



Tasman Bay

VILLAGE

*The beating heart of a
growing district*

Kia Ora,

My name is Carsten Buschkühle and I am a property developer and resident in Tasman. Just over a decade ago, I fell in love with this very special place that we now call home and decided to make a life for my family here after a successful business career in my home country of Germany.

Like many in our local community I was drawn here because of the lifestyle that this region has to offer. The sunny and settled climate combined with access to some of New Zealand's best natural landscapes made the decision to move here a no brainer for us. We were pleasantly surprised to also discover a vibrant community and regional economy that is punching well above its weight and that is rich in opportunity and creativity.

As an experienced property developer, I was keen to get involved in developments here and contribute to the local economy. That has led me to taking on Tasman Bay Estates, formerly known as Harakeke under the previous developer.

This development attracted my interest for a variety of reasons but in particular; that it was an unmissable opportunity to develop something of significance to the local area that truly celebrates everything that is great about living and working here.

During the process of developing this property, I've learnt more about the constraints and shortfalls of New Zealand's planning process and realised the significant influence that our urban design has on people's wellbeing and our overall environment. It's clear to me that something has to change and I am a firm believer that change must start in your own backyard. This realisation has led me to believe that the current consented development is both a lost opportunity and a continuation of a pattern that has led to unhinged urban sprawl, character less communities and increasing social isolation in New Zealand. I couldn't help but think there must be a better way.

I felt it was important to engage a team of experts to think through the critical issues that have contributed to New Zealand's housing crisis. With a team of experienced, respected professionals and local community advocates, we have embarked on a journey to rethink and redesign a new way of building community and realising the full potential of a development such as Tasman Bay Estates.

That new way is outlined in the document that follows. I thank you in advance for taking the time to consider this proposal.

Kind Regards,

Carsten Buschkühle

The Perfect Storm

Affordable Homes

Climate Change

Mental Health

Talent Attraction

Ageing population

Infrastructure Deficit

The Perfect Storm - Homes are no longer affordable

- The recent Te Taihū Intergenerational Strategy consulted with over 1,000 local residents through live events and over 10,000 people on-line. Housing supply and housing affordability emerged as headline issues for the local community, both by residents and employers. Subsequently, the Steering Group (represented by local government, Mana whenua, business and community) agreed that “Smart Housing Solutions” was a priority area for the region and committed to a range of actions including “Develop new housing models and papakāinga and develop pilot projects.”
- The Massey Home Affordability Index to June 2019 ranked Tasman as the 2nd and Nelson as the 3rd least affordable housing regions behind Auckland.
- The Nelson Tasman Future Development Strategy (July 2019) cites a demand for an extra 24,000 homes in Nelson Tasman by 2049.
- Between 2018 and 2043 the population of Nelson Tasman is projected to grow between 11,000 to 25,000 (Statistics New Zealand medium series projection to high series projection). 6,083 new homes will be required in the Tasman District outside of the urban area of Richmond.
- Tasman District Council’s own growth demand and supply model predicts a need for 900 new dwellings in Tasman village by 2029. Under current planning restrictions, this would be insurmountable and continue to contribute to our serious housing supply problem.



The Perfect Storm - Talent attraction is handbraking growth

- The Nelson Tasman Regional Development Agency (NRDA) has consistently identified talent attraction and retention as one of its priority areas for the region
- The labour market in Nelson Tasman is tight with an average unemployment rate of 3.2% in the Q4 of 2023*
- During a recent report commissioned by the Nelson Tasman Innovation Neighbourhood, 60% of employers identified talent attraction as their biggest issue.
- Chris Rodley of SnapIT, believes the biggest issue is housing:

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We've tripled our staff this year, we've had no problem attracting them - the issue is housing them. We had one guy who couldn't start for two months as he couldn't find a rental. He ended up in a one-bedroom place for \$450 per week. It's the only thing that's stubbing growth

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* Source: <https://figure.nz/chart/r9PsV2REYkH4yuj5-pJRjtp01mao0dErz>





The Perfect Storm - Climate Change is Upon Us

- New Zealand's greenhouse gas emissions are high internationally and our emissions footprint continues to rise
- New Zealand has the highest rate of vehicle ownership in the OECD with 4.36 million vehicles.
- Climate change is already affecting Aotearoa New Zealand. Increasing extreme weather events linked to rising global temperatures remind us of the need to build more resilient and future proof communities.
- But it's not just climate change that threatens our way of life as New Zealanders, our biodiversity is in crisis as well. The latest Environment Aotearoa 2022 report identified that our native plants and ecosystems are under increasing pressures.

The Perfect Storm - We have an ageing population

- We have a significantly disproportionate ageing population base. Even with good migration growth, we are projected to see a decrease of around 8.5% in our working age population over the next 15 years, which is in contrast to the NZ trend of +13%.
- The current models of housing and developments have seen retirement villages popping up all over the district while the fences go up in new subdivisions and communal spaces are largely disregarded or undervalued. The end result? Generations don't interact as much as they used to and our rapidly ageing population faces the real prospect of total separation and isolation from the wider community.
- The "Silver Tsunami" is a global phenomenon as people generally live longer but its particularly present in the Tasman District as a desirable place to retire. The lack of affordable housing locks young people and families out of the housing market and results in an inequality between the generations.
- In a village concept, an ageing population has much more to offer with more flexible "sunset" employment opportunities such as the arts, community hospitality and mentoring.



The Perfect Storm - New Zealand has a mental health problem

- The coalition government has recognised the link between policy decisions and the wellbeing of New Zealanders. There is an underlying sense that we need to be more holistic in our approach to wellbeing. We believe the way we have approached housing developments has contributed to the current mental health crisis in New Zealand.
- Complete communities need to cater for free range children, solo persons, couples, extended families and the elderly in a way that offers social connectivity and care rather than social isolation and loneliness.
- Ask any New Zealander and they will tell you that the “kiwi Dream” of kids playing in the streets, fence free communities and intergenerational living is all but forgotten. We can realise this again through a much smarter approach to developments where everybody wins and people are healthier as a result.

Taiao Ora. Tangata Ora. When the natural world is healthy, so too are the people.





The Perfect Storm - *We have an infrastructure deficit*

- We are caught in the unique position of being constrained to smaller developments that don't meet the threshold for new public infrastructure, whilst also not having the provision of the right infrastructure to enable development
- Moving forward, our infrastructure needs to be climate resilient and future proofed. This will require a significant investment and public private partnerships will prove key to unlocking New Zealand's potential through infrastructure projects.
- New technologies allow for smarter developments through decreased water consumption, localised energy solutions & communal infrastructure.
- Freshwater secured for connection to 400 new houses, this could be increased with new technology and infrastructure assistance from government
- Presently the site has capacity for 300-400 houses without off-site infrastructure connection. With infrastructure improvements the site has the capacity for up to 800 houses.

Tasman Bay Village

OLD WAY

(Existing Development)

- Existing masterplan is 64 sites of approximately 5,000sqm. There is no communal hub or commercial facilities.
- Due to density constraints, there is no provision for affordable housing.
- Large amounts of redundant land.
- Conventional approach to infrastructure (water & wastewater).
- Scattered low density rural development doesn't deliver any wider community benefits.

NEW WAY

(Proposed Development)

- The potential to develop approximately 300 to 800 (with reticulated council wastewater connection) new dwellings whilst still retaining the rural character.
- A vibrant Village Centre that reduces the need to commute, employs local people & builds community.
- An unwavering commitment to the provision of affordable housing for the long term.
- Smarter and more productive use of the land available.
- Use of smart modern technology to improve land use and reduce the environmental impact of development.
- A village-style, higher density development allows for shared community assets such as electric vehicle carpoos, shuttle bus services, shared workshops and more.

A New Way - *Tasman Bay Village*

INTERGENERATIONAL

With an ageing population and a talent bottleneck, it is more important than ever before that we purposefully design for intergenerational communities that eliminate social isolation.

SUSTAINABLE

With a climate and biodiversity crisis upon us, the need to be more innovative and resourceful in our developments has never been greater. Smarter infrastructure & urban design is key to overcoming these challenges.

CONNECTED

The Nelson Tasman region offers unrivaled proximity to key services, our main cities & a lifestyle that attracts people from all over the world. Within the Nelson Tasman region, there are very few sites available that offer the kind of proximity to schools, cafes, healthcare & retail services that Tasman Bay Village does.

LOCAL

By taking a bolder approach to density, we can achieve the critical mass required in this development to support the provision of more shared services and community-based activities which reduces the need to commute.

AFFORDABLE

The provision of genuinely affordable housing is essential to the development of this village. We cannot continue to rely on the open market to provide for the needs of so many working people in our community who are struggling with the most basic of human needs - shelter and community.



Enablers of the New Way



PUBLIC PRIVATE PARTNERSHIP

The current regulatory and planning constraints mean it's insurmountable to pursue a new concept through conventional RMA processes. This has been tried and tested but the current framework isn't conducive to the type of objectives we are trying to achieve.

Enabling this village requires intervention from central government and a public private partnership to enable the necessary infrastructure to support the higher density model.



AFFORDABLE HOUSING MODEL

We are exploring delivery models for affordable housing, including the shared equity ownership and rent to buy schemes being successfully implemented elsewhere in New Zealand.

We have invited to share the learnings of some of these providers (e.g. Queenstown Lakes District Community Housing Trust). Tasman Bay Village will be undertaking an options assessment to determine whether affordable housing units are managed long term by the TBEV company, or managed by a third party, such as an established housing trust or similar entity.



SMARTER BUILD MODELS

Internationally available smart building products and pre-build components could enable faster and more economic build times now that some restrictions are being removed by government for the use of such products

Regional Connectivity

Nelson Tasman is the geographic centre of New Zealand. We have a remarkable combination of alpine and coastal landscapes incorporating three highly-accessible National Parks (Abel Tasman, Kahurangi and Nelson Lakes) all within an hour of the development.

The newly built world class Nelson Airport is handy to many places; just 25 mins to Wellington, 85 mins to Auckland and 50 mins to Christchurch, making it easy to be connected to the rest of New Zealand and the world.



10 MINUTES TO MOTUEKA | 10 MINUTES TO MĀPUA | 30 MINUTES TO NELSON AIRPORT | WITHIN 60 MINUTES OF THREE NATIONAL PARKS

Local Connectivity

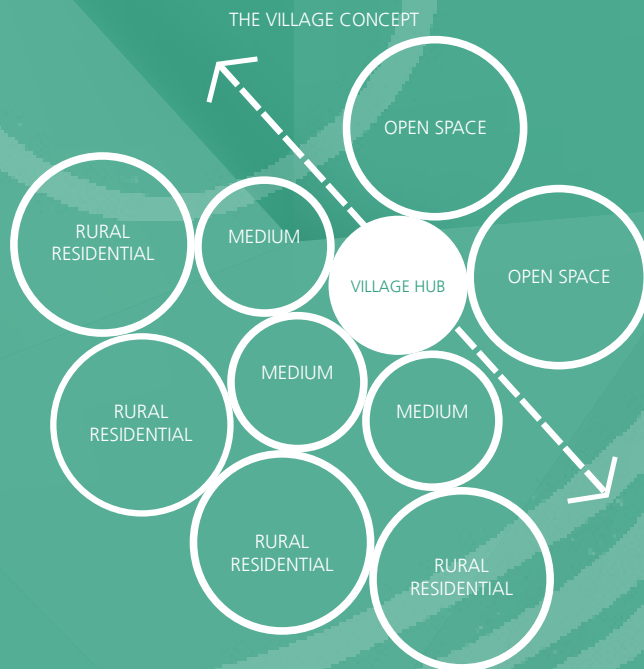
- Within walking distance of the development are two successful local cafe's, two schools, a general store, art galleries and local wineries.
- The location is on the key route for school buses and the well-known Great Taste Cycle Trail which runs through the property.
- The development is situated away from the main highway between Nelson and Motueka, avoiding traffic congestion and freight.
- The development is perfectly situated with a public walkway to the beach which was provided by the developer in 2019.
- In the surrounding area, there are various rural developments which will benefit from the proposed village centre and commercial hub with access from the main road (which was the former state highway).



The Proposed Development

The Coastal Cluster of 33 properties has been sold and developed with houses currently under construction. This development will integrate well with the new proposed village concept.

- The next stages of development are consented and ready to develop but are currently paused whilst the new concept is explored.



SITE CONTEXT - TASMAN BAY VILLAGE PROPOSAL

The Tasman Bay Village is located on the Ruby Coast, accessed by Aporo Road, which links the site with both Motueka and Mapua, with the village of Tasman 1.3km to the northwest. The site is 15m above sea level on the valley floor, protects the site and future village from coastal inundation from sea level rise. This is an important point of difference between this proposed development and other coastal development areas including Motueka and Mapua.

Tasman Bay Village has the Great Taste Trail running through the lower flats of the property providing pedestrian and cycle access through the site past the village hub. It also has Tasman Stream running through the valley floor which can flood during large rain events. This is seen as a feature of the site that is being incorporated into the design of the village.

The surrounding area has experienced wide ranging residential growth. Occurring both in the Rural 3 zone as well as the rural residential zone, many development opportunities have been tested by the RMA and in many cases built. The effect has been a large increase in population in the area, with very little increase in commercial opportunities to service this growth.

Tasman Bay Estates is well positioned to serve as a central nodal point offer commercial opportunities for existing and future communities.

KEY

GREAT TASTE TRAIL

THE COASTAL HIGHWAY (STATE HIGHWAY 60)

OLD COASTAL HIGHWAY

SITE BOUNDARY

DEVELOPED AREAS

EXISTING TITLES

- 13 Different titles each with the potential for rural 3 development.
- Total of 140 hectares
- Development of individual titles would lead to further fragmentation and the loss of the benefits of a comprehensive master planning process that covers the 13 sites in entirety.
- Community benefits such as nodal points village centers and reserves will also be potentially lost.

TITLES KEY

- ① RT 827020 151 HORTON ROAD

② RT 11/B/870 65 HORTON ROAD

③ RT 11/B/869 13 HORTON ROAD

④ RT 884143 APORO ROAD

⑤ RT 884144 APORO ROAD

⑥ RT 147/60 MARRIAGES/MAMAKU ROAD
- ⑦ RT 43/231 MAMAKU ROAD

⑧ RT 6D267 MAMAKU ROAD

⑨ RT 4A/119 MAMAKU ROAD

⑩ RT100030-MAMAKU ROAD

⑪ RT 48/68

⑫ RT 2A/1188 35 HORTON ROAD

⑬ RT73/239 MAMAKU ROAD





COMMUNITY

Tasman Bay Village places an emphasis on a Village hub, centered at the base of the main spurs set back from Aporo Road. Residential neighbourhoods are settled into the landscape a walkable distance from the hub. The hub provides opportunities for office space and boutique commercial activities that can support the Village and wider environment. The vision is for a community that can adapt to the needs of the locals living in the environment.



ENVIRONMENT

An opportunity to enhance the environment of the site and the health of the Tasman Stream, was identified in the original site analysis. Identified patterns of gully and riparian areas are enhanced which adds to sense of place. Creating a native regeneration project on the valley flats adjacent to Aporo Road contributes to the character of the site and enhances the amenity of the development.



PEOPLE

Tasman Bay Village is to be designed to create a desirable place to live. The Village needs to relate to the land form and character as well as strong urban design principles. The layout of Tasman Bay Village ensures it is user friendly, with a focus on a sense of place and a development of high amenity. This amenity is derived in part from the design and layout of buildings and roads, but also the environmental characteristics of the site.



PLACE

The landscape and its patterns and process have been a strong driver in the conceptual layout. Place making builds on the character of the site. Working with the landform, the natural character values (both present and potential) and design principles that create liveable spaces that are part of an integrated community create a sense of place.



AFFORDABILITY

Our exploration of the regional property market has shown a clear demand for affordable housing. The vision is not introducing "social housing" to the area but rather an alternative to what we typically see in the market. Small houses, apartments, townhouses or standard houses at affordable prices to allow local families to stay in the region and stay together throughout the various stages of life.



HOUSE TYPOLOGIES

We will create a range of multi-generational living opportunities throughout the development creating a strong sense of community. The village design is ALL about creating healthy communities which can evolve on the basis of this framework. The offerings allow for excellent multi-generational living with "free range children" and the older generation in the midst of laughter and activity.



ECOSYSTEM RESTORATION

Gully enhancement providing ridge to valley floor enhancement creating opportunities for ecological health & habitat. Green stormwater engineering and management through utilisation of the floodplain and ponds. Provision for a freshwater ecosystem that will provide habitat for flora and fauna. High amenity based on natural character that creates strong sense of place.



COMMERCIAL HUB

The developer will build a "town hall". A new concept of shared space for the community to socialize but also sell their arts and crafts and help each other with their talents. This hall will be open to the wider public and welcome input / vendors / visitors from the wider community and even from around the world to celebrate arts, food and craftsmanship.



RECREATION

Provision of trails and pathways that link ridge and slope neighbourhoods to the village centre. Creating a feature out of the Great Taste Cycle trail along the valley floor of the village. This is an asset that contributes to the amenity of the village and the wellbeing of the community. Provision of a series of open spaces that can be used for informal and formal sports events, sport practice, events and picnics.

"I believe that living in harmony is only possible if we all look after each other - everyone in his / her area of expertise and to their capacity having the greater good in mind. Ultimately this will lead to a healthy community with less inequality, happy people and a government which doesn't need to interfere as much – it only works if we all start thinking that way - Everyone's individual life can only be as good as the life of the community."

Carsten Buschkühle (Owner / Developer)



TASMAN BAY VILLAGE PROPOSAL

As part of the master planning process for Tasman Village a model was created to illustrate the vision for the Village (refer image on this page). This Model was developed around the following KEY components:

At this scale of 400+ houses (up to 800 if serviced), including Townhouses/Apartments, Small House areas and Village Center/Commercial, this project can be fully serviced on site using rain water collection and bore water as well as communal waste water treatment systems on site.

- 800 HOUSES, MIN. SECTION SIZE 800M²
- AVERAGE APPROXIMATELY 1,000M²+
- 50 TOWNHOUSES/ APARTMENTS
- MULTIPLE SMALL HOUSE AREAS
- VILLAGE CENTER/COMMERCIAL PRECINCT
- EXTENSIVE PUBLIC ACTIVITY AREAS
- RURAL ACTIVITIES
- MARKET/COMMUNITY GARDENS
- RURAL/RESIDENTIAL BALANCE
- ENVIRONMENTAL OPPORTUNITIES
- RETAIN LOCAL CHARACTER

TERRACED HOUSING



MEDIUM DENSITY CLUSTERS



FLOOD RESILIENT HOUSES



ECOSYSTEM RESTORATION



RECREATION



VILLAGE HUB



MARKET GARDEN





In Summary

- We believe it's the 'perfect storm' for government intervention to see a new, smarter, more innovative and more sustainable development taking place on this site.
- We see the potential for developing a blueprint for local community engagement for local community engagement, design & delivery that can be modelled elsewhere in the country. This site and the circumstances are ideal for a pilot project.
- There is a willing developer, investment and land available in a region that is crying out for an increase on the supply of houses, more affordable options and smarter development solutions.
- We are seeking support in the form of government intervention into planning processes, underwriting and Public Private Partnership infrastructure initiatives.
- We have the team, networks & investment ready to make this project happen.