
FW: Nelson-Tasman Housing Future Forecasting Report Response

1 message

Tim Hawthorne <tim.hawthorne@hawthornedirect.com>
To: "Mapua Community Association (info@ourmapua.org)" <info@ourmapua.org>

Wed, Dec 5, 2018 at 5:51 PM

Guys,

Not sure why I was on the recipient list of the housing projections email below and attached.

But a very interesting read.

Mapua has grown by 100 households in just the last 5 years – a 12% increase.

And a projected another 170 households in the next 10 years.

We're one of the fastest growing communities in Tasman.

FYI.

Tim

From: Drew Bryant <Drew.Bryant@tasman.govt.nz>
Sent: Wednesday, December 5, 2018 5:24 PM
To: Dave Smith (dave.smith@abley.com) <dave.smith@abley.com>
Cc: Brylee Wayman <Brylee.Wayman@tasman.govt.nz>; Jamie McPherson <Jamie.McPherson@tasman.govt.nz>; Paul Devereux <paul.devereux@ncc.govt.nz>; Rhys Palmer <Rhys.Palmer@nzta.govt.nz>; Tim Hawthorne <tim.hawthorne@hawthornedirect.com>
Subject: Nelson-Tasman Future Forecasting Report Response

Dave

Brylee Wayman (our senior policy advisor who deals with the growth model has made the following comments.

I share your concerns about Abley's future household numbers for Tasman.

1. *I've compared Abley's household projections in Table 4.2 with Stats NZ area unit household projections (attached). If I exclude the Golden Bay and Lakes-Murchison area units, and use the High series for Richmond, Motueka, Brightwater, Wakefield and Mapua, I get a total of 2540 additional households between 2018 and 2028 across the study area. This compares with Abley's total of 2056. The difference between Stats and Abley may be due to assumed household ratio (see the notes tab for Stats NZ methodology for the area unit projections).*
 - a. *Comparing Stats NZ projections with Abley's projections for the Richmond and Motueka suggests that Abley's projections are under by about 200 for Richmond and by about 150 for Motueka.*
2. *As previously discussed, the difference between Stats NZ household demand projections and TDC's growth model projections is due to:*
 - a. *TDC growth numbers include an oversupply for Richmond of at least 20% although we've also based the rollout for 2018-2028 on consented subdivisions, including Special Housing Areas, and expect this number of new dwellings will actually be taken up*

- b. TDC growth numbers for Richmond assume some of the take-up of new dwellings will be driven by demand from Nelson's population growth (as there is currently an undersupply of housing in Nelson – see NPS-UDC monitoring reports)
- c. TDC growth numbers allow for holiday house demand which is significant for Kaiteriteri and Marahau (approx. 50% of dwellings)

So I would recommend using a higher total number than Stats NZ projections for 2018-2028, and still apportion based on TDC's growth number for each settlement.

In terms of 2028-2048, Stats NZ household demand projections are for an additional 1100 dwellings, compared with TDC demand of 2780. As Chris Blakemore has pointed out, the main driver of the difference is TDC's assumption of lower household ratio in those later years. Compared with Abley's method, TDC's model also assumes different ratios for different settlements, rather than applying the district-wide average. We acknowledge the sensitivity of TDC's growth numbers to the assumed decline in household size, and we are getting this method and assumption peer reviewed for the next iteration of our Growth Model. We also don't have many actual subdivision consents for development beyond 2028 to base take-up numbers on. However, we are comfortable with the population forecasts in the model and would be comfortable using the Stats NZ medium household ratio for estimating household numbers.

Additionally, I have reviewed all the consents and pre-consent discussions with developers with our development engineer. Based on this information, we have updated the household and job numbers (Growth Figures Attachment). These are just the developments that we are aware of and included pragmatic estimations of the number of dwellings and commercial buildings they will complete within the first 10 years. When we reviewed these numbers with the Tasman Growth Model, there is a high degree of conformity which gives us some degree of certainty.

Regards

Drew

Drew Bryant

Activity Planning Advisor - Transportation

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2 attachments

 **Tasman and Nelson Area Unit Household Projections 2013(base)-2038 Update....xls**
130K

 **Growth Figures.pdf**
792K