

Social impact assessment of proposed medium density residential zoning of Richmond, Wakefield and Brightwater.

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For:
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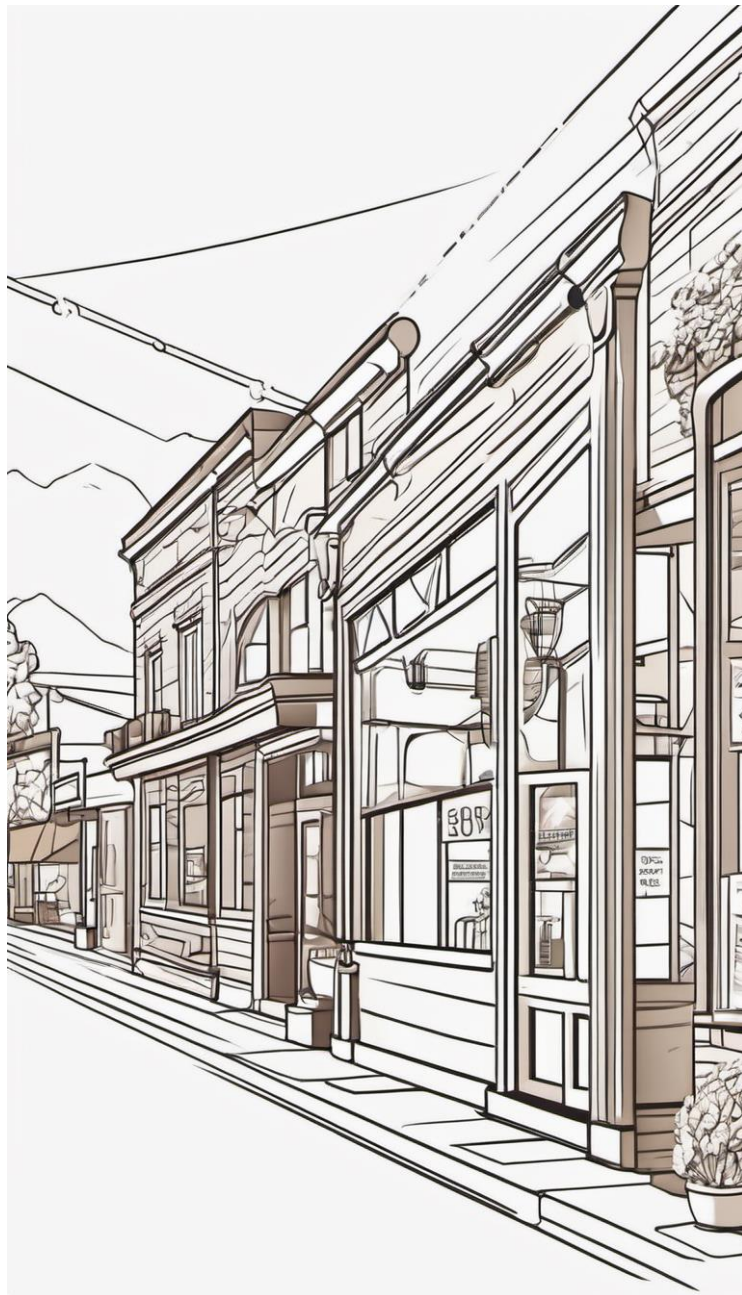


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Executive Summary

The purpose of this social impact assessment (SIA) is to understand the potential positive and negative social effects arising from proposed medium density residential zoning rules for Richmond, Wakefield and Brightwater, for brownfield and greenfield locations. Suggestions on ways to maximise opportunities and reduce potential negatives are made.

The areas of focus are the towns (and surrounding areas) of Richmond, Brightwater and Wakefield. Social topics included within this SIA were:

- Way of life, including
- Housing and housing affordability
- Access to services and facilities
- Education
- Business and employment.
- Social cohesion and culture
- Health services
- Community fears and aspirations.

This SIA draws on international best practice for SIA. The SIA method included scoping (determining topics of interest, geographical areas of focus, determining potentially affected communities); data collection (review of background documents, social baseline, literature review, interviews with internal and external stakeholders, focus groups); site visit; analysis and reporting. The SIA was undertaken in mid-2024, then paused to align with other Council workstreams, before completion in February 2025.

Data regarding the social baseline and context for each town is within the report, as is a literature review describing the evidence for social effects which arise from spatial planning.

Overall findings

The SIA has identified several social impacts which may arise from zoning changes and MDRZ rules. These are both positive and negative. With further action, positive effects can be further strengthened, and potential negative effects reduced and mitigated. As such, the SIA has described several ways to maximise Tasman's opportunities arising from the zoning changes. Other regions in New Zealand are facing similar challenges but through this report, Tasman is uniquely placed to respond to the challenges and maximise opportunities.

As can be seen below, many social benefits have the potential to arise from a compact centre, greater density, smaller housing (i.e., one or two bed units), and affordable housing. These topics align strongly with what the communities are asking for, the literature evidence of social benefits, and the Medium Density Housing policies first objective ('housing needs and demands'). Compared with these four characteristics, communities were far less concerned with housing amenity because built- and urban-amenity values develop and change over time.

The key driver of compact centres, greater density and smaller housing (i.e., one and two bed units) are the minimum density rules of one dwelling per 350m² in Wakefield and Brightwater, and one dwelling per 250m² in Richmond. These minimum densities also combine with generous building heights to enable three stories in Richmond, and two stories in Wakefield and Brightwater. These features further combine with a streamlined consenting process, whereby if building projects in intensified areas meet the rules and score appropriately in the design

matrix, resource consent is guaranteed. This has the potential to reduce the risk to house builders to enable growth at medium density.

One recommendation from this report is that future greenfield residential developments (not currently within the proposed MDRZ) also need to be medium density. The Future Development Strategy aligns with this recommendation for Richmond, but is less clear for Brightwater and Wakefield. Such a confirmation would maximise the potential positive social effects from the MDRZ rules and minimise the likelihood of negative social effects.

Potential social effects identified

Housing findings	Recommendations
<p>For Richmond, Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a significant positive effect on housing supply and diversity of housing types and consequent social effects.</p>	<p>From Section 2.3.1.1.</p> <p>To maximise impacts on quantity and housing types, MDRZ rules and other Council incentives should focus on:</p> <ul style="list-style-type: none"> • Compact growth around the town centres with a density of 30-40 homes per hectare (Wakefield and Brightwater) and 50-100 homes per hectare (Richmond). • Ensure that any future greenfield development also has a density in the range of 30-40 homes per hectare rather than traditional greenfield development of 15-22 homes per hectare. • Building one- and two-bedroom housing • Building social housing • Building affordable homes. <p>Rules to provide sufficient housing amenity in the traditional sense should not undermine the attributes above.</p> <p>Provide capability for minor dwellings, granny flats and multiple kitchens.</p> <p>Consider greater discounts on financial contributions for one- and two-bedroom houses at density in the town centres for the next five years to prove the concept.</p>
<p>For Richmond, Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a medium positive impact on greenfield development of housing and consequent social effects.</p>	<p>Recommendations as per Section 2.3.1.1.</p> <p>And, the importance of confirming any future greenfield residential housing in Wakefield and Brightwater is at medium density i.e., 30 to 40 homes per hectare.</p>
<p>For Richmond, Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a medium positive impact on housing affordability and consequent social effects.</p>	<p>The importance of confirming the Future Development Strategy’s proposal for medium density housing in any future decisions. MDRZ rules must promote ‘points’ for greater density, neutral points for aspects which may overly increase costs, and minimise the number of attributes which developers must deal with to maximise efficiency. Recommendations are per Section 2.3.1.1 are also relevant.</p>
<p>For Richmond, Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a medium positive effect on housing</p>	<p>MDRZ rules should prioritise density over traditional amenity features, recognising that traditional amenity values in areas planned for intensification, develop and change over time. Within traditional amenity features alone, sunlight and off-street carparking were the two most prevalent features desired by the community. Density, sunlight and car</p>

satisfaction and amenity and consequent social effects.	parking are not necessarily mutually exclusive with densities in the range of 30-40 households per hectare. Other recommendations as per above.
For Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a significant positive effect on access to services and facilities and consequent social effects.	The communities welcome population growth so long as Council-investment in services and facilities keeps pace. The Brightwater and Wakefield community centres are well timed for the provision of indoor community space. For reserves and parks, Brightwater requires some additional space to improve connectivity. While connectivity, reserves and open spaces are well considered in greenfield developments, infill/intensification consideration is less so. A structured process to identify and purchase any necessary land (and develop it) within infill/intensification areas is recommended for Brightwater.
For Richmond: Zoning changes and MDRZ rules are assessed to have a significant negative effect on access to Council-led services and facilities and consequent social effects.	The community welcomes population growth so long as Council-investment in services and facilities keeps pace. However, Richmond is already struggling with a lack of indoor community space and future Long Term Plans will need to address this. For reserves and parks, Richmond town centre is also lacking. While connectivity, reserves and open spaces are well considered in greenfield developments, infill/intensification consideration is less so. A structured process to identify and purchase any necessary land (and develop it) within infill/intensification areas is recommended for Richmond.
For Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a neutral effect on access to primary schools and consequent social effects.	Brightwater and Wakefield Schools are well placed to accommodate short and medium term growth via existing vacant class spaces. Longer term, additional classrooms will be required though both Principals are confident that additional space can be provided by the Ministry of Education. Brightwater School has identified traffic concerns from the location of growth (most new traffic will pass their school) and requests speed limit changes outside their school and at the SH6 intersection to maintain safety.
For Richmond, Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a medium negative effect on access to early childhood education services and consequent social effects.	For early childhood education, the current shortages in all three towns are expected to continue and relying on private providers to fill the gap is not working well at the moment. However, there is no requirement for Council to support ECE services. Despite this, some Council's in New Zealand run ECE services (and some are exiting this), while others lease land for ECE services, or lease space within existing council buildings for ECE services. Tasman District Council has also leased land to the Nelson Tasman Kindergarten Association for an ECE. A further step for the Tasman District Council would be the development of a lease policy by Council to confirm the role it may want to take with private providers and community organisations, and hence speed up future individual lease decisions which might otherwise go out for community consultation. Indoor Council-controlled spaces in Wakefield and Richmond are already limited, while Brightwater has several Council-controlled buildings. Please note a similar recommendation is made for community health services.
For Richmond, Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a significant positive effect on businesses and employment and consequent social effects.	Business owners strongly supported population growth, more so via intensification than greenfield development. This would enliven town centres after shops shut, as well as boosting business prospects. The recommendations of Section 2.3.1.1 are relevant to businesses and employment too. On top of those, Brightwater and Wakefield require a clear CBD that does not lock up business land as housing, or at the very least, encourages business use on the ground floor and residences on the second and third floors.

<p>For Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a medium positive effect on social cohesion and culture, and consequent social effects.</p>	<p>The recommendations in Section 2.3.1.1 are also applicable here. As per Section 2.4.2, recommendations regarding access to local services is also relevant to social cohesion, particularly for the centre of Richmond which is short on appropriate indoor and outdoor spaces. On top of those, several other recommendations are made:</p>
<p>For Richmond: Zoning changes and MDRZ rules are assessed to have a medium negative effect on social cohesion and culture, and consequent social effects.</p>	<ul style="list-style-type: none"> • MDRZ rules which encourage smaller dwellings to be put on existing sections to support multi-generational family living. • Development of a community organisation to advocate for Richmond (complementing Richmond Unlimited). • Consider ways to integrate the history of Wakefield into future Council developments, for example, via the naming of the new community hub. Ensure these approaches recognise both Māori and European identities and history • Look for opportunities to make small improvements in urban spaces through seating, BBQs, swing sets, etc. <p>Continue to foster and support diverse events to allow the opportunity for people to interact.</p>
<p>For Richmond: Zoning changes and MDRZ rules are assessed to have a medium positive effect on access to health services, and consequent social effects.</p>	<p>There is no requirement for Council to support community health services. Some Council's in New Zealand lease land for providers to build, or lease space in existing buildings, or build new facilities for lease to community health services. A further step for the Tasman District Council would be the development of a lease policy by Council to confirm the role it may want to take with private providers and community organisations, and hence speed up future individual lease decisions which might otherwise go out for community consultation. Any Council actions would want to complement the Primary Health Organisation's plans for the region. Indoor Council-controlled spaces in Wakefield and Richmond are already limited, though a new community hub is planned for Wakefield. Brightwater has several Council-controlled buildings. Please note a similar recommendation is made for early childhood education services.</p>
<p>For Brightwater and Wakefield: Zoning changes and MDRZ rules are assessed to have a medium negative effect on access to health services, and consequent social effects.</p>	<p>Plan Change 81 includes rezoning some light industrial land to commercial in the heart of the centre in Ellis Street, This would enable a health centre to locate there in the future. In addition, within the existing commercial zone in Ellis Street, there are some residential properties that could be redeveloped or reused for such purpose.</p> <p>The funding of the Wakefield Health Centre building expansion is complex. Council may wish to investigate how it might assist.</p>



1. Introduction

1.1 Social impact assessment

Tasman District Council contracted Quigley and Watts Ltd to undertake a SIA which considered a wide range of social determinants. The purpose of this social impact assessment (SIA) is to understand the potential positive and negative social effects arising from proposed medium density residential zoning rules for Richmond, Wakefield and Brightwater. Suggestions on ways to maximise opportunities and reduce potential negatives are made.

The International Association of Impact Assessment (IAIA) defines SIA as the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions¹.

1.2 Document layout

To increase readability, the SIA is laid out to present the method, social profile and community aspirations at the rear of the document, with conclusions and findings at the beginning.

1.3 What is being assessed in this SIA

To carry out an assessment, the first task is to succinctly describe the intervention. In this case the medium density planning rules and associated spatial planning. At the time the SIA was undertaken, the rules were not yet developed and so scenarios explaining the potential growth were developed. In conjunction with Tasman District Council staff, the following description of what was assessed was developed.

The SIA is focused on the towns of Richmond, Brightwater and Wakefield, all south-west of Nelson City. Two sets of MDRZ rules are proposed:

1. Medium Density Residential Zone rules applying to the Richmond Intensive Development Precinct. Enabling up to five or six stories and/or mixed-use developments on existing sites.
2. Medium Density Residential Zone rules for parts of Richmond (but not the town centre), and the townships of Wakefield and Brightwater. Enabling several one-, two- or three-story dwellings on existing sections.

For all three towns, other changes are also proposed regarding the extent of zoning for:

3. Greenfield development areas
4. Business areas
5. Rural residential areas
6. Residential infill areas.

For each of the townships, the geographic area of the proposed zoning rules are shown in Figures 1, 2 and 3. Furthermore, illustrations representing the types of dwellings/outcomes enabled by the Richmond Intensive Development Precinct (Figure 4), and the Medium Density Residential Zone (Figure 5) and housing types (Figure 6) are presented.

Within Figures 1, 2 and 3, an important distinction is the intensification zones (in solid gold colour) and future greenfield residential (in solid pink colour). The MDRZ rules only apply to the intensification zones, not future residential, at this stage. The Nelson Tasman Future

¹ International Association of Impact Assessment (2015). Social impact assessment: Guidance for assessing and managing the social impacts of projects. IAIA.

Development Strategy anticipates about 47 per cent of growth via intensification, 29 per cent via managed greenfield expansion, 2 per cent via rural residential and 22 per cent via zoned but undeveloped capacity in existing greenfield and rural residential areas. This aims for 70 per cent of growth to be accommodated within the existing urban limits across Nelson Tasman. At the Tasman District level, the numbers are slightly different, with 56 per cent of growth expected to be through intensification and development on existing urban zoned land while 44 per cent is expected to be through greenfield expansion and rural residential development. Importantly, greenfield development within the Future Development Strategy around Richmond is proposed to be at medium density (30 to 40 houses per hectare) rather than traditional densities (15-22 houses per hectare).

A key driver of compact centres, greater density and smaller housing (i.e., one and two bed units) are the minimum density rules of one dwelling per 350m² in Wakefield and Brightwater, and one dwelling per 250m² in Richmond. These minimum densities also combine with generous building heights to enable three stories in Richmond, and two stories in Wakefield and Brightwater. These features further combine with a streamlined consenting process, whereby if building projects in intensified areas meet the rules and score appropriately in the design matrix, resource consent is guaranteed.

Current development in the three towns is largely infill housing i.e., getting one more house on the back or front of a section. Instead, the MDRZ rules hope to encourage demolition/removal of the existing house and denser development across the entire section and possibly, neighbouring sections.

Associated spatial planning includes enhancements and increases in green open spaces, activated street edges that work better for businesses and invite people to spend time in the area, planting and greening of specific streets, and street improvements to promote active travel.

Commercial developments enabled might include a site to the northwest of the Richmond town centre in Lower Queen Street. This site could deliver mixed use commercial opportunities, along with residential activities above ground floor, creating a higher density environment. Twenty-nine hectares of business land is included in Richmond South in a well-located area along State Highway 6. Supporting infrastructure will include improved bus services already planned and connecting Richmond to Nelson, Brightwater / Wakefield and Māpua / Motueka.

For Brightwater, Some small expansions in commercial zoned land in Brightwater centre is proposed, along with a limited expansion of the existing light industrial area along River Terrace Road. Supporting upgrades to the wastewater network will be needed via the Bell Island wastewater treatment plant. Growth in Wakefield would also support these upgrades. Improvements to planned bus services and new walking and cycling connections will improve frequent access to Richmond, and recreational connections to Māpua. Quality walking and cycling connections between the greenfield sites in the south, to the Brightwater centre.

For Wakefield, supporting upgrades to the wastewater network will be needed via the existing wastewater treatment plant at Bell Island. Extension of public transport services are already

planned and enhanced cycling connections will improve frequent access to Richmond and Brightwater via more sustainable modes of transport.

For all three towns, proposed investment in infrastructure and facilities is further described in Appendix 10. Appendices 11 and 12 provide a description of long term strategic opportunities and constraints for growth in the region. Appendix 14 presents the strategic infrastructure needed to support the strategy.

The Future Development Strategy acknowledges

“the staging and rollout of greenfield growth areas will be crucial to the overall success of the strategy, given that it will influence the feasibility and rate of intensification, and the broader objectives of the FDS to support a consolidated urban form.”

Figure 1. Proposed geographic reach of Medium Density and other-zoning in Richmond

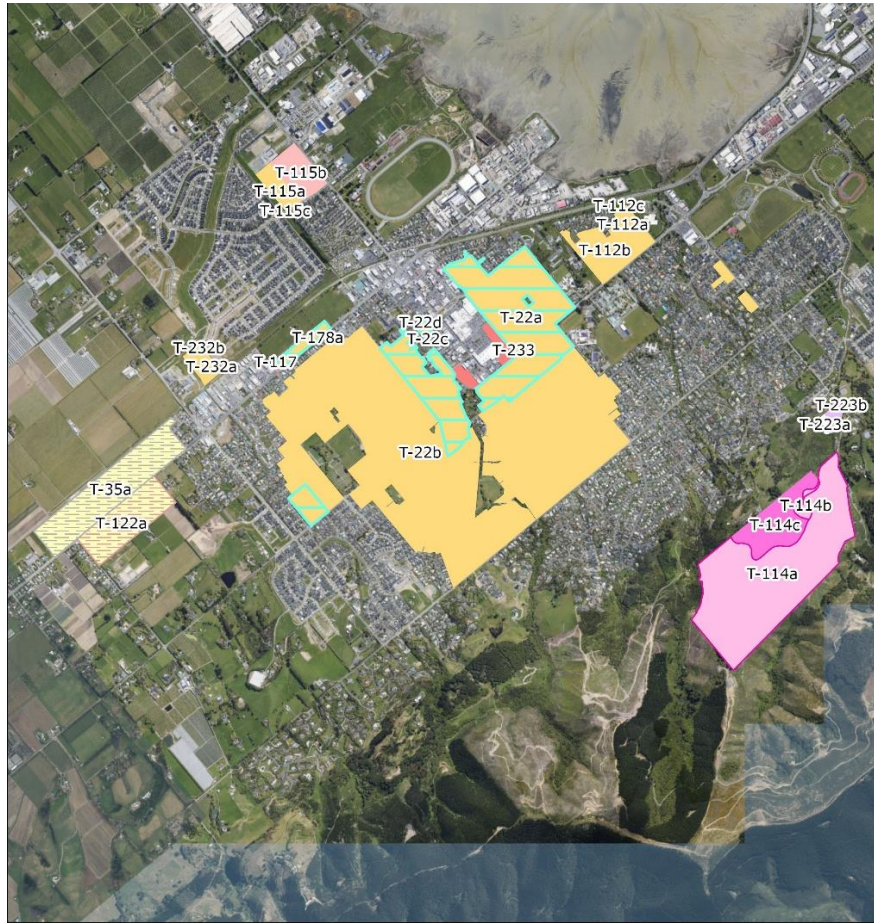


Figure 2. Proposed geographic reach of Medium Density and other-zoning in Wakefield.

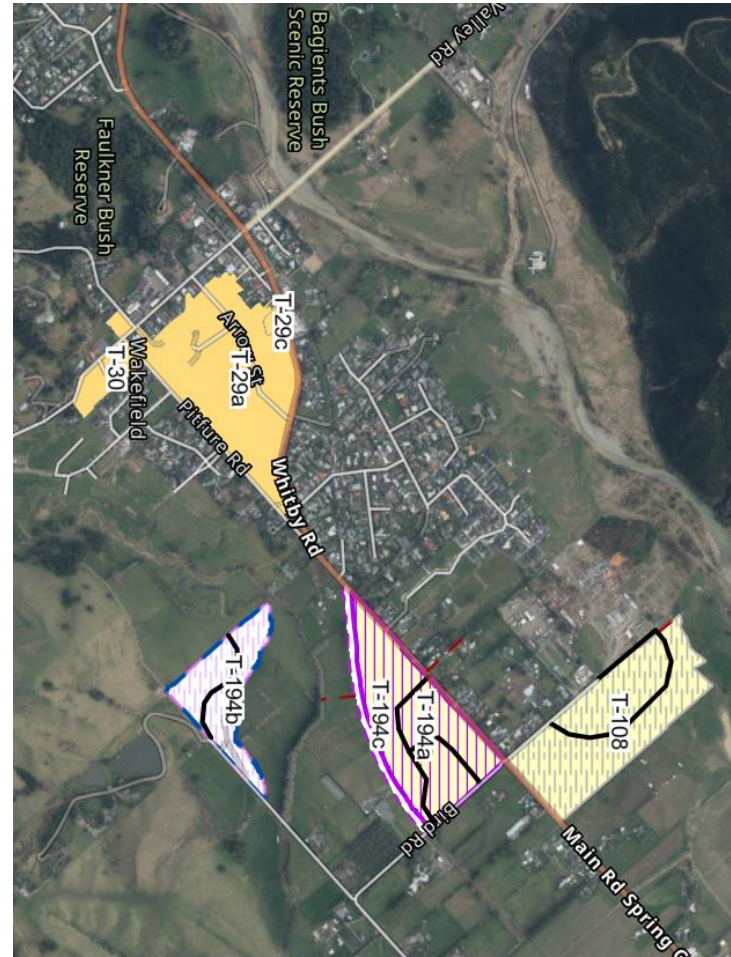


Figure 3. Proposed geographic reach of Medium Density and other-zoning in Brightwater.

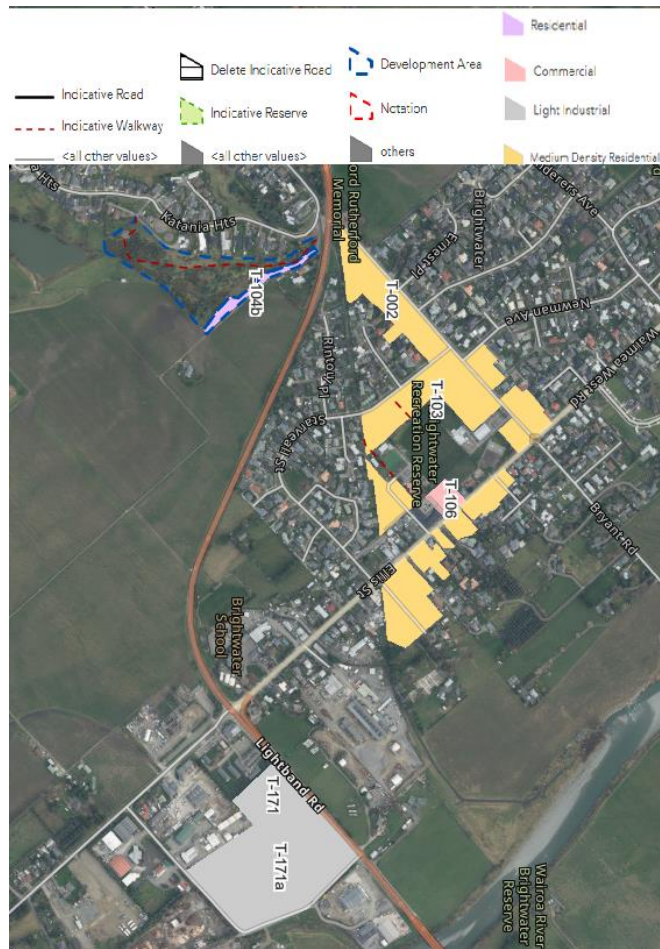


Figure 4. Town centre (Richmond Intensive Development Precinct) images used in public engagement



Figure 5. Housing types enabled by Medium Density Residential (not town centre).

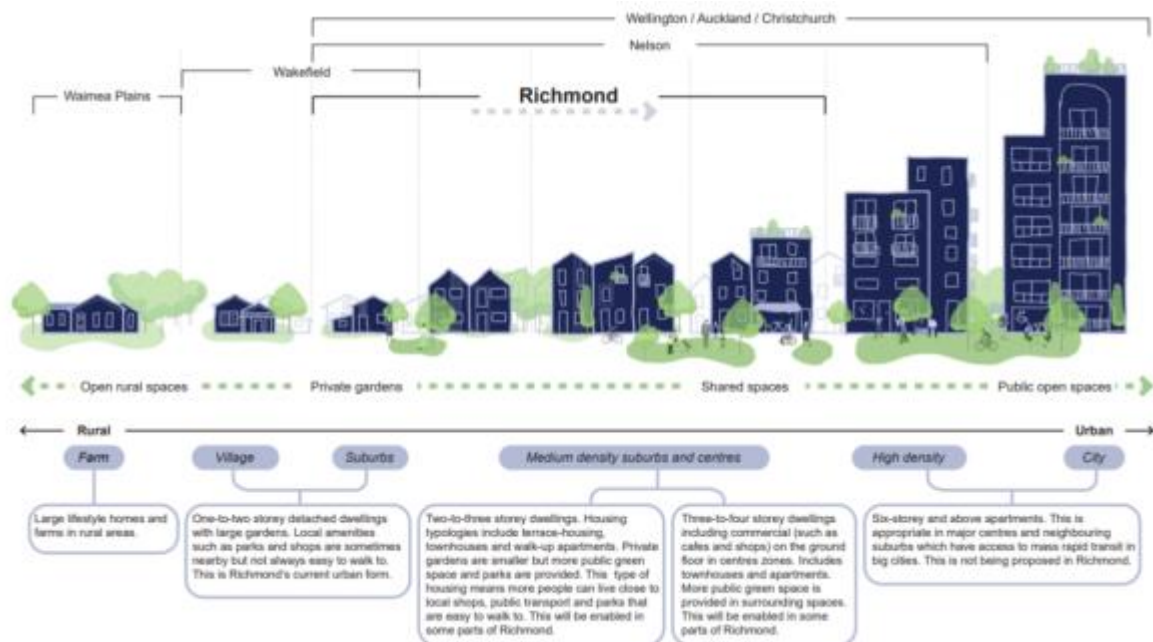









Figure 6. Housing types expected by the Nelson Tasman Future Development Strategy

Richmond Brightwater and Wakefield		Rural residential	1 storey detached typologies	Lot sizes between 5,000m ² – 4ha+. Density in the range of 1 – 2 dwellings per hectare.
		Large lot residential	1 storey detached typologies	Lot sizes between 800 – 1500m ² . Density in the range of 5 – 10 dwellings per hectare.
		Standard residential	1 – 2 storey detached typologies with some attached	Lot sizes between 300 – 500m ² . Density in the range of 15 – 22 dwellings per hectare.
		Medium density residential	2 – 3 storey attached typologies (e.g duplex, terraced house)	Density in the range of 30 – 40 dwellings per hectare.
		Low-rise residential intensification	3 – 4 storey attached typologies (e.g terraced house, apartments)	Density in the range of 50 – 70 dwellings per hectare.
		Mid-rise residential intensification	3 – 6 storey attached typologies (e.g apartment)	Density in the range of 100 dwellings per hectare.
		High density residential / mixed-use	6 storey attached typologies (e.g apartment with ground floor retail)	Density in the range of 120+ dwellings per hectare.

Additional to the above information on housing density, in late September 2024, the first draft of the MDRZ design criteria were provided to the author and in summary covered the following topic headings:

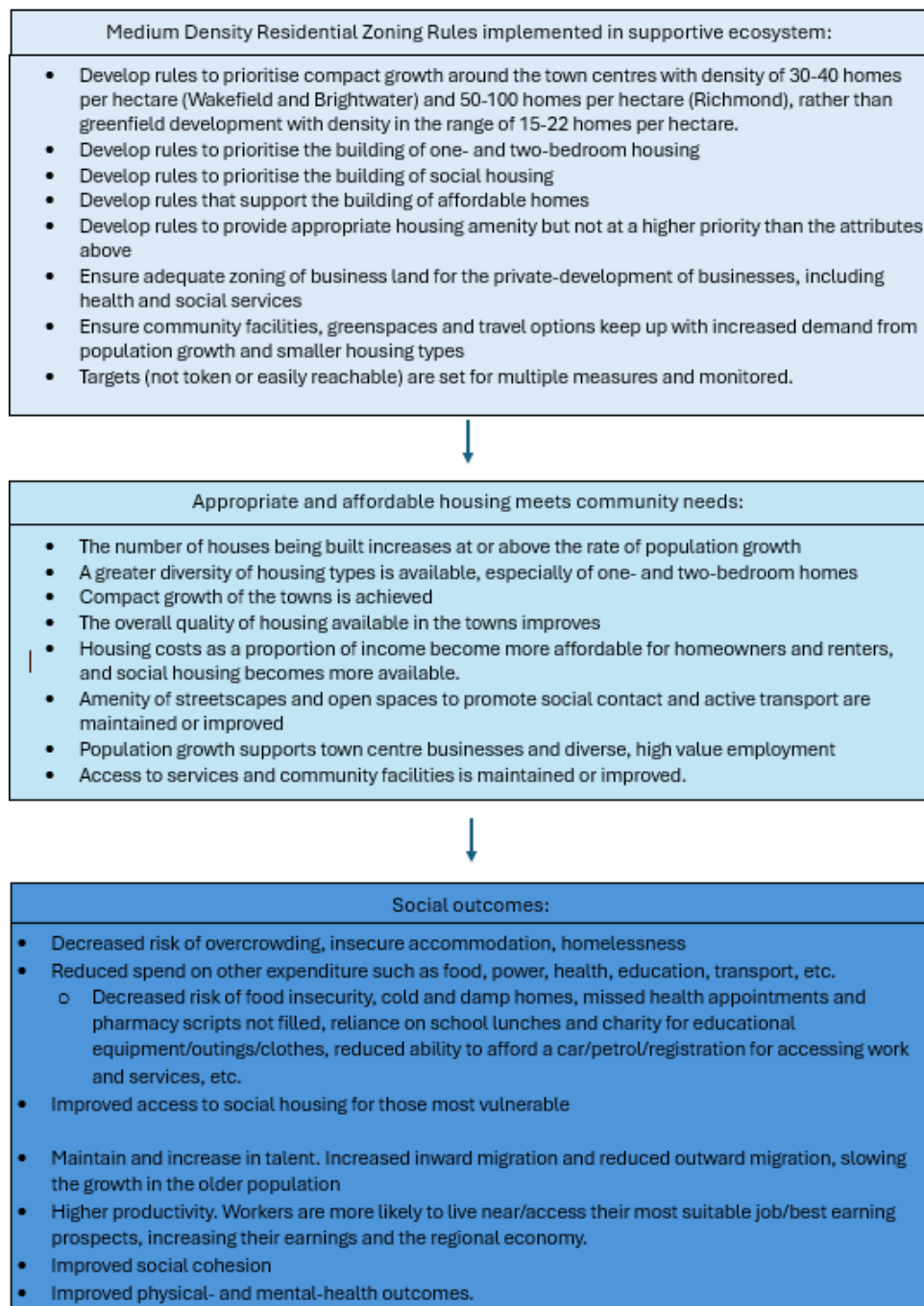
- Outdoor living and functionality e.g., position, amount and flatness of outdoor living spaces
- On site safety e.g., lighting, path to front door, landscaping and visual interest, utility areas.
- Internalising building mass with the site e.g., 3-storeys well-within a site, length of stories.
- Visual amenity for neighbours and mitigation of visual dominance
- Visual and acoustic privacy, and enjoyment of property e.g., ground level outdoor living space, boundary fences, window placement, height of lighting.
- High quality and safe feeling streets e.g., proportion of landscaping in front, garaging conditions, roofed verandah, elevated ground floor, shadow lines and visual depth of the building
- Neighbourhood character and amenity e.g., large scale trees; proportions, colours and building forms common to the immediate area.

2. Way of Life: Housing, access to services and facilities, education services, and business and employment

2.1 Way of life causal path

The potential social outcomes under assessment are caused by many factors. A simplified causal path describing how the MDRZ rules might generate impacts on way of life is below (Figure 7 below).

Figure 7. Causal path for way of life



2.2 Evidence base on way of life

A summary of the literature review is provided here to inform the findings.

Topic	Evidence
Affordable and quality housing	<p>The social benefits of housing are many and substantial. At the most basic level, housing provides shelter, stability and safety. Duration of tenure is important for children. New Zealand has low rental tenure (an average of 2 years and 3 months) when compared with other countries. Unaffordable debt for renters or owners typically leads to negative health and social outcomes, whereas affordable housing lets people participate in society.</p> <p>Building housing where people want to live, in town/city centres, creates even greater social and community benefits. These include:</p> <ul style="list-style-type: none"> ○ Improved affordability of house ownership and rentals ○ Increased talent via reduced outward migration and increased inward migration (with working age people, 25-64 years, over-represented) ○ Increased productivity as workers live near/access their most suitable job/best earning prospect, boosting the regional economy ○ Decreased risk of overcrowding, insecure accommodation and homelessness ○ Increased spend available for food, power, education, health, etc. ○ Increased access to services, employment, childcare, education, social networks and consequent improvement in opportunities and outcomes. For example, Improved physical health and mental health outcomes, increased school completion, reduced risk of child maltreatment, reduced displacement of existing residents, greater use of active travel, improved likelihood of gaining a job, and increased social cohesion. <p>The literature on positive community and individual benefits arising from public/social housing is also substantial. But public/social housing also carries a small risk due to anti-social behaviour from a very small number of public/social housing tenants.</p> <p>Housing is now viewed by most owners (and commentators) as an asset or investment, and so zoning also contends with how it may affect housing values. Similarly, how public/social housing might interact with the roll at a local school, underlying racism, and societal views on single-parent families etc. all become topics which swirl about in a zoning discussion. International work shows that when housing policies favour children, elderly people and working families, the public more easily accepts these groups as ‘deserving.’</p> <p>Construction workforces can impact on housing, but at low levels when interventions and monitoring are in place.</p>
Businesses and employment	<p>Zoning can impact on construction-related employment and provide land for business development/expansion. These provide employment opportunities for local people, opportunities to develop greater skills and advance careers.</p> <p>There are major social benefits of employment. These include boosting income and living standards, a route out of poverty and from unemployment, improved physical and mental health, reduced risk of addictions, improved lives of children, enhanced social connections, shapes who we are and makes lives more satisfying.</p> <p>At the community level jobs contribute money and resources to communities, help us to get on better with each other, contributes to social gradients and contributes to society via meaningful products and services. It is not clear whether employment opportunities or the benefits of employment from infrastructure projects are distributed equally among different types of people.</p>

Topic	Evidence
	<p>Local hire and workforce training can be influenced in major projects, but only with substantial ongoing focus. United Kingdom evidence shows that community wealth building changes procurement behaviour and improves community outcomes such as household wealth and community rates of depression. Effects improved year on year as the intervention continued.</p> <p>Two factors stand out as key to why some young people experience limited employment over longer periods of time: (1) Soft skills are highly valued by employers and can be influenced during childhood and adolescence; (2) Lack of work experience is a major barrier for young people who leave school with low or no qualifications.</p> <p>There is ample data on the characteristics of effective skill training programmes.</p>
Education	<p>Zoning can enhance an area through amenity, increase roll growth at an existing school or create demand/provide an opportunity for a new school. New schools create employment growth, and provide educational choice.</p> <p>Schools are a critical place to improve education outcomes, and to build social networks for families/children and act as a social hub. Increased housing can reduce overcrowding which in turn impacts on childhood anxiety and educational outcomes.</p> <p>Provision of increased choice and different character schools are valued by communities and can lead to excellent outcomes. For example, a far higher proportion of Māori children leave kura with NCEA Level 2 compared with Māori children in mainstream schools (differences of 15 to 20 per cent are common). This is not a parent/student effect as social factors were controlled for in the studies.</p>
Access to services	<p>Compact city planning prioritises density, diversity, mixed land use, sustainable transportation, and green space. There are multiple benefits to social, environmental and economic outcomes, though not all outcomes are positive.</p> <p>Spatial planning, transport policies and transport projects all alter access to workplaces, education, food and retail outlets, entertainment, cultural and sporting facilities. These outcomes are mediated by distance/access, pricing/cost, safety and acceptability of the transport options. In a NZ setting, people with disabilities, low income, Māori, rural people and people without a car typically have the lowest level of access.</p> <p>Strong economic benefits are associated with good transport connections. Ease of access to employment is a key driver of property values. Road, rail and pedestrian access all add to value. The ability to walk to work has the most significant impact on property value, followed by car, then rail. Freedom from traffic noise and air quality also add to property value. Increasing access to active modes (walking, cycling and public transport) supports improvements in physical activity (and consequent obesity, diabetes and cardiovascular health) and mental health outcomes.</p> <p>Risk of transport-related accidents is directly related to social and health outcomes. Pedestrians and those using bicycles or motorbikes are most vulnerable to road traffic injuries. However, car-occupants make up most fatalities and injuries of NZ road users (approximately 80 per cent) because of the high proportion of journeys made by car and the size of the vehicle fleet. Speed is a critical determinant of risk for injury or death.</p> <p>Spatial planning and transport projects can reduce or increase community severance. The level of cohesion or connectedness in a society contributes to the health of individuals and communities.</p> <p>Spatial planning and transport projects can affect the stress levels of users and those living/working nearby. Long term exposure to stress can affect the sympathetic nervous system, and lead to hypertension, headache, and impaired immune function. Noise, congestion, and commuter stress are three potential mediators within transport.</p>

Topic	Evidence
	<p data-bbox="316 237 1372 394">Much transport-related evidence regarding social effects is about older people and those with health conditions, particularly those who struggle with mobility. A greater proportion of women stop driving at a younger age than men. Even for those who can walk with ease, public-transport journeys are not a common means of transport used. If an older person is limited by disability or ill-health, they face a greater risk of becoming isolated and housebound.</p> <p data-bbox="316 427 1364 521">Activities most likely to generate transport needs are food shopping, other types of shopping, medical appointments, and seeing family and friends. The activities that cause the greatest difficulty and created most dependence are non-food shopping and seeing their families.</p> <p data-bbox="316 555 1369 716">Children and adults living in socioeconomically privileged areas are six times less likely to have an unmet need for GP services due to a lack of transport in the past 12 months than children/adults living in the most deprived areas. Similarly, a survey of 253 Māori Health Providers identified transport difficulties as one of the three 'greatest barriers to cancer care' for their clients, with over half of the providers providing transport assistance.</p> <p data-bbox="316 750 1377 808">The social effects of public transport for urban dwellers regarding access to services is not widely studied. For example, walking and cycling as an access mode to health services is hardly studied at all.</p> <p data-bbox="316 842 1362 936">Instead, cars are king regarding access to services, and will likely continue to be so for some time, especially for people accessing services, with either self-drive or being given a lift from a friend/family member. This becomes especially true in small centres and rural areas.</p> <p data-bbox="316 969 1334 1028">In urban areas, taxis are useful for those with the Total Mobility scheme, but cost remains an issue. Community based service providers are useful, though have substantial drawbacks too.</p> <p data-bbox="316 1061 1334 1120">Mode shift is most likely with people who are well, live in urban environments and have short travel distances.</p>



2.3 Housing

2.3.1 Findings on housing and social outcomes

The Medium Density Residential Zoning Rules have the potential to generate many positive social outcomes, with the right settings and supports (as shown in Figure 7, earlier).

2.3.1.1 Housing supply and housing types.

As described in the social baseline (Appendix 2.7), high population growth from in-migration is putting substantial pressures on housing and consequent affordability. Also, demographic changes from an older population are driving increased demand for one- and two-bedroom, and attached duplex homes. While such pressures have seen a growth in new build consents in the past, there is still an undersupply of housing. The current recession has led to a substantial downturn in consenting which will constrain housing supply into the future. The drop in new consents is across all building types, but most severe in multi-unit homes, which are the type most desired by the medium density zone rules. Appendix 2.6 identifies Wakefield, Brightwater and parts of Richmond as socially and economically privileged, whereas Richmond Central and Richmond West are rated as most deprived. Together with an ageing population, the absolute number of vulnerable people is expected to increase, placing greater demand on social housing.

Appendix 3.2 describes how housing preferences are also changing, with far more people considering renting/owning attached/smaller homes compared with the proportion of those homes which are available. The current housing stock in Richmond, Brightwater and Wakefield includes many older homes on large sections, though average quality is higher than the rest of

New Zealand. Also in Appendix 3.2, community consultation supported the provision of affordable housing and a range of housing choices.

The evidence review noted that higher density housing, when built where people want to live, can lower house prices and rentals. The greater the density, the greater the impact. The review also identified that building homes in the right places at greater density led to multiple economic and social gains for families, businesses and communities. The social consequences of affordable housing where people want to live are numerous and consequential.

Focus group and interview participants in all three towns supported the implementation of the new zoning rules to increase the supply and diversity of housing. A lack of housing in totality, a lack of one- and two-bedroom houses, and low affordability of all housing types drove this response.

“Housing is just so expensive, no matter what the type or locations. If you’re recently separated, on a low income, older, younger, on insecure employment or on a benefit, or working with a new family, it’s so hard to find something affordable to move to” (Richmond interviewee).

More intensive forms of housing increases housing choice by providing a freehold alternative to retirement villages for the elderly, providing smaller dwellings and sections for single person households. Similarly, a policy framework that permits minor dwellings/granny flats on one site, and makes installation of multiple kitchens allowable, could increase availability of housing stock/choice and consequent affordability. These types of development can also allow elderly parents to live close-by which participants described a demand for. Smaller dwellings (with 1-2 bedrooms), on average, have fewer (and older) residents. Therefore, there is likely to be a reduced impact on network services for water, wastewater and roading. Smaller dwellings, regardless of the number of occupants, also create less stormwater run-off.

Recommendations: To maximise impacts on quantity and housing types, MDRZ rules and other Council incentives require a focus on:

- Compact growth around the town centres with a density of 30-40 homes per hectare (Wakefield and Brightwater) and 50-100 homes per hectare (Richmond). Ensure that any future greenfield development also has a density in the range of 30-40 homes per hectare rather than traditional greenfield development of 15-22 homes per hectare.
- Building one- and two-bedroom housing
- Building social housing
- Building affordable homes.

Rules to provide sufficient housing amenity in the traditional sense should not undermine the attributes above.

Provide capability for minor dwellings, granny flats and multiple kitchens.

Consider greater discounts on financial contributions for one- and two-bedroom houses at density in the town centres for the next five years to prove the concept.

Significance: The consequence of housing supply and diversity are assessed as *high positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible* because greenfield zoning has already occurred, MDRZ rules explicitly prioritise minimum housing density in all three towns, and future greenfield development is also signalled in the Future Development Strategy as medium density around Richmond. The significance of social impacts of housing supply and diversity of housing types is therefore assessed as *significant positive*. If recommendations are enacted, significance remains as *significant positive*.

Criteria	Housing supply and diversity of housing types in Richmond, Brightwater and Wakefield
Likelihood	Possible
Consequence	High positive
Overall significance (pre-recommendations)	Medium positive
Overall significance (post-recommendations)	Significant positive



2.3.1.2 Productive land, and greenfield housing versus intensification.

As described in Appendix 2.7, the Future Development Strategy is planning to meet the housing growth required through a mix of infill, greenfield development (existing zoned and newly zoned) and intensification. About 44 per cent of housing growth is projected to come from greenfield development (existing and newly zoned), though in most cases not highly productive land. The Future Development Strategy notes the risk of not meeting growth needs if intensification is not achieved and proposes greenfield zoning will have medium density housing (30 to 40 houses per hectare) rather than traditional densities (15-22 houses per hectare). Smaller houses also place reduced demand on existing infrastructure.

The Nelson Tasman Future Development Strategy is clear that future greenfield development of housing around Richmond should be medium density. This will strongly support the findings of this SIA. However, the Future Development Strategy is less clear for Wakefield (*'some medium densities on the eastern urban edge of Wakefield'* (Section 8.5 of FDS)) and there is no explicit mention of medium density for greenfield development of housing in Brightwater (Section 8.4 of FDS).

Appendix 3 describes the most common topic of community feedback/aspiration as quality intensification within existing neighbourhoods, while protecting highly productive land from development. On housing preferences, the communities most preferred responses were easy access to shops and centres, and nearness to facilities.

The evidence base also reflects the above, with compact development being the most favoured approach to growth across New Zealand but noting that most Councils have not managed to deliver on this outcome. Compact planning prioritises density, diversity, mixed land use, sustainable transportation, and green space. There are multiple benefits to social, environmental and economic outcomes, though not all outcomes are positive.

Focus group and interview participants in all three towns supported the implementation of the new zoning rules, to protect surrounding productive land, to provide more housing, affordable housing and to enliven and support their town centres. To achieve this, the rules need to ensure a developer can buy the land and know they will achieve a non-notified consent. Any 'sniff' of a notified resource consent can mean an objector can oppose the developer at several steps.

However, participants were concerned that if greenfield development and intensification were made available at the same time, or intensification was not incentivised in any way, that greenfield development would dominate as it had in the past, and little intensification would occur. Participants could not envisage developers choosing intensification (fragmented land areas leading to lower economies of scale, new housing typology for the town and hence higher risk, uncertain three water infrastructure in town centres) over greenfield development (larger land areas allowing economies of scale, known housing typologies, three water infrastructure installed when development contributions paid). The fragmentation of the land in the town centres means that unless rules are simple and achievable, only slow intensification will occur, with greenfield development far outstripping in pace. To negate this risk, it is important that the proposed Future Development Strategy's medium density housing is implemented for future greenfield developments.

Several of the benefits of population growth were seen to be at risk, should low density greenfield development dominate over medium density greenfield development, or intensification. However, greenfield development can provide medium density dwellings also and this is something plan change 81 proposes. It will be important that this is confirmed, especially for Brightwater and Wakefield. As Tasman's housing preferences survey shows a range of housing types are needed to meet demand, although the greatest demand currently is for attached dwellings (duplex, low rise apartments etc). Participants wanted greater certainty that intensification would occur alongside/ahead of greenfield development.

"We need to intensify before allowing Brightwater to spread out more than it already is. Developers want to make a living, they'll spread out if it's more attractive." (Brightwater interviewee).

Furthermore, there is a greater risk of lack of amenities/reduced access to existing services in greenfield locations where medium density occurs. If densities were further increased in these areas, additional amenities would be required to be considered as part of any plan change.

Recommendations: As per Section 2.3.1.1 and the importance of confirming any future greenfield residential housing in Wakefield and Brightwater is at medium density i.e., 30 to 40 homes per hectare.

The consequence of greenfield development is assessed as *minor positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible* because greenfield zoning has already occurred, MDRZ rules explicitly prioritise minimum housing density, and future greenfield development is also signalled in the Future Development Strategy as medium density. The significance of social impacts of greenfield development is assessed as *medium positive*. If recommendations are enacted, likelihood increases to *likely*, but significance remains at *medium positive*.

Criteria	Greenfield development of housing in Richmond, Brightwater and Wakefield
<i>Likelihood</i>	Possible
<i>Consequence</i>	Minor positive
<i>Overall significance (pre-recommendations)</i>	Medium positive
<i>Overall significance (post-recommendations)</i>	Medium positive



2.3.1.3 Housing affordability

Housing affordability is determined by income, housing supply and consequent cost. As described in Appendix 2.7, Wakefield, Brightwater and parts of Richmond as socially and economically privileged, whereas Richmond Central and Richmond West are rated as most deprived. Due to distance, house prices are somewhat lower in Brightwater and Wakefield, meaning that historically, people have moved to these towns due to better affordability compared with Nelson and Richmond.

As described in Appendix 3, there is a housing undersupply in Nelson Tasman, and inward migration is expected to drive population growth. Housing supply issues underpin housing costs, and are also not unique to Nelson Tasman. Also, due to an ageing population the absolute number of vulnerable people is expected to increase in the Tasman District, placing greater demand on one- and two-bedroom housing and social housing. Richmond has a far higher proportion of older people than Brightwater or Wakefield.

In the last three years, public housing waitlists have stabilised at historically high levels. When combined with growth in household disposal income, rental affordability has improved in Tasman District since 2021, though many would not notice these small improvements. Housing affordability overall (in New Zealand and Tasman District) is considered to be severely unaffordable due to the proportion of households spending greater than one-third of their income on housing costs. For owner occupiers, there have also been recent improvements in affordability as house prices have lowered (though house prices are still double 2019 levels), and interest rates have remained high, making payment of mortgage rates more difficult. Regardless, house ownership is described as severely unaffordable for many, especially those on low incomes. The above trends are not unique to Nelson Tasman and are playing out in nearly all parts of New Zealand.

Appendix 3 notes how community feedback to the Future Development Strategy included a desire for affordable housing as the sixth most common response, behind quality intensification within existing neighbourhoods, and protecting highly productive land. From the housing preference surveys, location of housing relative to town centres and nearness to facilities and services were the two most preferred features.

The evidence review noted that higher density housing can lower house prices and rentals. The greater the density, the greater the impact. The evidence noted that even moderate increases in density (from what is proposed) leads to worthwhile improvements (lowering) of house prices and rental costs, and uses less land.

“With this series, I hope to help shift Sydneysiders’ mentality from NIMBY to ADIMBY – Appropriate Density in My Back Yard. This way, we can create a more productive city. People do better when they congregate together, talking with each other about their work, and living near their best job prospects. This Sydney will also be a fairer city. More housing is the single best move we can make to lower the price of housing, for both buyers and renters. Having housing in the right places gives residents the opportunity to achieve their potential. The people of Sydney are telling us how to do it: on average, they want more townhouses and apartments, and they want them as close as possible to the city.” (New South Wales Productivity Commission, 2024. In Evidence Review)

None of the towns were considered affordable by the interviewees or focus group participants, though participants acknowledged that Brightwater and Wakefield were more affordable due to their geographic location. Richmond was described as having little affordable accommodation for students who move to the town for study.

“People are very comfortable with intensification. It must meet the needs of what most people want which is more housing, more affordable housing and not taking valuable growing land.” Matt Stuart, Chair, Brightwater Community Association.

Draft MDRZ rules provide points (towards gaining non-notified consent) for characteristics that promote intensification e.g., two-story housing, smaller houses; And provide no points/remain neutral for characteristics which are good practice amenity but may have a cost implications.

To maximise efficiency, the fewer rules in the MDRZ Plan Change 81 also requires medium density residential, and the same is proposed in the Future Development Strategy.

Recommendations: The importance of confirming the Future Development Strategy’s proposal for medium density housing in any future decisions. MDRZ rules must promote ‘points’ for greater density, neutral points for aspects which may overly increase costs, and minimise the number of attributes which developers must deal with to maximise efficiency. Recommendations are per Section 2.3.1.1 are also relevant.

The consequence of housing affordability is assessed as *minor positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible* because greenfield zoning has already occurred, MDRZ rules have appropriate point allocations related to characteristics that may affect affordability, and future greenfield development is also signalled in the Future Development Strategy as medium density. The significance of social impacts arising from housing affordability is assessed as *medium positive*. If recommendations are enacted, likelihood increases to *likely*, but significance remains at *medium positive*.

Criteria	Housing affordability in Richmond, Brightwater and Wakefield
<i>Likelihood</i>	Likely
<i>Consequence</i>	Minor positive
<i>Overall significance (pre-recommendations)</i>	Medium positive
<i>Overall significance (post-recommendations)</i>	Medium positive



2.3.1.4 Housing satisfaction and amenity

Housing satisfaction relates to the housing choices available while housing and neighbourhood amenity includes aspects such as:

- Outdoor living and functionality e.g., position, amount and flatness of outdoor living spaces
- On site safety e.g., lighting, path to front door, landscaping and visual interest, utility areas.
- Internalising building mass with the site e.g., 3-storeys well-within a site, length of stories.
- Visual amenity for neighbours and mitigation of visual dominance

- Visual and acoustic privacy, and enjoyment of property e.g., ground level outdoor living space, boundary fences, window placement, height of lighting.
- High quality and safe feeling streets e.g., proportion of landscaping in front, garaging conditions, roofed verandah, elevated ground floor, shadow lines and visual depth of the building
- Neighbourhood character and amenity e.g., large scale trees; proportions, colours and building forms common to the immediate area.

Appendix 2.6 describes how Wakefield (17%) and Brightwater (15%) have far lower proportions of older people than Tasman District (23%) or Richmond (25%). This likely reflects distance from services, and a lower proportion of appropriate housing in Brightwater and Wakefield for older people. In the Wakefield survey on housing, the most preferred housing units to be built by people 45-years and older were 1-2 bedroom homes and more retirement units, signalling a strong desire for more houses at the smaller end of the market. Younger people supported building more 3-4 bedroom properties and lifestyle blocks. Given the ageing population, and the lack of smaller housing in Tasman District, a greater emphasis on building smaller housing is warranted.

As described in Appendix 3, consultation themes from the Future Development Strategy included a desire to protect the natural environment, water quality and landscape (fourth most prevalent point), and new development should not be at the detriment of existing open spaces and recreation areas (fifth most prevalent point), and some areas have a unique character that should be maintained (seventh most prevalent point). Note that these are less prevalent themes than those related to a desire for intensification.

In the housing preferences survey, property features which were highest priority within that category were (in order): Sunny, adequate garaging or off-street parking, freehold title, standalone dwelling, and fully fenced.

The evidence review notes that people living in denser neighbourhoods have greater access to some amenity features, but less of others. Improvements include access to safe cycling, the walkability of neighbourhoods, ready access to open green spaces, and ready access to street furniture and parks. Risk of lower amenity exist for exposure to noise, vehicle congestion, shading of sunlight, and impacts on privacy.

In the interviews and focus groups, participants described the benefits of intensification over and above the potential negative effects on amenity e.g., noise, shading, and lack of character. In Brightwater and Richmond, participants noted that connectivity is not ideal and that future purchase of land by Council to improve connectivity may be required.

Recommendations: MDRZ rules should prioritise density over amenity features. Within amenity features alone, sunlight and off-street carparking were the two most prevalent features desired by the community. Density, sunlight and car parking are not necessarily mutually exclusive with densities in the range of 30-40 households per hectare. Recommendations are per Section 2.3.1.1

The consequence of housing satisfaction and amenity is assessed as *medium positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible*

because while housing amenity is considered within draft MDRZ rules, a priority for one or two bedroom homes is not. The significance of social impacts is assessed as *medium positive*. If recommendations are enacted, significance improves to *significant positive*.

Criteria	Housing satisfaction and amenity in Richmond, Brightwater and Wakefield
Likelihood	Possible
Consequence	Minor positive
Overall significance (pre-recommendations)	Medium positive
Overall significance (post-recommendations)	Significant positive



2.4 Access to services and facilities

2.4.1 Introduction to access to services and facilities

Medium Density Residential Zoning has the potential to impact on people's access to services and facilities by enabling population growth which will place a greater demand on services.

Council-owned and maintained facilities, parks and reserves are described in Appendix 2.12. These include recreation centres, swimming pools, community centres, cemeteries, public toilets, green spaces, playgrounds, tracks and sportsgrounds to name a few. Other facilities and services considered in this section include those provided by central-Government, those provided by private providers, or those by not-for-profit entities. To name a few, these include hospitals; Entertainment and recreation options; General Practices, health and social support facilities and services (Section 3.3); Businesses, manufacturing, hospitality and retail outlets (Section 2.6), Education providers (Section 2.5); Police, Fire Brigade, etc.

Council also supports community initiatives, community organisations, events and educational programmes.

Like other countries, access to services is a major issue throughout New Zealand. Independent of population growth, other factors are driving increased demand via an ageing population; a shortage of workers; an increasing ability to do more at greater complexity; and higher expectations by service users.

Finally, the organisation and funding of the Council-, Government-, Not-For-Profit- and private-services are highly complex and many organisations are critical to provide any single service.

2.4.2 Findings for access to services and facilities

As described in Appendix 2, Nelson and Tasman operate as a single market, especially for large facilities like Saxton Fields and Nelson Hospital. As such, transport is important for accessing some services and facilities. The region has a traditional reliance on motor vehicles for transport with ongoing rapid growth in vehicle kilometres travelled. Recently, Council has begun an E-bus public transport between Wakefield, Brightwater and Richmond, with very good growth in user numbers from a low base. Without a private vehicle however, access to regional services remains challenging. To ameliorate this somewhat, Council provides a door to door transport service for people with disabilities. Despite the large reliance on motor vehicles, the proportion of people cycling to work (4.4%) and education (9.2%) in the Tasman District are at least double national averages. The District's Walking and Cycling Strategy hopes to double the number of trips made by walking and cycling in urban areas by 2030, and triple by 2050.

The Future Development Strategy's top two points of community feedback included *support for quality intensification within existing neighbourhoods and in areas that are well serviced and accessible*; and *New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops, cafes, community facilities*. The fifth most common point of feedback was *'New development should not be to the detriment of existing open spaces and recreation areas'* (Appendix 3).

Appendix 3.2 also described the housing preferences survey where location of housing with easy access to shops and town centres, and nearness to facilities were the two most prominent responses.

The evidence review has identified numerous positive social, environmental and economic effects arising from compact urban environments, many of which are related to access to services. To name a few, these include higher quality of life, increased social interaction, community vitality and improved social equity because of proximity of facilities, services and public spaces; Lower per capita rates of energy use and per capita infrastructure provision; Revitalising town centres through population growth; Decreasing travel needs; Increasing the viability of public transport; etc.

When describing access to services, interviewees described **Richmond** as a functional, concentrated big box retail shopping destination, where you could park in one spot, do your shopping, then leave. The town centre was also described as having insufficient reserves for the current population, poor east-west connectivity, little greenspace, few trees and significant hardscaping. Nearly all participants described Richmond town centre as 'lacking a heart' or similar.

Interviewees were hopeful intensification, if matched with investment in the town centre environment, would lead to a place that people would want to spend time. Participants also saw the population boost from those living in the centre as critical to enliven the town centre and boost the viability/range of local businesses. Participants were concerned that as online shopping becomes more dominant, the need for people to park and shop at big box retail/supermarkets in the town centre will diminish, and so people will need to be drawn in for other reasons.

Participants described that as intensification occurs, there will be greater pressure on reserves/facilities as there are more people, and some of those people have less personal space (from smaller homes) and so they will increasingly rely on public spaces.

The library was the stand-out social service in Richmond town centre provided by Council, with visitor numbers increasing at five times the rate of population growth. Consequently, staff describe it can be difficult to get bookings in the meeting rooms, the library desks are often full, and the café is full. The library requires additional space, not for collections, but to continue to run events and programmes for children and adults e.g., ESOL group, science talks, craft opportunities, book groups, etc. The library is a space for social connection and learning. Participants described Richmond as not having a community centre which is fit for purpose. The town hall was seen to be good for sports, but the town lacked space for other programmes, such as spaces for community groups to meet, to prepare community meals/food distribution, spaces to craft, for youth to meet, etc. The Aquatic Centre was widely praised by participants as an excellent facility.

Brightwater was described by several participants as a satellite to Richmond, providing access to services and facilities that Brightwater didn't have. Despite this, participants noted Brightwater had many community buildings and facilities, and all were well used. Participants described a rural-feel to the town, but with access to several urban amenities within Brightwater. Children and adults said they often walked around the town, to shops, to school, to see friends.

The town hall is described as tired and dated, and not as well used as it could be, and is scheduled for improvements in Council's Long Term Plan. The Wanderers Sports Club organises the use of the town hall on a voluntary basis and community members valued the current work being done, but several acknowledged the small number of volunteers needed wider buy-in and support. The Council is hoping the improvements funding will trigger greater buy-in of locals to form a local management committee. Such community-led organisation of the facility works well in Murchison, Moutere Hills and Golden Bay. Post-improvement, the town hall will be better suited for use by several ball sports, but also an after-school service.

The centre of Brightwater (Centennial Park) has Wanderers Sports Club, Rugby Club, Cricket Club, skate park, squash courts, community gym, netball courts, outdoor full basketball and tennis courts. At Lord Rutherford Park, Brightwater also has a hall, changing rooms, toilets, artificial turf and community gardens at Lord Rutherford park. The walking tracks around town are well used and summer swimming in the rivers is popular. The Great Taste Trail traverses the town.

Regarding private businesses, Brightwater also has a Four Square/post office, mechanic, petrol station, hairdressers, fish and chip shop (The local, or Brightwater dairy and takeaway), Logger shop (clothing, shoes, tramping and fishing gear, high vis work clothes), Kelly Country gun shop, Brightwater dairy and takeaway, Crossroads café, coffee cart, saddlery, signage maker, NZ courier depot, and the Brightwater animal sales yards. Entertainment/hospitality in the evening was very limited, to the Sprig and Fern pub or at sports clubs.

Due to distance from Nelson and Richmond, **Wakefield** was often described as a town that had historically developed to be more self-sufficient. Wakefield was also said to have the best-engaged/organised community of the three towns but was seen to be lacking in community spaces. The town hall was described as having lots of activities, but it does not meet earthquake standards. To address this, a new community centre is in the Council's Long Term Plan. The new centre will provide access to indoor sports, but will also have spaces for community events/shows, kitchen, changing rooms, and meetings. The centre will have a Council-provided centre manager to activate the space.

Interviewees and focus group participants also described Wakefield as having excellent access to parks and reserve spaces, and that these spaces are being used for safe walking and cycling routes. Wakefield has a Four Square/post office, fish and chip shop, school pool owned by an Incorporated Society, Wakefield Bakery, café, mechanic/petrol stations, police station, fire station, skate park, art group, performing arts group, museum, replica village, karate, dance, toy-library, community-run library, community run newsletter and website, bush restoration group, hairdressers, and more. For club sports and beyond primary school, children often train-and play-away. The community developed the Kaihui mountain bike park, McGazzaland, and run the Big Bake Up to provide meals for food insecure households or people unwell. The community were frequently described as resilient and willing to get things done.

Interviewees described that with intensification and infill, there is no real process/planning for the reserve spaces/facilities needed, how they might be acquired, or funding to acquire. This then leaves Council in a difficult situation as the reserve and community services financial contributions (RFCs) are typically insufficient to, say, buy five sections to improve connectivity

or expand/create a pocket park (approximately \$5 million). This contrasts with greenfield developments, where such issues are included and were considered to be done well. Interviewees noted the need for a process to identify necessary green spaces and purchase/develop them, especially for Richmond (“well short of space”) and Brightwater (“needs a boost”).

Recommendations: The communities welcome population growth so long as Council-investment in services and facilities keeps pace. The Brightwater and Wakefield community centres are well timed, though Richmond is already struggling with a lack of indoor community space and future Long Term Plans will need to address this. For reserves and parks, Richmond town centre is also lacking, and Brightwater requires some additional space to improve connectivity. While connectivity, reserves and open spaces are well considered in greenfield developments, infill/intensification consideration is less so. A structured process to identify and purchase any necessary land (and develop it) within infill/intensification areas is recommended, especially for Richmond and Brightwater.

For Brightwater and Wakefield, the consequence of access to services is assessed as *moderate positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible* because of the Council’s Long Term Plan which is seeking to provide additional space/services in both towns. The significance of social impacts is assessed as *significant positive*. If recommendations are enacted, likelihood improves to likely, and significance remains at *significant positive*.

Criteria	Access to services and facilities in Brightwater and Wakefield
<i>Likelihood</i>	Possible
<i>Consequence</i>	Moderate positive
<i>Overall significance (pre-recommendations)</i>	Significant positive
<i>Overall significance (post-recommendations)</i>	Significant positive

For Richmond, the consequence of access to services is assessed as *moderate negative* based on the literature review, interviews and focus groups. The probability is assessed as *likely* because of a lack of long term plans to address the existing lack of social spaces in Richmond, on top of projected population growth and greater demand. The significance of social impacts is assessed as *significant negative*. If recommendations are enacted, significance can improve to *significant positive*.

Criteria	Access to services and facilities in Richmond
<i>Likelihood</i>	Possible
<i>Consequence</i>	Moderate negative
<i>Overall significance (pre-recommendations)</i>	Significant negative

Overall significance
(post-recommendations)

Significant positive

2.5 Education services

2.5.1 Introduction to education services

Medium Density Residential Zoning has the potential to impact on people's access to services and facilities by enabling population growth which will place a greater demand on services.

Council also supports educational programmes via the library. It does this by running events and programmes for children and adults such as story time, English as a second language, science talks, craft opportunities, book groups, etc.

Access to education services is a major issue throughout New Zealand. Rapid in-migration is placing stresses on the capacity of the education system, at the same time as maintenance and renewal of older education buildings is required. Also, there are ongoing shortages of some teachers, and these are projected to continue for early childhood educators and secondary teachers in STEM subjects.

The organisation and funding of the education sector is highly complex, and different at each age/stage. For example, early childhood education includes government- and parent-funding for services run by private providers/businesses or NGOs. Most primary and secondary schools are largely government funded, including salaries, property and operational funding. Exceptions include private-primary and secondary schools which do not receive government salary or property funding, but do receive operational funding.

Council's often perform no substantial role in the support of early childhood education e.g., most local boards within Auckland Council. Some Council's provide ECE services e.g., Kauri Kids ECE centres provided by some local boards within Auckland Council. In Wellington City, the Council's role is seen to be supporting the provision of suitable land and buildings for rental by service providers and has a policy underpinning its decisions. Wellington City Council has over twenty ECEs on their land, and has six Council-owned community centres leasing to ECE. Other Council's consider ad hoc requests to lease land and buildings to NGO early childhood education providers e.g., Horowhenua District Council and some local boards in Auckland.

2.5.2 Findings for education services

As described in Appendix 2.9, Richmond has education services covering the full age range from Early Childhood to polytechnic. In contrast, Wakefield school is currently transitioning from teaching years 1-6, to teaching years 1 to 8, meaning intermediate age children will no longer need to bus to Waimea Intermediate and keeps the children interacting with the township for two more years. In contrast, Brightwater School teaches year 1 to 6, so children are zoned to Richmond schools for intermediate and secondary schooling. Richmond's Waimea College and Waimea Intermediate declined to be interviewed so no comment on their future capacity is provided, beyond the knowledge that these schools will be zoned for Richmond population growth, and also be zoned for Brightwater's population growth (intermediate and secondary) and Wakefield's population growth (secondary only).

Access to early childhood education in all three towns is constrained, with all centres having wait lists. For example, the Nelson Tasman Kindergarten Association has a waitlist of 259 children across its four centres between Richmond and Brightwater. In Wakefield, Nelson

Tasman Kindergarten Association has gained access to the scout hall in Faulkner's Bush to set up a new childcare centre which would reduce (but not eliminate) pressure on other kindergartens (e.g. Brightwater Kindergarten alone has a wait list, up to 100).

The Future Development Strategy's engagement had the second highest priority of '*new infrastructure and services to support growth – active transport, three waters, schools, etc.*' The housing preferences survey also had *location of housing*, and *nearness to facilities* as the top two preferences (Appendix 3.2). Regarding nearness to facilities, the top two facilities were General Practice and preferred school.

The evidence review identified that building housing where people want to live increases the choice/chance of people living in zone for a school of their choice, and consequent social networks, opportunities and outcomes from that school. This finding has less relevance in this SIA as only Richmond residents have a choice of primary schools related to housing location. Zoning to enable housing can support flagging roll growth, or create demand/provide an opportunity for a new school. New schools create employment growth, and provide educational choice for residents. Provision of increased choice and different character schools are valued by communities and can lead to improved outcomes. For example, a far higher proportion of Māori children leave kura kaupapa with NCEA Level 2 compared with Māori children in mainstream schools (differences of 15 to 20 per cent are common). This is not a parent/student effect as social factors were controlled for in the studies.

Interviewees described how the Ministry of Education works in conjunction with the local school to increase resources (staff, materials, etc.) as roll growth occurs. When a school has class sizes at the maximum number of students, prefabricated classrooms can be brought in. This can usually happen quite quickly, within one term. However, prefabricated classes are not a long term solution, especially on a challenging site like Brightwater School. The school and the Ministry would consider what future roll growth may look like, and if needed, a building programme can be planned. As class sizes get close to maximums, it does change the dynamic in the classroom and place extra strain on the teachers, however these changes are considered to be within an acceptable range. Brightwater School has empty classrooms that can accommodate several years of roll growth. Longer term, while the school grounds are large, Brightwater School is constrained by the physical nature of their site, so future development by the Ministry of Education would most likely be up/multi-storied, or via the purchase of nearby land.

Interviewees and focus group participants noted the traffic speed outside the school as being dangerous. The school Board and Principal have requested a speed limit reduction from Council on Ellis street and Starveall Street to 30km/h, but this has gone unheeded. A 60km/h speed limit at the Ellis Street/SH6 intersection has also been requested, also unheeded. As the Brightwater population increases, additional vehicles will use Ellis Street (past the school). This is because Ellis Street and the SH6 intersection is the most direct route from the intensified-, infill- and T102 Greenfield-zones, to Richmond.

Interviewees and focus group participants described how the current Wakefield school roll of 250 will change as years 7 and 8 stay at the school. On top of this, roll growth is expected in the next three to five years to take the school to 350 pupils. The school has capacity to

accommodate this growth. Longer term, roll growth beyond 350 will require additional classrooms, but there is ample land for new classrooms as required. This could occur via prefabricated classrooms or building up (to maintain existing playspace).

For early childhood education, population growth can underpin a business case for new businesses/NGO to provide new services, or existing businesses to expand. However, any growth in services is starting from a base of substantial undersupply. Council's only role in supporting early childhood education is whether it can provide access to Council land or buildings for rental by providers, though internal space is already limited in Richmond and Wakefield. Tasman District Council is developing a '*Community Occupancy Policy to create a consistent and equitable framework for community leases and licences on Council managed properties and facilities.*'² The draft policy/set of guidelines will define what a community group is, but proposes to exclude commercial organisations. Many early childhood providers and health sector providers are commercial organisations and some way of encouraging those providers is warranted.

Recommendations: Brightwater and Wakefield Schools are well placed to accommodate short and medium term growth via existing vacant class spaces. Longer term, additional classrooms will be required though both Principals are confident that additional space can be provided by the Ministry of Education. Brightwater School has identified traffic concerns from the location of growth (most new traffic will pass their school) and requests speed limit changes outside their school and at the SH6 intersection to maintain safety.

For early childhood education, the current shortages in all three towns are expected to continue and relying on private providers to fill the gap is not working well at the moment. However, there is no requirement for Council to support ECE services. Despite this, some Council's in New Zealand run ECE services (and some are exiting this), while others lease land for ECE services, or lease space within existing council buildings for ECE services. Tasman District Council has also leased land to the Nelson Tasman Kindergarten Association for an ECE. A further step for the Tasman District Council would be the development of a lease policy by Council to confirm the role it may want to take with private providers and community organisations, and hence speed up future individual lease decisions which might otherwise go out for community consultation. Indoor Council-controlled spaces in Wakefield and Richmond are already limited, while Brightwater has several Council-controlled buildings. Please note a similar recommendation is made for community health services.

The significance of social impacts arising from potential impacts on education is **neutral** for Brightwater and Wakefield regarding primary schooling.

The consequence of inadequate access to early childhood education services is assessed as *minor negative* based on the literature review, interviews and focus groups. The probability is assessed as *likely* because of the existing undersupply, even before population growth is considered. The significance of social impacts is assessed as *medium negative*. If recommendations are enacted, likelihood decreases to possible, though significance remains at *medium negative*.

² Personal communication with Cat Budai, Community Policy Advisor, Tasman District Council.

Criteria	Access to early childhood education services in Richmond, Brightwater and Wakefield
Likelihood	Likely
Consequence	Minor negative
Overall significance (pre-recommendations)	Medium negative
Overall significance (post-recommendations)	Medium negative

2.6 Business and employment

As described in Appendix 2.10 and 3.3, the number of jobs in Nelson Tasman has shown a gradual increase over time. Projections into the future predict changing proportions of jobs:

- an increase in commercial activities (e.g., education, professional services, health, research facilities, offices, retail shops). These businesses typically locate in accessible locations where people can get to them easily such as main centres and along key corridors.
- a decline in industrial (e.g., manufacturing, warehousing, storage and processing). They require more land, typically with flat topography, and need to locate close to freight routes
- a decline in agriculture. Jobs in horticulture and viticulture rely heavily on RSE workers who are needed most of the year and cycle in/out on their six month stints in New Zealand.

This combination of job growth and a shift toward services employment produces a demand for increased business floorspace in the region. A 2021 Housing and Business Assessment reviewed whether there was sufficient capacity enabled for business land in the region for the next 30 years, and the answer was yes. Richmond, Brightwater and Wakefield were all included within the review. This answer also includes some modest light-industrial zoning for all three townships under the proposed zoning changes.

The Future Development Strategy's engagement reported no key themes relevant to businesses or employment (Appendix 3). The housing preferences survey noted *location of housing* as its top ranked theme, which included *easy access to places of work*; and *away from industrial areas*.

The evidence review identified that there are major social benefits to employment. These include boosting income and living standards, a route out of poverty and from unemployment, improved physical and mental health, reduced risk of addictions, improved lives of children, enhanced social connections, shapes who we are and makes lives more satisfying. At the community level jobs contribute money and resources to communities, help us to get on better with each other, contributes to social gradients and contributes to society via meaningful products and services.

Evidence regarding housing density and business shows that housing costs affect the in/out migration of working age people, can stifle innovation (fewer innovators call expensive areas home), and lower productivity (higher labour costs are required to compensate for expensive housing). The following quote from the NSW Productivity Commission explains what *allowing density* means:

“When we speak of ‘allowing density’, we are talking about giving more people the choice to live in locations that suit their needs. Sydneysiders who wish to, and can afford to, live in big inner-city houses with gardens can do so. But not everyone wants, or can afford, this option. Many would like to live in an affordable, well-located apartment with a community garden or public park nearby. They should have that option too.”

Translated into a Tasman District situation, people should be able to buy a three bedroom home with a big section if they want to and can afford that. However, there are insufficient compact living options, and people should have that option too.

Interviewees described that there were very few employment options in Brightwater and Wakefield, and most people travelled to Richmond or elsewhere. In all three towns, participants hoped that population growth and a well-planned CBD would support existing businesses and create opportunities for new businesses. In turn, diversifying the range of products and services that could be purchased locally, creating local jobs and hence reducing trips to further afield. Participants were also hopeful the jobs would encourage additional young people who were raised locally to stay living locally.

Interview and focus group participants noted that **Wakefield**’s town centre was ‘*looking unloved, vacant, bedraggled and had no focus.*’ While there was adequate land zoned in the Wakefield according to previous desktop reviews, participants described that it was difficult to open new businesses because the small number of retail-friendly buildings are tightly held. Participants had experienced building owners preferring to leave premises vacant rather than open a tasting room, a hair salon, florist, etc. A lack of business office space in the town was also noted by participants, and the proposed community centre will not include shared office space. Nearly all focus group members wanted clarity on the intensification zone, as once it was turned into housing, it would be locked into that use for generations. Participants wanted a very clear ‘CBD’ where businesses are prioritised, at a minimum for the ground floor if multi-level dwellings are allowed.

“It’d be great if we could stay closer to home for our everyday needs”
(Wakefield community member).

“More people living nearby and walking to local businesses would be amazing. I’d love that. We could grow our business.” (Brightwater business owner)

Interviewees described how **Brightwater** required additional commercial sites as residential housing was being used for commercial premises, and re-zoning is underway for that. This lack of commercial space was also reflected by interviewees and focus group participant. They were concerned that if housing was allowed, the centre of the town would fill up with housing, locking out future commercial buildings/businesses.

“We need to provide land for businesses, before the people turn up, before all the land gets used for housing. We want to attract businesses to our town centres first and foremost.” (Brightwater community member)

“Population growth only provides business opportunities if we’ve got the space for those businesses.” (Matt Stuart, Chair, Brightwater Community Association)

One Brightwater participant was concerned that with such close access to Richmond, businesses may instead choose to set up in Hope or Richmond South, and gain access to a larger population (including Brightwater). In contrast, a business owner in Brightwater did not see that as any different to what the current situation is, but acknowledged that the more everyday items people could get in town, the better.

Interviewees and focus group participants described how Brightwater businesses are somewhat constrained by the rugby grounds and clubrooms, which occupy a prime site that could be used for expansion of commercial land.

There are over 200 businesses in **Richmond** already, most are small owner-led businesses with several large/anchor retailers. Some larger businesses from Nelson have come to Richmond because there is more space. There are several large employers including the Council, Nelson Pine Industries’ MDF factory, a large laundry, and the bus depot for the region. While many of the people employed are local, Richmond businesses employ from the wider area, including from Brightwater and Wakefield. This is further underscored by the peak morning and evening traffic in/out of Richmond, Brightwater and Wakefield. Richmond town centre ‘largely empties out’ by 4pm, and business representatives lamented the lack of vitality after this time.

In all three towns, business owners and representatives were very positive about intensification. Taking Richmond as an example, business owners hoped the intensification would bring life and vibrancy to the centre, give young people more of a reason to stay (rather than leave, as many do), and reduce the chance of Richmond ‘becoming one big retirement village.’ Businesses think it’s important to attract younger people and families. Business representatives were less enthusiastic about greenfield development as it was thought it would just make traffic worse and lessen the chance of intensification. Businesses supported a communications strategy ‘*to sell intensification to the people of Richmond*’, and they believed Richmond residents would support intensification providing it is done well.

Recommendations: Business owners strongly supported population growth, more so via intensification than greenfield development. This would enliven town centres after shops shut, as well as boosting business prospects. The recommendations of Section 2.3.1.1 are relevant to businesses and employment too. On top of those, Brightwater and Wakefield require a clear CBD that does not lock up business land as housing, or at the very least, encourages business use on the ground floor and residences on the second and third floors.

Significance: The consequence of businesses and employment are assessed as *high positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible* because while population growth will lead to greater support for local businesses and flow on employment, intensification (with the greatest positive impacts) is less certain. The significance of the social impacts of businesses and employment is therefore assessed as *significant positive*. If recommendations are enacted, significance improves to *high positive*.

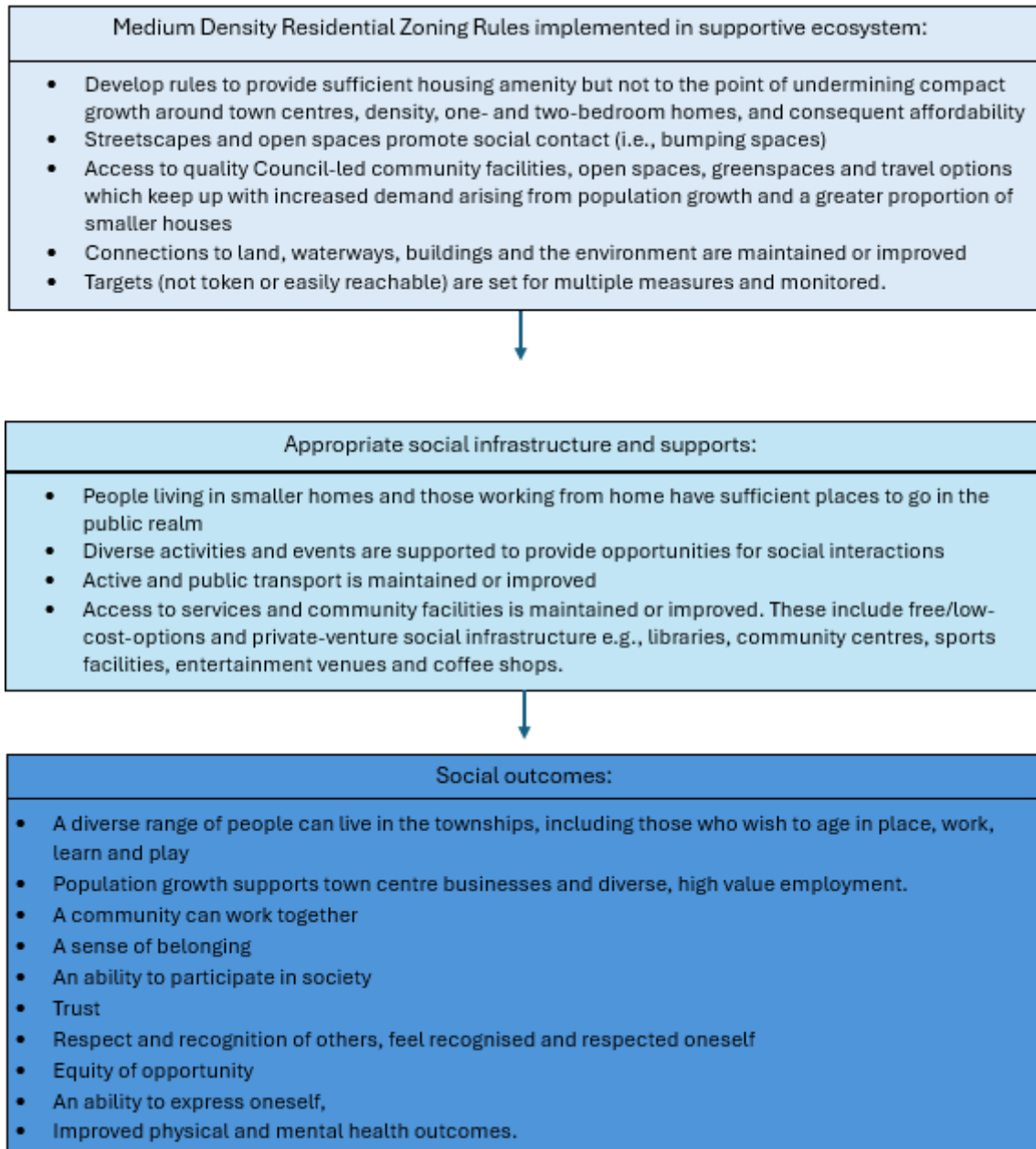
Criteria	Business and employment in Richmond, Brightwater and Wakefield
<i>Likelihood</i>	Possible
<i>Consequence</i>	High positive
<i>Overall significance (pre-recommendations)</i>	Significant positive
<i>Overall significance (post-recommendations)</i>	High positive

3. Social cohesion and culture

3.1 Social cohesion and culture causal path

A simplified causal path describing how the MDRZ rules might generate impacts on social cohesion and culture is below (Figure 8 below).

Figure 8. Causal path for social cohesion



3.2 Evidence base on social cohesion

A summary of the literature review is provided here to inform the findings and recommendations.

Topic	Evidence
Culture	<p>In New Zealand, the evidence base used within impact assessments regarding Māori culture is undertaken by cultural impact assessors.</p> <p>Therefore, for this report the 'social impacts of culture' relate to the impact of sport, museums, libraries, cultural projects, historic built environment and urban renovation: on social outcomes. The social outcomes most studied are health and wellbeing, and people's engagement and participation.</p> <p>Stats NZ has an overarching measurement framework which includes relevant cultural wellbeing indicators and environmental indicators. These indicators help by signposting important sub-topics within the broad topic of Culture.</p> <p>The value of cultural activities increasingly lies in the social interactions that they activate and generate. At the individual level, participation in cultural activities may contribute to participants being able to express themselves, engage in social interaction and feel recognised, as well as increasing well-being and self-esteem. Other social effects include a sense of belonging and the perception of oneself in relation to others, with positive effects in terms of social cohesion, respect and empathy.</p> <p>Cultural activities can also strengthen civic skills and pave the way for more continued engagement and participation in cultural, social and political life. Involvement in cultural projects, particularly for under-resourced or under-represented groups, can provide them with enhanced visibility, recognition and social capital. Cultural projects can provide a space for visualising and discussing issues of public interest, including those issues which might rarely enter the public agenda.</p>
Social cohesion	<p>Social cohesion is how a diverse society operates together (a community level concept, including individuals, their families and the rest of the community together). Its key features include a sense of belonging, an ability to participate, recognition and respect, equity of opportunities, and trust.</p> <p>Regarding spatial factors, key components include accessibility, safety, and inclusiveness of the places people live, learn, work and play. Different groups have different experiences in the same places. For example, in New Zealand, women, disabled people, and members of the rainbow community report feeling less safe in schools or at night in their neighbourhoods.</p> <p>Social infrastructure (free-options and private-ventures) such as libraries, community centres and sports facilities, entertainment venues and coffee shops support good mental health outcomes. These outcomes are thought to arise from collective mental health and the development of strong and weak ties, feelings of belonging and connectedness, and mutual cooperation and shared goals. Social infrastructure appears to help support social cohesion at a collective/community level, beyond specific users of the social infrastructure.</p> <p>Places other than home and work are expected to become more important as families, workplaces and homes become smaller and/or more separated. However, social infrastructure is not evenly distributed by place.</p>

3.3 Findings for social cohesion and culture.

As described in Appendices 2.3 and 2.4, high population growth from in-migration is projected. Increased proportions of older people are also expected to occur, with the in-migration of working age people tempering this increase somewhat. At present, the proportion of older people in Richmond (25%) is well above the national average (16%), unlike Wakefield (17%) and

Brightwater (15%) which sit close to the national average (16%). The Māori and Pacific populations in Tasman District have grown to 14 per cent of the total population (currently lower than national averages), and are expected to continue to grow at a far faster rate than total population, meaning future populations will have greater ethnic diversity. Appendix 2.6 also identifies Wakefield, Brightwater and parts of Richmond as socially and economically privileged, whereas Richmond Central and Richmond West are rated as most deprived. Together with an ageing population, the absolute number of vulnerable people is also expected to increase.

Appendix 2.12 also describes how Council supports community initiatives, community organisations, events and educational programmes. New or upgraded community facilities are planned for Wakefield with the pre-initiation stage of the project underway. Council expects that the growing population and smaller houses will generate increased demand for facilities, parks and reserves, including a population aged >65 years who are active for longer. Participation in outdoor active recreation is growing, while many organised sports report stable or decreasing numbers.

Appendix 3.2 describes how housing preferences are also changing, with far more people considering renting/owning attached/smaller homes compared with the proportion of those homes which are available. This matters for social cohesion as the available space in these properties, inside and out, is less than in traditional 3-bedroom/800 square metre section housing. As such, people are more likely to use indoor and outdoor spaces in the public realm.

The Future Development Strategy's top points of community feedback are related to social cohesion and culture. The top two points included *support for quality intensification within existing neighbourhoods and in areas that are well serviced and accessible*; and *New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops, cafes, community facilities*. The fourth most common point of feedback was *'the natural environment, water quality and landscape are important'*, 'fifth most common point of feedback was *'New development should not be to the detriment of existing open spaces and recreation areas'*. The seventh most common point of feedback as *'Some areas have a unique character that should be maintained'* (Section 4).

Appendix 3.2 also described that location of housing with easy access to shops and town centres, and nearness to facilities were the two most prominent responses in the housing preferences survey.

Focus groups and interviews

Social cohesion and culture

Of the three towns, nearly all participants described the existing social cohesion in Wakefield as very high, with many community members regularly involved in activities. People specifically mentioned *'a connected community'* as a reason for choosing to move to/live in Wakefield. Examples include the Wakefield Community Council, Bush Restoration Society and the Waimea South Community Facility Charitable Trust.

Brightwater is seen as less cohesive than Wakefield, but with good engagement overall. The Brightwater Community Council is active, along with a smaller number of key people undertaking important roles such as at the Wanderers Sports Club. Interviewees and focus group participants in Brightwater were hopeful of engaging more people into active roles in the future.

Richmond was described as not having a community-wide voice beyond the elected representatives and Richmond Unlimited (a business focus). Several noted the lack of a community organisation advocating for Richmond, and which could support Richmond Unlimited (where goals overlapped). A few interviewees thought it might be because the District Council is based in the town, meaning Richmond residents felt the community would be well considered regardless. Those same interviewees thought it was important for an improved and coordinated voice for Richmond, similar to community organisations in Wakefield or Brightwater. Interviewees described how it is difficult to generate such interest from a low base, but felt it was necessary to take Richmond into the future. As per Section 2.4.2, a lack of indoor facilities such as a fit for purpose community centre, was also seen to be holding back Richmond's social cohesion.

Spatial features

Richmond was often described as a functional service town and as a satellite to Nelson. Richmond was seen as having many services and some employment, but not as much as Nelson. Participants described Richmond town centre as dominated by car parks with a dearth of greenspace. Participants often described Richmond as *'having no soul'*, *'people don't have a sense of belonging'* and *'people don't move to Richmond for the community.'*

Interviewees hoped intensification would allow people to live in the town centre. Like Section 2.4.2, interviewees hoped that with good creation of 'bumping spaces' within Richmond's public realm, and within developments themselves, it might be easier for people to make and maintain connections.

Focus group and interview participants in all three towns were generally welcoming of population growth. Most participants looked forward to welcoming new residents to the towns, bringing their new ideas and energy, supporting local businesses, but also sharing what already exists. Participants described a culture of inclusion/access.

'It's easy to get involved, your skills are valued, you can add value. It's easy to get stuck in, dig in and stay' (Wakefield interviewee).

But at the same time there was a slight concern that because of an increasing population, it would be harder for people to know each other, greater vehicle traffic might make the towns busier and less walkable, and 'less of a village feel', especially in the smaller towns of Wakefield and Brightwater.

All three towns were bisected by the State Highway, with the town centre and housing on one side, and additional housing and some services on the other side. For those living on the other side of the road, vehicle travel was said to be far more common.

“Where we live, we usually walk around town. We don’t drive the 250m to the shops. The kids wander over to their friends’ houses whenever they want. You have to watch the traffic a bit, but it’s really only a few streets” (Brightwater focus group).

In Richmond, there was less expectation of ‘knowing everyone’, and in new suburbs like Berryfields, getting to know people was considered easy as “everyone was new”.

For Wakefield and Brightwater especially, intensified housing is seen as a very different housing type. While most people interviewed and in the focus groups were supportive, they noted that while the community might be keen for more people at greater density, any directly affected neighbours (with loss of sunlight or privacy) may not be. Participants described how this nearby impact might mean new tenants were less likely to be welcomed by adjacent neighbours.

History

Interviewees were proud of the historic nature of Wakefield: St John’s Church being the oldest in the South Island, and Wakefield School the oldest continuously operating school in the country with some seventh generation children attending. Attempting to retain such historic links were seen to be important. Interviewees thought the naming of the new community hub was one such opportunity, along with new activities and events that could also have a link to the past in some way.

With respect to specific buildings, focus group participants in Wakefield appreciated the historic nature of some of the buildings (e.g., 57-, 59-, 61-Edwards street), but described most buildings as old, rundown and not fit for purpose. Several participants looked forward to their demolition. Regarding older residential housing, focus group members noted that demolition of existing homes would mean established community members would be moving out, and the consequent risk to existing cohesion and the village feel of the towns. This was thought to be offset somewhat by the long timeframe of the proposed change and a natural feature of evolving communities.

“‘Welcome to Wakefield Village’ is the sign at the town’s entrance. Village is an unusual word to apply to a place in New Zealand, but it speaks to the sense of community, the spirit of the place. Because of its distance from Nelson and Richmond, it’s had to stand alone and be fully functioning” (Wakefield interviewee).

One interviewee described the lack of visibility of Māori history and culture in the townships. This was despite several tribes having their rohe across the top of the South Island and a growing proportion of the population who are Māori.

Intensification or greenfield development and social cohesion

Interviewees were concerned that new three-bedroom homes on the edge of Wakefield and Brightwater would be used as dormitory homes, where the families drive to Richmond or Nelson

to school/work/play. In contrast, they believed intensification would attract people who would be less likely to treat the town like a dormitory, and instead they'd:

- enable people who might otherwise move away, live locally e.g., older people downsizing, older people retiring to Wakefield
- use the local facilities and walk to services
- encourage people to use public transport
- take pressure off Richmond, and Nelson facilities and transport infrastructure
- in turn, support/attract more facilities and services to the centre of the towns.

“With the plan change, that’s the best chance of keeping a village feel”
(Wakefield interviewee).

Access to facilities and social cohesion

Interviewees noted that there is a lack of open and indoor spaces in Richmond, especially in the centre of Richmond. In Brightwater and Wakefield, interviewees described a lack of amenity within existing outdoor spaces, such as seating, playgrounds and BBQ's. Also, Richmond participants described a desire for community gardens, rather than just consideration of greenspace in general.

“If resources are directed to reserves, parks, playgrounds and other recreational opportunities here in Richmond, it could be good. But if they get redirected throughout the District, then nah, that won’t be good at all”
(Richmond interviewee).

An interviewee described that to ensure that housing truly suited the needs of older people and others, specific design consideration is needed regarding age- and disability-friendly design. This includes ground floor dwellings, ramps, wider door frames, etc.

Housing types and social cohesion, culture

Brightwater and Wakefield Schools are high decile, reflecting the relative affluence of the families/children. Interviewees noted there remained a number of families in difficult financial circumstances. For example, Wakefield historically had cheaper housing and labourers in the horticultural industries. Such families have had to move out due to rising rents and no social housing, and interviewees noted this was at great distress to the families and a loss to the school and community.

Interviewees were hopeful that zoning rules would allow smaller dwellings to be put on existing house sections, allowing multi-generation living (be that children, parents and/or grandparents). Several interviewees hoped for social housing in the towns too with the hope of maintaining social cohesion by allowing lower income families to stay and older people to age in place.

Connection to waterways and land, and social cohesion

Interviewees and focus group participants talked frequently about the stands of native trees throughout the district, Faulkner’s Bush in the heart of Wakefield, the rivers to swim and fish in around the townships and District, and the bush to hunt in. People said they moved here and stayed here due to the connection to nature, to living and being outdoors.

The utes here are muddy. People wear gumboots. On a weekend people go tramping, hunting and fishing (Interviewee, Brightwater).

Recommendations: The recommendations in Section 2.3.1.1 are also applicable here. As per Section 2.4.2, recommendations regarding access to local services is also relevant to social cohesion, particularly for the centre of Richmond which is short on appropriate indoor and outdoor spaces. On top of those, several other recommendations are made:

- MDRZ rules which encourage smaller dwellings to be put on existing sections to support multi-generational family living.
- Development of a community organisation to advocate for Richmond (complementing Richmond Unlimited).
- Consider ways to integrate the history of Wakefield into future Council developments, for example, via the naming of the new community hub. Ensure these approaches recognise both Māori and European identities and history
- Look for opportunities to make small improvements in urban spaces through seating, bbqs, swing sets, etc.
- Continue to foster and support diverse events to allow the opportunity for people to interact.

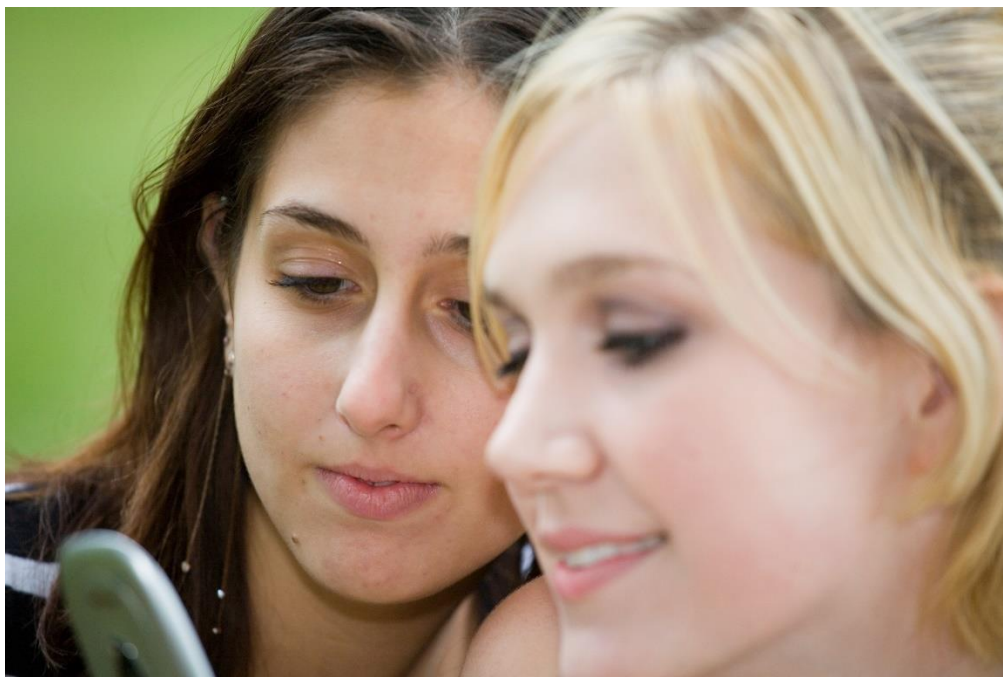
The significance of social impacts of housing supply and diversity of housing types is Medium positive. If recommendations are enacted, significance remains at medium positive though the likelihood increases from possible to likely.

For Brightwater and Wakefield, the consequence of social cohesion is assessed as *minor positive* based on the literature review, interviews and focus groups. The probability is assessed as *possible* because intensification/compact growth can both support or hinder social cohesion depending on the places available and supported activities. The significance of social cohesion is therefore assessed as *medium positive* for Brightwater and Wakefield. If recommendations are enacted, significance remains at *medium positive* for Brightwater and Wakefield.

Criteria	Social cohesion in Brightwater and Wakefield
Likelihood	Possible
Consequence	Minor positive
Overall significance (pre-recommendations)	Medium positive
Overall significance (post-recommendations)	Medium positive

For Richmond, the consequence of social cohesion is assessed as *minor negative* based on the literature review, interviews and focus groups. Likelihood is assessed as *possible* due to the lack of appropriate spaces in the town centre, and lack of a community organisation advocating for Richmond. The significance of social cohesion is therefore assessed as *medium negative* for Richmond. If recommendations are enacted, significance changes to *medium positive*.

Criteria	Social cohesion in Richmond
<i>Likelihood</i>	Possible
<i>Consequence</i>	Minor negative
<i>Overall significance (pre-recommendations)</i>	Medium negative
<i>Overall significance (post-recommendations)</i>	Medium positive



3.3 Findings for health, wellbeing and health services.

Appendix 2.6 identifies Wakefield, Brightwater and parts of Richmond as socially and economically least deprived (privileged), whereas Richmond Central and Richmond West are rated as most deprived. Privilege is known to lead to improved health outcomes. The people of Nelson Marlborough often have better status for health measures compared with the rest of the country and their relative lack of deprivation will support that.

Access to primary care e.g., a General Practice, is challenging for some in Tasman District. However, overall, the District has better than average access to primary care for children and adults according to the NZ Health Survey.

The clinical performance of the (formerly named) Nelson Marlborough District Health Board also compares extremely well to the other 18 geographic health areas of New Zealand. Of seven clinical measures, Nelson Marlborough has the best performance for two measures (out of 18 health areas), top five performance for four measures, and middling performance for one measure. The exception is mental health, where the population has a higher than national average prevalence of conditions, and this greater prevalence places additional strain on the system.

Appendix 3.2 describes the housing preferences survey, where the second most popular response was nearness to facilities e.g., a GP or healthcare provider, near the coast or beach, near a park or reserve, etc.

Councils often perform no substantial role in the support of community health services, though support is offered by some Councils along similar lines to that provided for early childhood education providers. For example, Selwyn District Council has responded to extremely rapid population growth in Rolleston by building the *Toka Hāpai Selwyn Health Hub* on their land and leasing that back to private providers and Te Whatu Ora. The hub includes a maternity unit, community dental service, child adolescent and family mental health service, public health nursing spaces, radiology, physiotherapy. Other options undertaken by Councils include leasing space in existing Council buildings, or leasing land for a third party to build. Councils often have policies on leasing to community groups, but with the requirement of being a 'not for profit', such policies exclude most community health services which are small businesses e.g., General Practice, physiotherapy, dentist, radiology, pharmacy, dietitian, etc.

Tasman District Council are already working in the health space, with the planned community hub in the very small town of Tapawera (population 380). The hub received funding in the 2024-2034 Long Term Plan. The hub's focus will be on health and wellness services support for cancer patients, midwifery services, nutrition³.

Focus groups and interviews

Wakefield has a long-standing health service that is run by a community trust. It is at capacity and is only enrolling new clients that live south of the Brightwater bridge (i.e., including all of Brightwater township). It is sited next to a rest home and has plans for growth. Enrolled patients can generally get an acute GP appointment the next day, but not necessarily with their own GP.

³ <https://nelsonapp.co.nz/news/new-hub-for-tapawera>

To see their own GP in a non-acute manner, appointments are two to three weeks out. As such, people deemed non-acute sometimes attend an after-hours GP in Richmond. The Wakefield Health Centre does not have a 5-, 10- or 20-year plan in place and instead are hoping to extend the hours of GP availability by 10-15% in the next two years. This would involve going from five GP rooms to six. The Health Centre expects to review capacity again in the future.

Expanding the building footprint of the Wakefield Health Centre is possible, but requires agreement between the private business and the NGO which owns the land and buildings. Both have financial risks to manage. As such, funding the extension and lease payments are not straightforward.

Despite the small population in Wakefield, there is also a pharmacy. Several participants were hopeful of ancillary health services being attracted to Wakefield. Participants also noted that health services in Richmond and Nelson are nearby too.

Brightwater does not have a health centre, GP or pharmacy. Residents therefore must enrol in Wakefield or Richmond. All Brightwater participants were keen to see a GP open in Brightwater. For working parents or households with one car, transport to a GP or dental appointment in Wakefield or Richmond was problematic. All participants hoped that future population growth might entice a business to open a practice (or satellite) in Brightwater.

“If we want a GP to open a practice in Brightwater, we need to ensure there’s suitable land zoned to take a business of that size” (Matt Stuart, Brightwater Community Chair).

All Richmond practices are enrolling new clients: The Doctors Richmond, Florence Medical Centre, and Tasman Medical Centre. Several participants described how they could get a GP appointment within one to two days at Richmond general practices. A Stoke medical centre satellite is opening in Richmond, “Waimea medical” offering minor surgery and procedures.

The hospital is based in Nelson, providing tertiary level care to Nelson Marlborough residents. Participants described that access was ‘OK if you had a car’, though negotiating peak hour traffic added time to any journey. Full redevelopment and refurbishment is planned for the hospital over the long term.

According to the Primary Health Organisation, about 98 per cent of the Nelson Tasman population are signed up to one of 22 General Practices. Most of the practices are owner-operated with a few owned by larger companies. Owner operated practices are commonly owned by people who live in the communities they serve. Like the rest of New Zealand, there are GP and skilled staff shortages, but Nelson Tasman’s unique lifestyle offering makes it somewhat easier than some other areas to hire and retain staff. The Primary Health Organisation is working with the hospital to bring a greater number of services into the community, via community outreach/clinics in the community. For example, the Primary Health Organisation can offer telehealth services sited within a community centre if there is adequate space set aside for such services. The PHO is planning for continued growth in health enrolments by considering pharmacies providing more health services, by specialist clinics

establishing in growth areas, and by the creation of GP hubs which offer a wider range of services.

Regarding whether existing practices can cope with additional population growth, the Primary Health Organisation noted the deciding factor is the strategy for providing services, having flexible ways of working and a supportive funding model, just as much if not more so than a growing population. For example, new services in townships such as Brightwater or Wakefield could be a satellite of an existing General Practice service from elsewhere, or two or three General Practitioners sharing a single space. As businesses, it is plausible for a Nelson General Practice to set up a satellite in Brightwater if that is where the population growth (and hence business growth) is. Wakefield Health Centre is already at capacity, so expansion is needed in that situation even before any growth is considered. As the current roll boundary includes Brightwater as well, the General Practice in Wakefield is exposed to population growth in both townships. As such, there is an increased risk of stretched health services until/if the existing service expands or a new provider enters Wakefield or Brightwater.

Tasman District Council is developing a '*Community Occupancy Policy to create a consistent and equitable framework for community leases and licences on Council managed properties and facilities.*⁴' The draft policy/set of guidelines will define what a community group is, but proposes to exclude commercial organisations. Many early childhood providers and health sector providers are commercial organisations and some way of encouraging those providers is warranted.

Recommendations: There is no requirement for Council to support community health services. Some Council's in New Zealand lease land for providers to build, lease space in existing buildings, or build new facilities for lease to community health services. A further step for the Tasman District Council would be the development of a lease policy by Council to confirm the role it may want to take with private providers and community organisations, and hence speed up future individual lease decisions which might otherwise go out for community consultation. Any Council actions would want to complement the Primary Health Organisation's plans for the region. Indoor Council-controlled spaces in Wakefield and Richmond are already limited, though a new community hub is planned for Wakefield. Brightwater has several Council-controlled buildings. Please note a similar recommendation is made for early childhood education services.

Plan Change 81 includes rezoning some light industrial land to commercial in the heart of the centre in Ellis Street. This would enable a health centre to locate there in the future. In addition, within the existing commercial zone in Ellis Street, there are some residential properties that could be redeveloped or reused for such purpose.

The funding of the Wakefield Health Centre building expansion is complex. Council may wish to investigate how it might assist.

For Richmond, the consequence of social impacts regarding access to health services is assessed as *minor positive* based on the literature review, interviews and focus groups. The

⁴ Personal communication with Cat Budai, Community Policy Advisor, Tasman District Council.

probability is assessed as *likely* because of the current level of supply and shared capability across several services to cope with population growth. Population growth has the potential to support General Practice growth. The significance of social impacts is therefore assessed as *medium positive*. If recommendations are enacted, likelihood increases to *likely*, and significance remains at *medium positive*.

Criteria	Potential impact on health services in Richmond
Likelihood	Possible
Consequence	Minor positive
Overall significance (pre-recommendations)	Medium positive
Overall significance (post-recommendations)	Medium positive

For Brightwater and Wakefield, the consequence of social impacts regarding access to health services is minor negative based on the literature review, focus groups and interviews. General Practice capacity at the Wakefield Health Centre is tight and is expected to remain tight into the future despite plans for an additional practice room to open. The likelihood is assessed as *likely* because until building expansion plans for the existing Wakefield Health Centre service occur (if/when), future population growth in Wakefield has the potential to stretch an already at-capacity health service. As such, many new people to Wakefield and Brightwater may choose to access services in Richmond, which is not ideal from an access perspective. The potential for a health centre to set up in Brightwater exists, as the population grows, but there is no indication of such a service at this time. If recommendations are enacted, significance remains at *medium negative* though likelihood decreases from *likely* to *possible*.

Criteria	Potential impact on health services in Brightwater and Wakefield
Likelihood	Likely
Consequence	Minor negative
Overall significance (pre-recommendations)	Medium negative
Overall significance (post-recommendations)	Medium negative



3.4 Findings for community fears and aspirations

Community fears and aspirations have been canvassed in the preceding sections and so will not be repeated here except in summary: When directly asked in interviews or focus groups, two topics predominated. For all towns, aspirations were set out in the Future Development Strategy priorities. The most prominent being to provide housing on the existing footprint and to protect high-quality land. The communities of Brightwater and Wakefield in particular, had a strong connection to their outdoor spaces and sought to maintain and enhance those characteristics as their populations grow. This included paths, parks, bush, rivers and amenity in- and around- the towns.



4. Conclusion

The purpose of this HIA is to understand the potential social impacts arising from zoning changes and medium density residential zoning rules in Richmond, Brightwater and Wakefield.

The method for this SIA aligns with best practice SIA internationally. This SIA includes a literature review, social baseline, interviews and focus groups with Tasman stakeholders, site visit and desktop work. Significance of social impacts was assessed using a risk management significance scale. This SIA was carried out in mid-2024.

Findings

Several potential impacts on social outcomes have been identified in this SIA. These include both positive and negative impacts. A summary of these are:

- Medium positive effects on: Housing supply and diversity of housing types; Housing satisfaction and amenity; Social cohesion and culture (Brightwater and Wakefield); Access to health services (Richmond).
- Significant positive effects on businesses and employment.
- Medium negative effects on: Greenfield development of housing; Housing affordability; Early childhood education services; Social cohesion and culture (Richmond); Access to health services (Brightwater and Wakefield).
- Significant negative effect on: Access to Council-led services and facilities (Richmond).

The SIA has made suggestions about how to prevent, mitigate or manage any potential social effects, and for future work.



Appendix 1. SIA method

SIA is an assessment of potential impacts arising from a proposed intervention (i.e., new MDRZ rules) in a specific location (i.e., Richmond, Wakefield and Brightwater), timeframe (i.e., up to ten years), including a proposed design (described in Section 1.3). Other features of the method are described below.

A1.1 Scope

The Areas of Interest include the towns of Richmond, Wakefield and Brightwater. These are the three areas with new MDRZ rules proposed. Within these geographic communities are other groupings. Potentially Affected Communities (PACs) of interest in this SIA were:

- Richmond, Wakefield and Brightwater communities
- Older people
- Small and medium businesses and their workforces.

Social topics included within this SIA were:

1. The way of life for people – including how people live, how they get around, how they work, how they play, services, facilities, and how they interact each day. This also includes
 - Housing – social, rental and home ownership
 - Business and employment – the potential impact on businesses and employment
 - Education – the potential impact on primary, secondary and tertiary education
 - Accessibility - how people access services and facilities.
2. Culture
 - Connection to the whenua, connections to land, waterways and buildings of the community (environment and culture)
 - Practice of tikanga Māori and Te Reo Māori for tangata whenua as the indigenous people of the area, customs, values, shared beliefs (identity, interests and culture).
3. Social cohesion
4. Health and wellbeing - the physical and mental health of people
5. Aspirations and fears about the future of the community and for future generations.

A1.2 SIA approach

A social baseline report was developed and is presented in Appendix 2, and specific data is presented as required in multiple sections of this report. A literature review of the evidence regarding the relationship between spatial planning and social outcomes has been produced and is available in a separate report⁵. A summary of the literature evidence is also presented in each of the findings sections of this report, and woven into the relevant discussions. Desk based research of published documents and interviews with stakeholders and community members also informed the assessment.

A1.2.1 Interviews

The SIA included 21 interviews with the following stakeholders:

- Kit Maling, Councillor, Tasman District Council
- Peter Verstappen, Chair, Waimea South Community Facility Charitable Trust
- Christeen Mackenzie, Councillor, Tasman District Council

⁵ Quigley R (2024). A review of evidence regarding social impacts of medium density residential zoning and associated spatial planning. Wellington: Quigley and Watts Ltd.

- Maria Ingram, Richmond Unlimited
- Katie Denly, Richmond Unlimited
- Glenda Earle, Principal, Brightwater School
- Freya Hogarth, Principal, Wakefield School (data in focus group notes)
- Nathan Hay, owner, Brightwater Four Square
- Brylee Wayman, Community Senior Policy Advisor, Tasman District Council.
- Prashanti Lovegrove, Partnerships and Environmental Education Officer, Tasman District Council
- Matt Stuart, Chair, Brightwater Community Association
- Glennis Coote, Libraries Manager, Tasman District Council
- Sara Shaughnessy, Chief Executive, Nelson Bays Primary Health Organisation
- Gavin Drummond, Practice Manager, Wakefield Health Centre.
- Sonja Lamers, Homes for Wakefield (by email)
- Lani Evans, Community Partnerships Coordinator, Tasman District Council
- Yulia Panfylova, Community Partnerships Officer, Tasman District Council
- Birte Becker-steel, Welcoming Communities Officer, Tasman District Council
- Jessie Cross, Partnerships and Environmental Education Officer, Tasman District Council
- Jacqui Deans, Growth coordinator, Tasman District Council
- Richard Hilton, Reserves Team Leader, Tasman District Council
- Rob Coleman, Reserves Officer, Tasman District Council.

Questions of interviewees sought to:

- build on the social baseline data by reality checking published data
- understand how medium density residential zoning rules and associated spatial planning might cause effects
- consequently, understand potential positive and negative effects on potentially affected communities.

A1.2.1 Focus groups

The SIA carried out two focus groups with twelve parents of school aged children from Wakefield School and Brightwater school.

Focus groups covered what types of services and social activities were available in each town, types of housing currently lived in and desirability of downsizing, business and employment opportunities, access to services, education, community culture, and aspirations and fears.



A1.3 Assessment method

Together with the interview data and literature on potential social effects, consideration of other programmes/interventions to promote social outcomes was considered. This provided sufficient information to make an assessment on likelihood and consequence for social impacts potentially arising from the medium density residential zoning rules and associated spatial planning.

For each potential negative impact, two characteristics determine significance (Figure 9):

- Likelihood i.e., the probability the negative social impact will occur for a proportion of the population. Likelihood has been assessed using a categorisation scale presented in Appendix 4.
- Consequence i.e., the severity of a negative social impact or impact on a negative social risk factor. The consequence scale is presented in Appendix 5.

For positive health impacts, overall significance (Figure 10) is again determined by likelihood and consequence.

The positive scales for likelihood and consequence are presented in Appendices 6 and 7.

Figure 9. Significance scale for negative impacts

	Consequence level (negative impact)				
Likelihood	Insignificant	Minor	Moderate	High	Major
Almost certain					
Likely					
Possible					
Unlikely					
Rare					

Significance Low Medium Significant High

Figure 10. Significance scale for positive impacts

	Consequence level (Positive impact)				
Likelihood	Insignificant	Minor	Moderate	High	Major
Almost certain					
Likely					
Possible					
Unlikely					
Rare					

Significance Low Medium Significant High

A1.4 Method limitations and potential ways to address those limitations

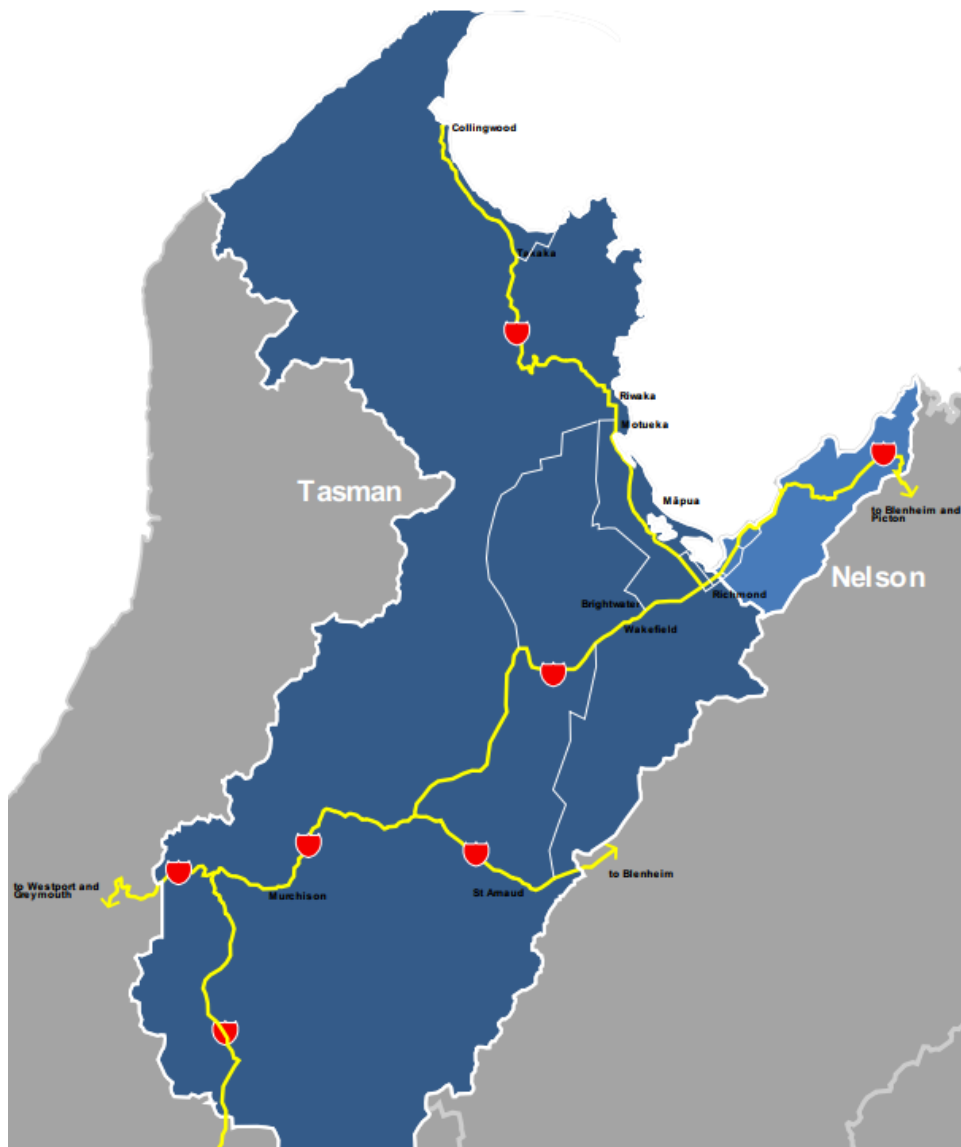
The following limitations of the SIA reflect the practical nature of the research undertaken:

- Much of the data which underpins the assessment of 'likelihood' and 'consequence' is qualitative, and/or based on academic literature which is also typically qualitative. While there is nothing wrong with that per se, it is helpful when there is some quantitative data to complement the qualitative data. An example of that is the data from the social baseline and literature review. Future monitoring would be particularly helpful in topics which have been assessed as having a high consequence.
- The number of topics assessed, across three locations, is large for a SIA, and that has meant the effort expended has been spread across these many topics. Any future efforts can scope out topics, and hence allowing more resource to look deeper into each individual topic.
- The locations are modest sized towns, meaning that location-specific quantitative data has been difficult to identify. Most quantitative data is at the District or region level. However, participants were able to articulate differences between specific towns.
- The timing of SIA interviews was in the second school term. As such, some schools did not engage with requests to participate, particularly the two largest schools in Richmond: Waimea Intermediate and Waimea College.
- Census 2023 data for each town were not yet released before finalisation of this report.

Appendix 2. Social profile of Richmond, Wakefield and Brightwater

The Tasman District is located at the top of the South Island of New Zealand, with Nelson City sitting alongside (See Figure 11).

Figure 11. Tasman District (dark blue area of map)



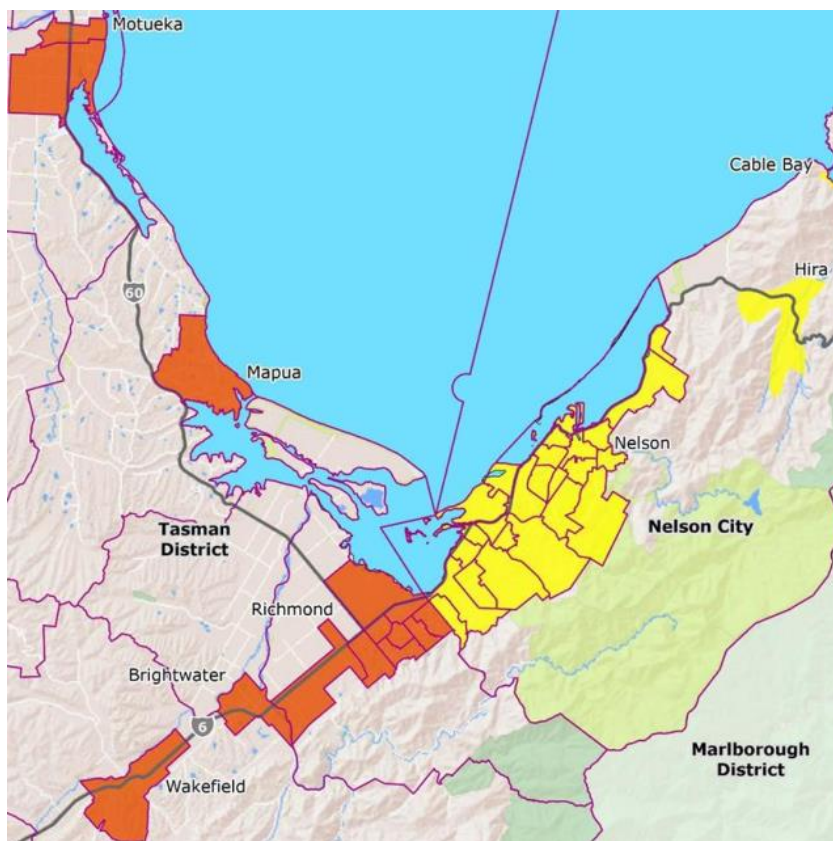
Tasman District and Nelson City operate and function as a single economy and people flow both ways across the Territorial Authority boundaries. The two authorities have similar populations, with 2023 Census data recording 52,543 people in Nelson City and 57,807 in all of Tasman.

Richmond is the largest and fastest growing town in the Tasman District with approximately 16,000 residents, 3,000 in Brightwater and 2,500 in Wakefield. Motueka is the second largest town in the Tasman District with about 8,000 residents.

Internal migration links the two regions with around 1,100 per year relocating their place of residence from Nelson to Tasman and vice versa. As such, Tasman and Nelson also function as a single housing market. Tasman and Nelson rely on each other to sustain their respective economies, and people learn, play and work in in both areas. From a transport point of view, the networks within both areas are dominated during peak times by residents of one area travelling to and from the other.

The Nelson Tasman Urban Environment comprises the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira, because these communities are part of the same labour and housing market, and these areas are or are intended to be predominantly urban in character⁶. A map showing the location of Richmond, Brightwater and Wakefield relative to Nelson City is in Figure 12

Figure 12. Geographic location of Richmond, Brightwater and Wakefield



A2.1 Location and census area units

The Tasman District sits at the Top of the South Island, alongside Nelson City and Marlborough District (see map in Appendix 8).

Within this SIA, specific SA2 census areas (from Stats NZ) have been chosen as the geographic boundary of the assessment. SA2 areas represent communities that interact together socially

⁶ Nelson City Council and Tasman District Council (2021). National Policy Statement on Urban Development Nelson and Tasman Tier 2 Urban Environment: Housing and Business Assessment.

and economically and are described in Table 1. Maps of these SA2 areas are presented in Appendix 9.

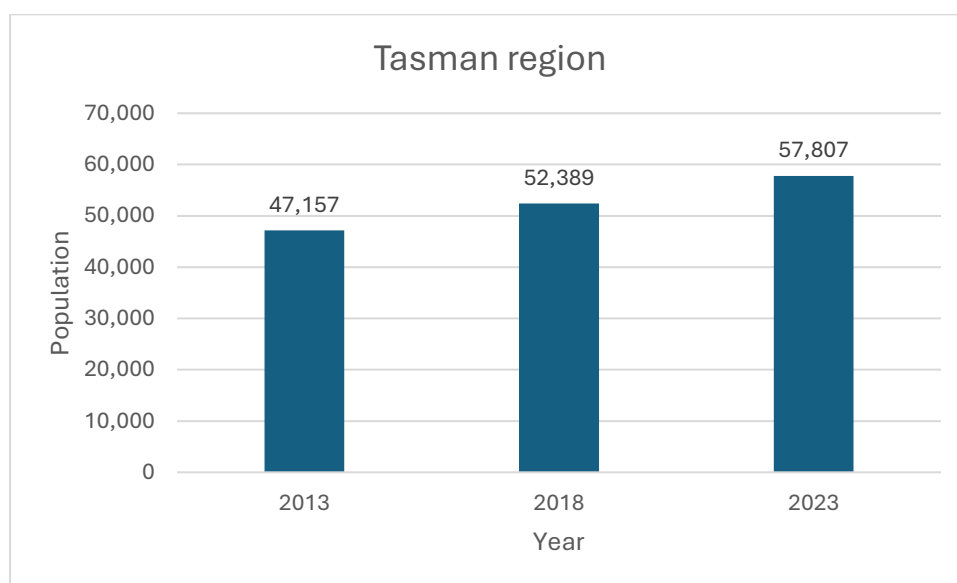
Table 1. SA2s for each geographic area.

Town	Relevant SA2s
Richmond	Templemore, Easby Park, Richmond Central, Wilkes Park, Fairrose, Ben Cooper Park, Richmond South, Richmond West.
Wakefield	Wakefield
Brightwater	Brightwater

A2.2 Past population data (including 2023 census data)

Tasman experienced 11.1 per cent population growth between 2013 and 2018, and 10.3 per cent growth between 2018 and 2023 (Figure 13)⁷. Over the 10 year period, the total growth was 22.6 per cent and that would be categorised as high growth⁸.

Figure 13. Past population growth in Tasman District (Census 2013-2023)



The proportion of people aged greater than 65 years is 23.2 percent, compared with national proportion of 16.8 percent.

The Māori population in the Tasman District is growing at a far faster rate than the total population, having increased by 59 per cent between 2013 (4,296 people) and 2023 (6,825 people). The Pacific population is growing even faster, having increased by over 300 per cent between 2013 (480 people) and 2023 (1,509 people). While these percent increases are off

⁷ <https://www.stats.govt.nz/information-releases/2023-census-population-counts-by-ethnic-group-age-and-maori-descent-and-dwelling-counts/>

⁸ Population growth of <0.5% annually is low, 0.5-1.0% annually is medium, >1.0% annually is high (Stats NZ Growth Projection models at <https://www.stats.govt.nz/information-releases/national-population-projections-2022base2073/>)

smaller bases, the proportion of Māori and Pacific people in Tasman has grown to 14 per cent of the total population in 2023.

A2.3 Population estimates

Throughout the SIA, a set of population estimates for specific groups are used (Table 2). 2023 Census data are not available (except as reported above at the District level-only), and so 2023 medium-growth Growth Model data is used to allow a comparable breakdown for the townships.

Table 2. Population estimates of specific groups⁹.

Richmond	People living in Richmond and surrounds: Approximately 16,083, of which approximately 25 per cent (3,955) are aged greater than 65 years.
Wakefield	People living in Wakefield: Approximately 2,949 people, of which 17 per cent (495) are aged greater than 65 years.
Brightwater	People living in Brightwater: Approximately 2,545 people, of which 15 per cent (383) are aged greater than 65 years.
Tasman District	People living in Tasman District: 59,569, of which 23 per cent (13,750) are aged greater than 65 years.

A2.4 Future population growth and household projections

When estimating future population growth for Tasman District to 2058¹⁰, net migration is assumed to remain relatively high and is characterised by a net loss of young adults (typically 15 to 20 year olds), and a net gain in most other age groups, particularly in adults aged 20 to 40 years. Population ageing continues and underpins an increase in the proportion of people aged > 65 years (see Figure 14), but due to high migration the proportion of older people in Tasman District is growing at a slower rate than national projections. Deaths outnumber births and population growth in the Tasman District is increasingly driven by migration.

⁹ Medium growth projection for 2023

¹⁰ DOT Consulting (2023). Tasman District Council and Nelson City Council population projections 2018-2058 results

Figure 14. Population pyramid by 5-year age brackets between 2018 and 2058

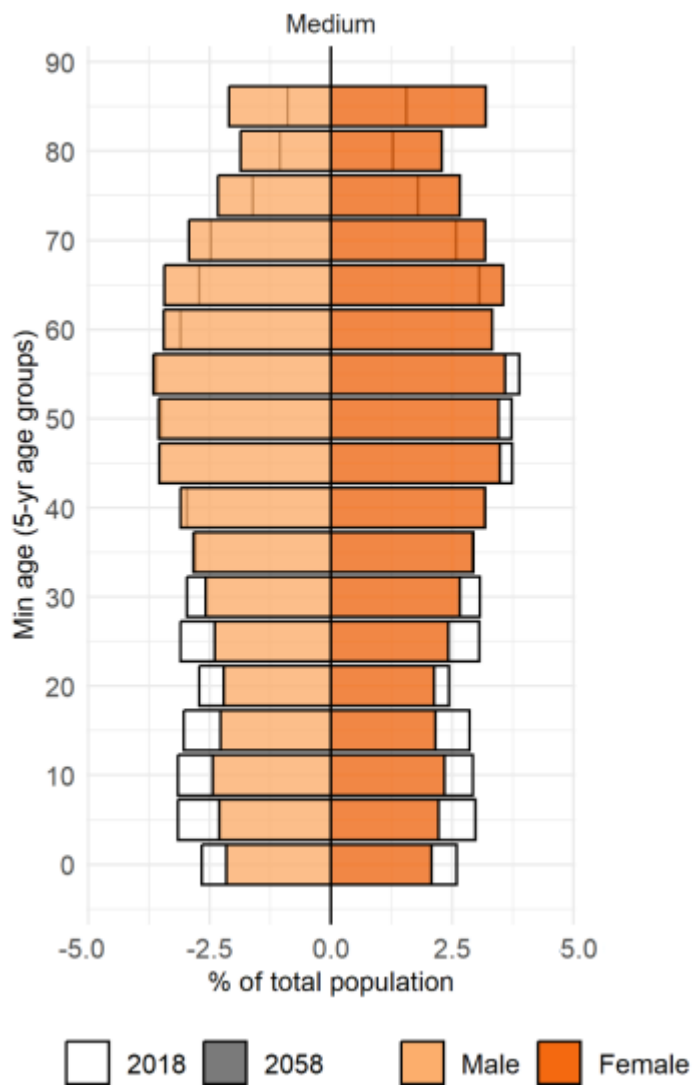


Table 3 sets out the medium population growth expected, and the consequent growth in dwellings needed. As the population ages, the number of people per household also declines, further increasing the number of dwellings required.

Table 3. Projected population and household growth to 2058.

	2018	2023	2028	2033	2038	2043	2048	2053	2058.
Population	52,660	55,406	58,064	60,419	62,509	64,159	65,470	66,485	67,308
Avg. household size	2.48	2.48	2.48	2.38	2.38	2.38	2.38	2.33	2.33
Households (#)	21,208	22,314	23,384	25,386	26,264	26,957	27,508	28,534	28,887
Change (#)		1,106	1,070	2,002	878	693	551	1,026	353
Change %		5.22	4.80	8.56	3.46	2.64	2.04	3.73	1.24

Such data underpins Tasman’s Long Term Plan and consequent growth strategy. Tasman’s 10-Year Plan 2024-2034 assumes that Tasman District’s population is likely to grow by almost 7,400 residents over the next ten years, to reach 67,900. Growth is projected to continue in the long term, but at a slower rate on the medium growth scenario, to reach 78,800 by 2054¹¹.

The Council assumes 4,250 new dwellings will be built over the next ten years, and a further 7,430 dwellings will be needed between 2034 and 2054. Council also assumes at least 15 hectares of business land will be developed over the next ten years, and a further 22 hectares between 2034 and 2054, with most of this expected to occur in the urban environment¹¹.

Population growth by different ethnic groups is not considered in the DOT Consulting population projections, though age is (see Figure 14, above). The proportion of the population greater than 65 years is 23 per cent in Tasman District, 25 percent in Richmond, 17 percent in Wakefield and 15 percent in Brightwater. When considering future growth, the proportion of people aged over 65 years is projected to increase in Tasman to 27 per cent in 2048¹⁰.

Tasman District Council’s 2018 research on housing issues for older people found increasing demand for smaller houses; affordable rental properties; safe, warm, low maintenance and accessible properties close to town centres; and a desire to age in place rather than go into residential care.

A2.5 Planned growth areas in Richmond, Brightwater and Wakefield

The Nelson Tasman Future Development Strategy has the following to say about growth in Richmond, Brightwater and Wakefield¹².

As Richmond is the main town centre in Tasman, there is a diverse range of amenities and services. The strategy is planning to consolidate and grow Richmond town centre and in the surrounding area. Intensification of existing urban areas could provide for about 2,500 new homes and supporting services in and around Richmond over the next 30 years. Large scale greenfield opportunities that could deliver around 3,900 new homes are identified on Champion Road, Richmond West and Richmond South.

For Brightwater, the strategy is for managed expansion while minimising the loss of highly productive land and ensuring the development is resilient to natural hazards. Moderate levels

¹¹ <https://www.tasman.govt.nz/my-council/key-documents/more/growth/growth-model/>

¹² Nelson City Council and Tasman District Council (2022). Nelson Tasman Future Development Strategy 2022-2052.

of intensification and infill are proposed within and close to the Brightwater centre. Together, this provides the opportunity for about 1,100 new homes.

For Wakefield, the strategy is for growth in and around Wakefield mostly through managed greenfield expansion, including some medium densities on the eastern urban edge of Wakefield. Modest levels of intensification are anticipated close to the centre. Collectively, these areas can provide for about 700 new homes at low to medium densities. Council is also hoping to encourage the development of a broader range of services in the Wakefield centre in the future to improve local amenities, employment opportunities and encourage more local trips.

For the above towns, detail on the exact proportion of greenfield (existing and new), intensification, and infill is not described in the Future Development Strategy, though it can be estimated that about 60 per cent will come from greenfield development (existing and newly zoned). The strategy notes the risk of not meeting growth needs if intensification is not achieved.

A2.6 Other demographic data

Other data such as median income, unemployment, no qualification, ethnicity, home ownership and NZDEP index are also useful indicators for an SIA. This data is presented in Table 4 below and while it is 2018 data, it shows the relative differences between areas.

The tables show that two SA2 census areas have NZ Deprivation Index scores which are more deprived than average (e.g. Richmond Central and Richmond West), but all other areas range from somewhat-privileged to most-privileged. This is further reflected by higher median incomes, lower unemployment, lower proportions with no qualifications, and higher proportions of houses owned by occupiers in those most privileged areas.

Deprivation scores of 9 and 10 (most deprived) matter because such populations can sometimes be less resilient to shocks, but at the same time, such populations have much to gain from well-prepared opportunities.

The median income of Tasman District is lower than the national average, and seven out of ten census area units assessed in the SIA are below the national average. Relative to Tasman District average the data looks different again, as eight out of ten census area units are above the Tasman District mean, with the exceptions again being Richmond Central and Richmond West. In summary, most census area units have median incomes lower than the national average, but higher than the regional average. Brightwater, Wakefield and Richmond South have median incomes well above the Tasman District and national average.

Home ownership in Tasman District and in nine of the ten census area units studied is above the national average, with the exception being Richmond Central. As such the proportion renting in the Tasman District (about 25 per cent) is lower than the national average of 35 per cent. Six out of ten census area units studied in the SIA have lower proportions of renters than the Tasman District average and only one less than the national average (Richmond Central).

The proportion of Māori living in Tasman District is half the national average, with seven of the ten census area units studied being lower than the Tasman District average. Those census area units above (Easby Park, Richmond Central and Brightwater) are either at the average or only just above for proportion of Māori.

Proportion with no qualification in the Tasman District (20.7%) is higher than the national average (18.2%), and just three out of ten census area units assessed in the SIA are below the national average (Templemore, Richmond South and Fairrose).

Tasman District has a lower proportion of people unemployed (3.6%) and higher labour force participation rate (52.2%) compared with the rest of New Zealand (4.3% and 71.5% respectively)¹³. The same trends are true for Ministry of Social Development data regarding the rate of people on the Jobseeker Support benefit versus the rest of NZ¹⁴.

Table 4. Other demographic data

Census areas	Median income	Unemployed ¹⁵	No qualification (per cent)	Per cent Māori (European) ¹⁶	House owned or in family trust (per cent)	NZ Deprivation Index ¹⁷
New Zealand	\$31,800	4.3%	18.2%	16.5% (70.2%)	64.6%	5.5
Tasman District	\$28,800	3.6%	20.7%	8.7% (92.6%)	75.6%	4.9 ¹⁸
Richmond						
Templemore	\$29,100	1.8%	17.4%	4.0% (95.2%)	85.6%	1
Easby Park	\$30,600	2.9%	20.3%	10.1% (91.9%)	67.4%	5
Richmond Central	\$26,800	3.7%	30.3%	8.9% (87.5%)	56.2%	9
Wilkes Park	\$30,300	3.1%	19.7%	6.4% (94.0%)	79.6%	3
Fairrose	\$30,700	1.7%	17.0%	3.5% (93.9%)	79.6%	2
Ben Cooper Park	\$29,300	3.0%	26.1%	8.4% (93.9%)	69.6%	6
Richmond South	\$36,900	3.7%	12.7%	4.4% (97.1%)	82.9%	2

¹³ Household labour force survey at <https://www.stats.govt.nz/information-releases/labour-market-statistics-march-2024-quarter/>

¹⁴ <https://www.msdc.govt.nz/about-msdc-and-our-work/publications-resources/statistics/monthly-reporting/>

¹⁵ NZ and Tasman District data is March 2024 Household Labour Force Survey. Census area unit data is from the 2018 Census and for relative comparison only.

¹⁶ People can self-identify with more than one ethnic group so totals do not sum to 100

¹⁷ The NZ Deprivation Index combines census area data relating to income, home ownership, employment, qualifications, family structure, housing, access to transport and communications. 1 represents the areas least deprived and 10 the areas most deprived. Available at <https://datandashboards.co.nz/deprivation-index/>

¹⁸ <https://ourarchive.otago.ac.nz/esploro/outputs/report/New-Zealand-Deprivation-Index-2018--/9926479251901891>

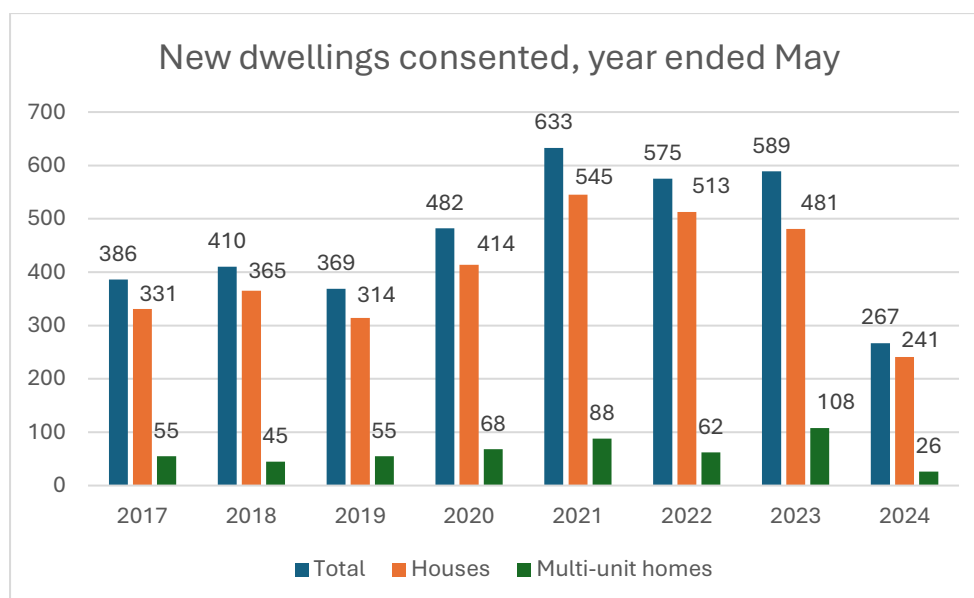
Richmond West	\$23,900	3.7%	37.6%	5.8% (93.2%)	70.1%	8
Brightwater	\$36,100	2.0%	20.5%	8.7% (95.2%)	83.9%	2
Wakefield	\$32,500	2.4%	20.1%	7.6% (96.6%)	86.8%	2

A2.7 Housing

New dwelling consents for the Tasman District rose between 2017 to 2021, then plateaued for 2022 and 2023 before dropping sharply in the year ended May 2024 (see Figure 15). Consenting remained strong from 2021 to 2023, but has since been affected by the Reserve Bank’s efforts to engineer a recession via interest rates, and fiscal contraction from the Government. The drop in new consents is across all building types, but most severe in multi-unit homes, which are the type most desired by the medium density zone rules.

While some commentators are hoping for a resurgence in 2025, the construction sector has dropped like this before (post-GFC) and in that situation took eight years to bounce back to pre-GFC levels. The current recession is deeper than the GFC-recession per head of population. Government decisions to cease planning on all major Kainga Ora developments will also play out.

Figure 15. New dwellings consented per year



Public housing provides families, individuals and whānau with a stable, affordable place to live. Public housing is owned or leased by Kāinga Ora or Community Housing Providers. It is targeted at households that are most in need of housing, who can’t access or sustain a tenancy in the private rental market for a range of reasons. Available public housing in Tasman is presented in Table 5. Public housing in Tasman over time¹⁹.

¹⁹ <https://www.hud.govt.nz/stats-and-insights/the-government-housing-dashboard/key-stats-by-tla/#tabset>

Table 5. Public housing in Tasman over time

	Community Housing Providers	Kāinga Ora	Total
Tasman (May 2024)	16	196	212
Tasman (May 2023)	13	172	175
Tasman (May 2022)	13	165	168

The proportion of Māori on the Tasman public housing register was 31 per cent at September 2023, compared with Māori being 8 per cent of the total Tasman population. The greatest proportion of Māori residents in the Tasman District is Motueka (15%). Though 23 per cent of all Māori in Tasman District live in Richmond. On average, Māori households are larger at 3.0 people per household.

Transitional housing is temporary accommodation for individuals and whānau who don't have anywhere to live and urgently need a place to stay. It also offers tailored support to help these individuals and whānau into longer-term housing. There were 106 available places in West Coast Tasman at December 2023²⁰ (no breakdown on Tasman-alone was available).

Private house sales are up slightly in the year to March 2024 compared to year earlier, but still well below 2021 highs. Nationally, sales volumes remain at levels well below pre-pandemic averages as high mortgage rates continue to constrain activity²¹.

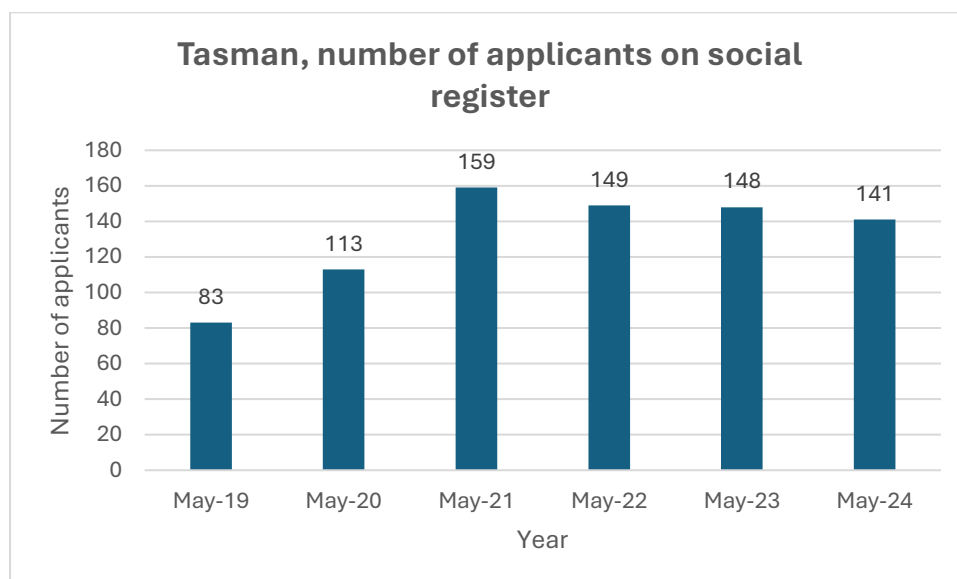
The **Public Housing Register** records the number of eligible applicants in need of public housing. The number of West Coast Tasman applicants requiring public housing, over time, is shown in Figure 16. The sharp increase and then plateauing (or slow growth) is also seen nationally and is not a trajectory unique to Tasman. In May 2024, there were 141 Tasman applicants on the housing register²². Applicants may represent a family or an individual.

²⁰ Te Tūāpapa Kura Kāinga (December 2023). Public Housing Quarterly Report.

²¹ <https://qem.infometrics.co.nz/nelson-tasman/housing/house-sales?compare=new-zealand>

²² <https://www.hud.govt.nz/stats-and-insights/the-government-housing-dashboard/key-stats-by-tla/#tabset>

Figure 16. Number of applicants on social register



A survey by Nelson Tasman Housing Trust (Jan-June 2023) illustrated further demand for affordable housing, finding that a further 696 households between Jan-June 2023 needed affordable housing but did not meet the public housing register’s criteria. The survey has been conducted since 2018 and has seen affordable housing need numbers rise 70% over that 5 year period in Nelson Tasman²³.

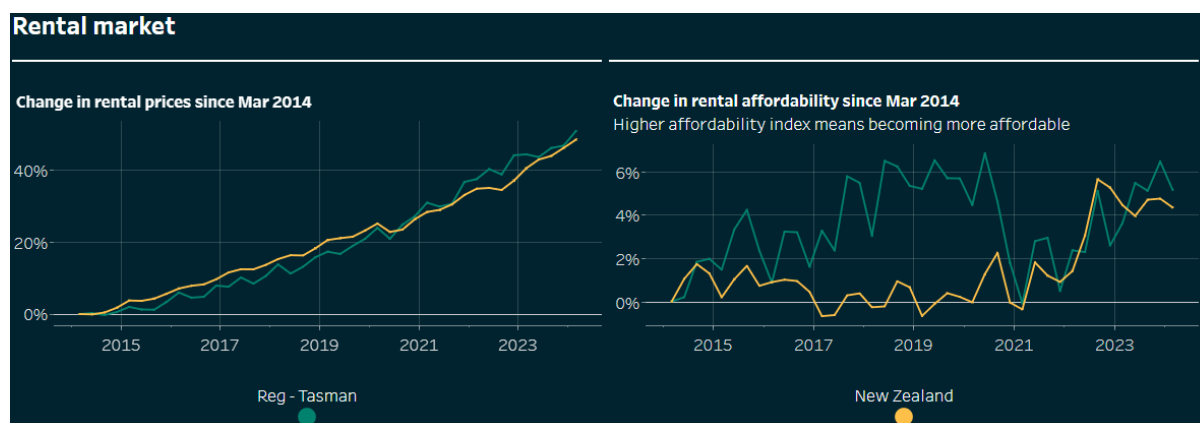
For **rental affordability**, across the first four months of 2024, the median weekly rent in New Zealand was \$603. This compares with \$578 for Tasman District²⁴. Rental prices have increased in Tasman District over the past decade (Figure 17). However, when combined with growth in household disposal income, rental affordability was stable/small improvements between 2015 and 2020. Affordability in Tasman was better than the rest of New Zealand at this time too. The Covid pandemic greatly reduced affordability in Tasman, and less so in the rest of New Zealand. Since that time and until mid-2023, rental affordability has slowly improved in Tasman and the rest of New Zealand (Figure 17)²⁵. This data is relative however, and housing affordability overall (in New Zealand and Tasman District) is considered to be severely unaffordable due to the proportion of households spending greater than one-third of their income on housing costs.

²³ Tasman District Council (2024). Draft: National Policy Statement on urban development: Housing and business assessment for Tasman 2024.

²⁴ <https://www.tenancy.govt.nz/about-tenancy-services/data-and-statistics/rental-bond-data/>

²⁵ <https://www.hud.govt.nz/stats-and-insights/change-in-housing-affordability-indicators/compare-regions/#tabset>

Figure 17. Rental Affordability, Tasman versus rest of New Zealand



The same trend is seen in Tasman **lower quartile rents**, increasing from \$350 in April 2018 (national \$330) to \$500 in April 2024 (national \$485), and matching rises at the national level.

Tasman District Council owns 101 houses for older people in various locations, including within the urban environment. These units are available for NZ residents or citizens, over 55, receiving Superannuation and in receipt of a supported living payment. Total assets including cash investments must not exceed \$50,000. These units are very popular and there is a waiting list for Richmond of 95 people in 2023²⁶.

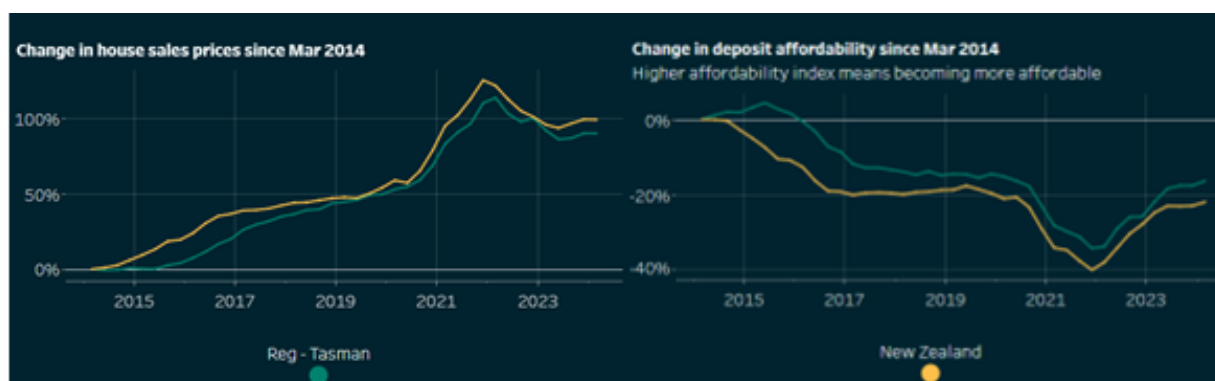
For owner occupier affordability, after a long period of house price declines and then stagnation following the 2007-08 Global Financial Crisis, house prices rose from 2014 onwards. Another global shock (COVID-19) rapidly lowered interest rates and along with loose monetary policy (globally and in New Zealand), led to a rapid increase in house prices from mid-2020 to 2022. Nearly all commodity and service prices also increased at this time for the same reasons, and were further fuelled by the Ukraine war and shipping issues. Consequent inflation led the Reserve Bank to increase interest rates and engineer a recession for New Zealand, consequently leading to lower house prices and modest improvements in deposit affordability. As can be seen in Figure 18, deposit affordability and house prices in Tasman followed national trends, with affordability slightly ahead in Tasman versus the rest of New Zealand²⁷. The same trends occurred globally.

According to a survey by Nelson Regional Development Agency in 2022, average household incomes are 22 per cent below the NZ average. Such reduced average wage earnings work against improved housing affordability in the region²⁶. Check against new census data.

²⁶ Tasman District Council (2024). Draft: National Policy Statement on urban development: Housing and business assessment for Tasman 2024.

²⁷ <https://www.hud.govt.nz/stats-and-insights/change-in-housing-affordability-indicators/compare-regions/#tabset>

Figure 18. House price and deposit affordability, Tasman versus rest of New Zealand



Proportion renting/owning. Census data²⁸ shows Tasman has a higher proportion of households who own or partly own their dwelling or held by a family trust (75.6%) than the rest of New Zealand (64.6%). Nearly all smaller geographic areas in Tasman have higher proportions of home ownership than the New Zealand average, with the one exception of Richmond Central (56.2%) (as seen earlier in Table 4).

Housing quality²⁸ is higher in Tasman than the rest of New Zealand with:

- 13.9% of housing sometimes or always damp compared to 21.5% for the rest of New Zealand
- 10.1% of housing sometimes or always mouldy compared to 16.9% for the rest of New Zealand.

Homes for Wakefield, a subcommittee of the Wakefield Community Council carried out a **Wakefield survey on housing**²⁹, surveying 194 people from Wakefield Village (60 %) and rural areas around Wakefield (40%). Most residents (90%) placed strong importance on having community facilities (e.g., medical centre, playcentre, libraries, swimming pool, school, village hall, and local businesses) and also on outside activities (e.g., access to reserves, walking paths, cycleways, hunting, fishing, dog walking). Fifty percent of respondents placed strong importance on social events (e.g., Country Players, Steam Park, Apple Fair, School Gala) and 40 per cent on inside activities (e.g., aerobics, pilates, knitting, games, pub, cafes).

Development Contributions are paid when a new dwelling is added to the District to cover water, stormwater and transport infrastructure. These charges are increasing in draft 2024 policy³⁰, though a change to the dwelling size criteria is hoped to incentivise the building of one and two bedroom dwellings.

In the Wakefield survey on housing, when participants were asked what future housing options they would like for Wakefield, the results showed a mix of preferences, with most preferred at the top:

- build more 1-2 bedroom homes
- have more retirement units

²⁸ <https://www.stats.govt.nz/tools/2018-census-place-summaries/tasman-district>

²⁹ Homes for Wakefield, Wakefield Community Council (2020). A short survey on housing

³⁰ Tasman District Council. Draft development and financial contributions policy 2024-2034.

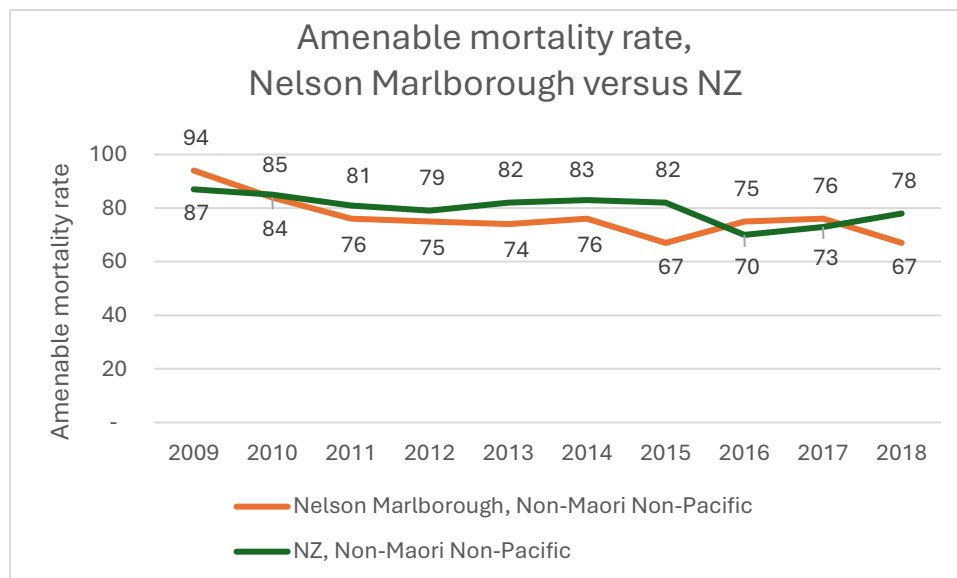
- build more lifestyle properties
- build more 3-4 bedroom homes
- build more tiny homes.

Three quarters of those 45 years and older supported building more 1-2 bedroom homes and retirement units, while over 70 per cent of those less than 45 years supported more lifestyle properties and 3-4 bedroom homes, again showing a mix of properties is desired, and is dependent on age. About half of people aged greater than 45 years and greater than 65 years supported attached duplex homes, while the other half did not. Building multi-level homes was supported by just one-quarter of people aged greater than 65 years and one-fifth of people aged 45-64 years, with over half of all age groups not wanting this option.

A2.8 Health status and healthcare

As seen above in Table 4 above, many geographic areas of Tasman have a high proportion of people who are categorised as least deprived (or privileged), while the proportion who are most deprived is under-represented. Privilege is known to lead to improved health outcomes. Consequently, the people of Nelson Marlborough often have better status for health measures compared with the rest of the country. For example, amenable mortality is defined as deaths aged under 75 years that could potentially be avoided, given effective and timely healthcare. The amenable mortality rate for Nelson Marlborough people is generally lower than for people in the rest of New Zealand (Figure 19). Avoidable mortality data for Māori or Pacific people in Nelson Marlborough is not available, though it is expected to be higher than for the Non-Māori Non-Pacific population, just as it is nationally.

Figure 19. Amenable mortality rate



According to the NZ Health Survey (2017-2020)³¹ children and adults in Nelson Marlborough are less likely to have unmet need when it comes to accessing primary health care than those in the rest of New Zealand.

³¹ <https://minhealthnz.shinyapps.io/nz-health-survey-2017-20-regional-update/ w f289dc8e#!/compare-indicators>

Thirteen per cent of children (15% adults) living in Nelson Marlborough are unable to get a primary health care appointment within 24 hours, compared to 17 per cent for the New Zealand average for children (and 21% for adults).

Te Whatu Ora has a programme of reporting **key clinical measures**, across time, by all 19 health areas in New Zealand. Because Te Whatu Ora is relatively new, there are only two years of reporting data, but comparisons between regions for 12 months of data to March 2023 are still useful³². Of the seven measures reported as rates, Nelson Marlborough has:

- the best performance in New Zealand for two measures (Ambulatory sensitive hospitalisations for 0-4 year olds that are considered reducible through primary health interventions; Number of days a person spends in hospital following an acute admission)
- Top five performance for four measures (Immunisation coverage at 24 months; ambulatory sensitive hospitalisations for 45-64 year olds; first cancer treatment within 31 days; stays in the emergency department under six hours)
- 13th for the proportion of people aged less than 25 years who have been referred to a mental health specialist and are seen within three weeks.

These measures reflect the overall positive health of the population which then places less pressure on the system, combined with a well-functioning system. The exception is mental health, where the population has a higher than national average prevalence of conditions, and this greater prevalence places additional strain on the system.

A2.9 Education

The proportion of the population with no qualification in the Tasman District (20.7%) is higher than the national average (18.2%), and just three out of ten census area units assessed in the SIA are below/better than the national average (Templemore, Richmond South and Fairrose) (Table 4 above).

There are many schools in Richmond spanning primary e.g. Richmond School, St Paul's School, Henley School; Intermediate e.g., Waimea Intermediate; Secondary e.g., Waimea College, Salisbury School, Garin College; and years 1-13 e.g., OneSchool Global.

Brightwater School is a co-ed, year 1-6 primary school with a 2023 roll of 252 children (compared to 325 in 2019).

While not the first school in New Zealand (1816), Wakefield School is the oldest continuously operating school in New Zealand (1843). It is a co-ed, year 1-6 primary school with a 2023 roll of 244 children (compared to 275 in 2019).

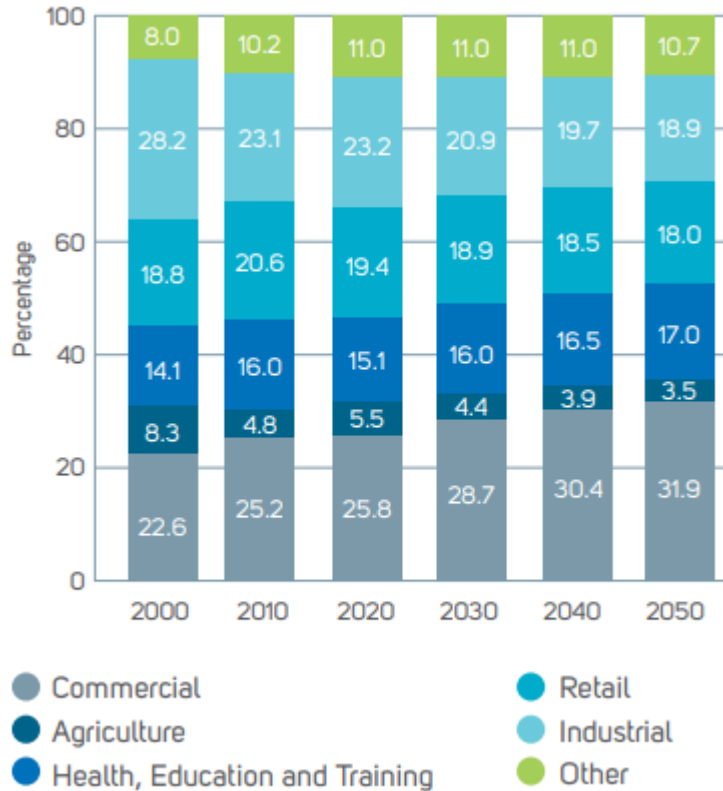
A2.10 Business and employment

The Nelson and Tasman regional economies are interlinked and dependent on each other through horticulture, forestry, seafood, farming, tourism and aviation. In 2022 Nelson - Tasman includes 2.2 percent of New Zealand's population, and contributes to 1.7 percent of New Zealand's GDP. Between 2021 and 2022, the top five growth industry categories in Nelson

³² <https://www.tewhatauora.govt.nz/publications/national-performance-reporting-metrics-for-1-january-31-march-2023/> Four of the 11 measures are not reported as rates, and are therefore not comparable across DHBs

Tasman are Professional, scientific and technical services; Transport, postal and warehousing; Retail trade; Manufacturing; and Construction. Several industries declined, including agriculture. Figure 20 projects into the future the potential change in employment sectors³³.

Figure 20. Employment sectors in Nelson Tasman over time



These employment sectors have different land requirements that can be split into commercial and industrial categories. Commercial includes activities like offices, retail shops, research facilities and education. These typically locate in accessible locations where people can get to them easily such as main centres and along key corridors. Industrial includes activities like manufacturing, warehousing, storage and processing. They require more land, typically with flat topography, and need to locate close to freight routes. They should also locate away from residential areas, or be able to manage effects at the interface³⁴.

Commodities produced and manufactured within the region tends to either stay in the region or be exported via one of the regions ports. As such, having good transport within the region and to the ports is vital to maintaining an efficient economy. While agriculture is declining overall, the primary industries in Nelson/Tasman (and their secondary processing) still make up a significant proportion of the region’s gross domestic product. As such, heavy commercial vehicle use has grown around 4 to 5 percent per year, which is faster than population growth. Since the introduction of High Productivity Motor Vehicles (HPMV), Tasman has observed accelerated deterioration of the sealed pavements of local roads³⁵.

³³ Sense Partners Business Demand Assessment 2020

³⁴ Nelson City Council and Tasman District Council. Future Development Strategy.

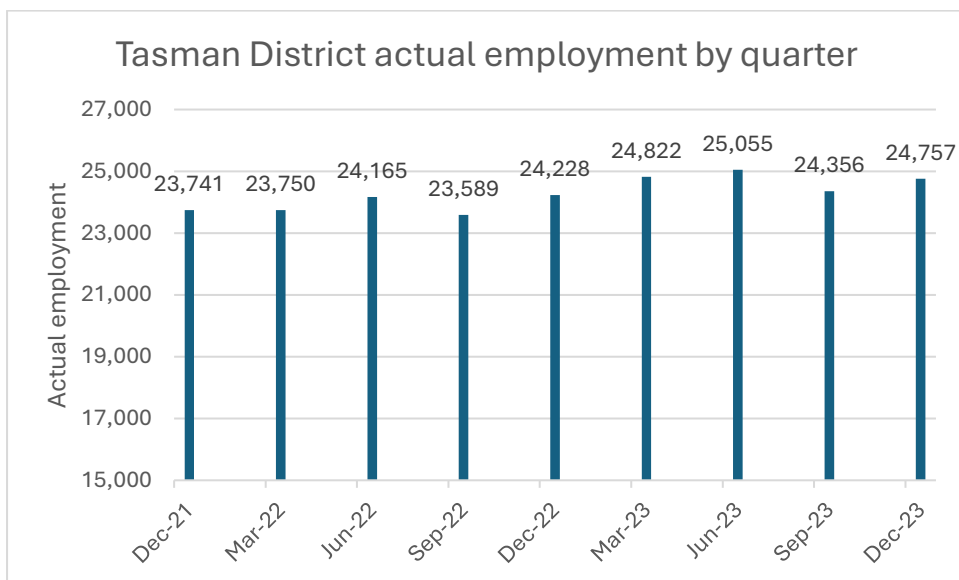
³⁵ Nelson Tasman Regional Land Transport Plan 2024 to 2034. Draft for community consultation.

Tasman Nelson Marlborough West Coast Region has a lower proportion of people unemployed (3.1%) and lower labour force participation rate (69.1%) compared with the rest of New Zealand (4.3% and 71.5% respectively)³⁶. The same trends are true for Ministry of Social Development data regarding the rate of people on the Jobseeker Support benefit versus the rest of NZ³⁷.

Census data shows a higher proportion of labourers (18.3%) in Tasman District vs the rest of New Zealand (11.3%); similar proportions of managers, technicians and trades people, community and personal workers, machinery operators and salespeople; and a lower proportion of professionals (17.1% versus 23%)³⁸.

Regional employment data³⁹ shows a small amount of seasonal variation between quarters, and an upward trend as each quarter is higher than the preceding year's quarter (Figure 21). There were 23,741 people employed in Tasman as at December 2021, rising to 24,757 at December 2023.

Figure 21. Tasman employment quarterly business data



A2.11 Access to services and facilities

Access to services is a broad topic, and so this SIA focuses on transport-related access. Council's role in relation to transport is visually described in Figure 22⁴⁰. The region has a traditional reliance on motor vehicles

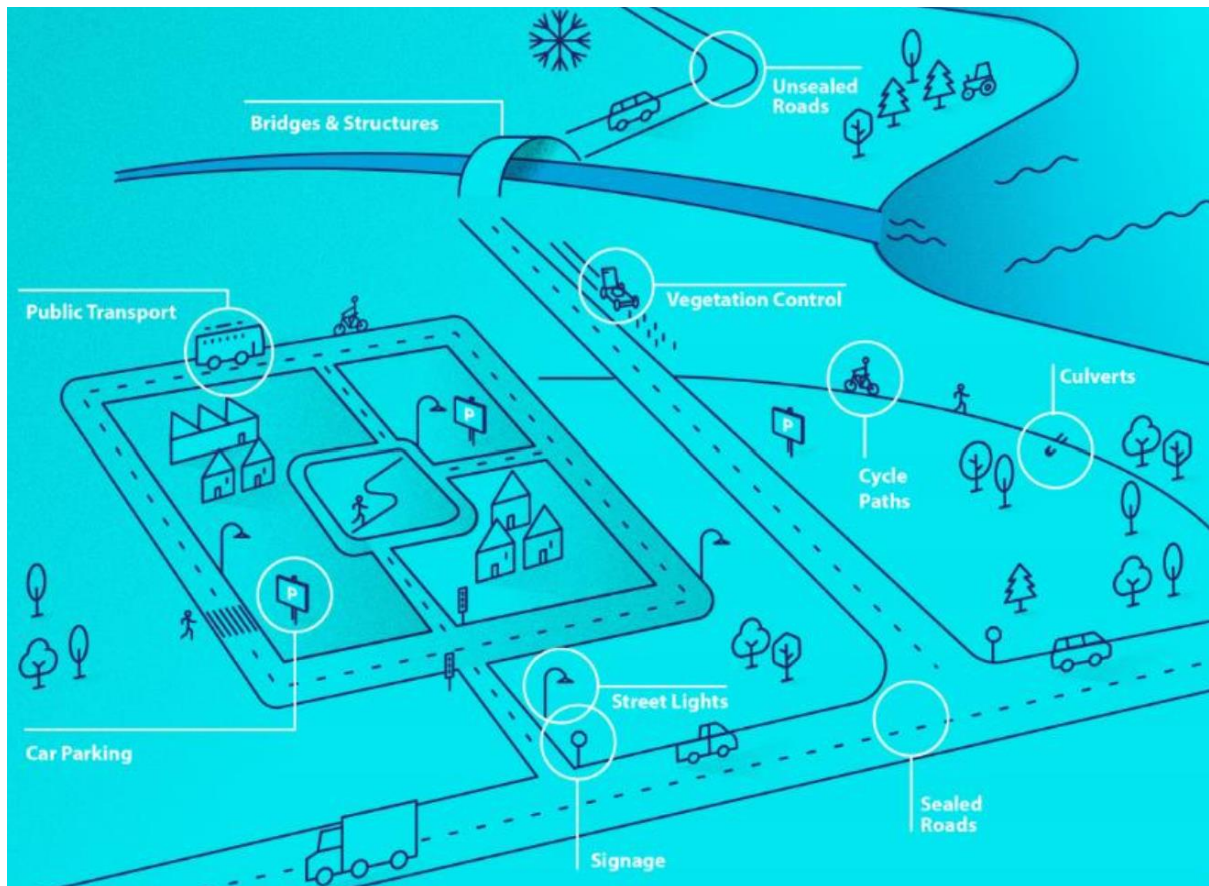
³⁶ <https://www.stats.govt.nz/information-releases/labour-market-statistics-march-2024-quarter/>

³⁷ <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/monthly-reporting/>

³⁸ <https://www.stats.govt.nz/tools/2018-census-place-summaries/tasman-district>

³⁹ <https://www.stats.govt.nz/information-releases/business-employment-data-december-2023-quarter/>

⁴⁰ Tasman District Council (2024). Draft transportation activity management plan 2024-2054.



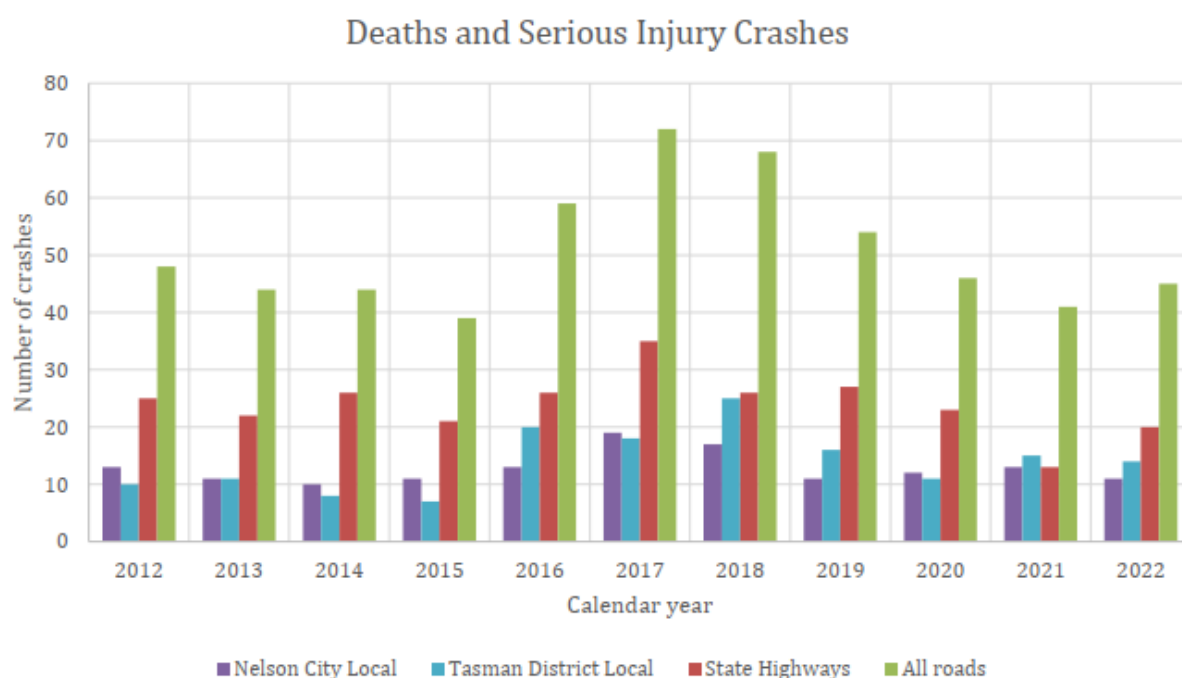
Other transport services provided by Council include:

- Door to door transport services for people with disabilities
- Transport safety programmes delivered at schools
- Driver safety education through targeted signage
- Training programmes for drivers at high risk e.g., motorcycle riders

Key transport issues in the region include:

- Deterioration of road surfaces and resilience of the network to natural hazards. High growth in the use of (very heavy) high productivity motor vehicles (5% per year) has led to a faster rate of road damage than previously expected. Tasman District has under-invested in road maintenance over eight years, leading to a decline in condition, and is consequently now having to spend more to 'catch up'.
- Vehicle kilometres travelled are increasing rapidly and faster than the rate of population growth (about 2% per year), leading to growing congestion and delays in some locations. In the future, sections of the road network in Richmond are expected to operate over capacity (Level of Service: F). The size of the sealed network is growing due to residential development.
- Harmful emissions
- Safety, there were 15 serious or fatal injury accidents on the Tasman District network in 2023. Less than half (46%) of cyclists perceive the network to be safe, whereas 83 per cent of vehicle users do⁴⁰. The number of serious or fatal injury accidents is lower than 2017 (See Figure 23)⁴¹.

Figure 23. Death and serious injury crashes over time, by District



Public transport to Wakefield began in 2023, and the frequency of services across the network has increased. Since July 2019, a not for profit group has run a public transport service between Wakefield and Richmond, and Richmond and Motueka, complementing the existing E-Bus service. Patronage has risen dramatically since the beginning of the E-Bus service with its more frequent timetable and broader network coverage (an increase of 112,000 passenger journeys in the first three months of operation compared with the same months in the previous year under the Nbus service)⁴¹. Routes relevant to this SIA include⁴²:

- Richmond to Nelson (via Waimea Road): Route 1.
- Richmond to Nelson (via Rocks Road): Route 2.
- Motueka to Nelson express bus (via Richmond): Route 5.
- Wakefield to Nelson (via Brightwater and Richmond): Route 6
- Richmond to Nelson Peak Overflow: Route 7
- Richmond to Nelson late late bus: Route 8.

While communities largely rely on motor vehicles to make trips, Tasman already has a higher proportion of **cyclists** than the New Zealand average, with similar numbers to the New Zealand average for **walking/jogging** to work or education (see Table 6).

⁴¹ Nelson Tasman Regional Land Transport Plan Mid Term Review 2024-2034. Draft for community consultation.

⁴² <https://ebus.nz/>

Table 6. Proportion undertaking active transport to work or education

	Tasman	New Zealand
Cycle to work	4.4%	2.2%
Cycle to education	9.2%	3.8%
Walk/jog to work	6.3%	5.9%
Walk/jog to education	20.2%	21.7%

Nelson and Tasman Councils have made substantial investments in recreational cycling in recent years. These include the establishment of the Coppermine Trail and Tasman’s Great Taste Trail. There has been increasing patronage since they were built. Surveys of users indicate most users are from Nelson and Tasman, but there is increasing growth in users from other parts of New Zealand. These trails, whilst built for recreation and tourism purposes, also provide connectivity for local people cycling. Despite the focus on cycling, walking is the main form of active transport use, largely due to the existing footpath network in our urban areas. Walking also forms part of all transport journeys notable for public transport journeys⁴³. The District’s Walking and Cycling Strategy hopes to double the number of trips made by walking and cycling in urban areas by 2030, and triple by 2050. These are hoped to be achieved by speed reduction, supporting facilities and travel planning. Physical infrastructure changes are mapped in Appendix 11 for Richmond, Brightwater and Wakefield⁴⁴.

The **SH6 Hope Bypass Project** is a Road of National Significance and is in the investigation phase⁴⁵ and construction in 2030-2034. The bypass aims to increase the efficiency of the movement of freight and people through the Richmond area, while also improving active transport connections and central city amenity and liveability.

A2.12 Community facilities, parks and reserves

Tasman District Council provides and manages a wide variety of community facilities, parks and reserves throughout the District⁴⁶. These include:

Community facilities	Parks and reserves
Five multi use recreation centres	869 hectares of parks and reserves
11 sports facilities	150 esplanade strips
19 community halls	243 rural recreation and esplanade reserves
Two community centres	114 urban open space/amenity reserves
Three museums	61 playgrounds
Eight community housing complexes (101 individual units)	130 walkways

⁴³ Nelson Tasman Regional Land Transport Plan Mid Term Review 2024-2034. Draft for community consultation.

⁴⁴ Tasman District Council Walking and Cycling Strategy 2022 to 2052.

⁴⁵ <https://www.nzta.govt.nz/projects/richmond-transport-programme-business-case/>

⁴⁶ Tasman District Council. Parks and facilities activity management plan 2024 – 2054. Draft.

Three non-commercial campgrounds	20 sports grounds
Richmond Aquatic Centre and three community swimming pools	14 special interest sites
15 other community buildings	Nine formal gardens
106 public toilets/	12 operating and three closed cemeteries.

Council also supports community initiatives, community organisations, events and educational programmes. A new community facility is planned in Wakefield and existing facilities in Brightwater will be upgraded commencing 2025/26. The Council plans to continue provision of 101 community housing units. The Council is seeking opportunities for additional units on existing sites in partnership with Communing Housing providers.

Council expects that the growing population and smaller houses will generate increased demand for facilities, parks and reserves, including a population aged >65 years who are active for longer. Participation in outdoor active recreation is growing while many organised sports report stable or decreasing numbers⁴⁷.

Appendix 3. Community aspirations and other data

Tasman District gains feedback from community members in several ways, including community surveys.

A3.1 Community values regarding growth

As part of the Future Development Strategy, Council summarised the consultation themes into the following:

- Support for quality intensification within existing neighbourhoods and in areas that are well serviced with infrastructure and are accessible.
- New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops, cafes, community facilities.
- Highly productive land should be protected from development.
- The natural environment, water quality and landscape are important.
- New development should not be to the detriment of existing open spaces and recreation areas.
- Providing affordable housing and a range of housing choices is important.
- Some areas have a unique character that should be maintained.
- Ensure we plan for the effects of climate change and reduce greenhouse gas emissions.
- Locate development away from areas vulnerable to natural hazards, particularly those affected by climate change, including sea level rise⁴⁸.

A3.2 Housing preferences

One survey, provided information on housing preferences and for Tasman Urban residents, the following were the top five responses for each category⁴⁹:

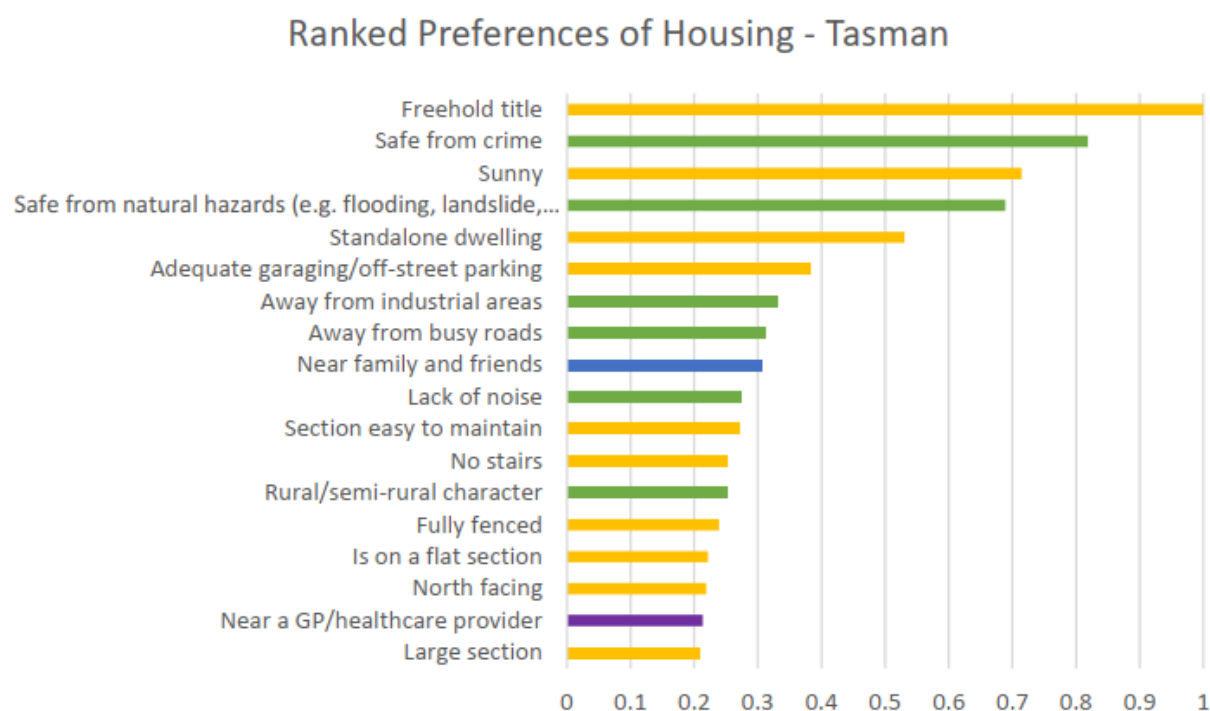
- Location of housing e.g. easy access to shops, near family and friends, easy walking and cycling distance to the centre, easy access to city or town centre, easy access to places of work.
- Nearness to facilities e.g., near a GP or healthcare provider, near the coast or beach, near a park or reserve, near recreation activities involving walking, running and cycling tracks.
- Environmental features. Safe from crime, away from industrial areas, safe from natural hazards, lack of noise, presence of trees.
- Property features. Sunny, adequate garaging or off-street parking, freehold title, standalone dwelling, and fully fenced.

Figure 24 shows the result of participants being asked to rank the most important features across all four domains.

⁴⁸ Nelson City Council and Tasman District Council. Nelson Tasman future development strategy 2022 – 2052.

⁴⁹ m.e. consulting (2021). Nelson-Tasman housing we'd choose. Housing demand preferences.

Figure 24. Overall ranked preferences for housing for Tasman Urban



The above covers all residents in the Tasman Urban area, but for renters the top 2 features were safety from Crime and Natural hazards. Having Freehold Title is not important (they are renting), but having a standalone dwelling still ranked highly (fifth most important feature – the same as both the overall for Tasman Urban and Nelson Urban). In terms of proximity to facilities, two characteristics stood out; near a preferred school and near a GP/Healthcare provider. This probably reflects younger families in the rental market before purchasing a first home looking to be close to schools. This characteristic didn't feature in the overall ranked preference above. Renters were also asked about the most important factors in making a decision on their housing choice. The answer was location, ranked as most important by 46% of rental respondents – almost twice as high as the next category (House type).

The survey also asked where people wanted to live, unconstrained (if money was no object) and constrained (based on their actual, real life financial status). For Nelson Urban people, constrained and unconstrained choice was similar for moving to Richmond (about 8 per cent). Whereas for moving to Wakefield or Brightwater, only 2 per cent would choose to move there unconstrained, but 4 per cent would once their ability to pay was considered. For Tasman Urban people, a far higher proportion said they would move to Richmond (constrained and unconstrained; about 33 per cent), and the same for Wakefield Brightwater (constrained and unconstrained, about 10 per cent).

Dwelling type was also considered⁴⁹. In Tasman Urban, 10 per cent of people live within an apartment or attached dwelling. For people constrained by finances, up to 29 per cent would select that option, showing a significant gap between what is currently happening, and the real life choice people would make if such options were available. This matches data from the evidence review, showing that older people downsizing, or couples separating, are often financially constrained and are looking for smaller dwellings. Of which New Zealand, especially small cities and towns, has far too few.

A3.3 Demand for business land

Sense Partners (2020)⁵⁰ quantified demand for business land in Nelson and Tasman, where together the areas act as a single economy. Estimates were based on population growth forecasts and determined:

- Population growth was outpacing long term New Zealand average
- Economic growth (6.2%) has grown faster than the New Zealand average (5.6%)
- For the urban environment of Tasman, construction activity has added to the traditional agricultural base that includes forestry, horticulture exports, wine, and food manufacturing. Hop-growing and honey have further expanded the mix of high value goods for export and domestic consumption. For most New Zealand regions manufacturing activity has been declining, but the urban environment of Tasman has added over 450 manufacturing jobs over the 20 years between 2000 and 2020. Much of this activity has been in dairy and food manufacturing rather than hard manufacturing. To support population growth in the Tasman urban environment, construction employment has been strong over the past five years. Heavy and civil engineering has also supported employment growth.
- As the Nelson-Tasman population ages, a modest decline in the labour force will reduce demand for business land, but this is tempered by older people being more likely to stay in the labour force. One of the key challenges is redesigning environments, roles and workplaces to continue to support older New Zealanders to work if they choose.
- Tasman's urban environment is undergoing significant change. The past twenty years have seen an increase in the share of the economy used for commercial and health, education, and training employment. Expect more health workers in the local economy. The share of employment devoted to industrial activities has declined a little. Agriculture's share of employment declines sharply by 2050. The combination of strong job growth and a shift toward services employment produces a robust outlook for demand for business floorspace in the area.

A3.4 Sufficient housing and business land in Tasman

A 2021 Housing and Business Assessment reviewed whether there was sufficient capacity enabled by the Nelson Resource Management Plan, the Tasman Resource Management Plan, the Long-Term Plans and 30 Year Infrastructure Strategies (servicing) to meet projected demand. For Tasman, for both housing and business land until 2025, the answer was yes. The plans did adequately provide for housing and business land for the next thirty years⁵¹. Richmond, Brightwater and Wakefield were all included within the review.

In 2024, a similar review occurred⁵² showing that for attached and detached dwellings overall, when comparing demand to '*plan enabled, infrastructure ready, and feasible and reasonably expected to be realised (RER) housing development capacity*' there is sufficient housing capacity in the Tasman urban environment in the short term and long term but not in the medium term. When considering just attached dwellings, there was insufficient capacity in the short, medium and long term.

The report noted the overall shortfall of capacity in the medium term may have an impact on affordability of housing by restricting new capacity. However, its impact was considered to likely be small as the shortfall of new homes (365 in total) was small compared to the overall 30

⁵⁰ Sense Partners (2020). Demand for business land in the Nelson and Tasman shared urban environment. From today's economy to future needs.

⁵¹ Nelson City Council and Tasman District Council (2021). National Policy Statement on Urban Development Nelson and Tasman Tier 2 Urban Environment: Housing and Business Assessment.

⁵² Tasman District Council (2024). Draft: National Policy Statement on urban development: Housing and business assessment for Tasman 2024.

year capacity. The shortfall of capacity in the medium term was largely due to insufficient infrastructure in time.

The report noted that future demand for new dwellings was based on a combination of population growth and decreasing household size, as well as some non-resident dwelling demand (such as holiday homes). Based on these factors, dwelling demand was projected to be relatively constant over the next 20 years, at approximately 400 dwellings a year for the whole Tasman District, and approximately 250 dwellings a year for the Tasman urban environment.

A3.5 Community submissions on Plan Change 66

Plan Change 66 (2017) regarded housing choice in Richmond and had similar characteristics to the currently proposed Plan Change 88. Characteristics of submissions relevant to this SIA included:

- Allowing for 200 square metre section size and 7m building height would enable a greater number of smaller dwellings within active transport reach of the town centre, and at a lower cost of supporting infrastructure. Smaller households would be good options for older people or people with disabilities who desire small homes and little land, and would be more likely to be affordable. While access to the town centre is well considered, universal design principles of the housing itself are not well evidenced. Greater consideration would allow older people to age in place, people with disabilities to find suitable accommodation, and reduce the rate of injuries in homes from falls. Building universal design into a new build is ten times cheaper than retrofitting later. Two story buildings are not suitable for people with disabilities or many older people. Reducing development contributions or other options to incentivise for homes that incorporate universal design principles. Also, require a proportion of homes in multi-unit developments to be compliant with universal design principles e.g., for 3-9 dwellings minimum of one universal design home; 10+dwellings: 20%; 1-2 dwellings: voluntary.
- Separated cycle lanes are required in streets near schools
- Expansion of the town boundaries takes productive arable land, which impacts food supplies
- Greater protection of heritage buildings and cultural sites
- Development fees are too high for areas that are already serviced by existing infrastructure, making the cost of splitting one section into two, too high.
- More car parking above the one space per unit and one additional space for a visitor per three units.
- Greater focus on comprehensive developments on one title that incorporate social or affordable housing. Concern over restrictive covenants that prevent more than one dwelling per section or social housing being built.
- Greater density will require improvements to amenities
- Building two or more stories will affect views and daylight, and increased density will lead to greater privacy concerns and noise

Appendix 4. Likelihood descriptors for negative impacts

Likelihood has been assessed using the categories below. To reflect social determinants, likelihood for risk factors has also been considered (Table 7).

Table 7. Negative likelihood descriptors

Level of likelihood	Descriptor
Rare	<p>There is a very low probability for the unwanted event to occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks there are no records of the event occurring or it is highly unlikely that it will occur within the next 10 years. In terms of major events, as also the case of long term social, environmental or health impacts, there is a very low probability for the event to ever happen.</p> <p>Risk factor: Implausible impact on a single risk factor or several risk factors and little evidence in support of an impact.</p>
Unlikely	<p>There is a low probability for the unwanted event to occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks, the unwanted event has occurred sometime or is likely to occur not more than once every 10 years. In terms of major events, as also in the case of long term social, environmental or health impacts, there is a low probability for the event to happen within the construction timeframe of the major projects (i.e., next 10 years).</p> <p>Risk factor: Plausible impact on a single risk factor or several risk factors but weak evidence in support of an impact</p>
Possible	<p>It is possible that the unwanted event can occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks, the unwanted event has occurred or is likely to occur in order of once every 5-10 years. In terms of major events, as also in the case of long term social, environmental or health impacts, there is a low probability for the event to happen within the construction timeframe of the major projects (i.e., next 10 years).</p> <p>Risk factor: Quality evidence of an impact on a single or several risk factors.</p>
Likely	<p>There is a high probability that the unwanted event will occur within a timeframe of the next 10 years. In the case of repetitive/frequent tasks the unwanted event has occurred or is likely to occur in order of less than once per year. In terms of major events, as also in the case of long term social, environmental or health impacts, it might happen once within the construction timeframe of the major projects (i.e., next 10 years).</p>
Almost Certain	<p>The unwanted event is almost certain to happen within the next 10 years. In the case of repetitive/frequent tasks the unwanted event has or will occur in order of one or more times per year. In terms of major events, as also in the case of long term social, environmental or health impacts, it may happen only once within the construction timeframe of the major projects (i.e., next 10 years).</p>

Appendix 5. Consequence descriptors for negative impacts

Negative consequences have been assessed using the categories below.

Table 8. Negative consequence descriptors

Consequence	Negative descriptor
Insignificant	Social outcome: Minor disturbance of culture/ social structures. Risk factor: No clear evidence of impact
Minor	Social outcome: Some impacts on local population, mostly repairable. Risk factor: Modest impact on a single risk factor.
Moderate	Social outcome: On going social issues. Isolated complaints from community members/ stakeholders. Single stakeholder complaint in reporting period. Risk factor: Modest impact on several risk factors
High	Social outcome: Significant social impacts characterised by organised community discussion/protest of impacts. Risk factors: Major impact on one or more risk factors
Major	Social outcome: Major widespread social impacts characterised by community reaction affecting construction. "License to operate" under jeopardy.

Appendix 6. Likelihood descriptors for positive impacts

Likelihood has been assessed using the categories below. To reflect social determinants, likelihood for risk factors has also been considered.

Table 9. Positive likelihood descriptors

Level of likelihood	Descriptor
Rare	<p>There is a very low probability for the desirable event to occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks there are no records of the event occurring or it is highly unlikely that it will occur within the next 10 years. In terms of major events, as also the case of long term social, environmental or health impacts, there is a very low probability for the desirable event to ever happen.</p> <p>Risk factor: Implausible impact on a single risk factor or several risk factors and little evidence in support of an impact.</p>
Unlikely	<p>There is a low probability for the desirable event to occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks, the desirable event has occurred sometime or is likely to occur not more than once every 10 years. In terms of major events, as also in the case of long term social, environmental or health impacts, there is a low probability for the desirable event to happen in the construction timeframe of the major projects.</p> <p>Risk factor: Plausible impact on a single risk factor or several risk factors but weak evidence in support of an impact</p>
Possible	<p>It is possible that the desirable event can occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks, the desirable event has occurred or is likely to occur in order of once every 5-10 years. In terms of major events, as also in the case of long term social, environmental or health impacts, there is a low probability for the desirable event to happen in the construction timeframe of the major projects.</p> <p>Risk factor: Quality evidence of an impact on a single or several risk factors.</p>
Likely	<p>There is a high probability that the desirable event will occur within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks the desirable event has occurred or is likely to occur in order of less than once per year. In terms of major events, as also in the case of long term social, environmental or health impacts, the desirable event might happen once in the construction timeframe of the major projects (i.e., next 1 years).</p>
Almost Certain	<p>The desirable event is almost certain to happen within a timeframe of about the next 10 years. In the case of repetitive/frequent tasks the desirable event has or will occur in order of one or more times per year. In terms of major events, as also in the case of long term social, environmental or health impacts, the desirable event may happen only once in the construction timeframe of the major projects (i.e., next 10 years).</p>

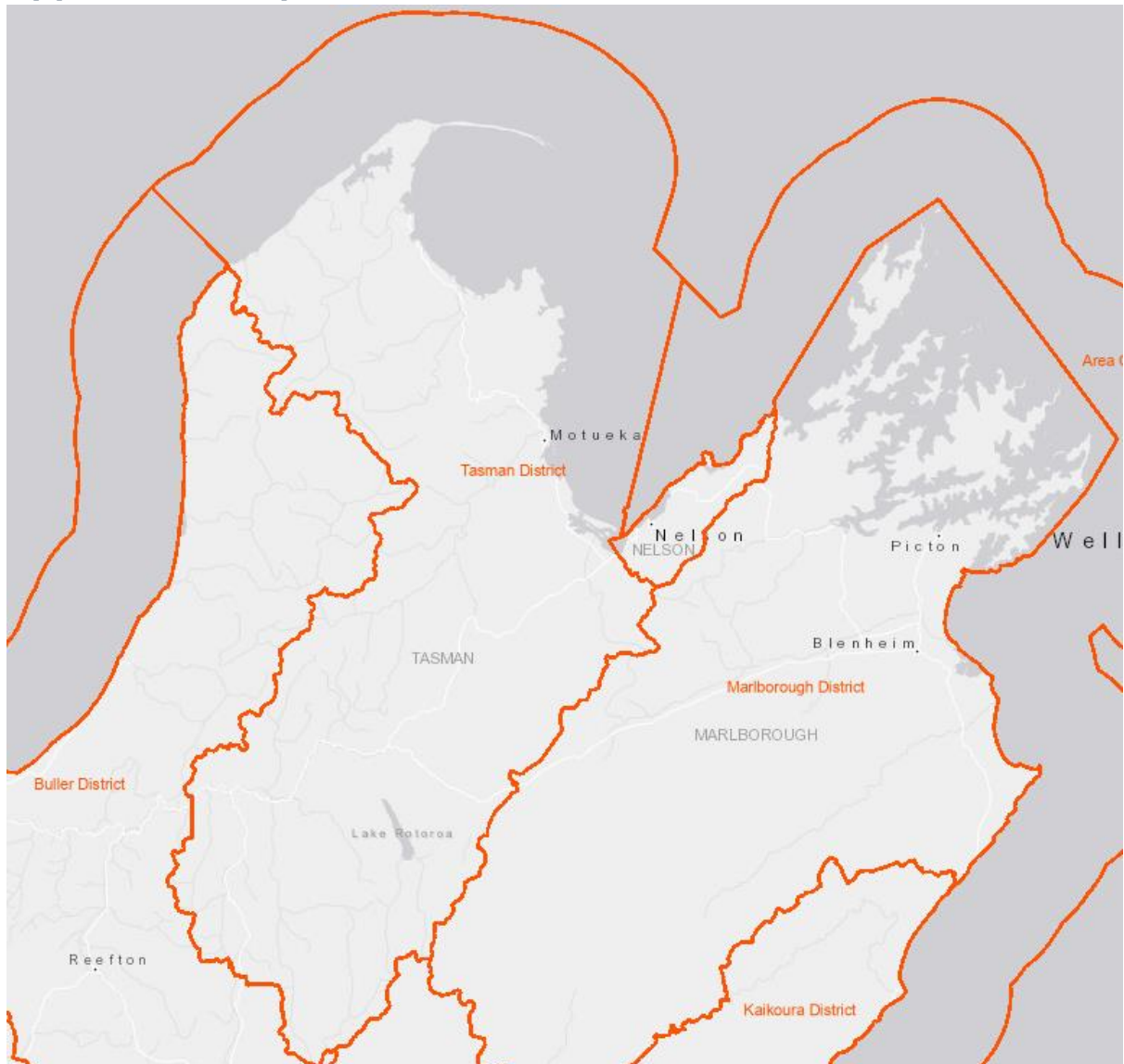
Appendix 7. Consequence descriptors for positive impacts

Positive consequences have been assessed using the categories below.

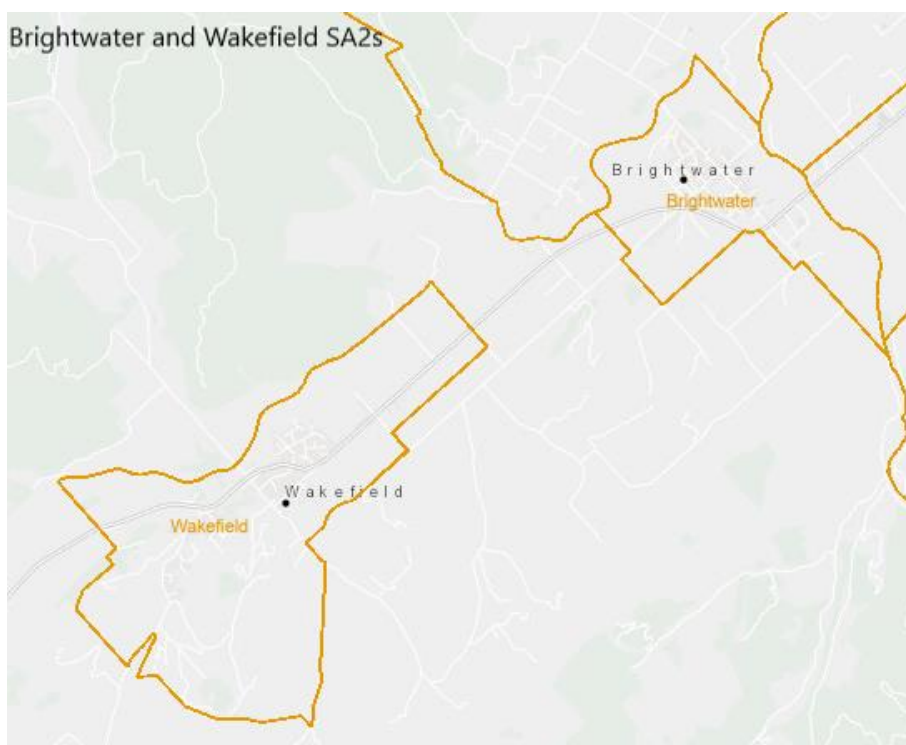
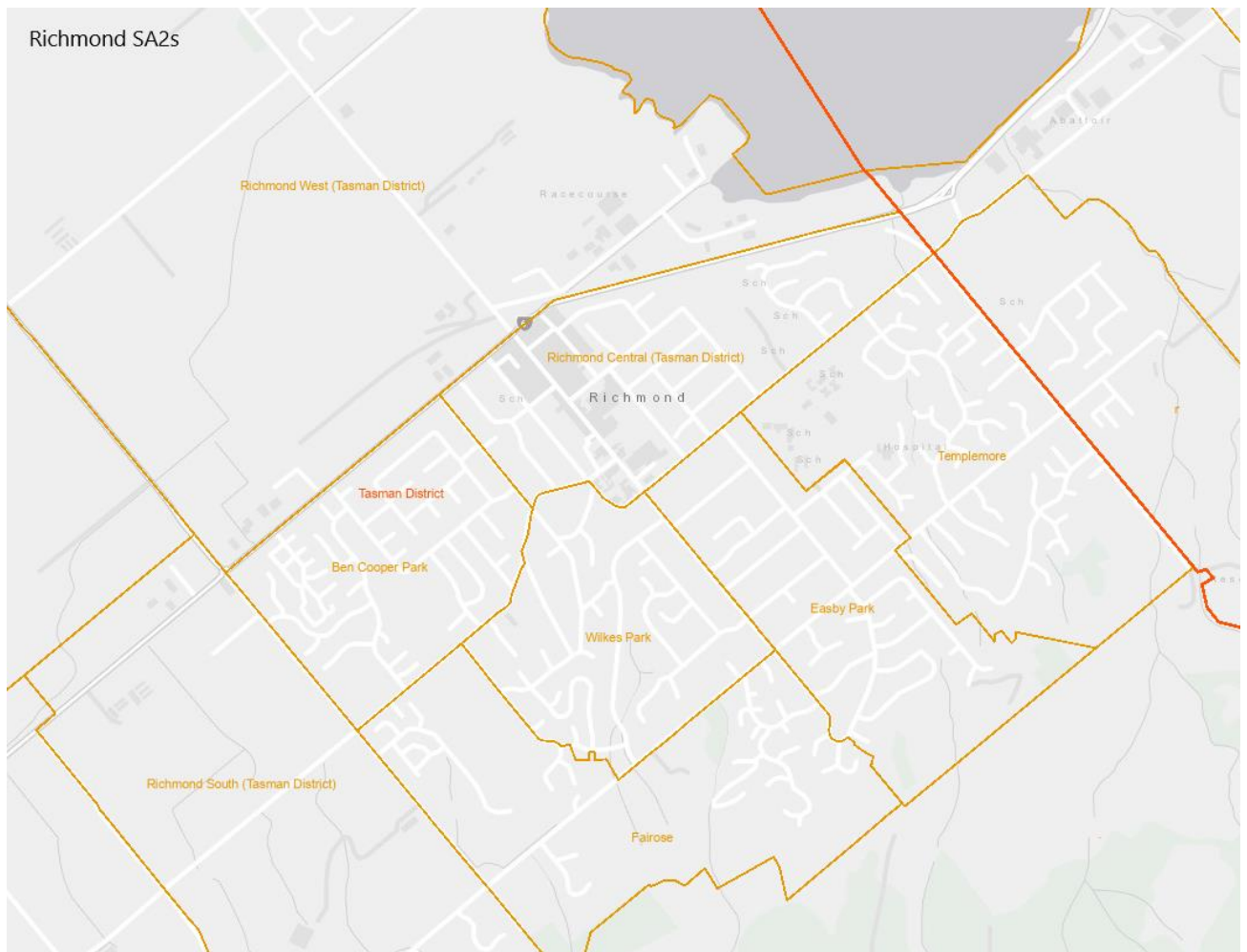
Table 10. Positive consequence descriptors

Consequence	Positive descriptor
Insignificant	Social outcome: Minor improvement of culture/ social structures. Risk factor: No clear evidence of impact
Minor	Some impacts on local population, may change back. Risk factor: Modest impact on a single risk factor.
Moderate	Continuing positive social change experienced by community members/ stakeholders. Risk factor: Modest impact on several risk factors.
High	Social outcome: Significant social impacts characterised experienced by diverse parts of the community. Risk factors: Major impact on one or more risk factors.
Major	Social outcome: Significant and permanent improvements in multiple important social outcomes for diverse parts of the community.

Appendix 8. Map of Tasman District



Appendix 9. Maps of geographic area SA2s



Appendix 10. Long Term Plan investments in each town

Richmond

WHAT INVESTMENT IS PROPOSED IN THE NEXT TEN YEARS FOR INFRASTRUCTURE AND COMMUNITY FACILITIES?

Council currently provides the Richmond settlement with water, wastewater and stormwater services, as well as a well-established road, footpath and cycle network. Tasman's Great Taste Trail passes through Richmond providing a cycle connection to the rest of Tasman. The Richmond community is currently serviced by a range of parks, reserves and community facilities, including the Library, Aquatic Centre, Town Hall, and Saxton Field.

Council has proposed further investment, including these projects, to address anticipated growth, improve the services we provide, and make sure our public infrastructure is maintained and fit for purpose.



RICHMOND WEST AND SOUTH STORMWATER IMPROVEMENTS, AND LAND ACQUISITION

2021 – 2029 - \$43.4 million
Stream widening and other network upgrades, including associated land acquisition, to convey flows from future development areas



RICHMOND SOUTH RESERVOIR AND MAIN

2021 – 2030 - \$9.8 million
New water trunk main and storage reservoir to service growth and improve resilience



RICHMOND SOUTH WASTEWATER INFRASTRUCTURE

2021 – 2031 - \$6 million
New pump station and pressure main to support growth in Richmond South



RICHMOND AQUATIC CENTRE

2021 – 2031 - \$5.6 million
Various works (building maintenance and improvements, and pool plant renewals) to the Centre to provide a safe and comfortable environment for our community



RICHMOND RESOURCE RECOVERY CENTRE SITE IMPROVEMENTS

2021 – 2031 - \$1.9 million
New bunker to divert dry waste, second weighbridge and improvements to the waste pit and waste bin storage area



RICHMOND WEST ROAD CORRIDOR AND INTERSECTION IMPROVEMENTS

2021 – 2031 - \$15.3 million
Upgrade of McShane Road, Lower Queen St and intersections in Richmond West to cater for traffic growth and residential development



RICHMOND BUS TERMINAL

2022 – 2028 - \$1.8 million
Creation of a new bus terminal in Richmond to cater for new bus routes



RICHMOND CYCLEWAY PRIMARY ROUTE

2024 – 2030 - \$14.8 million
Creation of a safe cycle route through Richmond



RICHMOND CENTRAL STORMWATER IMPROVEMENTS

2025 – 2031 - \$10.3 million
Diversion of stormwater from Washbourn Gardens to Poutama Stream to protect Richmond Central from flooding

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

WHAT INVESTMENT IS PROPOSED IN THE NEXT TEN YEARS FOR INFRASTRUCTURE AND COMMUNITY FACILITIES?

Council currently provides the Brightwater settlement with water, wastewater and stormwater services, as well as a well-established road and footpath network. Tasman's Great Taste Trail passes through Brightwater providing a cycle connection to Richmond and Wakefield. The Brightwater community is currently serviced by a range of parks, reserves and community facilities.

You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks and community facilities in your area.



Council has proposed further investment, including these projects, to address anticipated growth, improve the services we provide, and make sure our public infrastructure is maintained and fit for purpose.



WAIMEA WASTEWATER NETWORK IMPROVEMENTS

2021–2031 - \$24.5 million

New bypass pump station in Brightwater to support growth and provide network resilience



BRIGHTWATER WATER PIPE CAPACITY UPGRADES

2022–2028 - \$2.8 million

Various projects to increase water supply capacity in Brightwater



WAIMEA WATER NETWORK CAPACITY UPGRADES

2023–2031 - \$34.4 million

Programme of work to upgrade capacity of bores, treatment plant, trunk mains, reticulation, pump stations and reservoirs to support growth and improve resilience



BRIGHTWATER/WAKEFIELD MULTI-PURPOSE COMMUNITY FACILITY

2026–2029 - \$8.6 million
(1/3 community contribution)

A new community facility to service the Brightwater, Wakefield and surrounding communities. A feasibility study will take place, and a location is still to be decided

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

WHAT INVESTMENT IS PROPOSED IN THE NEXT TEN YEARS FOR INFRASTRUCTURE AND COMMUNITY FACILITIES?

Council currently provides the Wakefield settlement with water, wastewater and stormwater services, as well as a well-established road and footpath network. Tasman's Great Taste Trail passes through Wakefield providing a cycle connection to Brightwater and Richmond. The Wakefield community is currently serviced by a range of parks, reserves and community facilities.

You can see the locations of these projects on a map at LTP.tasman.govt.nz. Also available are maps of the parks and community facilities in your area.



Council has proposed further investment, including these projects, to address anticipated growth, improve the services we provide, and make sure our public infrastructure is maintained and fit for purpose.



EIGHTY-EIGHT VALLEY NETWORK IMPROVEMENTS

2021–2025 · \$3.5 million

Extend urban water supply to Eighty-Eight Valley including new water mains and pump station upgrades



WAIMEA WASTEWATER NETWORK CAPACITY UPGRADE

2021–2031 · \$24.5 million

Programme of work to replace and upgrade capacity of trunk mains and pump stations to support growth and improve resilience



WAIMEA WATER NETWORK CAPACITY UPGRADES

2023–2031 · \$34.4 million

Programme of work to upgrade capacity of bores, treatment plant, trunk mains, reticulation, pump stations and reservoirs to support growth and improve resilience



BRIGHTWATER/WAKEFIELD MULTI-PURPOSE COMMUNITY FACILITY

2026–2029 · \$8.6 million
(1/3 community contribution)

A new community facility to service the Brightwater, Wakefield and surrounding communities. A feasibility study will take place, and a location is still to be decided

Note: Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

Appendix 11. Route types for Richmond, Brightwater and Wakefield



KEY

- Shared path
- Separate cycle lane
- Slow speed town centre
- 50km/h road
- Slow speed residential street (Greenway)
- Pedestrian crossing improvements
- State highway

WAKEFIELD



KEY

- Shared path
- Separate cycle lane
- Slow speed town centre
- 50km/h road
- Slow speed residential street (Greenway)
- Pedestrian crossing improvements
- State highway

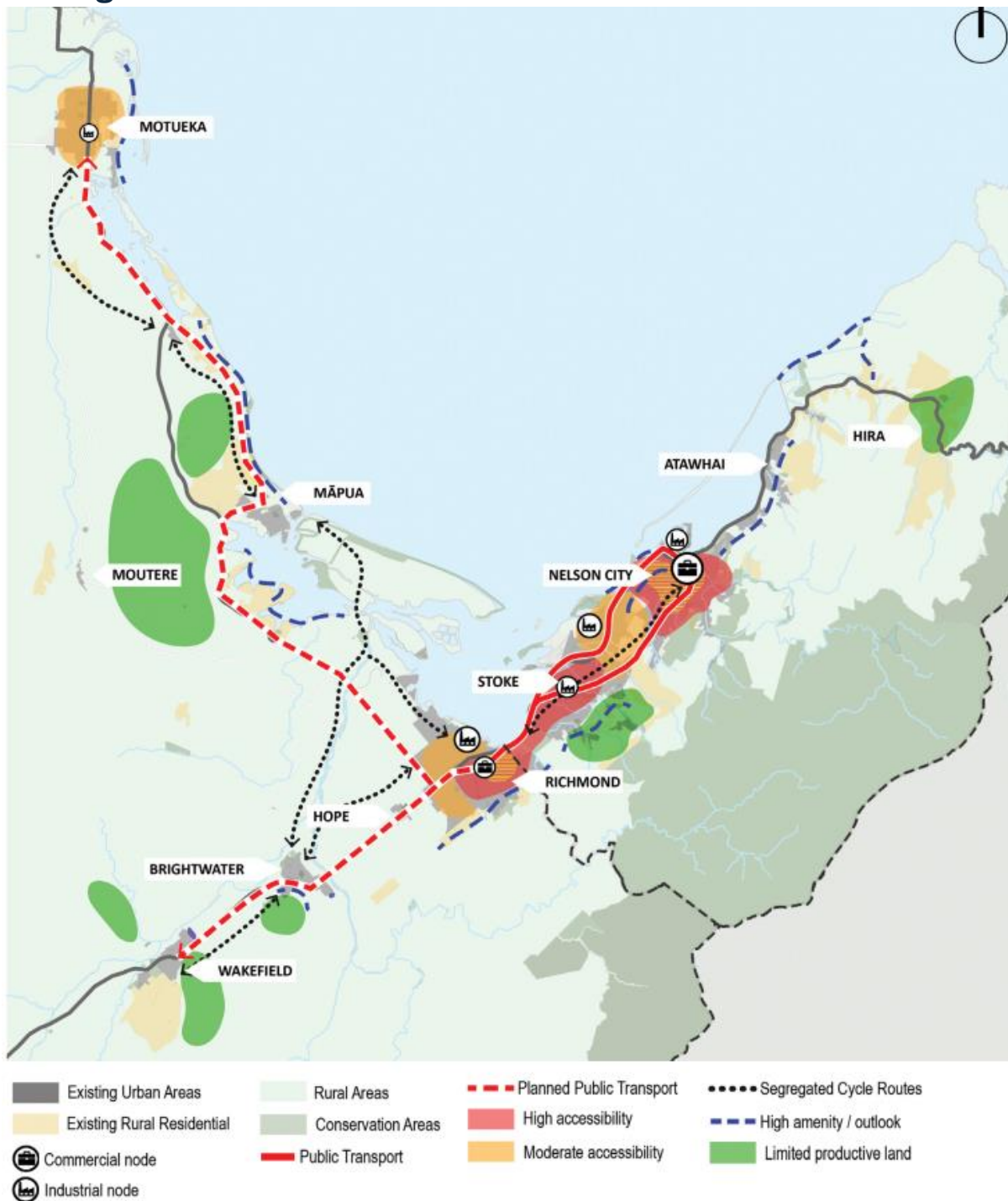
BRIGHTWATER



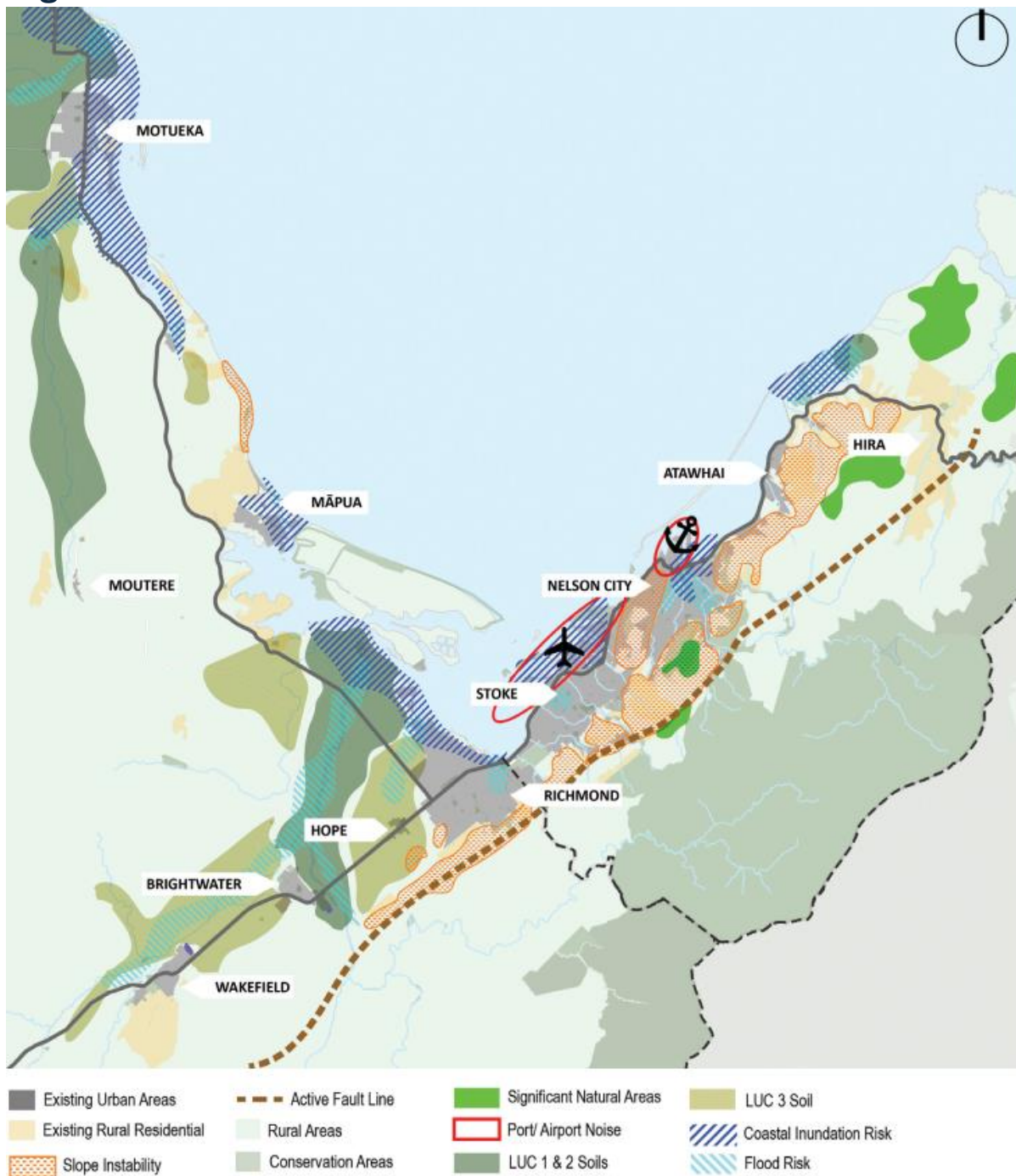
KEY

- Shared path
- == Separate cycle lane
- Slow speed town centre
- 50km/h road
- Slow speed residential street (Greenway)
- Pedestrian crossing improvements
- State highway

Appendix 12. Strategic opportunities for long term growth in the region



Appendix 13. Strategic constraints of long term growth in the region



Appendix 14. Infrastructure needed to support the Nelson Tasman Future Development Strategy

