants/Café/Takeaway	0	0.0%	0	0.0%
Pub	1	4.3%	1	3.8%
Hotel	0	0.0%	0	0.0%
Leisure	0	0.0%	0	0.0%
Cultural e.g Library	1	4.3%	1	3.8%
Other	0	0.0%	1	3.8%
Residential	5	21.7%	4	15.4%
Vacant	0	0.0%	0	0.0%
<b>Total</b>	<b>24</b>	<b>100%</b>	<b>26</b>	<b>100.0%</b>

There was minimal change in the diversity of uses between 2020 and 2024. Māpua Centre One, gained one residential unit, and lost two comparison units. The gift shop Tessa Maes and The Vintage Room both comparison businesses moved out of the town centre but are located on Aranui Road.

Table 44 Māpua Centre One - Provides a breakdown of comparison shop units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units 2024	Number of Units 2020	Percentage of Units 2020
Clothing and footwear	0	0.0%	0	0.0%
Furniture, carpets, textiles	0	0.0%	0	0.0%
Books, arts/crafts, stationers/copy	0	0.0%	0	0.0%
Electrical, entertainment, phones	0	0.0%	0	0.0%
DIY, hardware & household goods	0	0.0%	0	0.0%

Gifts, china, glass & leather goods	0	0.0%	2	7.7%
Cars motorcycles & accessories	0	0.0%	0	0.0%
Chemist & toiletries	1	4.2%	1	3.8%
Variety, department & catalogue	0	0.0%	0	0.0%
Florists & Gardening	0	0.0%	0	0.0%
Sports, toys, cycles & hobbies	0	0.0%	0	0.0%
Jewellers	0	0.0%	0	0.0%
Charity, pets & other comparison	0	0.0%	0	0.0%
<b>Total</b>	<b>1</b>	<b>4.2%</b>	<b>3</b>	<b>11.5%</b>

Table 45 Māpua Centre One - Provides a breakdown of service, leisure, office and restaurant/cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	0	0.0%	0	0.0%
Takeaways/fast food	1	4.2%	0	0.0%
Pubs, bars	1	4.2%	1	3.8%
Hairdressing, beauty & health	6	25.0%	7	26.9%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	1	3.8%
Banks, build/socs, financial, legal & insurance services	2	8.3%	3	11.5%
Estate agents, home builders & auctioneers	1	4.2%	1	3.8%
Automotive, trades, printers & other industry	1	4.2%	1	3.8%
Gyms, leisure and other services & offices	3	12.5%	1	3.8%
Repair services	0	0.0%	0	0.0%
Vet	1	4.2%	0	0.0%
<b>Total</b>	<b>16</b>	<b>66.7%</b>	<b>15</b>	<b>57.7%</b>

The gain in the *Gyms, leisure and other services & offices* category can be attributed to the addition of the NZ Post sorting office and Keetrax, an e-commerce company.



Chart 5 Māpua Centre One 2020 and 2024 Comparison Chart.

### 9.2.1. National Multiples

The following tables highlight the National Multiples within the Māpua Centre One area, those in bold are new businesses since 2020.

Table 46 Māpua Centre One - National Multiples (Convenience).

National Multiples			
<b>Four Square</b>			

Table 47 Māpua Centre One - National Multiples (Offices).

National Multiples			
<b>NZ Post</b>			

Table 48 Māpua Centre One - National Multiples (Pub).

National Multiples			
<b>Sprig and Fern</b>			

Table 49 Māpua Centre One - National Multiples (Service).

National Multiples			
<b>NPD Petrol</b>			

## 9.3. Pedestrian and Vehicular Activity

Pedestrian accessibility to Māpua Centre One has improved since the 2020 audit. As previously mentioned, a new raised pedestrian crossing near the Aranui Road and Higgs Road intersection helps connect the shops on both sides of Aranui Road, making it easier for pedestrians to move through the centre. Another raised crossing has also been added just outside the town centre, adjacent to the Māpua Recreation Reserve playground. The combination of the two crossings at either end of the centre helps to slow vehicles down, improving pedestrian and vehicle safety.



*Figure 3 Raised Pedestrian Crossing Close to Higgs Road.*

### 9.3.1. Public Transport

Māpua Centre One is now serviced by the eBus, stopping outside the Māpua Community Hall. This service is Route 5 Connecting Nelson, Richmond, Māpua and Motueka.

## 9.4. Investment

The Māpua 'Streets for People' initiative (focused on Aranui Road) was a pilot road redesign funded by Waka Kotahi NZTA, part of a wider regional effort (alongside Richmond) to create safer, more people-friendly streets. The project ran for eight weeks in August 2023 aiming to make Aranui Road more accessible for people walking and cycling. One of the improvements that lasted beyond the trial were the previously mentioned pedestrian crossings. Planter boxes and concrete separators were trialed as methods to improve safety but were removed at the completion of the trial, in response to public feedback.

## 9.5. Vacant Premises

There remains to be no vacant units in Māpua.

## 10. Māpua Centre Two (Wharf)

### 10.1. Physical Structure of Māpua Centre Two

The centre remains a tourist destination with most of the same businesses occupying space since the last audit. The restaurants and cafes provide an excellent stop off point for bike riders along the Great Taste Trail with the Māpua ferry still connecting the trail across the Waimea Inlet. There has been little change in this centre since the 2020 audit.

### 10.2. Diversity of Uses

Table 50 Māpua Centre Two - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	0	0.0%	0	0.0%
Comparison	7	28.0%	7	28.0%
Services	2	8.0%	2	8.0%
Offices (not walk in services)	1	4.0%	1	4.0%
Restaurants/Café/Takeaway	7	28.0%	7	28.0%
Pub	2	8.0%	2	8.0%
Hotel	0	0.0%	0	0.0%
Leisure	3	12.0%	3	12.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	3	12.0%	3	12.0%
Residential	0	0.0%	0	0.0%
Vacant	0	0.0%	0	0.0%
<b>Total</b>	<b>25</b>	<b>100%</b>	<b>25</b>	<b>100.0%</b>

No change, highlighting the ongoing success of this wharf development, with few retailers or services moving.

Table 51 Māpua Centre Two - Provides a breakdown of comparison shop units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Clothing and footwear	0	0.0%	1	4.0%
Furniture, carpets, textiles	1	4.0%	0	0.0%
Books, arts/crafts, stationers/copy	2	8.0%	0	0.0%
Electrical, entertainment, phones	0	0.0%	0	0.0%
DIY, hardware & household goods	0	0.0%	0	0.0%
Gifts, china, glass & leather goods	4	16.0%	6	24.0%
Cars motorcycles & accessories	0	0.0%	0	0.0%

Chemist & toiletries	0	0.0%	0	0.0%
Variety, department & catalogue	0	0.0%	0	0.0%
Florists & Gardening	0	0.0%	0	0.0%
Sports, toys, cycles & hobbies	0	0.0%	0	0.0%
Jewellers	0	0.0%	0	0.0%
Charity, pets & other comparison	0	0.0%	0	0.0%
<b>Total</b>	<b>7</b>	<b>28.0%</b>	<b>7</b>	<b>28.0%</b>

The total number of units remained constant at seven with some changes in the type of units present. Both the furniture, carpets, textiles and the books, arts/crafts, stationers/copy categories saw the addition of units, one and two units respectively.

Table 52 Māpua Centre Two - Provides a breakdown of service, leisure, office and restaurant/cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	6	24.0%	6	24.0%
Takeaways/fast food	1	4.0%	1	4.0%
Pubs, bars	2	8.0%	2	8.0%
Hairdressing, beauty & health	0	0.0%	0	0.0%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	1	4.0%	2	8.0%
Automotive, trades, printers & other industry	0	0.0%	0	0.0%
Gyms, leisure and other services & offices	2	8.0%	1	4.0%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>12</b>	<b>48.0%</b>	<b>12</b>	<b>48.0%</b>

Minimal changes in Table 52, further highlighting the strength of this centre.

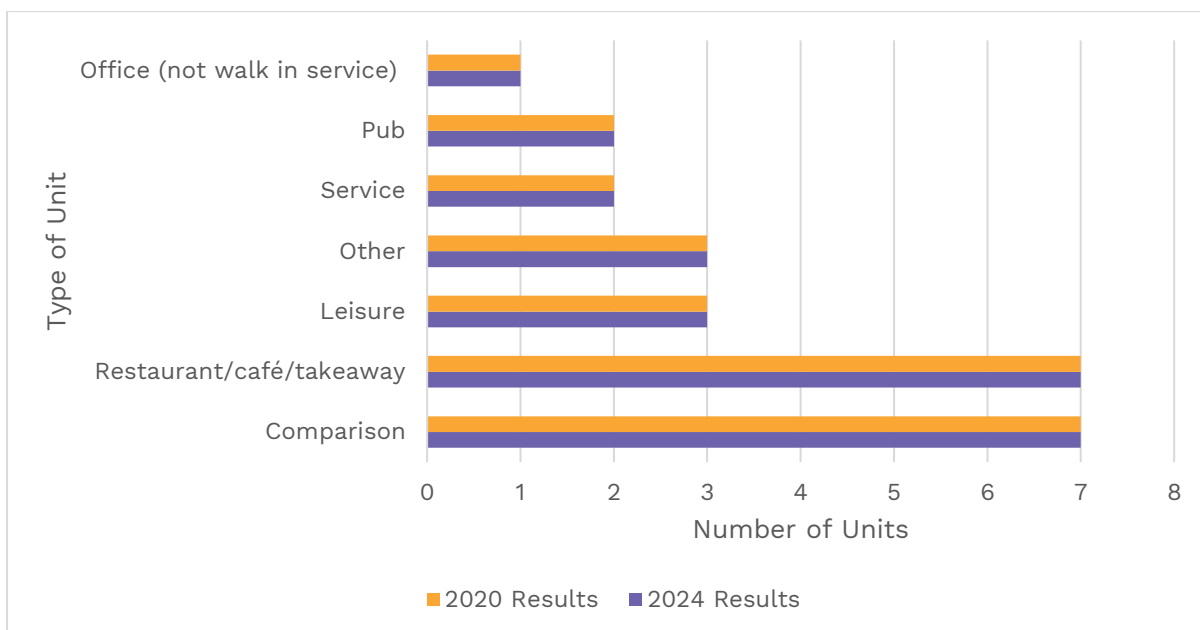


Chart 6 Māpua Centre Two 2020 and 2024 Comparison.

### 10.2.1. National Multiples

The following table highlights the National Multiples within the Māpua Centre Two (Wharf) area.

Table 53 Māpua Centre Two - National Multiples (Offices).

National Multiples			
Harcourts			

## 10.3. Transport Activity and Investment

### 10.3.1. Public Transport

The eBus service does not reach this centre in Māpua. The closest stop is in the other Māpua centre, further up Aranui road. Shoppers would have to walk or cycle from the bus stop to access this centre which is approximately 700m.

### 10.3.2. Investment

Harcourts real estate offices were getting a refurbishment at the time of the site visit with their temporary offices being in removable cube buildings in the adjacent carpark.

## 10.4. Vacant Premises

There remains to be no vacant premises in this centre.

# 11. Kaiteriteri

## 11.1. Physical Structure of Kaiteriteri

The physical structure of Kaiteriteri remains unchanged from the 2020 audit.

## 11.2. Diversity of Uses

Table 54 Kaiteriteri - Mix of Uses

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	1	9.1%	1	8.3%
Comparison	0	0.0%	0	0.0%
Services	5	45.5%	5	41.7%
Offices (not walk in services)	0	0.0%	0	0.0%
Restaurants/Café/Takeaway	3	27.3%	4	33.3%
Pub	0	0.0%	0	0.0%
Hotel	2	18.2%	2	16.7%
Leisure	0	0.0%	0	0.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Residential	0	0.0%	0	0.0%
Vacant	0	0.0%	0	0.0%
<b>Total</b>	<b>11</b>	<b>100.0%</b>	<b>12</b>	<b>100.0%</b>

Table 54 and Chart 7 shows the diversity of use within the Kaiteriteri town centre, comparing the 2020 and 2024 results. There was minimal change between the two audits. Restaurant, café, and takeaway units declined slightly from four units in 2020 to three in 2024. This was because the Mermaid Café (a food cart) was not present during the site visit, likely due to lower seasonal demand, as the visit took place in winter, unlike the 2020 audit which was conducted in summer. Hotel units stayed constant at two. There were no units recorded in either year for comparison retail, offices, pubs, leisure, cultural uses, other, residential, or vacant spaces. Kaiteriteri is predominantly a holiday destination and has a high proportion of restaurants/cafes/ take aways and one convenience store, with nearby Motueka providing for the larger convenience and comparison retail needs of its residents and visitors.

Note: Since Kaiteriteri does not have any comparison units there is no comparison unit breakdown table.

Table 55 Kaiteriteri - Provides a breakdown of service, leisure, office and restaurant/cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	2	16.7%	3	25.0%
Takeaways/fast food	1	8.3%	1	8.3%
Pubs, bars	0	0.0%	0	0.0%
Hairdressing, beauty & health	0	0.0%	0	0.0%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	0	0.0%	0	0.0%
Gyms, leisure and other services & offices	5	41.7%	5	41.7%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>8</b>	<b>66.7%</b>	<b>9</b>	<b>75.0%</b>

Between 2020 and 2024, the total number of service, leisure, office, or convenience food units decreased from nine to eight. As previously mentioned below the description of Table 54, restaurant and café units declined slightly from three to two likely due to the time of year, while takeaway or fast-food units remained the same at one. The number of units categorised as gyms, leisure, or other services and offices remained steady at five, all of which being tourism related services. No units were recorded in either year for pubs, hairdressing and beauty, laundrettes, travel agents, financial services, estate agents, automotive and industrial services, repair services, or veterinary services.

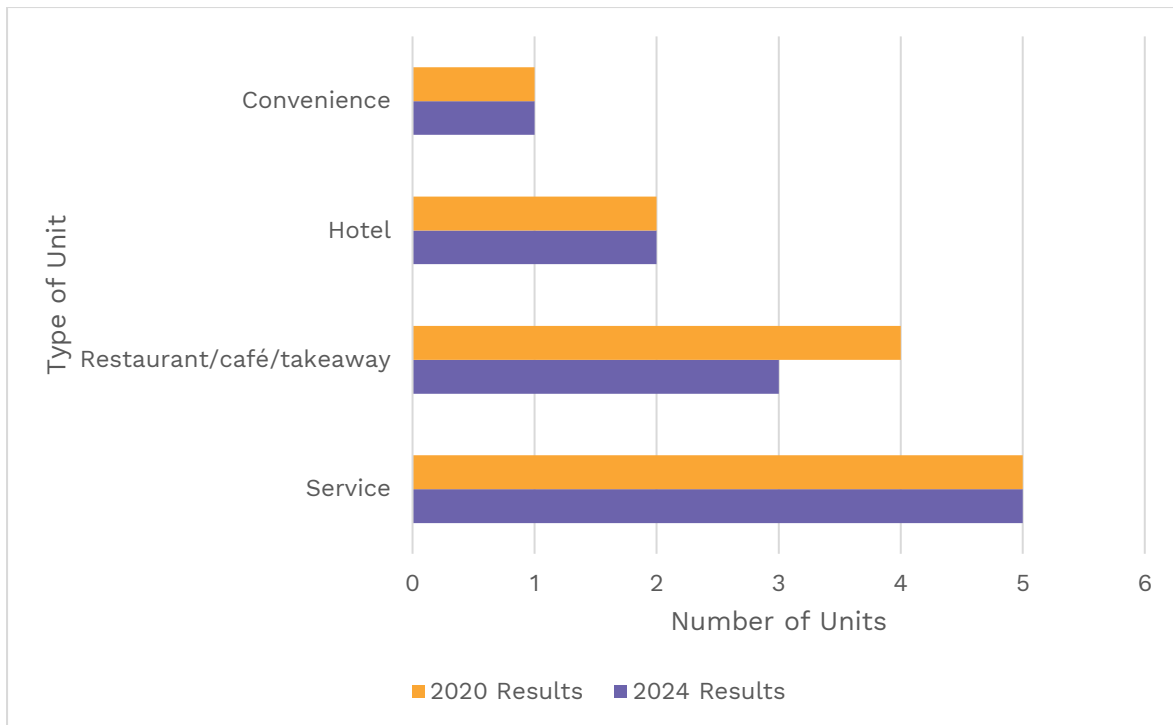


Chart 7 Kaiteriteri 2020 and 2024 Comparison Chart.

### 11.2.1. National Multiples

The following tables highlight the National Multiples within the Kaiteriteri area.

Table 56 Kaiteriteri National Multiples (Convenience).

National Multiples			
On the Spot			

## 11.1. Transport Activity and Investment

There is a large seasonal difference in the number of pedestrians and vehicles in the Kaiteriteri town centre. Pedestrian accessibility within the shopping area is good, improved in recent years and footpaths are wide, flat and well maintained. However the connection of footpaths seems poor given this can be a very busy centre in the summer months, a reason for this could be due to the shopping centre being tightly constrained by the surrounding land use and topography.

Walking into the Kaiteriteri centre is possible as there are footpaths, however for some the walk into the centre may not be very accessible or attractive. The route is hilly due to the location of the centre in comparison to the residential areas and footpaths can become narrow putting people closer to traffic.

### 11.1.1. Public Transport

There is no public transport available to the centre. There are private tour companies which offer shuttle and bus services to the centre, however these are seasonal services.

### 11.1.2. Investment

Since the last report there has been no investment within the town centre by local businesses, but the centre remains well maintained and clean.

## 11.2. Vacant Premises

There were no vacant premises in the Kaiteriteri centre, staying consistent with the results from 2020.

## 12. Tākaka

### 12.1. Physical Structure of Tākaka

Even in the winter months, Tākaka town centre is vibrant. The town centre provides a place to showcase the community’s creativity. Various shop frontage colours and shopfront fixtures line the main street making for a very attractive shopping area. The structure of the town centre remains the same as the 2020 audit acting as a junction with feeder roads from the north, south and east connecting much of Golden Bay. There are several long-established light industrial businesses located in the town centre of Tākaka especially on Motupipi street and the northern end of Commercial Street. Offices are also common in the town centre.

### 12.2. Diversity of Uses

Table 57 Tākaka - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Convenience	4	3.0%	5	3.5%
Comparison	29	22.6%	36	25.5%
Services	31	23.3%	30	21.3%
Offices (not walk in services)	22	16.5%	11	7.8%
Restaurants/Café/Takeaway	10	7.5%	14	9.9%
Pub	1	0.8%	1	0.7%
Hotel	1	0.8%	3	2.1%
Leisure	7	5.3%	8	5.7%
Cultural e.g Library	7	5.3%	6	4.3%
Other	10	7.5%	14	9.9%
Residential	8	6.0%	12	8.5%
Vacant	2	1.5%	1	0.7%
<b>Total</b>	<b>133</b>	<b>100%</b>	<b>141</b>	<b>100.0%</b>

Between 2020 and 2024, the town centre experienced several notable changes. Comparison retail declined from 36 to 30 units, while office spaces more than doubled, increasing from 11 to 22 units, some of this change is due to comparison units leaving. Hospitality-related units also decreased, with restaurants, cafés, and takeaways reducing from 14 to 10 units, and hotels dropping from 3 to 1. Residential units fell from 12 to 8, one of which is now Zippies Massage. Overall, the total number of units in the centre decreased from 141 to 133 but the vacancy rate remained very low at 1.5%. The decrease in units was mainly due to shared buildings being leased to fewer businesses, while occupying the same floor space, which reduced the overall number of businesses in the centre.

Table 58 Tākaka - Breakdown of Comparison units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Clothing and footwear	10	7.5%	9	6.4%
Furniture, carpets, textiles	0	0.0%	1	0.7%
Books, arts/crafts, stationers/copy	7	5.3%	10	7.1%
Electrical, entertainment, phones	0	0.0%	2	1.4%
DIY, hardware & household goods	5	3.8%	4	2.8%
Gifts, china, glass & leather goods	1	0.8%	2	1.4%
Cars motorcycles & accessories	0	0.0%	0	0.0%
Chemist & toiletries	1	0.8%	2	1.4%
Variety, department & catalogue	0	0.0%	0	0.0%
Florists & Gardening	1	0.8%	1	0.7%
Sports, toys, cycles & hobbies	1	0.8%	1	0.7%
Jewellers	2	1.5%	2	1.4%
Charity, pets & other comparison	2	1.5%	2	1.4%
<b>Total</b>	<b>30</b>	<b>22.6%</b>	<b>36</b>	<b>25.5%</b>

Between 2020 and 2024, clothing and footwear units increased by one from nine to ten, while DIY charity, pets, and other comparison units remained stable, hardware, and household goods grew from four to five units.

However, books, arts and crafts, and stationery units declined from ten to seven, and gifts, china, glass, and leather goods decreased from two units to one unit.

Electrical and entertainment units dropped from two to zero. Overall, the total number of comparison units fell from 36 to 30.

Table 59 Tākaka - Breakdown of service, leisure, office, and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Restaurants, cafes	9	6.8%	11	7.8%
Takeaways/fast food	1	0.8%	3	2.1%
Pubs, bars	0	0.0%	1	0.7%
Hairdressing, beauty & health	3	2.3%	7	5.0%
Laundrettes & dry cleaners	0	0.0%	1	0.7%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	8	6.1%	5	3.5%
Estate agents, home builders & auctioneers	4	3.0%	2	1.4%
Automotive, trades, printers & other industry	14	10.6%	14	9.9%
Gyms, leisure and other services & offices	30	22.7%	19	13.5%
Repair services	0	0.0%	1	0.7%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>69</b>	<b>52.3%</b>	<b>64</b>	<b>45.4%</b>

Between 2020 and 2024, the total number of service, leisure, office, and convenience food units increased from 64 to 69. Gyms, leisure and other services and offices saw significant growth, rising from 19 units to 30 units, most of these changes was due to the increase in offices. Five of these units were new businesses since the last survey. Banks and financial services also increased from five units to eight units, as did estate agents and related services, which doubled from two units to four units.

Conversely, takeaways and fast-food units declined from three units to one unit, and hairdressing, beauty, and health units decreased from seven units to three units. Other categories like restaurants and cafes remained relatively stable.

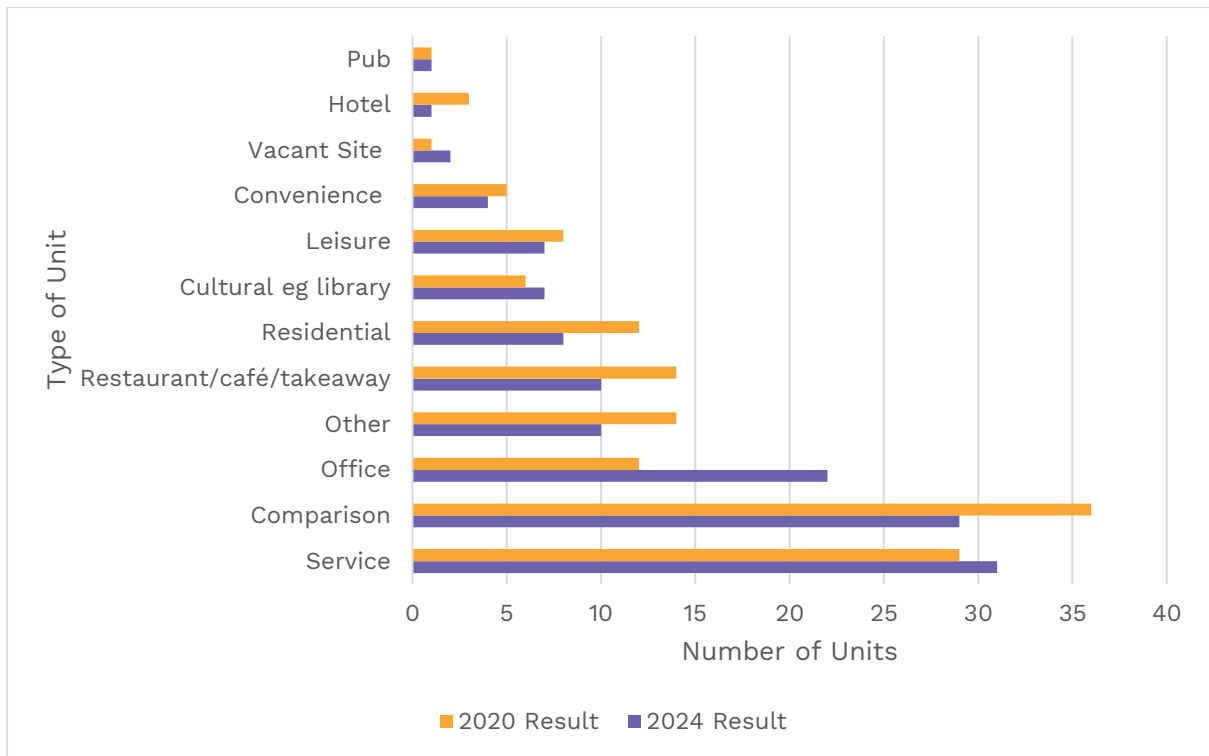


Chart 8 Tākaka 2020 and 2024 Comparison Chart.

### 12.2.1. National Multiples

The following tables highlight the National Multiples within the Tākaka centre. There were no new national multiples arriving in Tākaka between 2020-2024.

Table 60 Tākaka - National Multiples (Convenience).

National Multiples			
Super Liquor	Liquor Land	Fresh Choice	

Table 61 Tākaka - National Multiples (Services).

National Multiples			
NPD	BP	First National	Z Truck Stop
Ray White			

## 12.1. Transport Activity and Investment

Accessibility and potential for pedestrian and vehicular conflict remain the same as in 2020, with few identified other than the high levels of traffic in Summer months in Commercial Street.

### 12.1.1. Public Transport

Tākaka remains unserved by public transport. People can get to Tākaka via buses and tour shuttles. Golden Bay Air also offers flights from Nelson and Wellington.

### 12.1.2. Investment

The most obvious evidence of recent investment in Tākaka is the Marigold Way development. Tākaka's Marigold Way is a new compact commercial development of container mixed-use buildings located at 27 Commercial Street which opened in August 2023. The site was previously home to Birds Emporium which burnt down in October 2020. Wood was salvaged from the ruins and repurposed inside the 'Good as Gold' café which is now one of the businesses in this development. Other businesses within this development include a real estate agent and an insurance companies' offices. The buildings within this development complement the rest of the town, boasting vibrant colours and various textured cladding materials.

### 12.2. Vacant Premises

Despite a number of notable changes in the range of businesses in town, Tākaka has a very low vacancy rate of 1.5%. There are only two vacant sites one of which is near the corner of Motupipi and Commercial streets. In 2020, this site was occupied by Golden Bay Services Limited.

## 13. Collingwood

### 13.1. Physical Structure of Collingwood

The physical structure of Collingwood remains unchanged since the 2020 report.

### 13.2. Diversity of Uses

Table 62 Collingwood - Mix of Uses

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	1	5.0%	2	10.0%
Comparison	2	10.0%	4	20.0%
Services	4	20.0%	3	15.0%
Offices (not walk in services)	0	0.0%	0	0.0%
Restaurants/Café/Takeaway	1	5.0%	1	5.0%
Pub	1	5.0%	1	5.0%
Hotel	2	10.0%	2	10.0%
Leisure	1	5.0%	1	5.0%
Cultural e.g Library	2	10.0%	2	10.0%
Other	1	5.0%	1	5.0%
Residential	4	20.0%	3	15.0%
Vacant	1	5.0%	0	0.0%
<b>Total</b>	<b>20</b>	<b>100%</b>	<b>20</b>	<b>100.0%</b>

Between 2020 and 2024, the total number of units was constant at 20. However, comparison retail units declined from four to two, while convenience units decreased from two to one, although a local grocery store remains. Service units rose from three to four. Residential units also increased slightly, from three to four. One vacant unit was recorded in 2024, compared to none in 2020. The number of restaurants/cafés, pubs, hotels, cultural, leisure, and other units remained unchanged, and office units continued to be absent in both years.

Table 63 Collingwood - Provides a breakdown of comparison shop units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Clothing and footwear	0	0.0%	0	0.0%
Furniture, carpets, textiles	0	0.0%	0	0.0%
Books, arts/crafts, stationers/copy	1	5.0%	2	10.0%
Electrical, entertainment, phones	0	0.0%	0	0.0%
DIY, hardware & household goods	0	0.0%	0	0.0%

Gifts, china, glass & leather goods	0	0.0%	0	0.0%
Cars motorcycles & accessories	0	0.0%	0	0.0%
Chemist & toiletries	0	0.0%	0	0.0%
Variety, department & catalogue	1	5.0%	1	5.0%
Florists & Gardening	0	0.0%	1	5.0%
Sports, toys, cycles & hobbies	0	0.0%	0	0.0%
Jewellers	0	0.0%	0	0.0%
Charity, pets & other comparison	0	0.0%	0	0.0%
<b>Total</b>	<b>2</b>	<b>10.0%</b>	<b>4</b>	<b>20.0%</b>

Between 2020 and 2024, comparison retail units declined from four to two. A flower and gift shop as well as the jewellery store “Drift n Jade” are both no longer represented in the centre. All Sorts is a variety/ gift store and remains to be the only businesses of this category. The Art Gallery, which is classified under books/arts/crafts/stationers/copy, is the only other comparison unit in the centre.

Table 64 Collingwood - Provides a breakdown of service, leisure, office and restaurant/ cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	1	5.0%	1	5.0%
Takeaways/fast food	0	0.0%	0	0.0%
Pubs, bars	1	5.0%	1	5.0%
Hairdressing, beauty & health	1	5.0%	1	5.0%
Laundrettes & dry cleaners	1	5.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	0	0.0%	0	0.0%
Gyms, leisure and other services & offices	3	15.0%	3	15.0%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>7</b>	<b>35.0%</b>	<b>6</b>	<b>30.0%</b>

Between 2020 and 2024, the number of service-related units increased from six to seven. Restaurants, cafés, pubs, leisure and hairdressing, beauty & health remained unchanged. A self-service laundrette was added in 2024 which will be convenient for visitors to the area. All other service categories, including takeaways, financial services, estate agents, trades, repair services, and vets, had no units in either year.

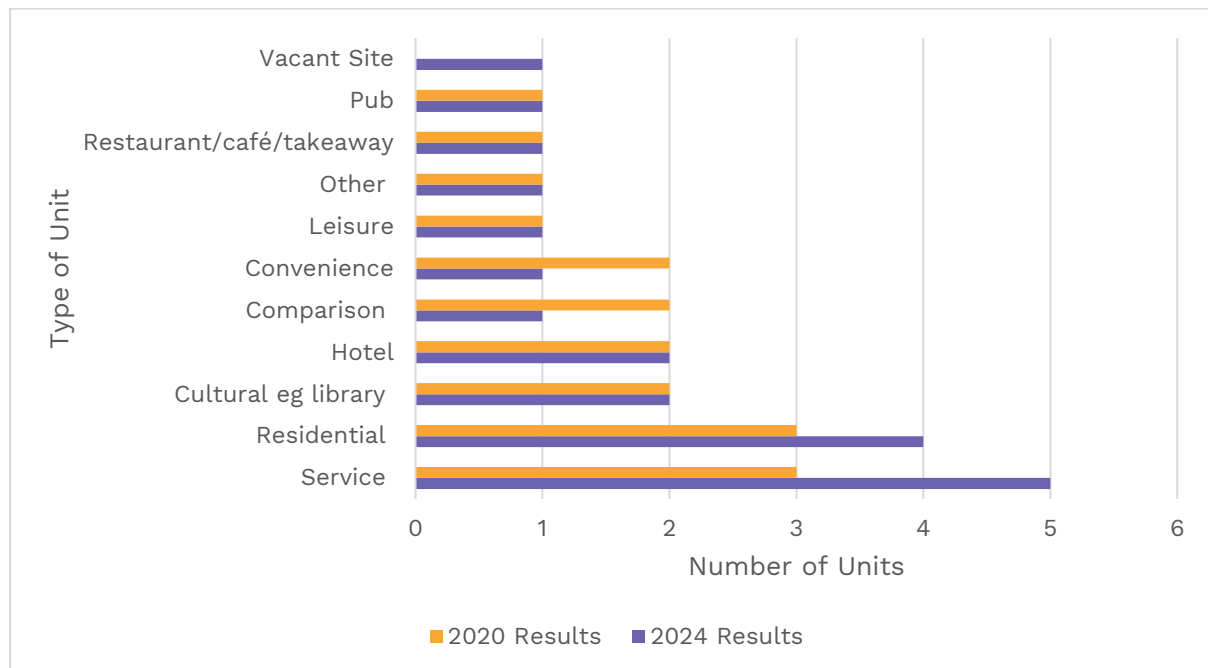


Chart 9 Collingwood 2020 and 2024 Diversity of Uses Comparison Chart.

### 13.2.1. National Multiples

As highlighted in Table 65 there is now a National Multiple in Collingwood. The site previously occupied by the general store is now home to an On the Spot, maintaining the same convenience business use while introducing a nationally recognised brand to the centre.

Table 65 Collingwood - National Multiples (Convenience).

National Multiples			
On the Spot			

## 13.1. Transport Activity and Investment

At the time of the site visit the majority of the footfall was occurring outside of the town centre with people entering the Courthouse café.

### 13.1.1. Public Transport

There remains no public transport servicing Collingwood.

### 13.1.2. Investment

The only notable investment from businesses within the centre are the signs accompanying the new On the Spot convenience unit.

### 13.2. Vacant Premises

There is one Vacant Site within the town centre and at the time of the 2020 audit it was occupied by the post office. The post office has now moved to within the On the Spot store. This site is a heritage building under the list of New Zealand Heritage Buildings.

## 14. Pōhara

### 14.1. Physical Structure of Pōhara

The town centre of Pōhara remains unchanged since the 2020 audit. During the 2024 site visit, when approaching Pōhara along Abel Tasman Drive from Motupipi, the small centre is easily missed as the focal point from that approach is Top 10 Holiday Park and the general store. The Top 10 Holiday Park and general store are located just outside of the commercially zoned town centre and had the most pedestrian activity at the time of the visit. There are only nine commercially zoned lots all of which are located opposite the campsite.

### 14.2. Diversity of Uses

Table 66 Pōhara - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	0	0.0%	0	0.0%
Comparison	0	0.0%	0	0.0%
Services	1	9.1%	1	10.0%
Offices (not walk in services)	0	0.0%	0	0.0%
Restaurants/Café/Takeaway	3	27.3%	1	10.0%
Pub	0	0.0%	1	10.0%
Hotel	0	0.0%	2	20.0%
Leisure	0	0.0%	0	0.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Residential	7	63.6%	5	50.0%
Vacant	0	0.0%	0	0.0%
<b>Total</b>	<b>11</b>	<b>100%</b>	<b>10</b>	<b>100.0%</b>

Table 67 shows the change in use within the town centre between 2020 and 2024 with the total number of units increasing from 10 to 11. The additional unit came from the presence of a food cart. Residential units increased from five to seven, and restaurant/café/takeaway units rose from one to three. The number of service units remained the same at one. Hotel and pub units, which were present in 2020, were no longer recorded in 2024. This change reflects the closure of the Kotare Motel, now reclassified as a residential property, and the transition of the Kotare Bar (pub) into Molly B's Café and Bar (Café). All other categories, including convenience, comparison, offices, leisure, cultural, and other uses, had no units in either year.

Table 67 Pōhara - Breakdown of service, leisure, office, and restaurant/ cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	3	27.3%	1	10.0%
Takeaways/fast food	0	0.0%	0	0.0%
Pubs, bars	0	0.0%	1	10.0%
Hairdressing, beauty & health	1	9.1%	1	10.0%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	0	0.0%	0	0.0%
Gyms, leisure and other services & offices	0	0.0%	0	0.0%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>4</b>	<b>36.4%</b>	<b>2</b>	<b>30.0%</b>

Between 2020 and 2024, the number of service, leisure, office, and restaurant/café/takeaway units increased from two to four. The most notable change was in the number of restaurants and cafés, which increased from one unit in 2020 to three in 2024. The increase came from the addition of Tākaka Infusion Street Life Café and the other was a reclassification of a Pub which was Kotare Bar in 2020 and is now Molly B’s Café and Bar in 2024. Hairdressing, beauty, and health services remained consistent, with one unit recorded in both years. All other categories, including takeaways, financial services, estate agents, trades, leisure facilities, and repair services, remained unrepresented across both time periods.

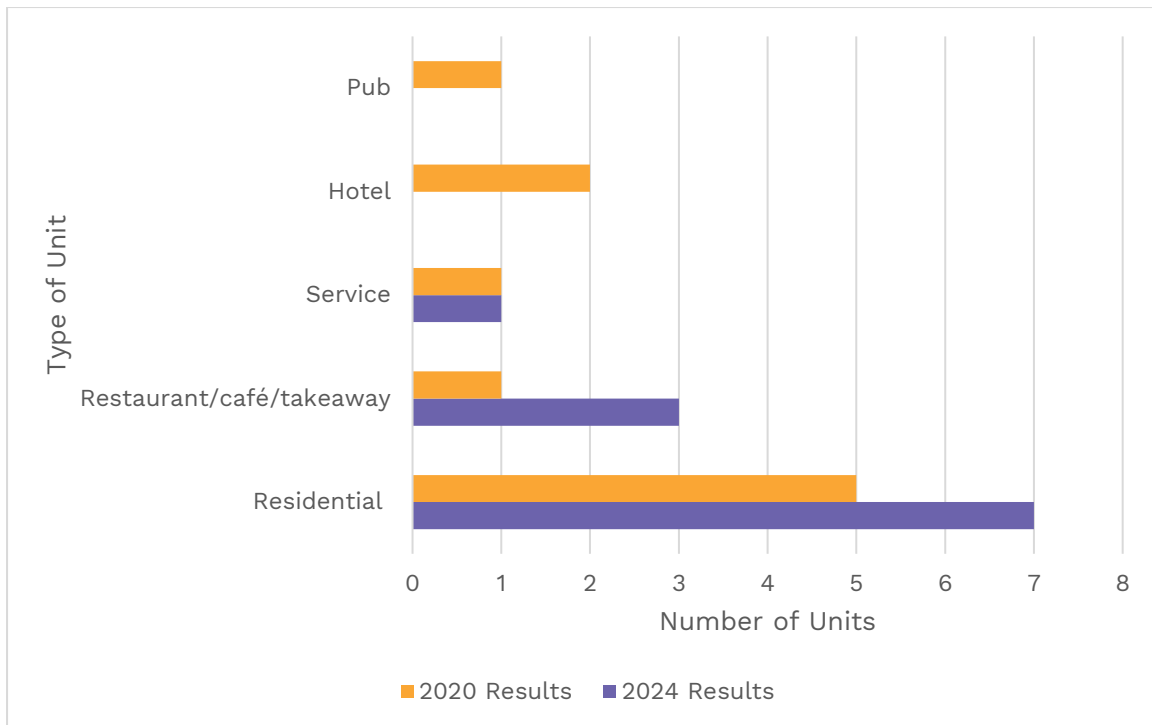


Chart 10 Pōhara 2020 and 2024 Comparison Chart.

### 14.2.1. National Multiples

There are no National Multiples within the Pōhara town centre. However, just outside the centre further east in Abel Tasman Drive, an On the Spot convenience store exists being near the Top 10 Holiday Park providing for daily needs of visitors.

## 14.3. Transport Activity and Investment

Since the 2020 report, accessibility to the town centre has improved and the lack of footpaths in the centre that existed in 2020 has been improved. A shared cycling and walking path now exists along Able Tasman Drive from Pōhara Town Centre to Tākaka town centre, which was completed in August 2023 (Figure 4 and Figure 5). This gravel path appears to be well maintained and provides a safe refuge for cyclists and pedestrians. This upgrade is particularly prominent in the town centre of Pōhara as it improves car parking whilst providing a dedicated space for pedestrians and cyclists on the other side of the wooden barrier.

There is still no pedestrian crossing in Pōhara, which becomes more problematic during the busier summer months.



Figure 4 Able Tasman Drive in Pōhara 2018 showing undeveloped ad hoc parking.



Figure 5 Able Tasman Drive in Pōhara 2023 with improved shared pathway and parallel parking.

### 14.3.1. Public Transport

There is no public transport that services the centre but Pōhara is easily accessible by car and bicycle from Tākaka. Golden Bay Air also offers scheduled flights from Wellington, Nelson and Karamea to Tākaka Aerodrome which is 15-minute drive from the centre.

### 14.3.2. Investment

The most obvious investment in the centre is the tidying up of the carparking and the pedestrian/ cycle path along Abel Tasman Drive as mentioned in 14.3.

## 14.4. Vacant Premises

There are no vacant units in Pōhara.

## 15. Upper Moutere

### 15.1. Physical Structure of Upper Moutere

The physical structure of Upper Moutere remains unchanged since the 2020 report.

### 15.2. Diversity of Uses

Table 68 Upper Moutere - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Convenience	2	28.6%	2	28.6%
Comparison	0	0.0%	0	0.0%
Services	0	0.0%	0	0.0%
Offices (not walk in services)	0	0.0%	0	0.0%
Restaurants/Café/Takeaway	1	14.3%	1	14.3%
Pub	1	14.3%	1	14.3%
Hotel	0	0.0%	0	0.0%
Leisure	0	0.0%	0	0.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	0	0.0%	0	0.0%
Residential	3	42.9%	3	42.9%
Vacant	0	0.0%	0	0.0%
<b>Total</b>	<b>7</b>	<b>100%</b>	<b>7</b>	<b>100.0%</b>

Table 68 shows that there was no change in the overall number or distribution of unit types between 2020 and 2024, with a total of seven units recorded in both years. There were also no changes in the businesses that occupied these units. No vacant units were recorded during either period.

Table 69 Upper Moutere - Breakdown of service, leisure, office, and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Restaurants, cafes	0	0.0%	0	0.0%
Takeaways/fast food	1	14.3%	1	14.3%
Pubs, bars	1	14.3%	1	14.3%
Hairdressing, beauty & health	0	0.0%	0	0.0%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%

Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	0	0.0%	0	0.0%
Gyms, leisure and other services & offices	0	0.0%	0	0.0%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>2</b>	<b>28.6%</b>	<b>2</b>	<b>28.6%</b>

There was no change in the number or type of service, leisure, office, or convenience food units between 2020 and 2024, with two units recorded in both years (Table 69).

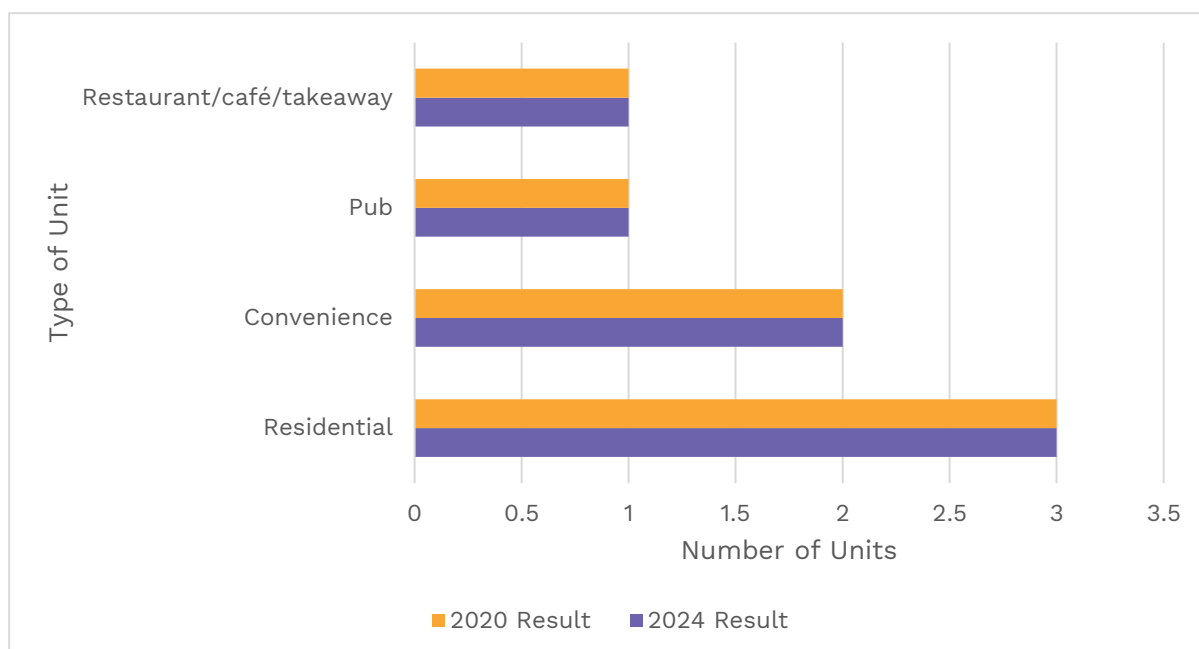


Chart 11 Upper Moutere 2020 and 2024 Comparison Chart.

### 15.2.1. National Multiples

The following table highlights the National Multiples within the Upper Moutere centre.

Table 70 Upper Moutere - National Multiples (Convenience).

National Multiples			
On the Spot			

## 15.1. Transport Activity and Investment

The highest levels of footfall were concentrated around the On the Spot convenience shop or the Upper Moutere Bakery. These visitors were only staying a few minutes on short stay basis.

### 15.1.1. Public Transport

There are no public transport options that service the Upper Moutere centre.

### 15.1.2. Investment

There was no evidence of recent investment from business owners other than updated signage for the On the Spot convenience store. The Council is planning however for a new shared path, linking the Community Centre and sportsground with the village

## 15.2. Vacant Premises

There were no vacant units recorded in 2024.

## 16. Tapawera

### 16.1. Physical Structure of Tapawera

The physical structure of the centre has remained unchanged from the 2020 audit. Tapawera centre is well maintained and provides for both primary convenience needs of its residents and visitors passing through, as there is ample parking and conveniently located public toilets. Observations during the visit indicated that people did not stay for extended periods, instead frequenting the Four Square and Purpose HQ Café briefly before moving on. The centre appeared to be particularly popular among tradespeople during the daytime, who tended to make short visits to purchase convenience items from the café and Four Square.

### 16.2. Diversity of Uses

In 2024, the total number of units increased slightly from 10 in 2020 to 11. The total number of sites now includes the public toilet block, this takes up a commercially zoned site in the centre and was omitted in 2020, although is unlikely to be redeveloped. The distribution of unit types remained largely consistent, with one unit each allocated to convenience retail, services, restaurant/café/takeaway, pub, and leisure, maintaining their presence from 2020. The number of units classified as “Other” increased from four to three which was the inclusion of the Commercially zoned toilet block in this audit. There were no changes in the other use categories.

Table 71 Tapawera - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Convenience	1	9.1%	1	10.0%
Comparison	0	0.0%	0	0.0%
Services	1	9.1%	1	10.0%
Offices (not walk in services)	0	0.0%	0	0.0%
Restaurants/Café/Takeaway	1	9.1%	1	10.0%
Pub	1	9.1%	1	10.0%
Hotel	1	9.1%	1	10.0%
Leisure	1	9.1%	1	10.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	5	45.5%	4	40.0%
Residential	0	0.0%	0	0.0%
Vacant	0	0.0%	0	0.0%
<b>Total</b>	<b>11</b>	<b>100%</b>	<b>10</b>	<b>100.0%</b>

The Four Square remains the anchor of the town centre and provides for daily top-up convenience shopping for the community. Residents and visitors to the centre would be most likely to do their bulk convenience and comparison shopping in Richmond or Motueka town centres.

Many of the categories in Table 72 are not represented in Tapawera which reinforces the centres role as local convenience centre.

Table 72 Tapawera - Breakdown of service, leisure, office and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafe/ Takeaway Units	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Restaurants, cafes	1	9.1%	1	10.0%
Takeaways/fast food	0	0.0%	0	0.0%
Pubs, bars	1	9.1%	1	10.0%
Hairdressing, beauty & health	0	0.0%	0	0.0%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	1	9.1%	1	10.0%
Gyms, leisure and other services & offices	1	9.1%	1	10.0%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>4</b>	<b>36.4%</b>	<b>4</b>	<b>40.0%</b>

Table 72 shows that there has been no change between the 2020 and 2024 results, except for the addition of the commercially zoned toilet block added to the town centre’s extent for monitoring.

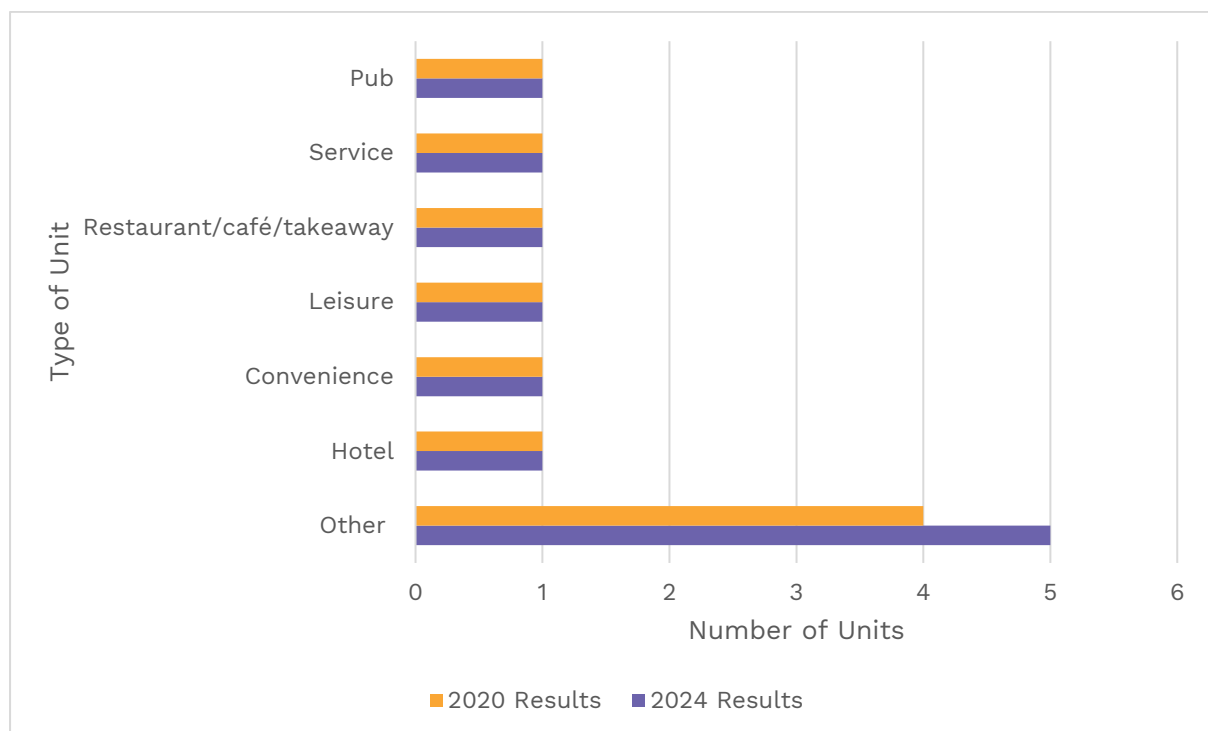


Chart 12 Tapawera 2020 and 2024 Comparison Chart.

The business representation within Tapawera’s centre has remained consistent with the results gathered in 2020.

### 16.2.1. National Multiples

Four Square remains to be the only national multiple in the centre.

Table 73 Tapawera - National Multiples (Convenience).

National Multiples			
Four Square			

## 16.1. Transport Activity and Investment

At the time of the site visit there was a low volume of people and cars moving through the centre and even as flows increase it is unlikely to cause any conflict as footpaths and roads are wide with good visibility. Tapawera is not serviced by public transport.

### 16.1.1. Investment

There has not been much visible recent investment by local businesses in the town centre. The only evidence is in the new signage on the frontage of Four Square, consistent in style with the other Four Squares within the region.

## 16.2. Vacant Premises

There are two Commercially Zoned vacant sections of land (88 and 90 Main Road Tapawera) which remain undeveloped.

## 17. Saint Arnaud

### 17.1. Physical Structure of Saint Arnaud

The physical structure of the town centre remains unchanged since the 2020 audit.

### 17.2. Diversity of Uses

Table 74 St Arnaud - Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Convenience	1	9.1%	1	9.1%
Comparison	0	0.0%	0	0.0%
Services	1	9.1%	1	9.1%
Offices (not walk in services)	0	0.0%	0	0.0%
Restaurants/Café/Takeaway	2	18.2%	3	27.3%
Pub	0	0.0%	0	0.0%
Hotel	2	18.2%	2	18.2%
Leisure	1	9.1%	0	0.0%
Cultural e.g Library	0	0.0%	0	0.0%
Other	3	27.3%	4	36.4%
Residential	0	0.0%	0	0.0%
Vacant	1	9.1%	0	0.0%
<b>Total</b>	<b>11</b>	<b>100%</b>	<b>11</b>	<b>100.0%</b>

Between 2020 and 2024, the total number of units remained the same at 11. Convenience and services units stayed consistent at one unit each. Restaurants, cafés, and takeaways decreased slightly from three units in 2020 to two in 2024, with one closure. Hotel units remained unchanged at two. A leisure unit, Alpine yoga and massage, appeared for the first time in 2024, while the number of "Other" units decreased from four to three. Dine Hard, a former restaurant became vacant since the 2020 report, there were no vacant units in 2020. There were no changes in the number of comparison, office, pub, cultural, or residential units, all of which remain unrepresented across both audits. The role of the centre remains that of a local service centre, reinforced through the limited number and variety of businesses available.

Note: Since St Arnaud does not have any comparison units there is no comparison unit breakdown table.

Table 75 St Arnaud - Breakdown of service, leisure, office, and restaurant/ cafe/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/takeaway/café Unit	Number of Units 2024	Percentage of Units (%) 2024	Number of Units 2020	Percentage of Units (%) 2020
Restaurants, cafes	1	9.1%	2	18.2%
Takeaways/fast food	1	9.1%	1	9.1%
Pubs, bars	0	0.0%	0	0.0%
Hairdressing, beauty & health	0	0.0%	0	0.0%
Laundrettes & dry cleaners	0	0.0%	0	0.0%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%
Automotive, trades, printers & other industry	1	9.1%	1	9.1%
Gyms, leisure and other services & offices	1	9.1%	0	0.0%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>4</b>	<b>36.4%</b>	<b>4</b>	<b>36.4%</b>

Between 2020 and 2024, the total number of service, leisure, office, or restaurant/takeaway/café units remained unchanged at four. The number of restaurants declined from two in 2020 to one in 2024 following the closure of Dine Hard, while the number of takeaway or fast-food units remained unchanged at one. Automotive, trades, printers, and other industrial services also remained constant with one unit. A gym, leisure, or other service or office unit appeared for the first time in 2024, with the addition of the leisure facility Alpine Yoga and Massage. There were no units recorded for pubs, hairdressing and beauty, laundrettes, travel agents, banks or financial services, estate agents, repair services, or vets in either year.

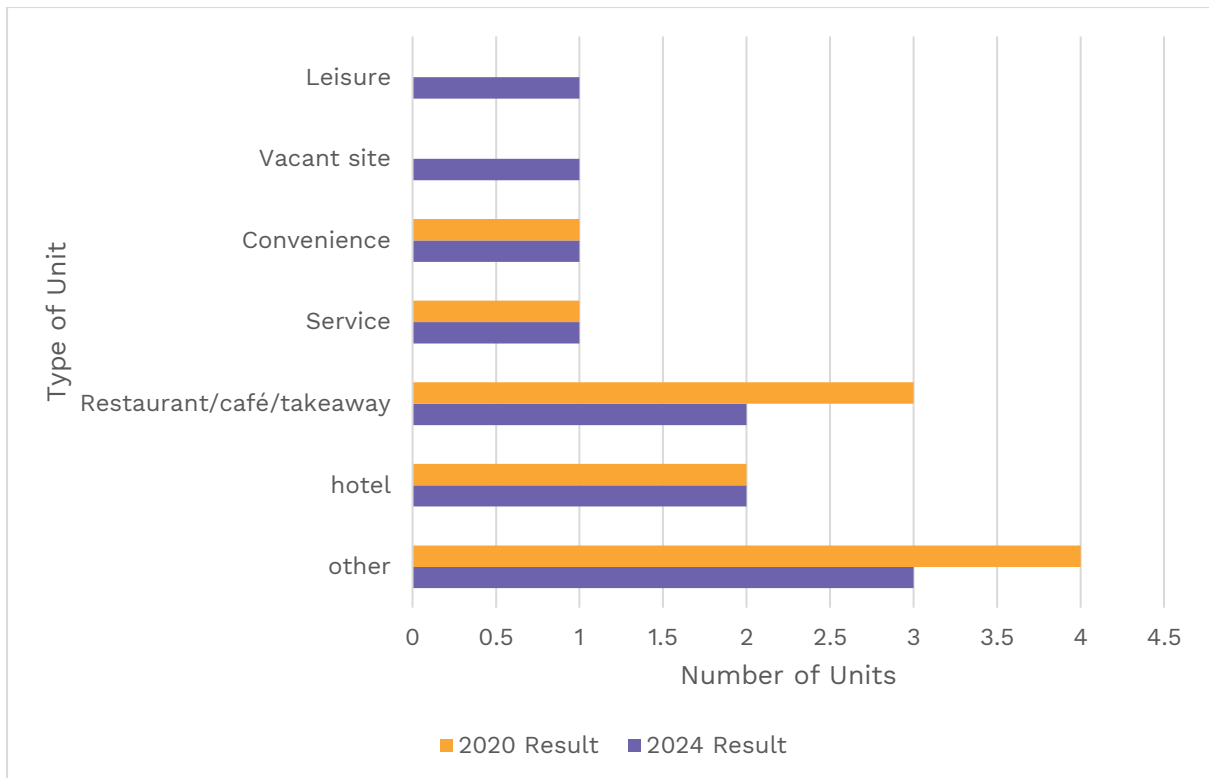


Chart 13 St Arnaud 2020 and 2024 Comparison Chart.

### 17.2.1. National Multiples

NPD remains as the only national multiple within the centre.

Table 76 St Arnaud - National Multiples (Services).

National Multiples			
NPD			

## 17.1. Transport Activity and Investment

During the time of the site visit the centre was very quiet, making it easy to move around both on foot and in the car. There was plenty of on street carparking for visitors. Accessibility for walk-in shoppers was also easy even with no pedestrian crossings within the centre, as there tends to be minimal traffic with good visibility.

### 17.1.1. Investment

There have been no visible signs of recent investment from the businesses within the town centre.

## 17.2. Vacant Premise

The biggest change in the centre was the closure of Dine Hard restaurant located on Beechnest Drive. This restaurant, the campervan park and the boat storage formed a second

centre within St Arnaud. Attracting passing trade to Beechrest Drive would have been difficult, easily missed from the main road. The closure of this business has meant that there is currently no need to improve connectivity between Beechrest Drive and the businesses located on the main road particularly for pedestrians, previously identified in the 2020 audit. That said, the Dine Hard building has remained vacant for some time so improving connectivity might be essential to filling this vacancy and revitalising this part of the centre.

## 18. Murchison

### 18.1. Physical Structure of Murchison

The physical structure of Murchison has remained largely unchanged since 2020, however the most notable difference is the absence of the historic Commercial Hotel, which formerly stood on the corner of Fairfax and Waller Streets. Development plans are in place to build a larger new Four Square on the site, with the intention of eventually closing the existing store and replacing it with a customer car park.

### 18.2. Diversity of Uses

Table 77 Murchison – Mix of Uses.

Type of Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Convenience	2	4.9%	4	10.0%
Comparison	7	17.1%	6	15.0%
Services	4	9.8%	7	17.5%
Offices (not walk in services)	1	2.4%	0	0.0%
Restaurants/Café/Takeaway	7	17.1%	8	20.0%
Pub	0	0.0%	0	0.0%
Hotel	3	7.3%	5	12.5%
Leisure	1	2.4%	1	2.5%
Cultural e.g Library	2	4.9%	2	5.0%
Other	5	12.2%	2	5.0%
Residential	5	12.2%	5	12.5%
Vacant	4	9.8%	0	0.0%
<b>Total</b>	<b>41</b>	<b>100%</b>	<b>40</b>	<b>100.0%</b>

Between 2020 and 2024, there was an increase in vacant units, rising from no units to four which equates to 9%. At the same time, service units decreased from seven units to four, and restaurants, cafés, and takeaways declined from eight to six. Offices (not walk-in services) appeared for the first time in 2024, accounting for one unit. Convenience stores dropped from four to two one of which was the closure of Sweet Dreams French bakery. Other categories such as comparison units saw a slight increase, while the number of hotel units decreased from five to three, with the removal of the Commercial hotel and the Old Bank lodgings.

These changes and increase in vacancy rates may be due in part to the town returning to pre-2016 trading levels. In 2016 Murchison experienced a surge in economic activity following the Kāikoura earthquake and subsequent closure of SH1 for over a year. This led to the rerouting of traffic inland via Murchison. Further housing sites have been rezoned recently and more are proposed. Once all infrastructure servicing upgrades are in place for these sites, within the next 10 years, the extra demand for retail and services may assist the town.

Table 78 Murchison - Provides a breakdown of comparison shop units by category.

Type of Comparison Unit	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Clothing and footwear	1	2.4%	0	0.0%
Furniture, carpets, textiles	0	0.0%	0	0.0%
Books, arts/crafts, stationers/copy	1	2.4%	1	2.5%
Electrical, entertainment, phones	0	0.0%	0	0.0%
DIY, hardware & household goods	1	2.4%	1	2.5%
Gifts, china, glass & leather goods	1	2.4%	3	7.5%
Cars motorcycles & accessories	1	2.4%	0	0.0%
Chemist & toiletries	1	2.4%	0	0.0%
Variety, department & catalogue	1	2.4%	0	0.0%
Florists & Gardening	0	0.0%	0	0.0%
Sports, toys, cycles & hobbies	0	0.0%	0	0.0%
Jewellers	0	0.0%	0	0.0%
Charity, pets & other comparison	0	0.0%	1	2.5%
<b>Total</b>	<b>7</b>	<b>17.1%</b>	<b>6</b>	<b>15.0%</b>

Between 2020 and 2024, the composition of comparison units shifted slightly. New categories appeared in 2024, including clothing and footwear, cars, motorcycles and accessories, chemist and toiletries, and variety, department and catalogue stores, each having one unit. Meanwhile, gifts, china, glass, and leather goods units declined from three units to one. The DIY, hardware, and household goods stayed consistent at one unit. Overall, the total number of comparison units increased slightly from six to seven.

Table 79 Murchison - Provides a breakdown of service, leisure, office and restaurant/ cafes/ takeaway units by category.

Type of Service, Leisure, Office or Restaurant/ Cafes/ Takeaways units	Number of Units 2024	Percentage of Units 2024 (%)	Number of Units 2020	Percentage of Units 2020 (%)
Restaurants, cafes	4	9.8%	7	17.5%
Takeaways/fast food	3	7.3%	1	2.5%
Pubs, bars	0	0.0%	0	0.0%
Hairdressing, beauty & health	1	2.4%	1	2.5%
Laundrettes & dry cleaners	1	2.4%	1	2.5%
Travel agents	0	0.0%	0	0.0%
Banks, build/socs, financial, legal & insurance services	0	0.0%	0	0.0%
Estate agents, home builders & auctioneers	0	0.0%	0	0.0%

Automotive, trades, printers & other industry	2	4.9%	1	2.5%
Gyms, leisure and other services & offices	1	2.4%	5	12.5%
Repair services	0	0.0%	0	0.0%
Vet	0	0.0%	0	0.0%
<b>Total</b>	<b>11</b>	<b>29.3%</b>	<b>16</b>	<b>40.0%</b>

The total number of service, leisure, office, and convenience food units decreased from 16 to 11, between 2020 and 2024. Notably, restaurants and cafés dropped from seven units to four units. Real Smoothies and Commercial Café and Bar are two of the businesses that have left since the 2020 and 2024 audits. Real Smoothies was located along Waller Street and the Commercial Café and Bar was part of the Commercial Hotel which was demolished. Takeaways and fast-food outlets increased from one unit to three units. Gyms, leisure, and other services saw a significant decline, falling from five units to just one unit. Automotive-related units increased slightly, doubling from one unit to two units. Other categories, such as hairdressing and laundrettes, remained relatively stable.

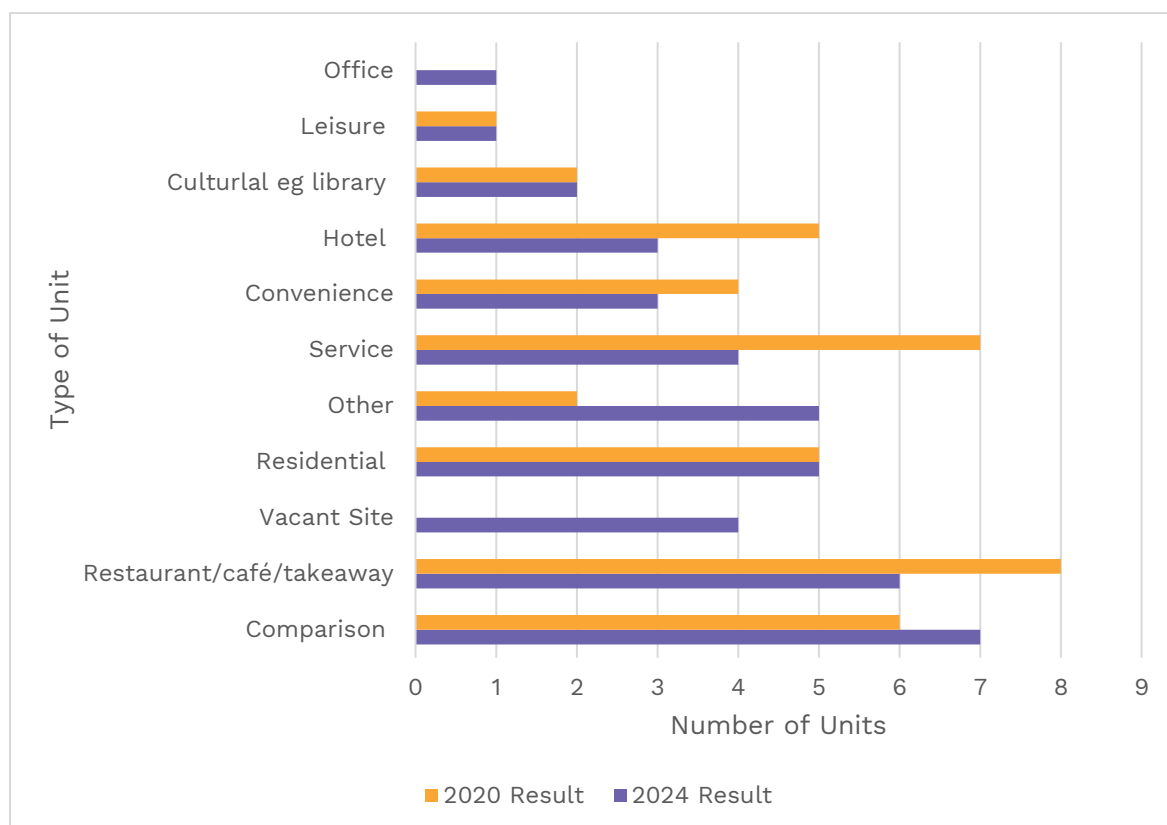


Chart 14 Murchison 2020 and 2024 Comparison Chart.

## 18.2.1. National Multiples

The following tables highlight the National Multiples within the Murchison centre, those in bold are new businesses since 2020.

Table 80 Murchison - National Multiples (Convenience).

National Multiples			
Four Square	<b>Liquor Centre</b>		

## 18.1. Transport Activity and Investment

Most pedestrian activity in Murchison was concentrated between Rivers Café and the Four Square on the corner of Fairfax and Waller Streets. Visitors typically did not stay long, as many were simply passing through – using the public toilets and cafés as brief refreshment stops before continuing their journey.

The height of the step from the kerb to the street remains a concern, especially given that most parking is located along the street, increasing the frequency with which pedestrians encounter this barrier.

There is one pedestrian crossing within the town centre on Fairfax Street and another just outside the centre on Waller Street. While the Fairfax Street crossing is conveniently located near the public toilet block, pedestrians were often observed crossing wherever it was most convenient. This is likely due to the wide roads, good visibility, and relatively low traffic volumes in the area.

### 18.1.1. Public Transport

There is no public transport servicing Murchison however private tour buses and shuttles connect Murchison to Nelson, the West Coast and Christchurch.

### 18.1.2. Investment

The only visible sign of recent investment in the town is the new pump track and playground upgrade which opened in 2024. It is located just outside of the town centre by the Murchison Sport Recreation and Cultural Centre. This was a Council project funded by the Government's 'three waters better off support package', transforming the existing bike track behind the Murchison recreation centre.

## 18.2. Vacant Premises

The major vacant premise is opposite the Foursquare. The Commercial pub/ hotel was demolished and now progress is being made to relocate a larger Foursquare here. No construction had begun at the time of visiting.

# Appendix 1 – 2024 Health Check Proforma

## Field Survey Results

[centre name]

### The Retail Offer

A1. Physical Structure of the Centre

[Comments]

A2. Overall Perception of Attractiveness of the Centre Shopping Areas

[Name]

[Comments]

A3. Composition of Centre by Type of Business

Comparison %

Convenience %

Service & Other Non-A1 %

Vacant %

A4. Extent of Service Provision

Number of Banks [No.]

Number of Building Societies [No.]

Range of other services include:

...

A5. Enclosed Shopping Centres

[Name]

[Comments]

A6. Main stores Within the Centre

- |  |        |            |
|--|--------|------------|
|  | [Name] | [Comments] |
|--|--------|------------|
- A7. Major Multiples Represented
- |  |             |            |
|--|-------------|------------|
|  | Comparison  | [Comments] |
|  | Convenience | [Comments] |
- A8. Comments on Range/Diversity and Quality of Shopping  
[Comments]
- A9. Evidence of Recent Investment from Retailers
- Major Store Extensions [Name]  
[Comments]
- Shopfronts/Shop fitting [Name]  
(Major Stores)  
[Comments]
- New Major Retailers [Comments]
- A10. Location of Main Vacant Premises  
[Comments]
- A11. Presence of Markets  
[Comments]  
[Name] ....permanent market stalls.  
...% convenience goods (approximately)  
...% comparison of goods (approximately)
- A12. Major Shop Opening Hours

Shop	Opening Hours	
[Name]	[0.00am-0.00pm]	[Days]

~~A13. Potential Development Sites~~

~~———[Comments]\*~~

Diversity and Activity in Centre

B1. Leisure and Recreation Facilities

[Comments]

	Number	Comment
Public Houses	[No.]	[Comments]
Restaurants (including takeaways)		
Cinemas		
Theatres		
Concert Halls		
Nightclubs		
Leisure Centres/Gymnasiums		

B2. Extent of Community and Leisure Uses (other than those identified in B1)

Facility	Location
----------	----------

[List]

B3. Extent of Major Employment Uses in and Around Central Shopping Area

Include:

[List]

B4. Observed Uses of Upper Floors of Shops

[Comments]

B5. Activities Which May have Detrimental Impact on Central Shopping Area

[Comments]

B6. Any significant Vacant (Non-retail) Premises

[Comments]

B7. Presence of Historic of Buildings?

B8. How Busy is the Centre?

[Comments]

#### Accessibility and Transportation

C1. Centres General Accessibility to the Less Mobile (i.e. Disabled, Old and Infirm, Those with Children), and to Walk in Shoppers.

*Within shopping area*

[Comments]

*Access from car parks and public transport*

[Comments]

C2. Public Transport Accessibility

Approximate no's of bus services per hour [No.]

Bus station(s) and relationship with shopping areas [Comments]

Train Station and relationship with shopping areas [Comments]

C3. Accessibility by Car

Main Routes into the Centre [Comments etc. legible and well signed?]

Vehicular Congestion [Comments]

Level of traffic

C4. Accessibility to Walk in Shoppers

[Comments etc. pedestrian permeability and legibility]

~~C5. Car Parking~~

~~Total number of spaces [Comments]~~

~~Pricing of car parks [Comments]~~

~~Security of car parks [Comments]~~

C6. Bike parking

~~Total number of spaces [Comments]~~

~~Security of bike parks [Comments etc. passive surveillance]~~

C7. In-Centre Constraints to Pedestrian Movements

Any Major Constraints

[Comments]

Pedestrian/Vehicular Conflict

[Comments]

C8. Pedestrian Flows

Areas of observed highest flows.

[Comments]

Areas of observed lowest flows

[Comments]

C9. Quality of Streetscape

[Comments etc. quality/size of pathways, paving. Any cracked paving?]

Environment

D1. Overall Quality of Shopping/City Centre Environment

[Comments etc. litter and quality of paving]

D2. Extent and Quality of Street Furniture

[Comments]

D3. Soft and Hard Landscaping

*Soft Landscaping* [Comments]

*Hard Landscaping* [Comments]

D4. Servicing Arrangements

[Comments etc. are rubbish bins and drinking fountains provided?]

D5. Building Quality and Maintenance

[Comments]

D6. Public Open Space/Significant Public Areas

[Comments]

*Public Open Space*

## *Significant Public Areas*

### Perception of Safety and Occurrence of Crime

Signs of graffiti/vandalism etc.	[Comments]
CCTV present in centre	[Comments]
Passive surveillance	[Comments]
Street lighting	[Comments]
Entrapment areas	[Comments]

\*Note: Those questions which have been crossed out were not collected on in 2024. A13 was not part of the 2024 survey as no new sites for development were needed.

## Appendix 2 - DoForm

<b>Site Details</b>
<b>Date of Site Visit</b> 19/08/2024
<b>Site Reference</b> e.g. Richmond* (no.) R406a
<b>Site Name</b> business name that is operating from there Salvation army family store
<b>Settlement Area</b> Richmond
<b>Type of business</b> convenience, comparison, service, residential, other Comparison
<b>% vacancy levels of building(s) on site</b> 0% if building all seems in use, 100% if new building not yet let 0
<b>Finish form and send email</b> e mail address michelle.lanfear@tasman.govt.nz; Jacqui.deans@tasman.govt.nz

Note: not all Do Form survey questions that were filled out in 2020 were filled out in 2024. Below is a list of questions that were left out.

<b>Site Address</b> physical address
<b>Zoning of site</b> From ET2
<b>Site Area (ha)</b> Total site area - get from ET2
<b>Landowner details</b> get from ET2
<b>Proportion of site available for development</b> 1 = built out or under con 5 = not yet developed. Don't incl car parking or storage areas as available

**Age of buildings approximately**

e.g. post 2000, 1980s, use ET2 RCs and BCs

**Condition of buildings**

Run down, new, under construction, being extended