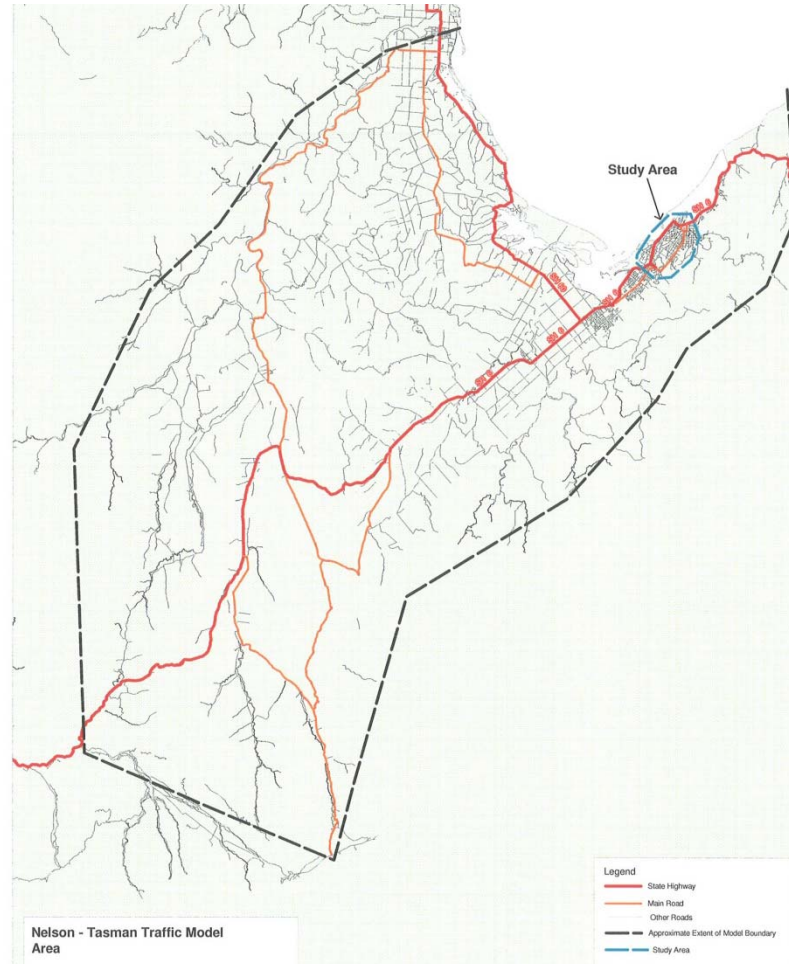


WHAT WILL THE FUTURE BRING?

- Basis for the transport modeling for this study
- Key considerations - future population
 - future landuse
 - future employment
 - future education
 - future freight
 - modal split
- How big an area?

NELSON/RICHMOND AREA



NELSON/RICHMOND PLANNING

- Two local authorities – one housing and employment market, one economy
- In 1990s, significant urban growth in Richmond, Nelson BAU
- In 1990s, RMA not seen as having a planning function, so little/no strategic planning undertaken

NELSON/RICHMOND PLANNING

- LGA 2002, LTMA 2003
- In early 2000s, recognition of shortage of housing land; severe shortage of industrial land
- Coastal Tasman Study, Richmond Growth Study
- Nelson Urban Growth Strategy

CHARACTERISTICS OF NELSON/TASMAN POPULATION/ECONOMY

- Past high growth: currently static
- High migration in/out
- Low average income
- Economic activity/employment still dominated by rural production
- More older people, gap in 15-35 age group

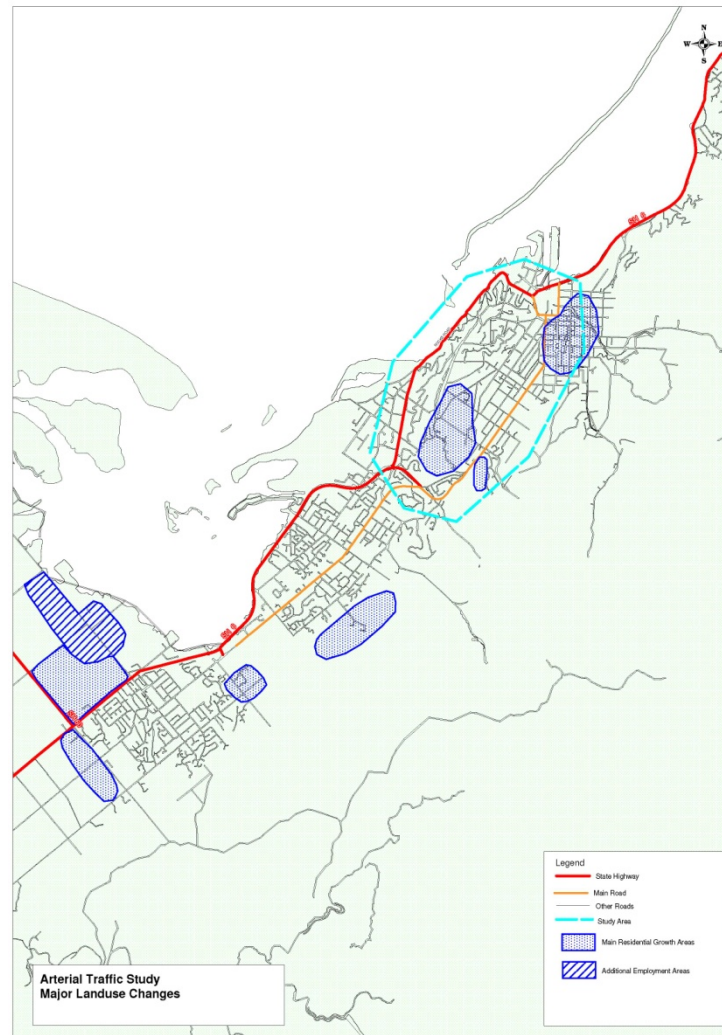
BASIS FOR POPULATION PROJECTIONS

- Department of Statistics, Census Area Unit 5-yearly medium growth projection (2006 basis + migration, mortality assumptions)
- Adjustments made for known/anticipated future availability of housing (under-developed + new areas)
- Allocated to transport model areas (smaller than CAUs), taking into account capacity and likely staging.

BASIS FOR EMPLOYMENT PROJECTIONS

- Information/assumptions on land availability, employment “density” for different “industries” (Nelson/Tasman different circumstances)
- Assumptions on CBD, existing centres, growth
- Informed by a range of economic reports, including TDC Property Economics Model

AREAS OF MAJOR CHANGE



POPULATION ESTIMATES

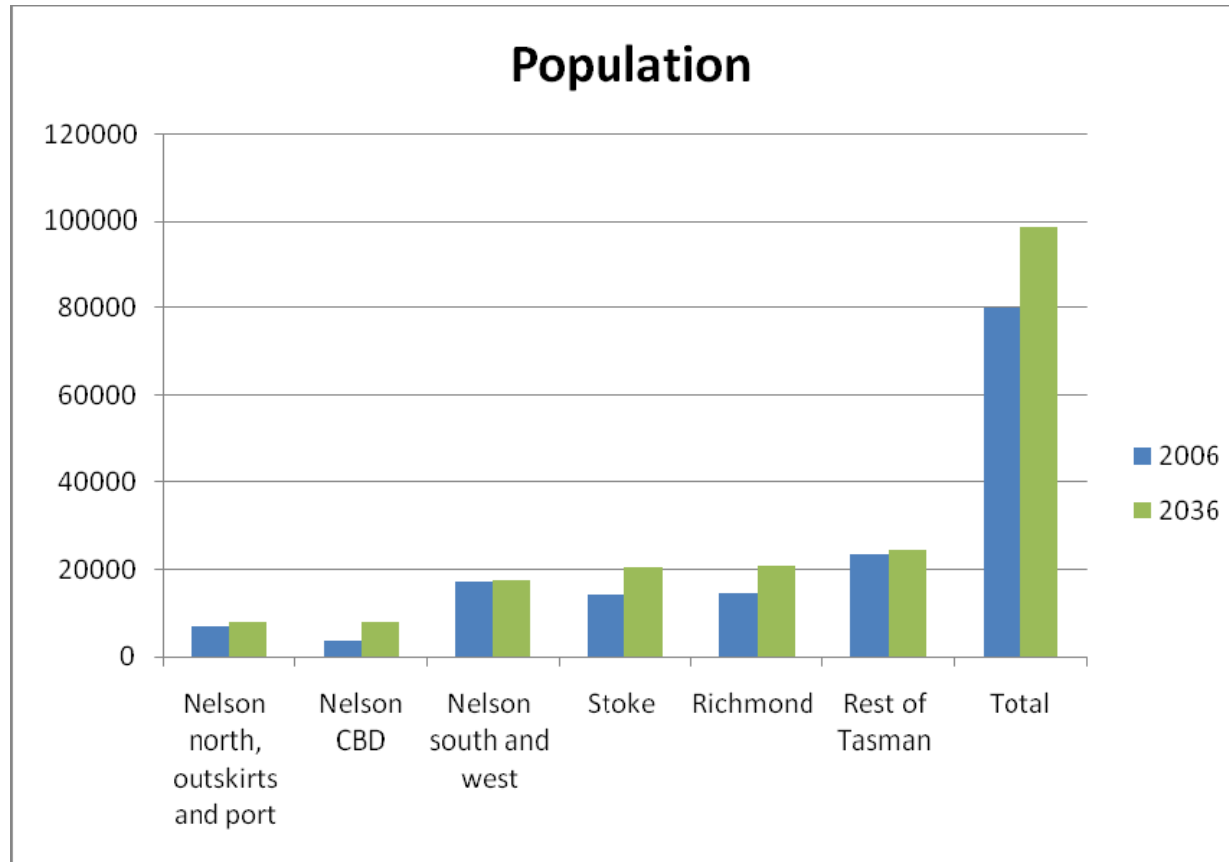


Figure 2-2: Population estimates used in current transport model

EMPLOYMENT ESTIMATES

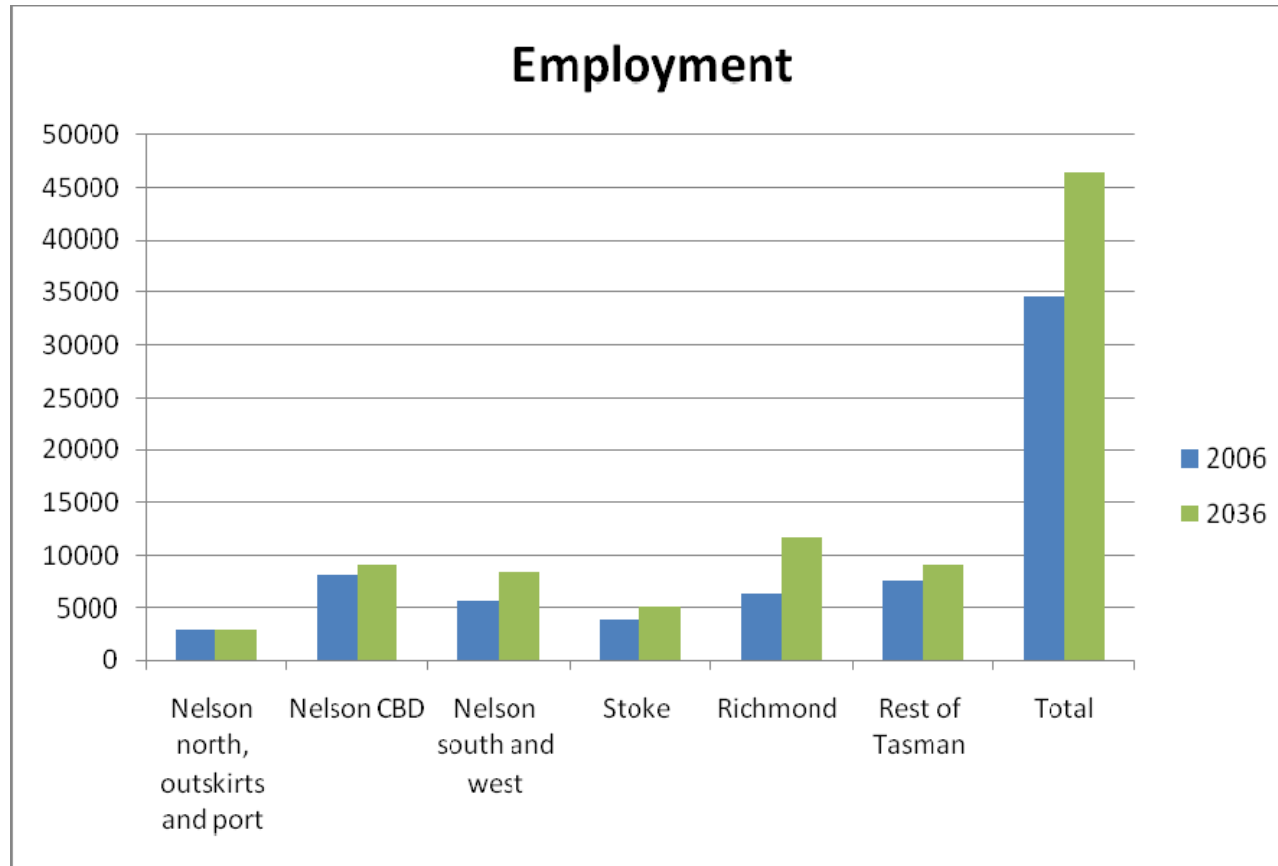


Figure 2-4: Employment estimates used in current transport model

TABLES OF CHANGE

Table A3: Population Changes from 2006 to 2036

Area	Persons					
	2006		2036		Increase	% Increase
Nelson north, outskirts and port (zones 479-528)	6687	(8%)	7871	(8%)	1184	18%
Nelson CBD (zones 1-160)	3879	(5%)	7606	(8%)	3727	96%
Nelson south and west (zones 161-304)	17319	(22%)	17437	(18%)	118	1%
Stoke (zones 305-400, 529-540,625-632)	14055	(18%)	20586	(21%)	6531	46%
Richmond (zones 401-478,541-579,633)	14427	(18%)	20752	(21%)	6325	44%
Rest of Tasman (zones 580-624)	23499	(29%)	24627	(25%)	1128	5%
Total	79866		98879		19013	24%

Table A5: Employment Changes from 2006 to 2036

Area	Jobs					
	2006		2036		Increase	% Increase
Nelson north, outskirts and port (zones 479-528)	2914	(8%)	2997	(6%)	83	3%
Nelson CBD (zones 1-160)	8162	(24%)	9116	(20%)	954	12%
Nelson south and west (zones 161-304)	5620	(16%)	8424	(18%)	2804	50%
Stoke (zones 305-400, 529-540,625-632)	3972	(11%)	4994	(11%)	1022	26%
Richmond (zones 401-478,541-579,633)	6352	(18%)	11719	(25%)	5367	84%
Rest of Tasman (zones 580-624)	7552	(22%)	9147	(20%)	1595	21%
Total	34572		46397		11825	34%