

# WHAT IS PLANNED FOR RICHMOND?

Tasman's 10-Year Plan 2021 – 2031

This is an overview of Richmond's growth projections and some of the significant projects in Tasman's 10-Year Plan 2021–2031. These projects aim to address anticipated growth, maintain and improve the services we provide, and make sure our public infrastructure is maintained and fit for purpose.

## GROWTH PROJECTIONS 2021–2031

Over the next ten years, Tasman's population is projected to grow by 7,700, under a medium-growth scenario, to reach 64,300 by 2031. Council has considered a range of population growth scenarios which have varying assumptions regarding births, deaths and migration. A low-growth scenario would see Tasman's population grow by 3,800, while the high-growth scenario would result in growth of 11,000 more residents.

After considering recent estimated population and dwelling growth rates, Council has assumed the medium-growth scenario for Tasman's 10-Year Plan.

Council has estimated the likely development in Richmond in terms of the number of new houses or new business properties we assume can and will be built. This is based on the demand projections under a medium-growth scenario, the amount of serviced and zoned land, and knowledge of development proposals and landowner intentions. The actual number and location of new houses and commercial/industrial buildings is largely determined by the private sector, including landowners, financial institutions and the construction industry.

Council acknowledges that there is unmet demand in some parts of the District, and is working to address this.

Council anticipates that Richmond will have a sufficient supply of residential land to meet the projected demand for new houses. Council has also assumed a higher rate of development in Richmond for the next ten years to address a partial undersupply in Motueka and Brightwater, to ensure there is sufficient capacity across Tasman's entire urban environment. Over the next ten years, Council is expecting development to continue in Richmond West and South growth areas, as well as more higher density development in the Richmond Intensification Development Area.

Council also expects there will be sufficient land to meet future demand for commercial/industrial properties in Richmond for the next ten years.

The timing and location of new infrastructure, to enable future development, is based on the Plan's growth scenario. Growth projections are updated every three years as part of each Long Term Plan. If actual growth starts occurring at a faster rate, Council will respond by considering necessary changes to projects and plans.

### CURRENT POPULATION

# 15,400



### THE PLAN'S GROWTH SCENARIO FOR THE NEXT 10 YEARS



**+3,700 MORE RESIDENTS**



**+1,800 NEW HOUSES**



**+80 NEW BUSINESS PROPERTIES**

## BEYOND 2031

Richmond's population is projected to keep growing in the long-term. The location and type of future development has been guided by the Nelson Tasman Future Development Strategy (FDS). We are expecting intensification to continue in the Richmond Intensive Development Area and, beyond 2031, we expect to see intensification starting to occur in other established areas around Richmond's town centre, as indicated in the FDS. Council has also planned significant growth infrastructure in the medium and long term to enable development of the Richmond South FDS areas.

The Nelson Tasman Future Development Strategy (FDS) is a joint strategy between Tasman District Council and Nelson City Council which identifies future growth areas for various types of development, including intensification, expansion and rural residential. Further information on the FDS is available on our website at [tasman.govt.nz/link/fds](https://tasman.govt.nz/link/fds). The FDS will be reviewed in 2021/2022 and there will be an opportunity for further public feedback.

## DEMOGRAPHIC PROJECTIONS

Updated population projections have been used to estimate future demand for new houses and business properties. The key demographic trends for Tasman are ongoing population growth over the next 30 years, driven by net migration gains. Growth is expected to slow over time, largely due to an ageing population.

## AGEING POPULATION

Under the medium scenario, all age groups in Tasman are projected to experience growth. However, the highest growth continues to be in the 65+ age group, whose proportion is projected to increase from 21% in 2018 to 34% in 2048. This increase, known as structural ageing, means that total population growth rates are projected to slow down over time.

For the Richmond Ward, the percentage aged 65+ years is projected to increase from 22% in 2018 to 31% by 2033, and 37% by 2048.

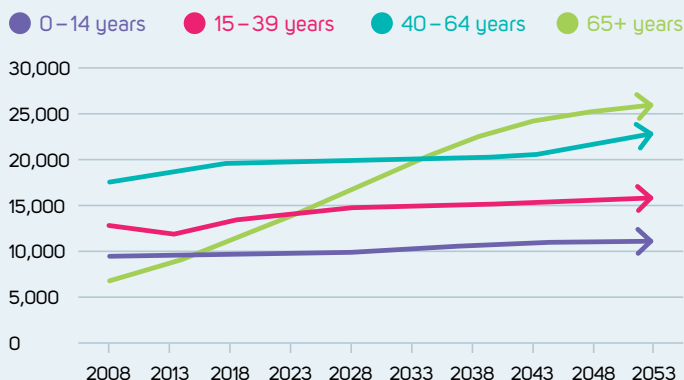
The ageing population is driving a change in the average household size for Richmond, projected to decrease from 2.6 in 2021 to 2.5 in 2031, and 2.3 by 2051. The numbers of one-person households and couple-without-children households are projected to increase.

## ASSUMPTIONS AND UNCERTAINTY

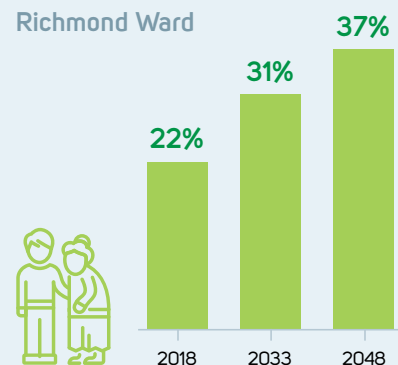
There is always a degree of uncertainty when making assumptions about the future. There are several factors which are difficult to predict such as population migration, developer and landowner activity, and natural events. The Covid-19 pandemic has created even more uncertainty in the development of this Plan.

We will continue to monitor population change, economic trends and construction activity. Any significant changes will be incorporated in future updates of Council's strategic plans, including the Future Development Strategy, Long Term Plans and Annual Plans. We're also working with our communities on a new resource management plan, which we're calling Aorere ki uta, Aorere ki tai – Tasman Environment Plan. Further information is available at [environmentplan.tasman.govt.nz](https://environmentplan.tasman.govt.nz).

### TASMAN POPULATION CHANGE BY AGE GROUPS



### PROJECTED POPULATION AGED 65+ YEARS Richmond Ward



## WHAT INVESTMENT IS PLANNED 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 planned 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

Stream widening and other network upgrades, including associated land acquisition, to convey flows from future development areas.



### RICHMOND SOUTH RESERVOIR AND MAIN

2021–2030

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

Various works (building maintenance and improvements, and pool plant renewals) to the Centre to provide a safe and comfortable environment for our communities, and a fit for purpose facility.



### RICHMOND RESOURCE RECOVERY CENTRE SITE IMPROVEMENTS

2021–2031

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

Upgrade of McShane Road, Lower Queen Street and intersections in Richmond West to cater for traffic growth and residential development.



### RICHMOND BUS TERMINAL

2022–2028

Creation of a new bus terminal in Richmond to cater for new bus routes.



### RICHMOND CYCLEWAY PRIMARY ROUTE

2024–2030

Creation of a safe cycle route through Richmond.



### RICHMOND CENTRAL STORMWATER IMPROVEMENTS

2025–2031

Diversion of stormwater from Washbourn Gardens to Poutama Stream to protect Richmond Central from flooding.

Note: The inclusion of projects in Tasman's 10-Year Plan is not a commitment to carry out the projects concerned.



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

# MAP OF RICHMOND

These growth projections are for the area outlined in purple. These boundaries are for planning purposes and don't necessarily indicate the extent of future development.

