

# REIMAGINING RICHMOND SOUTH



ROUND 1 ENGAGEMENT & EARLY INSIGHTS SUMMARY

APRIL 2022

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# 1. Introduction

***In October 2021, Tasman District Council launched the Reimagining Richmond South project. This is a project to create a structure plan for south of Richmond towards Hope so that more people will be able to live, work, and spend time in the area. This plan is being designed with involvement from landowners, neighbouring communities, and potential future residents.***

Tasman District Council conducted the first round of engagement on the Reimagining Richmond South project in November 2021 to present the project to the community and identify any key issues and opportunities. This engagement included focused meetings with iwi, landowners, and key infrastructure and service providers, wider community drop-in sessions over two days at the Hope Hall, as well as an online feedback form.

The following key themes emerged from this round of engagement:

- > Place naming
- > Protecting productive land
- > Variety of housing, including higher density options
- > Transportation – roading network, walkways and cycleways
- > Greenways, parks and open space
- > Semi-rural amenity
- > Local produce, shops, services, and schools

Serving as a reference document for the next round of engagement in April – May 2022, this document provides an overview of the project, the site context, Round 1 engagement, the emerging themes, and the early insights.

The key purpose of the next round of engagement is to create a joint vision for the future of the Richmond South – Hope area. We want to know your values and aspirations for this part of the Tasman District.

## 2. Project Purpose – *What’s the problem we’re trying to fix?*

### 2.1 Growth Pressure

The Tasman District has a growing population, which comes with a need to provide appropriate places for people to live, learn, work and play. The district is fast becoming one of the country’s most unaffordable places to live, with a substantial shortage of residential land supply available for those wanting to live and work in the district.

The Long-Term Plan 2021-2031 estimated (for a medium-growth scenario) that:

- > Tasman’s population will increase by 7,700 residents by 2031
- > An additional 4,300 new houses will be required by 2031
- > A further 7,500 houses will be required by 2051.

These growth projections have been exceeded over the last two years. Tasman District’s population grew by 3.8% in the year ending June 2021, and by 1.5% in the year ending June 2020.

- > Two-thirds of the population increase was in the age group 65 years and over.
- > Most of Tasman’s population growth in recent years has been in the Richmond and Moutere-Waimea Wards.

People are coming here to enjoy our great lifestyle, return home, and take up work opportunities. As a council, it’s our job to work with our communities, iwi, and stakeholders to plan for enough housing and infrastructure for everyone who wants to live here. We are also required to ensure there is enough land and adequate supporting infrastructure available to meet future demand for housing and businesses - it is not an option for the council to refuse to provide for growth.

### 2.2 Providing for Growth in Richmond South

The adopted Future Development Strategy 2019 (FDS) – a strategy which looks at how growth in the Nelson and Tasman regions will be accommodated over the next 30 years – has identified ‘Richmond South’ as a potential residential and employment growth area.

The Reimagining Richmond South project is the next step in looking at the potential for residential and business development to occur in the Richmond South – Hope area. This is a spatial planning project, which aims to create a joint community vision for the future of the area to meet the needs of the community and ensure the provision of sustainable infrastructure to enable growth, cohesive development and to protect the area’s identity through place-making.

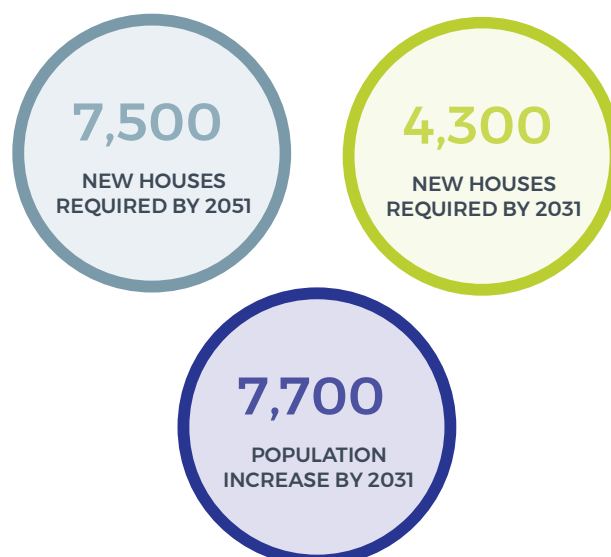
We’re working through what the potential development of Richmond South – Hope area could look like by planning in a considered way, so we get the best outcomes.

The project will provide the future direction for how Richmond South – Hope area could grow, looking at things like housing typology and density, areas for business activity, how people will get around, the best locations for reserves and other spaces for people to come together, as well as the natural environment and cultural heritage. Depending on how the project progresses, this could lead on to a plan change process that will introduce new district plan provisions to enable residential and business growth in the Richmond – Hope area.

### 2.3 What Else is Tasman District Council’s Planning Team Doing to Address Growth Pressures?

Reimagining Richmond South is one of three planning processes related to residential growth that Council is currently undertaking. The others are:

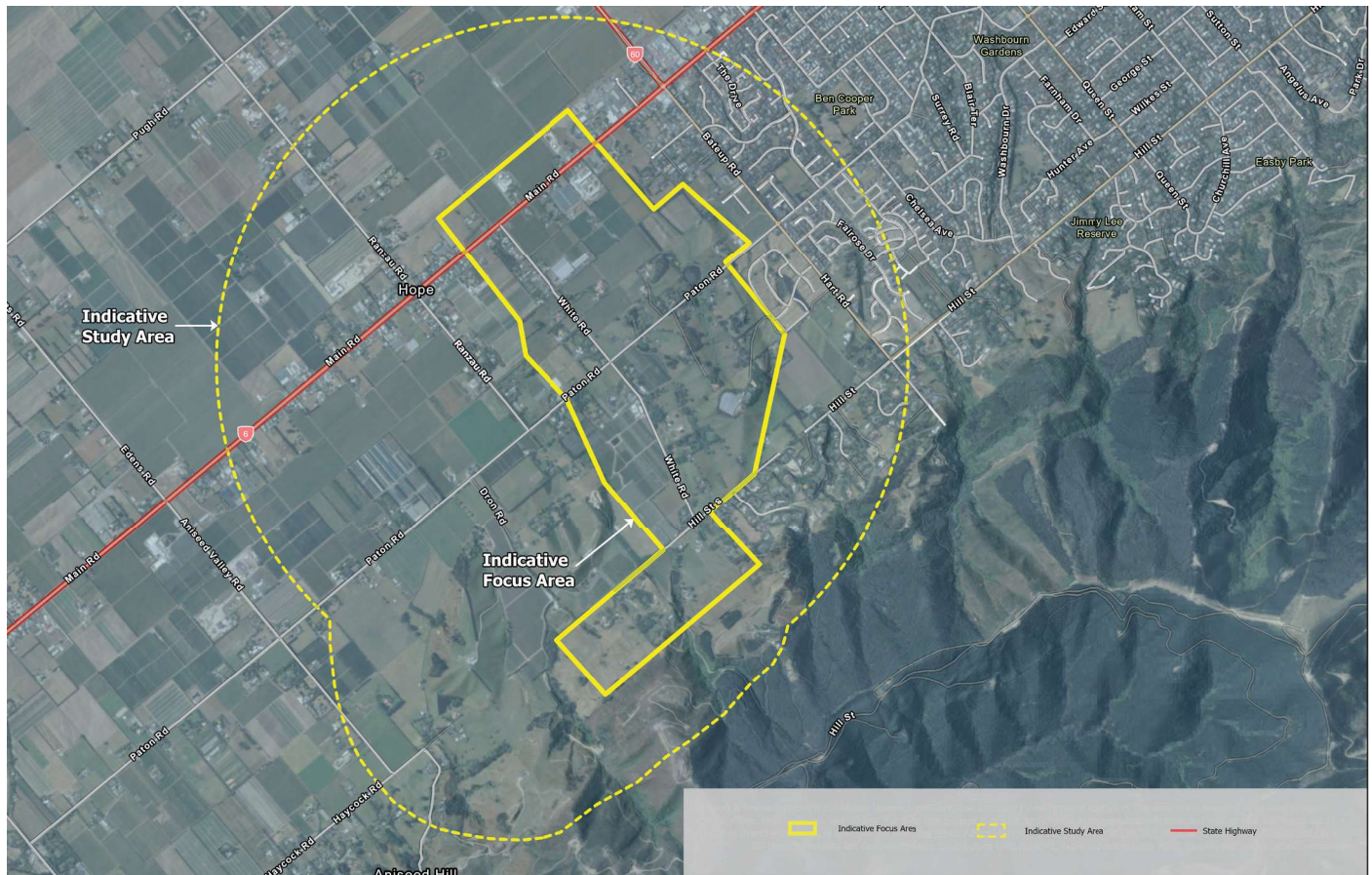
- > The new Future Development Strategy 2022 which is being developed as part of the required three yearly review cycle. Richmond South is identified within the Future Development Strategy 2022 (retained from the 2019 document).
- > The residential growth plan changes affecting Brightwater, Wakefield, Murchison, Mapua and Motueka. These plan changes are seeking to re-zone areas (the majority of which were identified for potential growth in the Future Development Strategy 2019) to enable residential development and/ or enable intensification.





# 3. Location and Context Analysis

## STUDY AREA



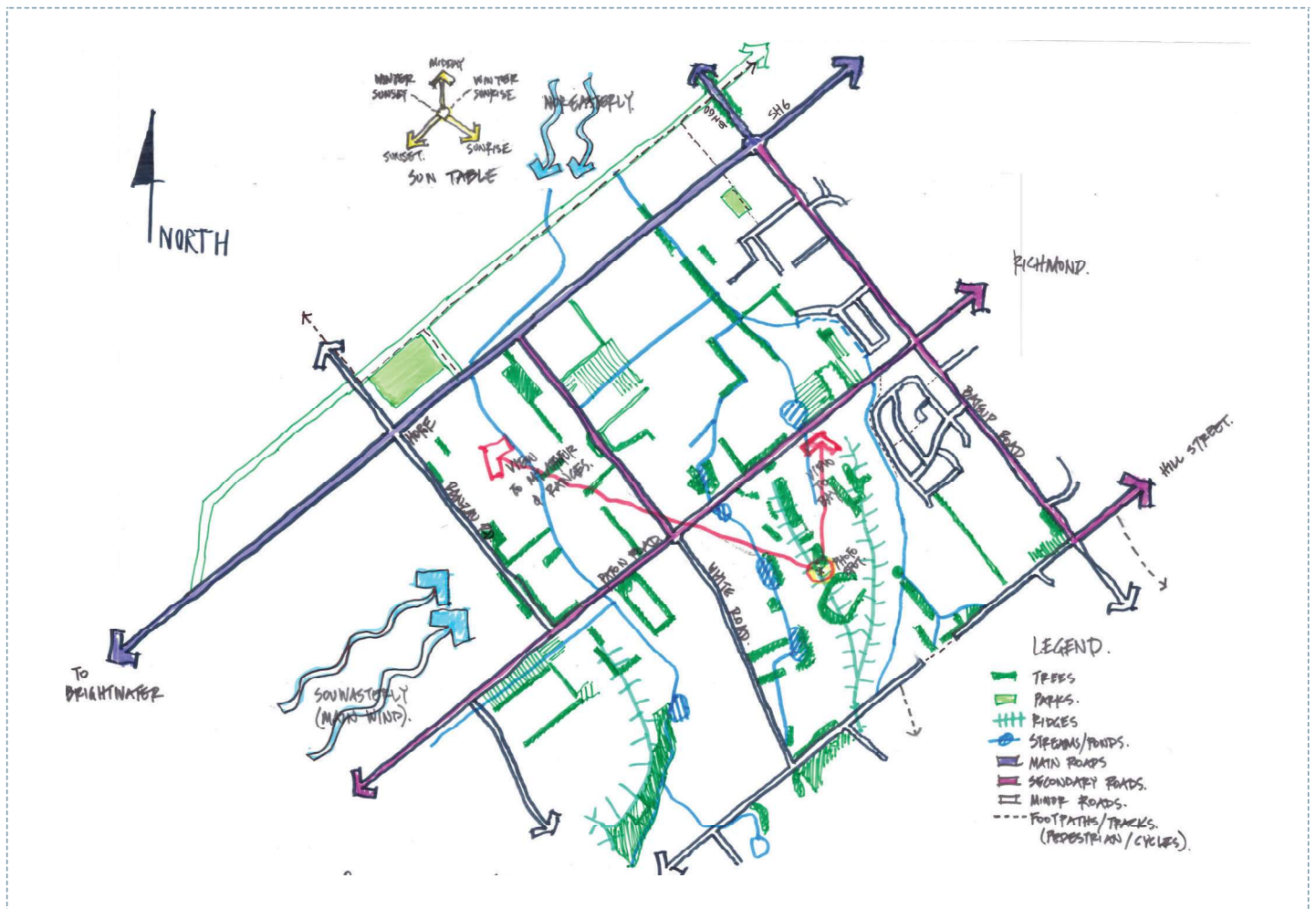
This project concentrates on the 'indicative focus area' outlined above. These boundaries are only indicative and will be progressively refined throughout the community engagement process. A wider 'indicative study area' has also been identified. This is because the boundaries for Richmond South are not yet defined and, at this early stage, we would like to include the community within the wider area in the discussion.

A hand-drawn map of the Nelson region in New Zealand. The map shows two main roads: SH60, which runs from the top left towards the center, and SH6, which runs from the bottom left towards the top right. SH60 is labeled 'SH60' in red. SH6 is labeled 'SH6' in red. The map includes several locations marked with circles: Mapua, Hope, Richmond, Richmond South, Wakefield, Brightwater, Belgrove, and Nelson. Nelson is marked with a larger circle and a black oval around it. A blue wavy line represents a river or coastline. A large light blue area at the top is labeled 'TASMAN BAY'. Directions are indicated by text: 'TO MOTUEKA' at the top left, 'TO BLENHEIM & PICTON (COASTAL ROUTE TO CHRIST-CHURCH)' at the top right, and 'TO MURCHISON' at the bottom left. A yellow oval highlights the area around Richmond and Richmond South.

These natural features strongly set the challenges the council and communities need to work through for the 'Reimagining Richmond South' project.

A hand-drawn map of a coastal area. The central body of water is labeled "BAY". To the west (left) is a point labeled "PORCEP". To the south (bottom) is a point labeled "WILLOW". Further south is a point labeled "EL CAMINO". At the bottom center is a point labeled "BOUNTY HARBOR". To the east (right) is a point labeled "WILLOW". A line with an arrow points from "BOUNTY HARBOR" towards the top left, labeled "WAT RETURN". A compass rose in the top right corner points "NORTH".

This includes visual connection towards the Waimea Estuary to the north, and the surrounding Waimea Plains, and Mount Arthur/ Kahurangi Natural Park beyond, to the west. The hills along the south-east boundary also provide way-finding reference points when getting around in Richmond.



The image above shows the existing streams, ridgelines, trees, and transport network.

The study area's landscape character is predominantly agricultural with grazing paddocks, horticultural production (including fruit trees, vegetables, and vineyards), shelter belts, large trees, streams and ponds, lifestyle blocks and scattering of farm buildings. The current shelter belts provide wind protection from the prevailing south-westerly and north-easterly winds.

The foothills to the south-east provide for a variety of land uses including homes, forestry, bush, grazing land and infrastructure such as transmission lines. The north-western portion of the study area, along Main Road Hope, includes commercial-industrial sites with residential scale housing near the Hope Store and the Hope Hall and reserve.





Focus Area Photos, November 2021



# 4. Early Engagement Overview

## 4.1 Engagement Process

We are seeking to collaborate with iwi, landowners, the community and key stakeholders through a three-stage engagement process. The engagement rounds are indicative and may be adjusted as the project progresses, based on the inputs received in each engagement round and the project needs.

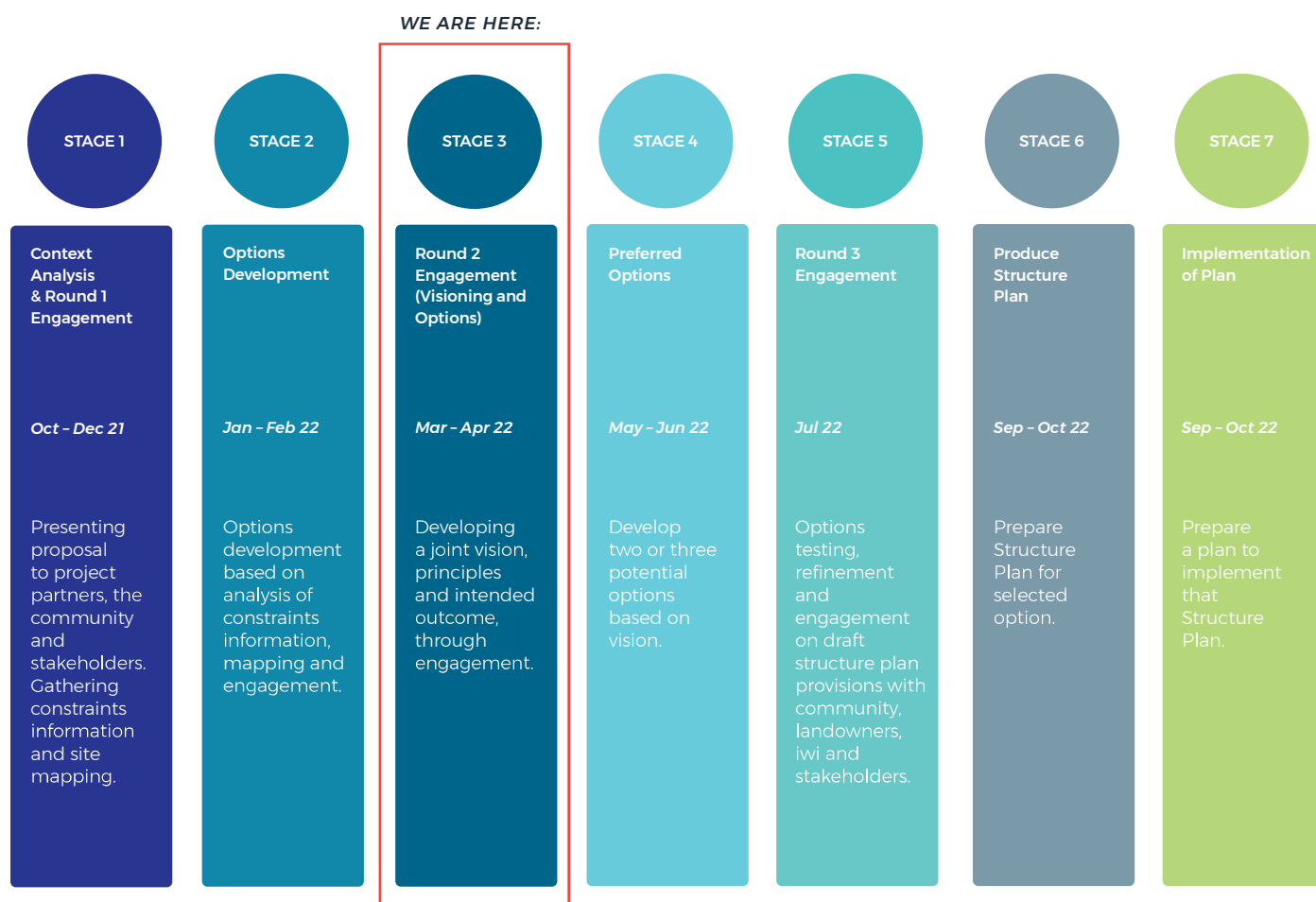
**Round 1 Engagement** – to start the discussion around the Richmond South – Hope area and seek general feedback from the community on any key issues or opportunities, and from the infrastructure and service providers on any key constraints or opportunities that should be considered.

*The feedback received from Round 1 Engagement has been used to inform the creation of a few early insight conceptual ideas, which take the form of concept sketches for discussion to inform 'what change could look like'.*

**Round 2 Engagement** – to re-cap the issues that we are looking to address and develop a joint vision for Richmond South – Hope area in collaboration with the community, iwi and key stakeholders, and to seek input on early concept ideas.

*The feedback received from Engagement Round 2 will be used to form a vision for the area. This vision will guide the development of future options, providing the development framework against which future options can be tested, refined or re-shaped, and the final proposal confirmed.*

**Round 3 Engagement** – to seek feedback from the community, iwi, and key stakeholders on a refined option for the growth of the Richmond South – Hope area and progressing with the draft structure plan provisions for inclusion in the district plan. The preferred option will go on to provide the future guidance for growth of the Richmond South – Hope area.



### THE STRUCTURE PLAN PROCESS



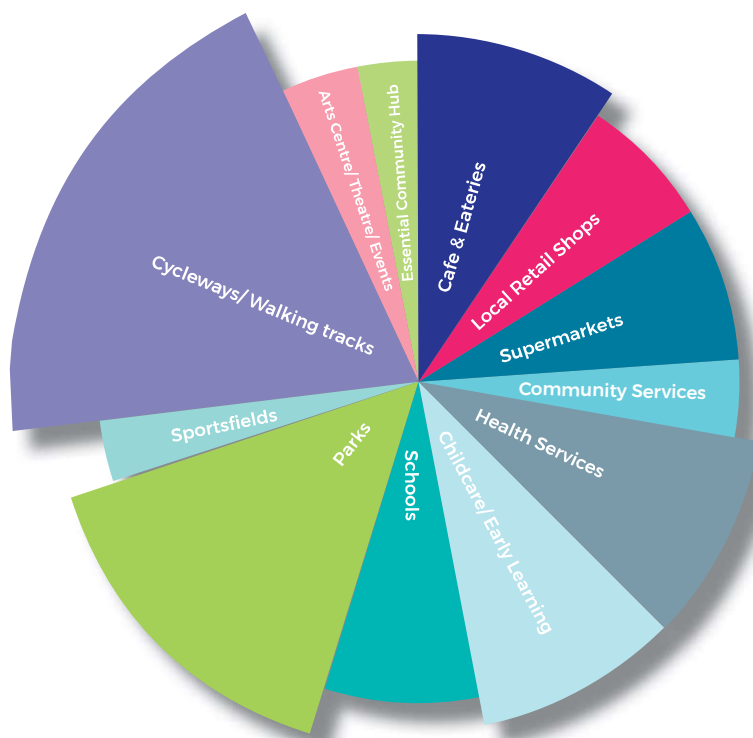






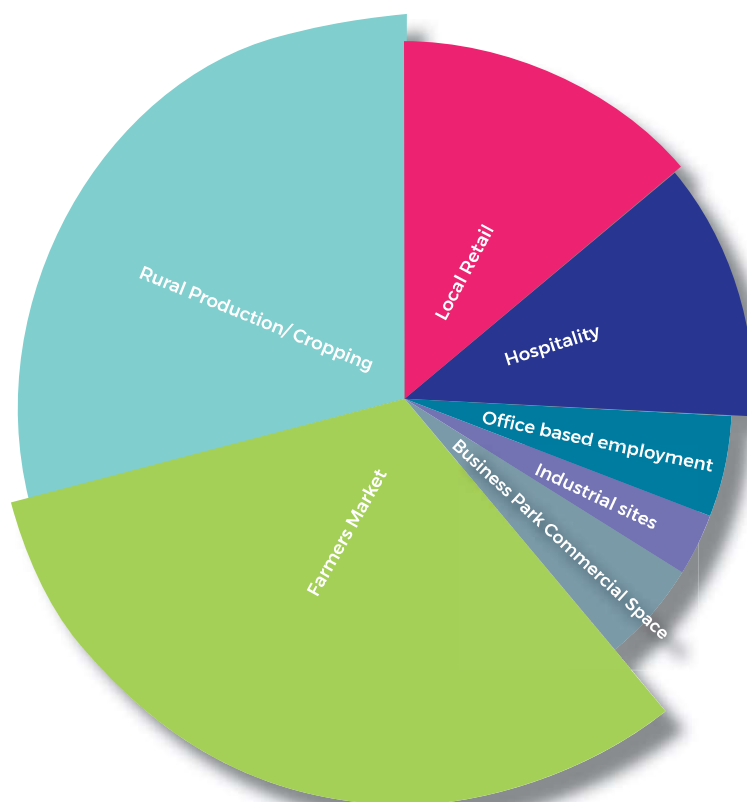
## Early engagement feedback on what is missing or people would like to see more of in Richmond South (Round 1 engagement question 2)

This graph reflects the responses received to our second engagement question during the public drop-in sessions – dotmocracy posters – and from the online feedback form. This information helps us understand what people would like to see more of in Richmond South – Hope community.



## Early engagement feedback on the employment and business activities that people would like to see (Round 1 engagement question 6)

This graph reflects the responses received to our sixth engagement question during the public drop-in sessions – dotmocracy posters – and from the online feedback form. This information helps us understand what type of employment or businesses people would like to see more of in Richmond South – Hope community.





## 4.3 Emerging Themes

*Overall, the following key themes emerged through the Round 1 community drop-in sessions, the online feedback form, a hui with iwi, and landowner meetings:*



### **Place Naming**

The importance of a place name came through during Round 1 Engagement. The name 'Richmond South' defines the study area in terms of its geographic location in relation to Richmond, but it doesn't necessarily reflect the place, cultural and community values. There is a desire for a name which reflects the area's separate identity. This theme is linked to the need to confirm the focus area boundaries, and how the focus area will interact with Hope; matters which will be worked through in the next stages of the project.



### **Protecting Productive Land**

One of the themes that came through the Round 1 Engagement was the need to protect productive land. People value the land's productivity and recognise the importance of primary production – growing local to feed local. This feedback was accompanied by suggestions to intensify Richmond to cater for growth, and to provide for growth to the west of Richmond, as well as the expansion of other settlement areas such as Mapua and Upper Moutere, as an alternative to developing Richmond South.

Feedback was also received from some landowners on the limitations of the land's economic viability as productive parcels, including issues around existing fragmentation and lot size, rising production costs, and 'reverse sensitivity' effects from existing residential housing in the area. Some market growers reported finding it difficult to continue operations near residential houses where dust, noise, and spraying may be seen as a nuisance leading to various complaints.



### **Variety of Housing, including Higher Density Options**

One of the emerging themes was the desire for 'medium density housing' that is well-designed, makes use of shared amenity space, and is an efficient use of the available land. There was an emphasis on the need for one-to-two-bedroom terrace housing and apartment options, and a strong desire for more affordable housing options.

Higher density housing options were seen to be a more efficient use of land. The feedback received suggested that urban growth needs to be balanced with protection of rural productive land and, where urban growth is appropriate, this should be done in a way that makes efficient use of land through compact urban form, shared amenity space, and creates walkable communities.

There was also some feedback on a desire for larger family homes, and properties with second dwellings for multi-generational living options. Overall, the feedback indicates a desire for a mix of housing options.



### **Transportation – Roading Network, Walkways and Cycleways**

The community and landowners raised concern over the existing level of commuter traffic and congestion along Main Road Hope (State Highway 6), and the potential for this to be worsened by further residential development. They also raised concern over safety along Paton Road – for drivers, cyclists and pedestrians.

There was a strong message from the community to improve transportation by:

- > Improving road safety and congestion
- > Providing walkways and cycleways
- > Creating a walkable neighbourhood, with safe active transport links to local shops and services.



## Greenways, Parks and Open Space

Along with walkways and cycleways being a very strong theme through the first round of engagement, the community expressed a strong desire to retain and create parks and green spaces within the Richmond South and Hope area.

This included requests for trees and greenery, ecological corridors for birdlife and bees, community gardens, a playground, a barbeque space/picnic area, a dog-friendly park, and a revitalised Hope domain, among other things.



## Semi-Rural Amenity

One of the main aspects which the community said that they liked about the existing area is the semi-rural amenity. This included mention of the small community, rural outlook and views, the quietness, low-density development and green space, access to local produce at affordable rates, the local primary school, and being close to the shops and services of Richmond.



## Local produce, shops, services, and schools

The community values the existing local shops, the local school, and the ability to purchase local produce. One of the key emerging themes is 'creating a community with a heart'. From the engagement feedback received, this included the suggestion of creating a local-scale commercial centre, including small-scale retail and services such as a local coffee shop, hairdresser, and pharmacy, within easy walking distance for the local community.

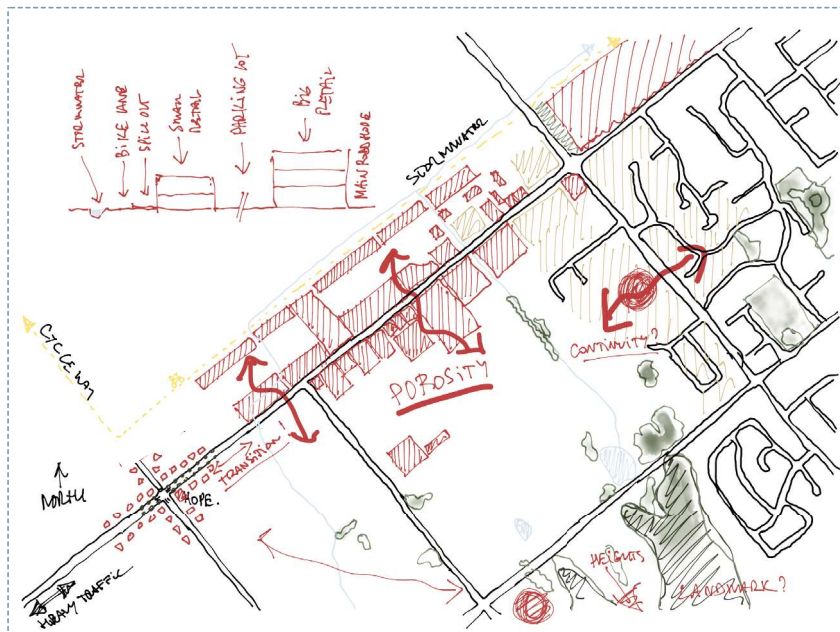
**These emerging themes reflect the variety of feedback received and perspectives expressed on the future of the Richmond South - Hope area. These themes will help us to create a joint vision for the area in the next round of engagement.**



# 5. Early Insights

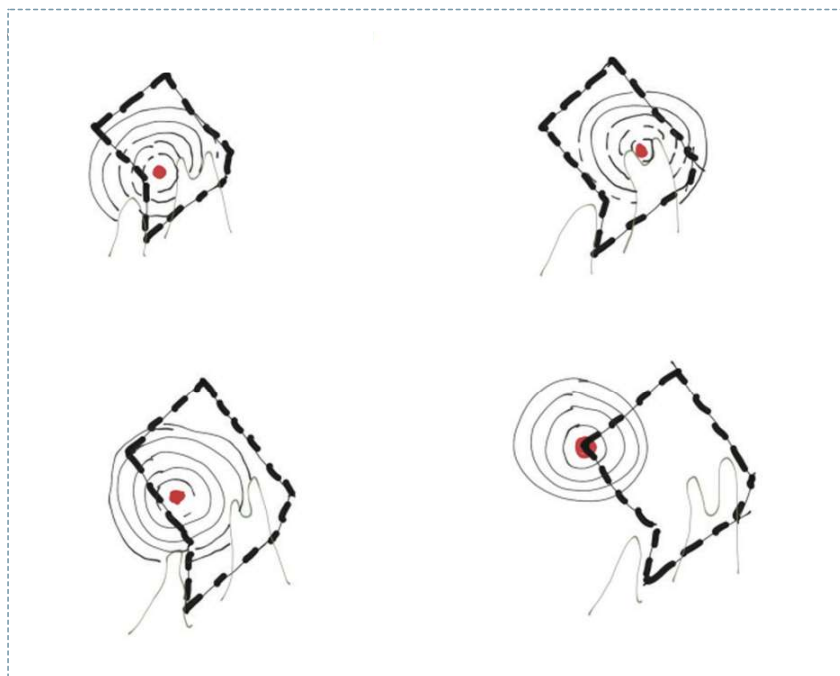
## 5.1 Commercial Corridor

In addition to providing for residential growth, there is a need to provide for business and employment opportunities in the region. The Future Development Strategy 2019 identified the land adjoining Main Road Hope as an area for future business land. This area has an existing commercial character and has access to the primary transport network.



## 5.2 Centre Location Ideas

If the Richmond South - Hope area is developed, where would be the best location for a town centre? The diagram adjacent shows a few potential ideas, which are further explored through the early insight concept diagrams further below.





## 5.3 Concepts for Discussion

To assist with creating a vision for Richmond South and Hope, we have developed some early insight conceptual ideas. These are based on the site context and the key themes that emerged during Round 1 engagement. This included annotations on maps done by individuals and groups of people who came through the drop-in sessions.

These are high-level concepts for discussion purposes. The final structure plan could reflect one of these concepts, include components from various concepts, or be completely different – this will be decided with the input gained through the community engagement process.

These concepts do not define the focus area boundaries, or detail the level of housing density, or the particular mix of commercial activities that could establish in the area. This level of detail will be developed through the next stages of the project.

### Concept 1

Concept 1 is a do-minimum option, which retains the majority of the existing productive land, and in general looks to re-zone land based on the existing land use. The existing Residential and deferral Residential area immediately south of Bateup Road and Hart Road would be retained. The properties along Main Road Hope and Ranzau Road which are of a residential scale and character would be re-zoned to Residential, and a commercial corridor would be created along Main Road Hope. The balance land would remain as rural land. This concept would need to be accompanied by significant intensification of Richmond and growth in other parts of the district, in order to provide for growth.

### Concept 2-4

Concepts 2 – 4 have the following aspects in common:

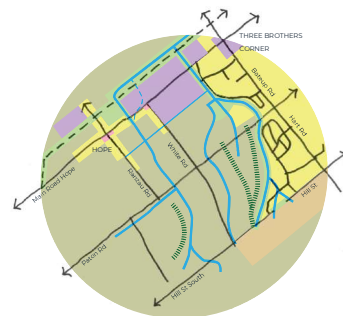
- Enabling residential development within the focus area, and supporting a variety of housing options.
- Creating a 'community heart'; a local commercial town centre, with small-scale retail, services, and public amenity space.
- Re-zoning for commercial development along Main Road Hope, to reflect the existing land use in the area and provide for business and employment land.
- Providing a range of new green corridors, walkways, and cycleways.

These concepts have differing configurations, including different roading layouts and town centre locations. This has been done to aid discussion around what the area could look like. As outlined above, these concepts do not define the focus area boundaries, or detail the level of housing density. This level of detail will be developed after Round 2 Engagement.

Residential growth is provided for through these concepts by way of 'new greenfield development'. This could include areas of higher density housing, located close to the proposed town centre, with easy access to public transport routes and cycleways, and shared amenity space.

Like with Concept 1, however to a lesser extent, these concepts would need to be done in conjunction with intensification of Richmond, and with residential expansion and intensification in other areas around the district.

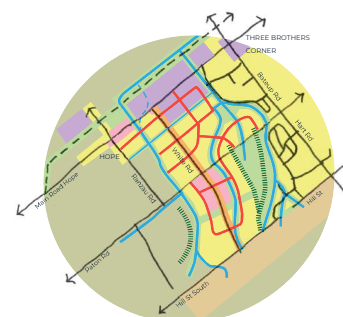
#### CONCEPT 1 – Do Minimum



#### CONCEPT 2 – Town Centre near Hope extending parallel to Main Road Hope



#### CONCEPT 3 – Valley Town Centre South of Paton Road

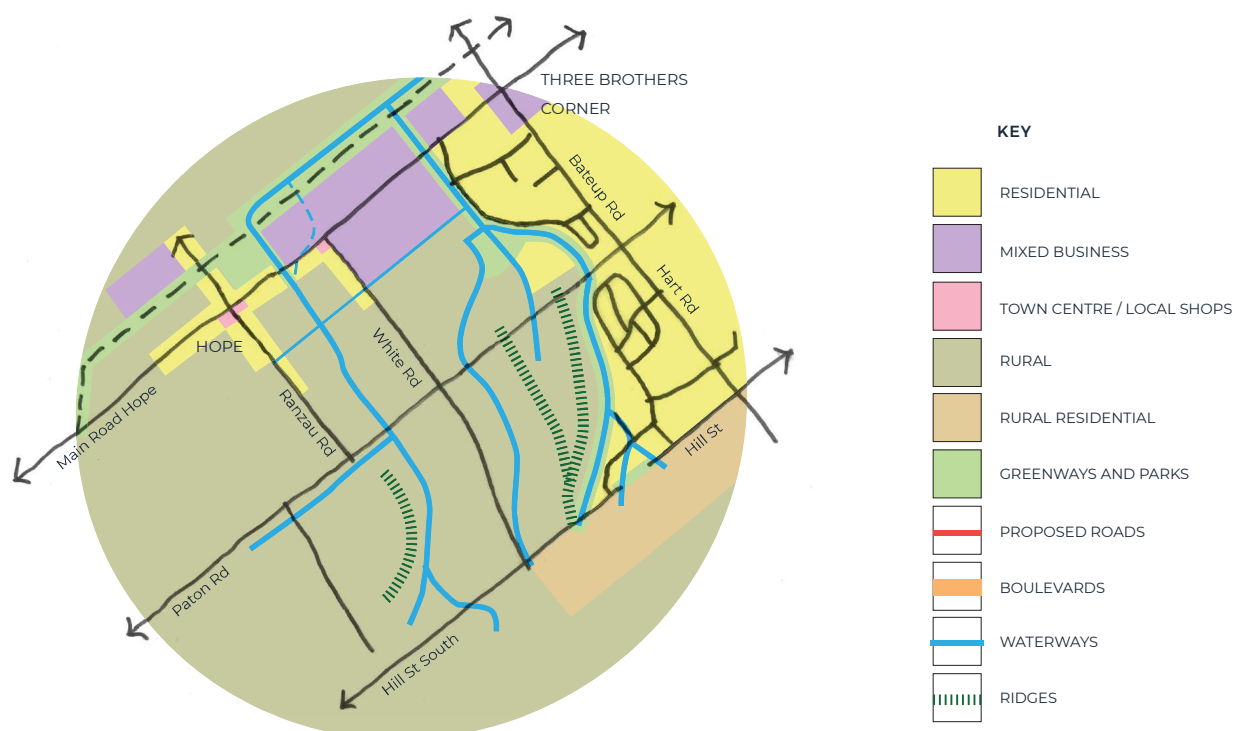


#### CONCEPT 4 – Central Town Centre on White Road/ Paton Road Intersection





### 5.3.1 Concept 1 – Do Minimum



**The 'do minimum' concept is based on the feedback around protecting productive land. This concept entails:**

Retaining the majority of the existing Rural 1 zoning. This could be done in accordance with existing land-use – e.g. as a general guide, where the current use is 'productive' the zoning would remain as rural, and where the existing land-use is more of a 'rural countryside lifestyle living', the zoning would reflect that land-use.

Applying residential zoning to existing residential properties along Main Road Hope, Ranzau and White Roads. These properties are largely of a residential size, scale and land-use, and most are connected to reticulated sewerage and water supply network.

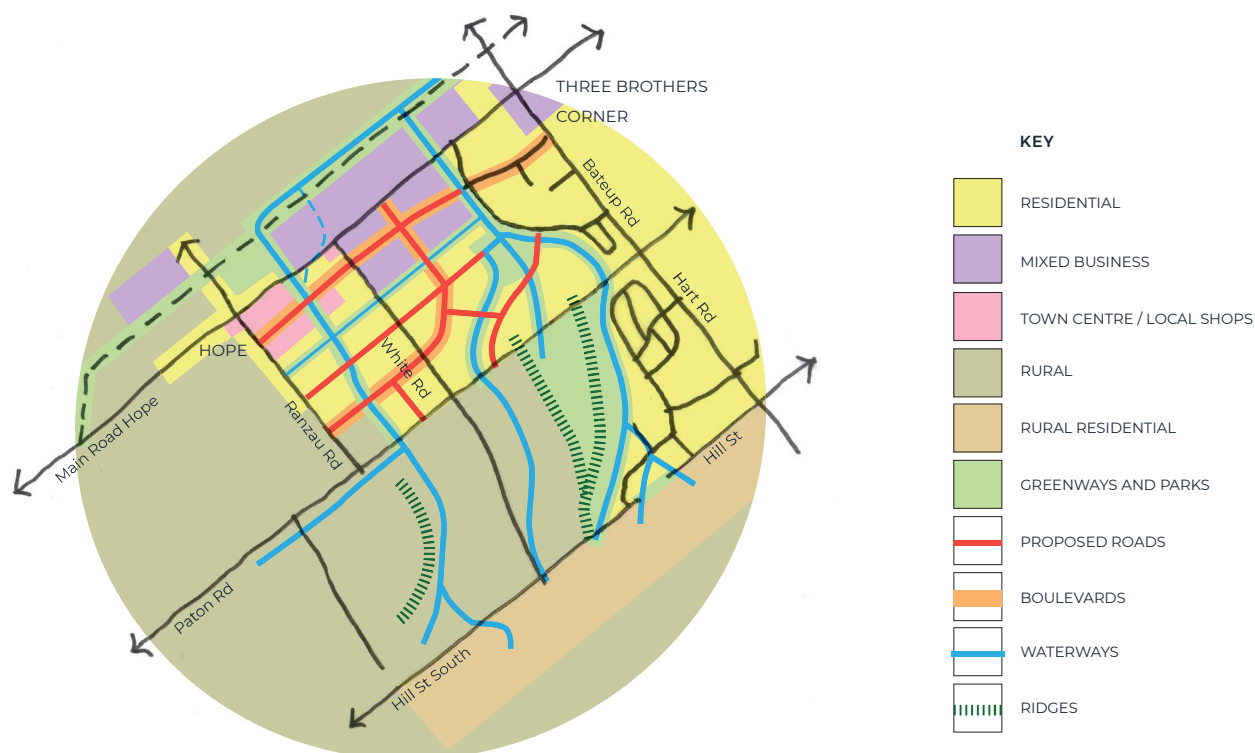
Allowing for a variety of housing options (including terraced housing and apartment options) within the existing Residential and 'deferred Residential' area.

Enabling a commercial 'mixed business' corridor along Main Road Hope which ties in with commercial activity at Three Brothers Corner.

Undertaking minimal improvements (reflective of the level of urbanisation) to existing green space and walkways and cycleways.

Residential growth is not provided for through this concept by way of 'new greenfield development', and rather Tasman District would need to rely substantially on residential growth enabled through intensification of existing urban Richmond and satellite towns and through the growth and intensification of settlements such as Wakefield, Brightwater, Mapua and Motueka.

### 5.3.2 Concept 2 – Town Centre near Hope extending parallel to Main Road Hope



***This concept is based on, and intended to link in with, the existing development around Hope and along Main Road Hope. As with Concept 1, this concept entails:***

Applying residential zoning to existing residential properties along Main Road Hope, Ranzau and White Roads. These properties are largely of a residential size, scale and land-use, and most are connected to reticulated sewerage and water supply network.

Allowing for a variety of housing options (including terraced housing and apartment options) within the existing Residential and 'deferred Residential' area.

Enabling a commercial 'mixed business' corridor along Main Road Hope which ties in with commercial activity at Three Brothers Corner.

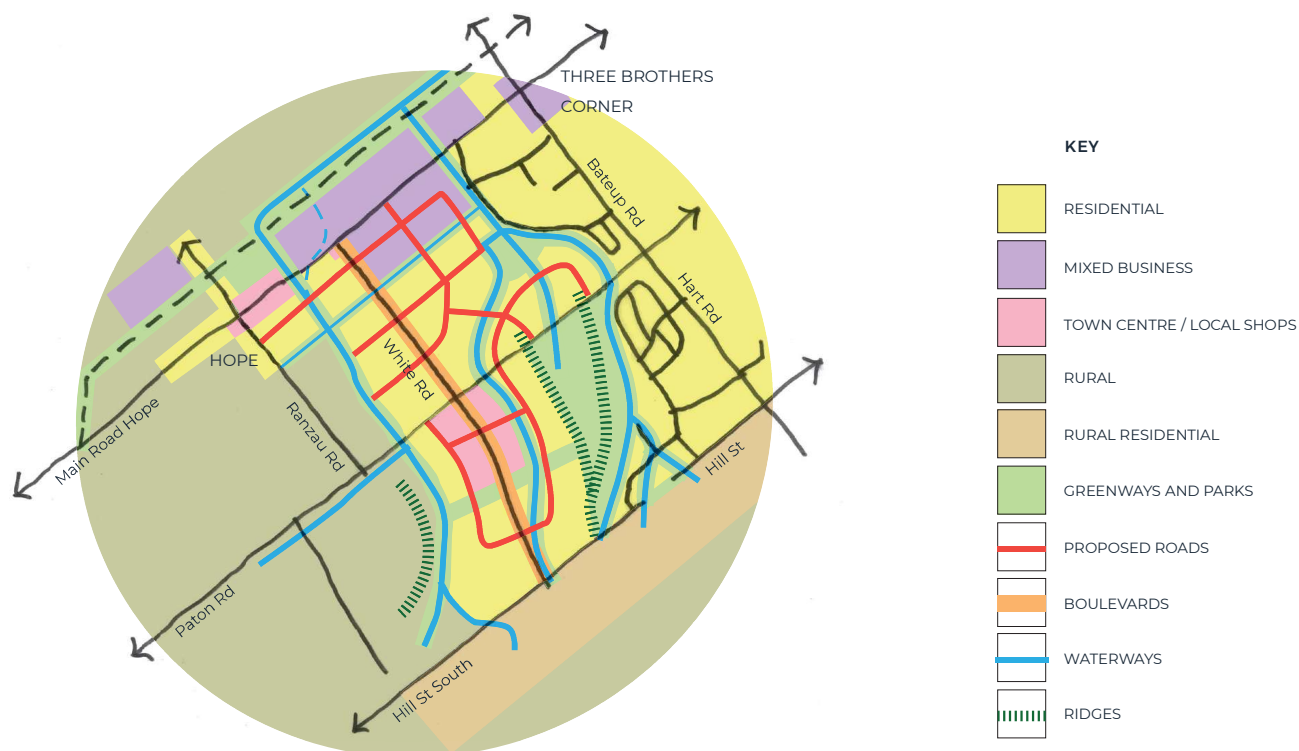
***In addition, it also includes:***

Applying residential zoning to the area between Main Road Hope and Paton Road and lower density residential zoning above Hill Street/ Hill Street South.

Creating a town centre near/ within Hope by enhancing the existing commercial activity with land zoned for additional local shops.

Installing traffic calming and safe crossing measures, and further providing safer connection between the northern and southern sides of Main Road Hope, connecting the residents with the school, church, and Hope Hall reserve.

### 5.3.3 Concept 3 – Valley Town Centre South of Paton Road



***This concept is based on the existing context, with an opportunity to utilise the amenity values created by the existing topography, to establish a new destination town centre with a distinct character to the south of the switchbacks. As with Concept 1, this entails:***

Applying residential zoning to existing residential properties along Main Road Hope, Ranzau and White Roads. These properties are largely of a residential size, scale and land-use, and most are connected to reticulated sewerage and water supply network.

Allowing for a variety of housing options (including terraced housing and apartment options) within the existing Residential and 'deferred Residential' area.

Enabling a commercial 'mixed business' corridor along Main Road Hope which ties in with commercial activity at Three Brothers Corner.

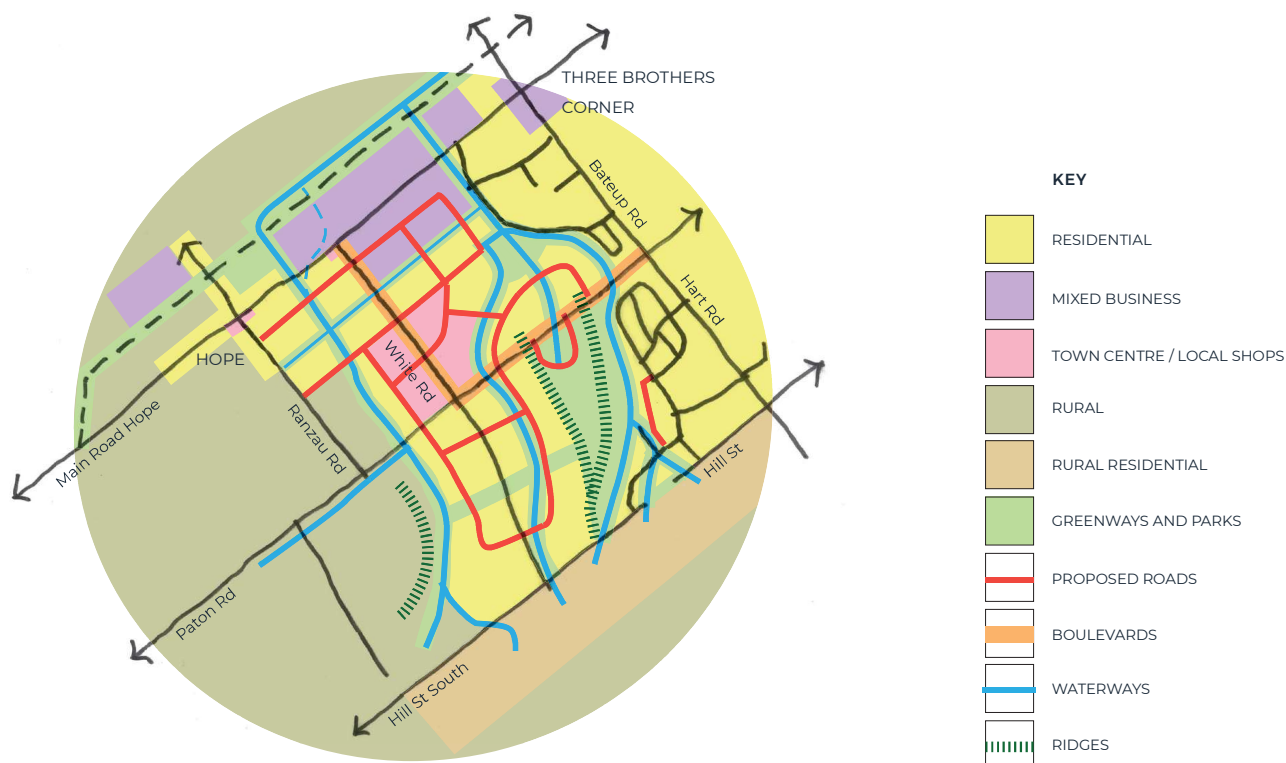
***In addition, it also includes:***

Applying residential zoning to the area between Main Road Hope and Hill Street and lower density residential zoning above Hill Street/ Hill Street South. The waterway to the south of White Road could act of a natural boundary to residential growth and provide a greenway amenity space. Alternatively development could transition to lower density housing on the southern side of waterway south of White Road, with Ranzau Road acting as the south-western boundary to development.

Creating a new destination town centre, setback from Main Road Hope, on the southern side of the switchbacks. This could complement the existing shops and services at the corner of Main Road Hope and Ranzau Road.

Installing traffic calming and safe crossing measures to provide safer connection between the northern and southern sides of Main Road Hope, linking the town centre and residents with the school, church and Hope Hall reserve.

### 5.3.4 Concept 4 – Central Town Centre on White Road/ Paton Road Intersection



***This concept is based on the existing context, with a town centre located approximately at the intersection of White Road and Paton Road, within the new residential area.***

***As with Concept 1, this entails:***

Applying residential zoning to existing residential properties along Main Road Hope, Ranzau and White Roads. These properties are largely of a residential size, scale and land-use, and most are connected to reticulated sewerage and water supply network.

Allowing for a variety of housing options (including terraced housing and apartment options) within the existing Residential and 'deferred Residential' area.

Enabling a commercial 'mixed business' corridor along Main Road Hope which ties in with commercial activity at Three Brothers Corner.

***In addition, it also includes:***

Applying residential zoning to the area between Main Road Hope and Paton Road and lower density residential zoning above Hill Street/ Hill Street South. The waterway to the south of White Road could act of a natural boundary to residential growth and provide a greenway amenity space. Alternatively development could transition to lower density housing on the southern side of waterway south of White Road, with Ranzau Road acting as the south-western boundary to development.

Creating a new town centre, setback from Main Road Hope, approximately at the intersection of White Road and Paton Road. This could complement the existing shops and services at the corner of Main Road Hope and Ranzau Road.

Installing traffic calming and safe crossing measures to provide safer connection between the northern and southern sides of Main Road Hope, linking the town centre and residents with the school, church and Hope Hall reserve.



## 6. Next Steps

*Round 1 Engagement has provided us with an understanding of the key issues and opportunities. The next step is to engage further with the community, landowners, and local iwi to create a joint vision for the future of the Richmond South – Hope area. We want to know your values and aspirations for the area.*

*Unfortunately, the council is not hosting in-person meetings while we're at traffic light setting red on the COVID-19 Protection Framework. Instead, engagement will be via online webinars and interactive sessions.*

Time	Event	Description
<b>Tuesday 5th April</b> Lunchtime session: 12-1pm	<b>Round 1 Engagement Summary Webinar</b>	Join one of these webinars for a brief re-cap of the project, and an overview of Round 1 Engagement and the key themes that emerged from this. There will be a short Q&A session at the end of the webinar.
<b>Wednesday 6th April</b> Evening session: 7.30-8.15pm		
<b>Monday 11 April</b> Daytime session: 12-1.20pm Evening session: 7-8.20pm	<b>Visioning Sessions</b>	Join one of these interactive visioning sessions to help develop an overarching vision for the Richmond South – Hope area, to guide the rest of the structure plan process.
<b>Tuesday 12 April</b> Daytime session: 10-11.20am		
<b>Wednesday 13th April</b> Daytime session: 12-1.20pm	<b>Topic-Specific Session #1: Productive land, housing and employment</b>	Join one of these topic-based technical sessions for a more detailed discussion on some of the key emerging themes, and what these mean for the Richmond South area.
<b>Wednesday 13th April</b> Evening session: 7-8.20pm	<b>Topic-Specific Session #2: Creating Communities with a Heart – town centre, housing typologies, and vibrancy.</b>	

*Note that event registration is required. You can register for these online engagement sessions via Council's website, key word search 'Reimagining Richmond South'. You only need to attend one of the visioning or topic-specific sessions.*

*Alternatively, you can also provide feedback via our website, over the phone (03 543 8400) or via email (richmondsouth@tasman.govt.nz).*

