Nelson City Council | Te Kaunihera o Whakatū

tasman district council | Te Kaunihera o te tai o Aorere

Nelson Tasman Annual Monitoring Report

National Policy Statement on Urban Development

June 2025

KEY RESULTS

This report summarises quarterly data for the 12 months ending June 2025 and compares it with the previous year's results (year ending June 2024), unless otherwise stated. Using annual data means any consistent changes to trends in the data are likely to be more reliable. Some of the datasets can exhibit a large degree of variance between quarters due to seasonal fluctuations.

Population Trends

- The population in the Nelson Tasman urban environment has remained stable with no change since 2024.

Residential Development Trends

Housing Demand Indicators

Social Housing:

- Nelson Register: 261 applicants as at June 2025, down from 303 in June 2024.
- Tasman Register: 144 applicants, similar to last year (147).
- Considered High Priority Applicants (Cat A): 85% for both regions.
- 759 additional households need affordable housing but don't qualify for the register.

Housing Supply Indicators

Dwelling Breakdown

- New residential dwellings consented in Nelson Tasman increased by 10% to a total of 541 new dwellings.
- Tasman: 8% increase in new dwellings.
    - 93% of new dwellings are stand-alone houses.
    - 5% are retirement village units.
    - 2% are townhouses, flats, units, or other dwellings.
- Nelson: 11% increase in new dwellings.
    - 55% is comprised of attached dwellings (townhouses, flats, units and other dwellings).
    - 35% of new dwellings are standalone houses.
    - 20% retirement village units.
- New Zealand: 1% increase in consented dwellings.

Sections Created by Subdivision

Sections created uses LINZ data, residential sections created are the total number of new titles issued.

- Nelson:
    - 158 new residential sections created.
    - 66 greenfield, 26 infill, 71 redevelopments.
    - 66 new residential lots granted resource consent.
- Tasman:
    - 166 new residential sections created.
    - 94 (56%) in the Urban Environment.

- 226 new residential lots granted resource consent of which 135 were in the Urban Environment.

Housing Prices, Rents and Affordability

Ministry of Housing and Urban Development House Prices show:
- Nelson peak: $767,500 (Dec 2021); now $685,000 (Jun 2025).
- Tasman peak: $847,000 (Dec 2021); now $729,500 (Jun 2025).
- Compared to June 2024: Nelson 5% increase, Tasman up 2%.

Massey University's quarterly Home Affordability Report (May 2025) shows:
- Over 12 months Nelson's and Tasman's affordability significantly improved by 24%.
- Between Feb-May 2025: both improved Nelson (11.2%) Tasman (8%).
- Tasman: The least affordable in the country of 16 regions.
- Nelson: 8th least affordable (between Northland and Hawke's Bay) of 16.

Infometrics measures housing and rental affordability shows:
- Rent as percentage of income in Nelson City (25.3%) and Tasman District (26.5%) was less affordable than the New Zealand average (22.1%).
- 2024 rental rankings: Nelson 4th, Tasman 3rd least affordable.
- Current rental ranking: Nelson 3rd, Tasman the least affordable.

Greenfield and Forecasted Development

- Percentage development classified as greenfield:
  - Nelson: 66%.
  - Tasman: 83%.
- Projected and actual growth:
  - Nelson: 52 households projected; 240 new dwellings granted building consent.
  - Tasman: 399 dwellings projected; 301 actual new dwellings granted building consent.

BUSINESS DEVELOPMENT TRENDS

Demand for Business Land

June 2025 Infometrics Quarterly Economic Monitor for Nelson-Tasman

- GDP: Down 0.9%
- Employment: Decreased by 2.2%

Supply of Business Land

- 33% lower new commercial and industrial floor area consented compared to the previous year.
- Nelson: 0 New Business lots and 0 Business Resource Consents.
- Tasman: 1 New Business lot created and 14 Business Resource Consents.

MONITORING REQUIREMENTS OF NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The National Policy Statement on Urban Development 2020 (**NPS UD**) came into force in August 2020 (updated 2022) and sets out the objectives and policies for planning well-functioning urban environments under the Resource Management Act 1991. The NPS UD replaced the earlier National Policy Statement on Urban Development Capacity. Nelson and Tasman share a Tier 2 urban environment under the NPS UD.

The NPS UD requires all local authorities with an urban environment to monitor quarterly, a set of indicators relating to housing and business land development, and to publish the results of its monitoring at least annually. Regular monitoring helps councils better understand factors affecting the demand and delivery of residential and business development and helps inform planning processes, including infrastructure investment.

As Nelson City Council and Tasman District Council (**the Councils**) each have jurisdiction over parts of the Nelson Tasman tier 2 Urban Environment, the Councils are jointly responsible for monitoring development trends. The Councils also monitor development trends more widely, including at the region-wide level and for rural areas outside of the Urban Environment. Where relevant data is available, this has been included in this annual report.

Since 2017, the Councils have monitored urban development trends, as required by the previous National Policy Statement on Urban Development Capacity 2016. These earlier reports are available on the Councils' websites. See Tasman District Council Urban Development Monitoring Reports and Nelson City Council Urban Development Monitoring Reports.

In March 2025 the Expert Advisory Group (EAG) released its blueprint recommendations for resource management reform EAG Report -- Blueprint for RM Reform.pdf and the Cabinet released its recommendations on the same Factsheet -- Resource management reform.pdf A new Planning Act and a new Natural Environment Act are proposed and Bills are expected to be released by the end of 2025.

Consultation on a suite of new national directions closed in July 2025 and on housing specifically under the 'Going for Housing Growth' consultation paper in August 2025. In March 2025 the Government announced its intention that Going for Housing Growth will be given effect to as part of Phase Three of the resource management reforms – i.e. the RMA-replacement Bills.

NELSON TASMAN URBAN ENVIRONMENT

This report covers development trends for the Nelson Tasman Urban Environment, as well as the wider Nelson City and Tasman District local authority areas. The Councils are jointly responsible for the NPSUD monitoring requirements.

The Councils have defined the Nelson Tasman Urban Environment as comprising of the following city and towns: Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira. This is based on the NPSUD definition of ‘urban environment’, recognising these communities are part of the same labour and housing market, and are or are intended to be predominantly urban in character and can include non-contiguous areas of urban land.

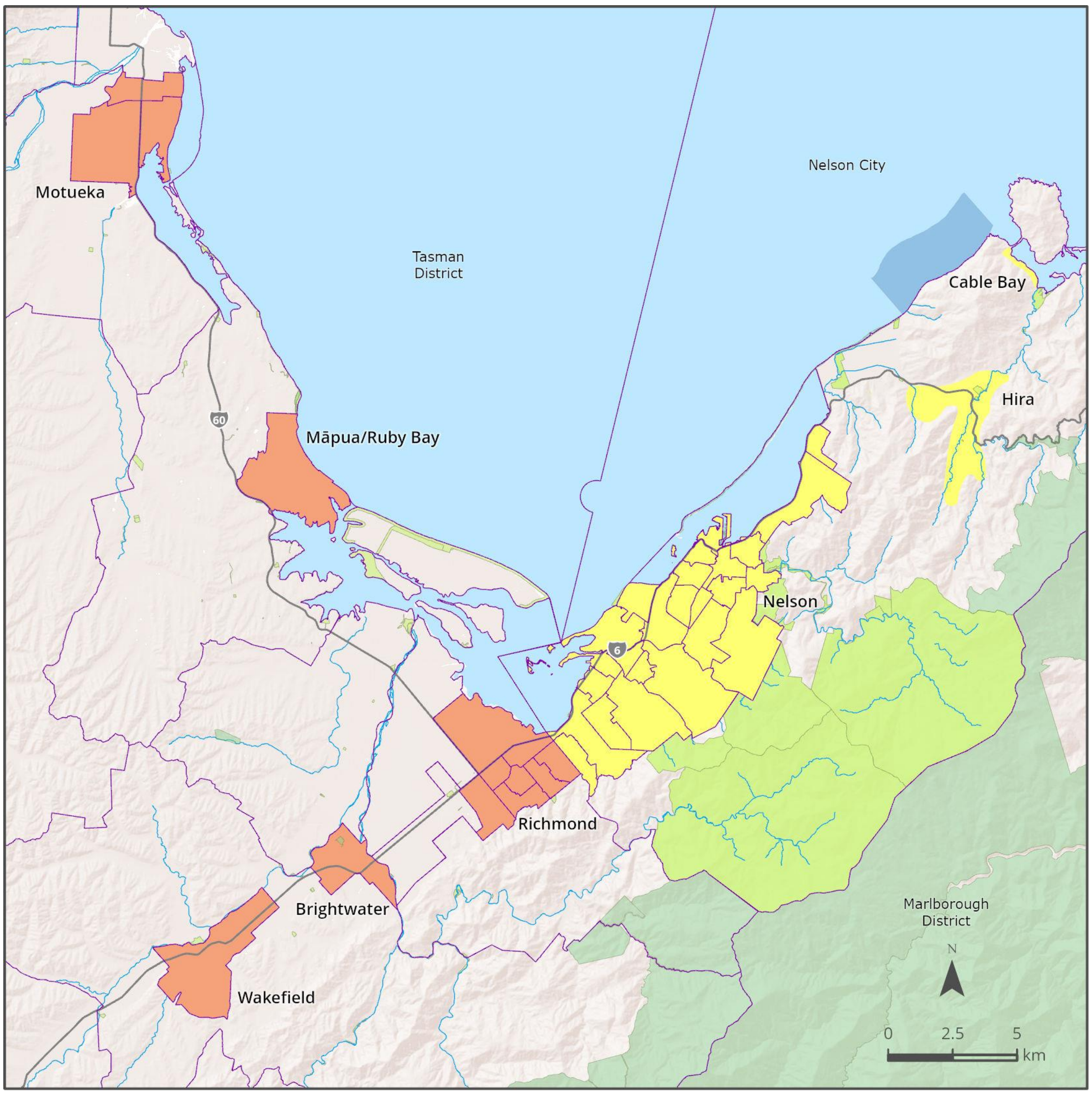


Fig 1 Nelson Tasman Urban Environment

POPULATION TRENDS

In the year ending June 2025, Nelson saw a decrease in population of 0.4% (54,300) and Tasman saw an increase of 0.3% (59,900). The Nelson Tasman Urban Environment's population remained stable, with no change from 2024, totalling 87,250, with 60% (52,330) residing in Nelson and 40% (34,920) in Tasman. The Nelson part of the urban environment declined by 0.4% and Tasman's part increased by 0.5%.

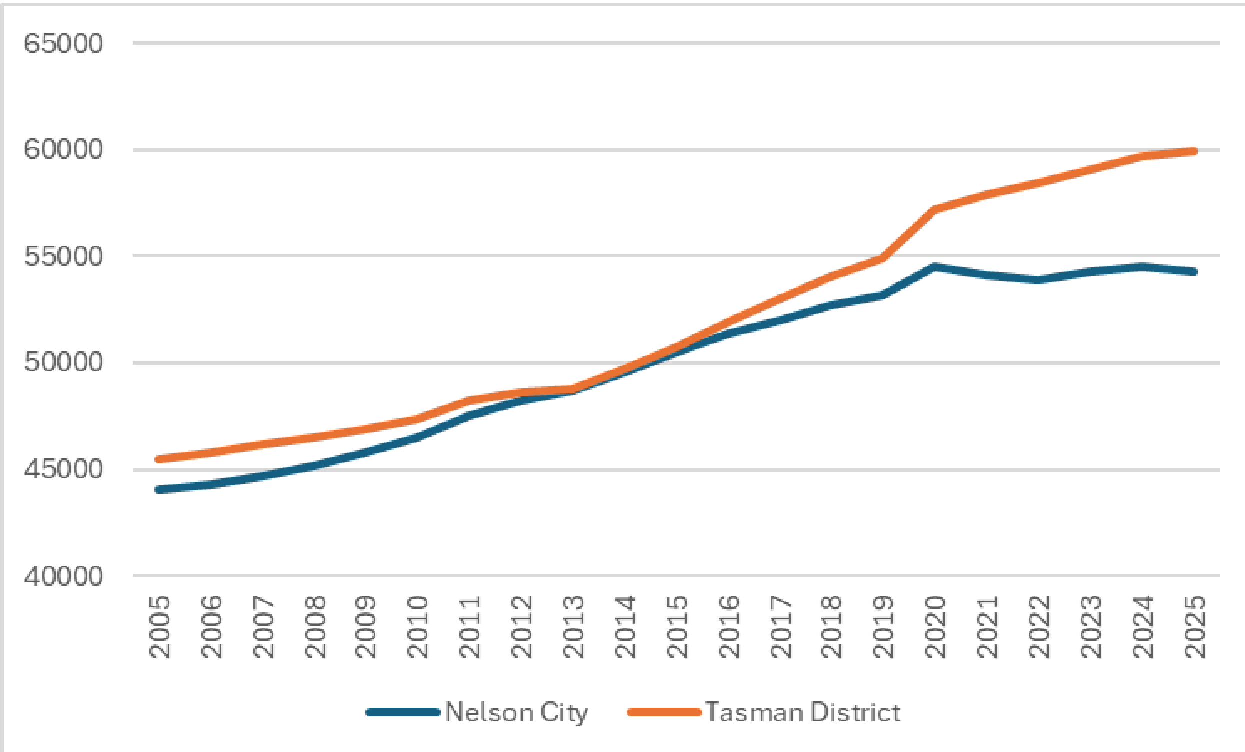


Figure 2 Statistics New Zealand Population Estimates, Nelson and Tasman

RESIDENTIAL DEVELOPMENT TRENDS

Housing Demand and Supply

There are many market dynamics that affect the supply and price of housing. These include the cost of infrastructure and building materials, the availability of skilled labour, and bank lending policies to both developers and buyers. The release of new land and housing to the market, the types of new housing, and investor purchases of housing significantly impact the housing market.

The Councils have responded to growth pressures in various planning processes and infrastructure investments. This included the adoption of the Nelson Tasman Future Development Strategy 2022-2052 and its Implementation Plan which tracks progress on growth projects and is reviewed annually. The most recent Implementation Plan was adopted in November 2024 and the 2025 update is expected to be adopted in November 2025.

Other ongoing processes include the Long Term Plan (LTP) 2027-2037 and plan changes to the Nelson and Tasman Resource Management Plans. Plan Change 81 in Tasman (concurrent with Change 1 to the Regional Policy Statement) is currently awaiting notification, subject to authorisation to proceed from the Minister for the Environment, following the "Plan Stop" directive introduced by the Resource Management (Consenting and Other System Changes) Amendment Act.

Earlier this year, Nelson City Council received the hearing panel's recommendations on Plan Change 29 (PC29). The panel recommended rejecting many of the originally proposed residential intensification provisions but supported key elements, including extending the Inner City Zone (Fringe area). Nelson Council accepted these recommendations and the decision was notified in June. One appeal was lodged focusing on the rejected residential zones. Environment Court mediation is set down for December 2025. While the 2024 Housing and Business Assessment shows short-term capacity is sufficient in Nelson, the medium to long-term outlook is uncertain without PC29's residential changes.

The Nelson Tasman Housing and Business Capacity Assessments 2024 considered demand and capacity for housing and business land over a 30-year period. The assessment for the combined Nelson Tasman Urban Environment demonstrated sufficient housing capacity in the short term (1-3 years) and long term (11-30 years) but not in the medium term (4-10 years). The insufficiency over the medium term is largely a result of constrained funding to provide infrastructure on time, but this is planned to be resolved over the longer term.

Dwellings Capacity by Urban Environment			
	Tasman	**Nelson**	**Combined**
Short Term (1 - 3 years)	√	√	√
Medium Term (4 - 10 years)	*X*	*X*	*X*
Long Term (11 - 30 years)	√	√	√

√ = Sufficient Capacity X = Insufficient Capacity

Table 2 Sufficiency of Capacity for Dwellings in the Nelson Tasman Urban Environment

On business land demand and capacity, there is sufficient capacity for the next 30 years in the Nelson Tasman Urban Environment. Individually, surplus business land capacity in Tasman over the 30 years will address the shortfall of retail, commercial and industrial land in Nelson in both the medium and long term.

The following charts from the Ministry of Housing and Urban Development (MHUD) illustrate the trends in housing supply (solid line) and housing demand (dotted line). Housing supply data is derived from consented new dwellings, while housing demand is inferred from household growth, incorporating population growth and household size estimates.

Figure 3: Nelson City Housing Supply and Demand 2025

Figure 4: Tasman District Housing Supply and Demand 2025

Between 2014 and 2021, the housing supply in Nelson and Tasman did not generally keep up with the increasing demand for housing. However, in recent years the number of new dwellings has theoretically exceeded household growth at a regional level, noting that this does not account for issues of affordability or the market for holiday homes. That said in 2025, consent levels in Tasman appear to have declined to a rate that matches household growth.

Housing Demand Indicators

According to the Ministry of Social Development's Social Housing Register, the number of eligible applicants on the waiting list for social housing in Nelson has seen a decrease of 14% since June 2024. Tasman has also seen a decline of 2%.

As of June 2025, there were 261 eligible applicants for social housing in Nelson and 144 in Tasman. Most applicants are considered high priority (85%) for both Nelson and Tasman aligning with the slightly higher national average of 92%. This compares with 303 for Nelson in June 2025 and 147 for Tasman.

Nelson Tasman Housing Trust complete a bi-annual survey on local housing need and the latest survey revealed that the demand for affordable housing still extends beyond those on the Social Housing Register. Specifically, an additional 759 households were identified as needing affordable housing but did not qualify for the public housing register. This number has increased 11% from the June 2024 survey reporting 686 people identified as needing affordable housing (but not qualifying for Social Housing).

Motor camps in the region have accommodated a significant number of people wintering over and report a steady demand from people with no other place to live. However, many of these people will need to move out either for the busy summer season or because there are new limits on the length of stays (50 days). Some campsites have opted to move away from long-term and permanent residents or opted to have these residents managed privately.

Kāinga Ora acquired and delivered an additional 35 new homes in Nelson City by June 2025, including 29 new one-bedroom apartments on Waimea Road, which were opened in January 2025. A further 12 homes were delivered in Tasman District by June 2025. A number of new homes will be delivered in the June 2026 financial year in Nelson

Housing Supply Indicators

The Councils have additional data on recent residential development trends, detailing the type and location of development.

New Dwellings Granted Building Consent

The number of new dwellings consented in Nelson Tasman increased by 10% compared with the previous year, with 541 new dwellings consented. Building consents rose in both Nelson and Tasman, with increases of 8% and 11% respectively, well above the national growth rate of just 1%.

Stand-alone houses lead annual rise in home consents | Stats NZ

Year Ending	Jun 2021	Jun 2022	Jun 2023	Jun 2024	Jun 2025	Annual Change 2024/2025
NEW DWELLINGS						
Total Nelson City and Tasman District	878	819	853	493	541	+48
Tasman	618	562	577	271	301	+30
Nelson	260	257	276	222	240	+18
Urban Environment	718	645	677	381	449	+68
Urban Environment (Tasman part)	467	396	407	171	211	+40
Urban Environment (Nelson part)	251	249	270	210	238	+28

Table 1 Building Consents 2021-2025

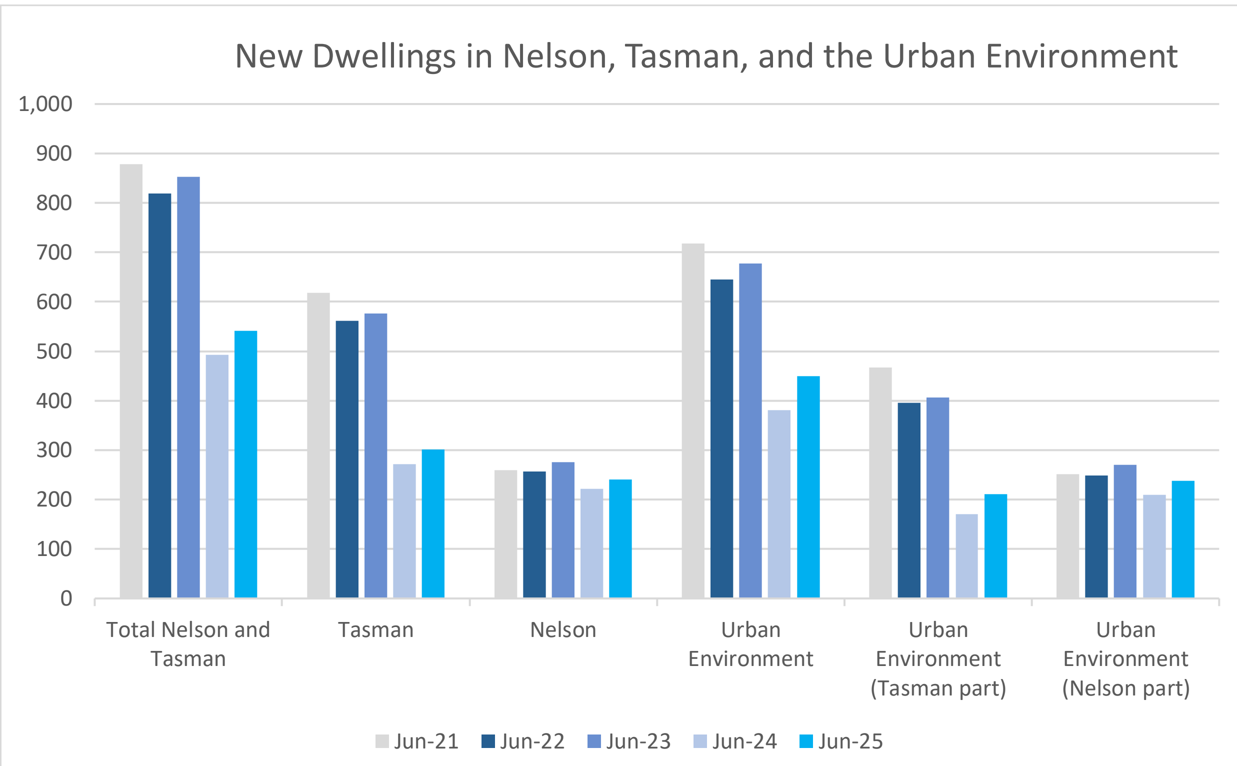


Figure 5 Building Consents 2021-2025

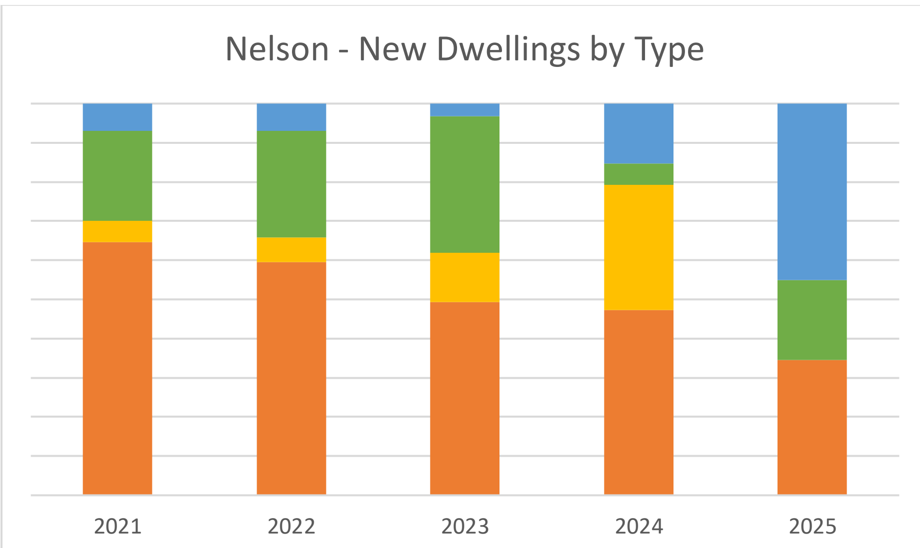
Dwellings by Type

Nelson

The majority of new dwellings in Nelson in 2024/2025 were townhouses/flats/units (45%) and retirement village units (20%). Standalone houses made up the remaining 35% of new dwellings, and their share has been decreasing in the last five years.

Tasman

Stand-alone houses continue to be the dominant housing typology in Tasman, making up 93% of total dwellings in 2024/2025, with retirement villages accounting for 5% and townhouse/flats/units making up the remaining 2% of new dwellings.



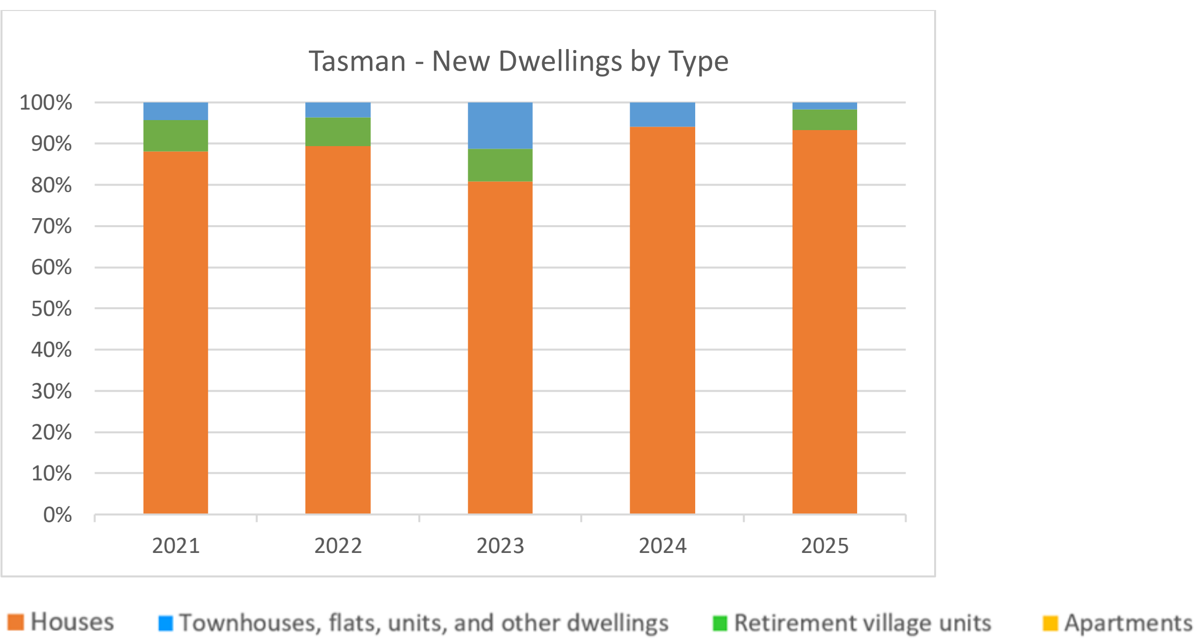


Figure 6 Residential Building Consents by Type

Dwelling Size

Reflecting the changing typology of new dwellings in Nelson, the average floor area of new dwellings has decreased from 189m2 in 2016 to 125m2 in 2025. The average size of new dwellings in Tasman had declined from 186m2 in 2016 to 168m2 in 2024, but then increased to 191m2 in 2024/2025.

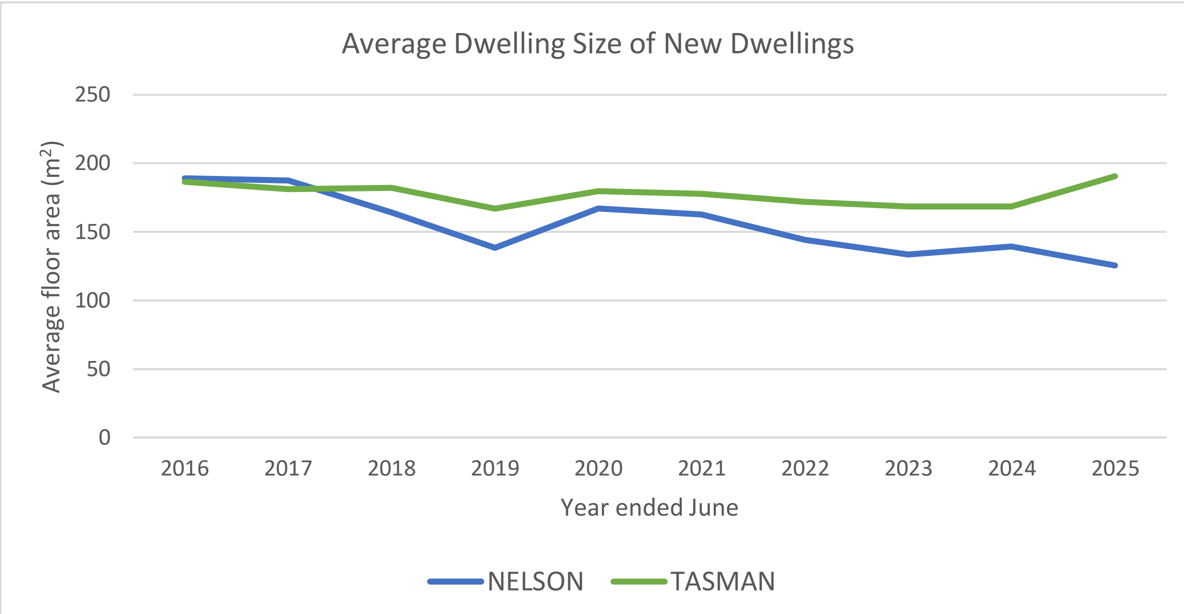


Figure 7 Average Floor Area of New Dwellings

Sections Created and Granted Resource Consent

The number of residential sections being created and granted resource consent (subdivision) are lead indicators on the capacity for future housing supply. The number of sections created uses LINZ data on subdivision consents, where the developer has sent the survey plan to LINZ for approval.

The number of new residential resource consents is based on the resource consents for subdivisions.

	2023/2024		**2024/2025**	
New Residential Sections Created (LINZ)				
	Urban Environment Only	All of District	Urban Environment Only	All of District
Nelson	136	138	158	158
Tasman	331	372	94	166
Residential Resource Consents (Subdivision)				
	2023/2024		**2024/2025**	

	Urban Environment Only	All of District	Urban Environment Only	All of District
Nelson	91	93	66	66
Tasman	38	146	135	226

Table 2 New Residential Sections Created Through Subdivision and Resource Consents (Subdivision)

Nelson

There were 158 new residential sections created, in Nelson. Of these 66 were greenfield sites, 26 were infill and 15 were redevelopment sites. This is slightly more than the number of sections created in the previous 12 months.

There were 66 new lots granted resource consent (subdivision) in Nelson City. The bulk of these subdivisions were for the Bayview greenfield development.

Tasman

There were roughly half the new residential sections created for Tasman during 2024/2025 compared with the previous year, 166 with 56% (94) created in the urban environment. Normally the percentage of sections created is much higher in the urban environment but during 2024/25 the percentage has been roughly equal of sections created in the urban environment and rural Tasman.

Of the 94 sections created in the urban environment, the vast majority, 82 were created in Richmond. These were in a range of locations, Richmond West, Richmond South and brownfield intensification in Richmond central (Oxford St, Herbert St and Queen St 14 sections). In Motueka 6 sections were created in High St as a result of intensification also.

The rest of the sections were spread around the Tasman District, predominantly located in the Moutere ward (with a subdivision between Coastal Highway and Motuere Highway) and Golden Bay. Just over half of the rural Tasman sections were created in Golden Bay with small subdivisions and larger subdivisions in Pōhara (Richmond Road) and Ligar Bay (Matenga Road).

There were 226 new residential lots granted resource consent (subdivision) in all of Tasman District, of which 135 (60%) were in the Urban Environment. This total is 50% higher than in 2023/24 and is more consistent with 2022/23 levels. They comprise subdivisions in Tākaka, Ruby Bay, Richmond central, Richmond South, Brightwater and Māpua (Seaton Valley).

Housing Prices, Rents and Affordability

Housing affordability is the cost of housing relative to a household’s income.

House Prices

Data from the MHUD shows a steep rise in house prices in Nelson and Tasman between 2016 and 2022. Since then, house prices have reduced. The peak median sales price for a house in Nelson reached $767,500 and $847,000 in Tasman in December 2021. As of June 2025, it is now sitting at $685,000 and

$729,500 respectively. When compared with the same period for 2024 there was an increase of 2% for Tasman, while Nelson house prices saw a 5% increase. However, compared with five years ago, Nelson house prices are 21% higher, and Tasman house prices are 16% higher.

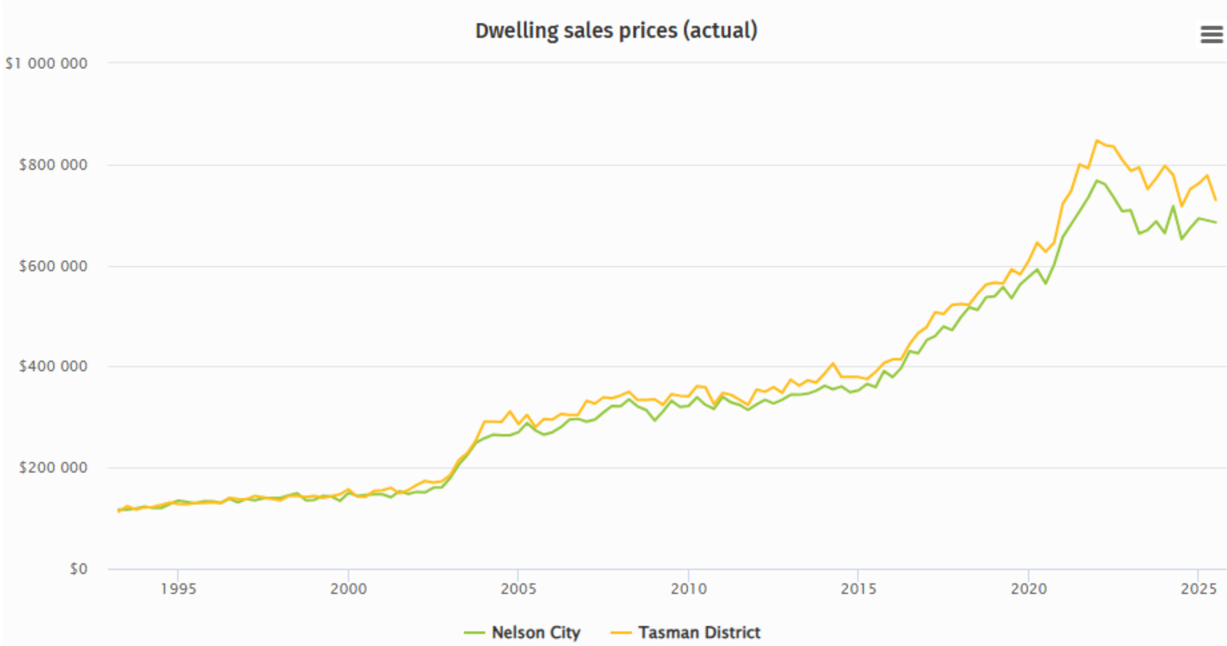


Figure 7 Median Sales Price (MHUD)

House Rent

Data from MHUD shows a continuing increase in average rents in Nelson and Tasman. As of June 2025, the average rent in Nelson was $555, up 3% compared with a year ago, and 24% higher than five years ago. The average rent in Tasman was $539, remaining steady year on year and 20% higher respectively.

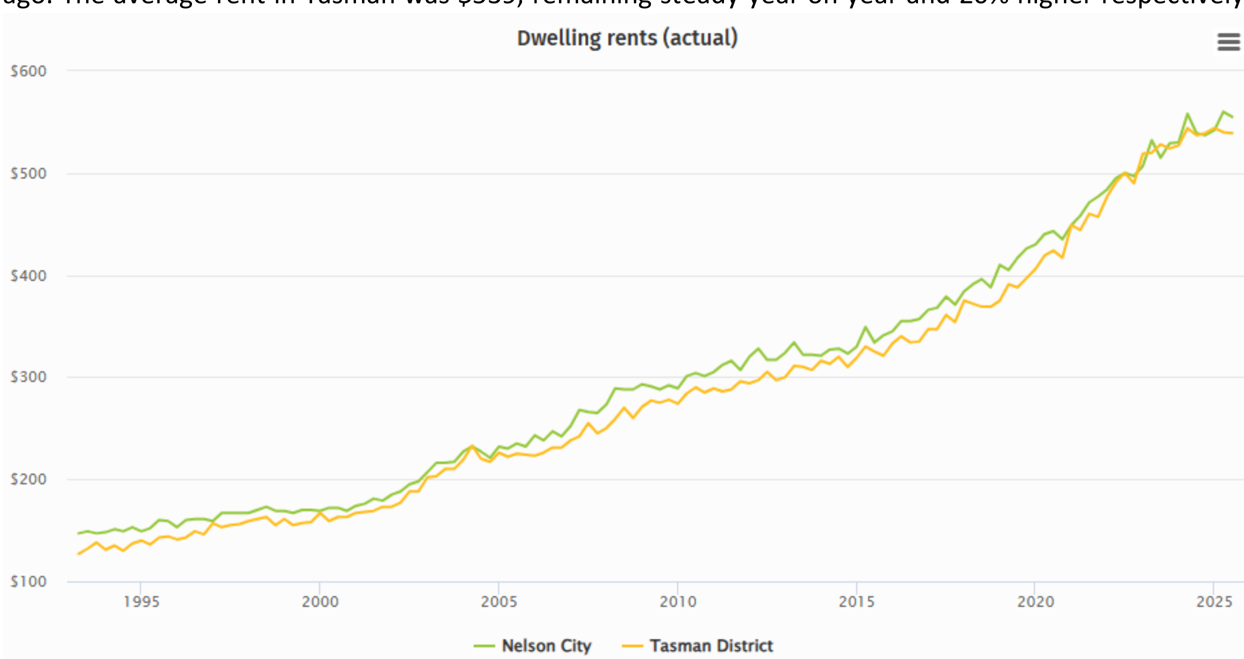


Figure 8 Average Rents (MHUD)

Massey University Home Affordability and Residential Rental Reports

Massey University publishes a quarterly Home Affordability Report with a home affordability index by region. The index takes into account house prices, the cost of borrowing (interest rates), and wage levels.

According to the Home Affordability Index, Tasman is the least affordable region to buy a house followed closely by Bay of Plenty. Nelson is currently ranked in the middle as the 8th least affordable (or 9th most affordable) sitting between Hawke's Bay, 7th least affordable and Northland at 9th. Although Tasman is the least affordable region the report shows a significant improvement in home affordability in both Nelson (24.7%) and Tasman (23.7%) over the last 12 months.

HOME AFFORDABILITY INDEX				PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
Region	May 2024	February 2025	May 2025	Improvement	Decline	Improvement	Decline
Northland	37.6	32.8	26.1	30.4%		20.3%	
Auckland	46.6	37.0	32.7	29.8%		11.5%	
Waikato	38.2	30.5	28.6	25.3%		6.2%	
Bay of Plenty	44.3	34.6	33.0	25.5%		4.7%	
Gisborne	34.8	27.3	25.8	25.7%		5.3%	
Hawke's Bay	37.7	31.3	27.4	27.4%		12.5%	
Manawatū/Whanganui	29.9	23.3	20.9	30.2%		10.4%	
Taranaki	32.1	27.2	24.1	25.1%		11.7%	
Wellington	34.3	27.9	25.8	24.8%		7.4%	
Tasman	43.7	36.2	33.3	23.7%		8.0%	
Nelson	34.7	29.5	26.2	24.7%		11.2%	
Marlborough	37.2	28.2	26.0	30.1%		7.8%	
West Coast	22.8	16.9	17.6	22.6%			3.9%
Canterbury	39.6	32.1	29.5	25.6%		8.2%	
Otago	36.7	29.6	27.5	25.2%		7.0%	
Southland	25.7	21.2	21.5	16.6%			1.0%
All Regions	38.1	30.6	27.9	26.8%		8.7%	

Table 3 Massey University Home Affordability Report (June 2025)

Overall, home affordability has improved again during this quarter, largely driven by a decline in mortgage interest rates, a drop in median house prices, and a modest increase in household incomes.

Massey University also publishes a quarterly Rental Report with rental affordability by region. Rental affordability is calculated by comparing average weekly wages and average rents. The March 2025 quarterly report shows an improvement for Nelson rental affordability from December 2024 to March 2025 of 1% and a slight decline in Tasman of 0.1%. The National Improvement during the same period was 3.5%.

Infometrics Housing and Rental Affordability

Infometrics publishes measures of housing and rental affordability. Housing affordability is measured by the ratio between average house values and average annual household income.

The average house value in Nelson is 7 times the average household income, while in Tasman, it is 7.3 times. During the last ten years, the ratio for Nelson and Tasman peaked and was least affordable between December 2021 and March 2022 with ratios of 9.8 and 9.0 respectively.

Based on this measure, both Nelson and Tasman have worse housing affordability than the national average (6.5 times the average household income).

Infometrics use a rent affordability measure which is the ratio of the average weekly rent to average household income. A higher ratio, therefore, suggests that the average rent takes up a greater proportion of the average income, which indicates lower rent affordability.

Rental affordability in Nelson and Tasman has seen a decline over the past year. In 2024, Nelson and Tasman were ranked in the top four least affordable regions, at 4th and 3rd place, respectively. Nelson now still ranks as the 3rd least affordable region for renting, while Tasman has moved to 1st place (of 16 regions).

The proportion of income spent on rent in Nelson City stands at 25.3%, while in Tasman District it is slightly higher at 26.5%. These figures indicate that residents in these areas are dedicating a larger share of their income to housing costs compared to the national average of 22.1%.

Proportion of Capacity in Greenfield Areas or in Previously Developed Areas

A monitoring requirement of the NPSUD is the proportion of housing development capacity which has been realised, in either existing urbanised areas or in previously undeveloped areas (greenfield).

There were 158 new residential sections created in Nelson. Of these 66 (42%) were greenfield sites, 26 were infill and 71 were redevelopment sites. The bulk of these subdivisions were for the Bayview greenfield developments.

Of the 211 new dwellings granted building consent in Tasman's part of the Urban Environment (see table 1), the majority (175 dwellings, 83%) have been in previously undeveloped areas, mostly in Richmond West. There have been 36 new dwellings in the existing urbanised areas, mostly in Richmond.

Comparing Actual and Forecast Development

This Monitoring Report focuses on the year ending June 2025, which is year one of the 2024-2034 LTPs.

Nelson

Year three of the 2021-2031 LTP contains projections for household growth over 10 years from 2021. For the year ending 30 June 2024, there was a projected growth of an additional 52 households. In total, there were 222 new dwelling building consents granted in the year.

Council has updated its growth assumption for the LTP 2024-2034, with 1,108 new household expected from 2023 to 2028.

Tasman

Tasman estimates demand and capacity for its main towns and communities. The following table compares the actual number of new dwellings with the number projected in Council's growth model 2023. The actual number is based on building consents for new dwellings. The numbers of projected new dwellings were based on the population growth assumption and the infrastructure work programme in the 2024-2034 LTP.

Growth in Tasman District has been lower than expected overall in 2024/25, but higher than expected in Richmond. Growth in Motueka and Brightwater has been significantly lower than expected.

	Number of new dwellings projected in Growth Model 2023 (based on LTP projections)	**Actual number of new dwellings (granted building consent) 2024/25**	**Difference between actual and projected new dwellings**
Richmond	126	171	+45
Brightwater	20	5	-15
Wakefield	27	16	-11
Māpua	15	12	-3
Motueka	43	7	-36
Moutere	57	32	-25
Lakes-Murchison	18	12	-6
Golden Bay	42	23	-19
Tasman District	399	301	-98

Table 4 Tasman's Growth Model Dwelling Forecasts Compared with Building Consents 2024/2025

The growth assumption for the LTP 2024-2034 was made in 2023 based on the best information available at the time. In the five years to 2023, Tasman had experienced an average of 529 new dwellings a year.

BUSINESS DEVELOPMENT TRENDS

Demand for Business Land

Economic activity remains constrained around the country, with a provisional 0.9% fall in Gross Domestic Product in Nelson-Tasman and 0.8% across New Zealand in the year to June 2025. Driven by lower construction, manufacturing, and professional services activity weighing on the economy, and spending is taking longer to turn around despite lower interest rates. Employment numbers have decreased, by 2.2% annually, this is greater than the national average which fell 1.5%.

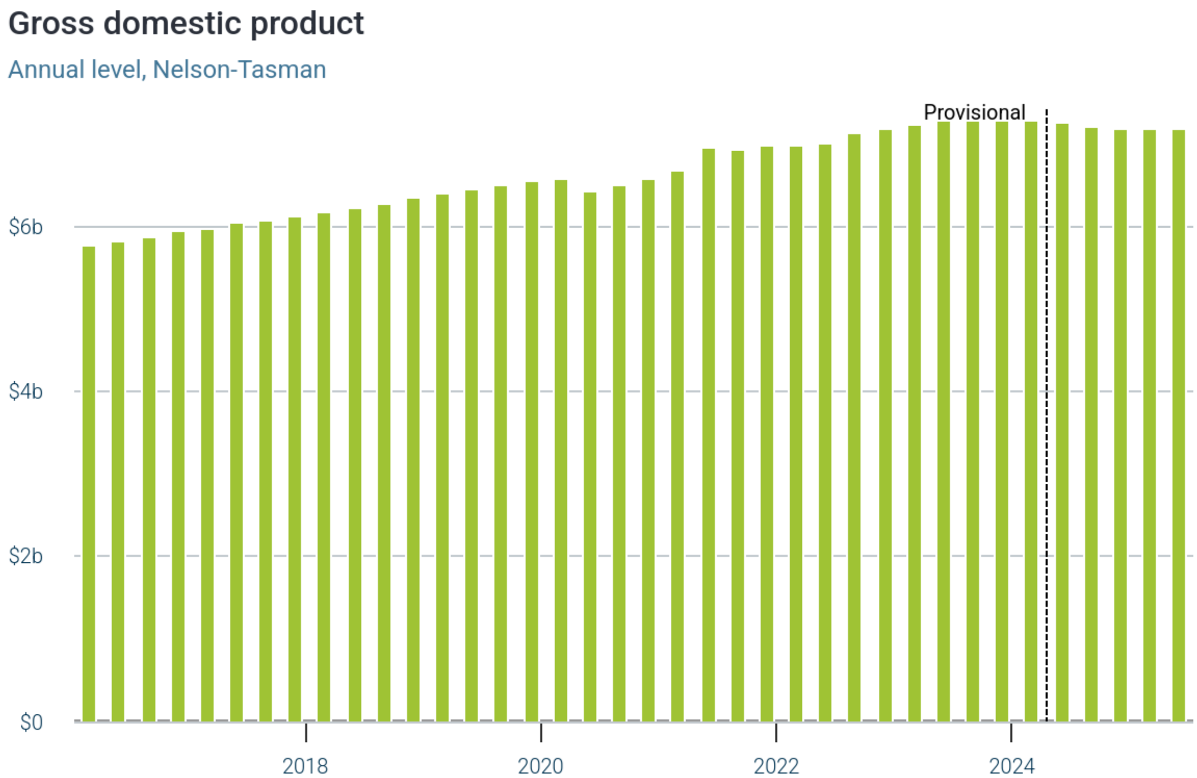


Figure 9 GDP June 2025 Quarter Infometrics

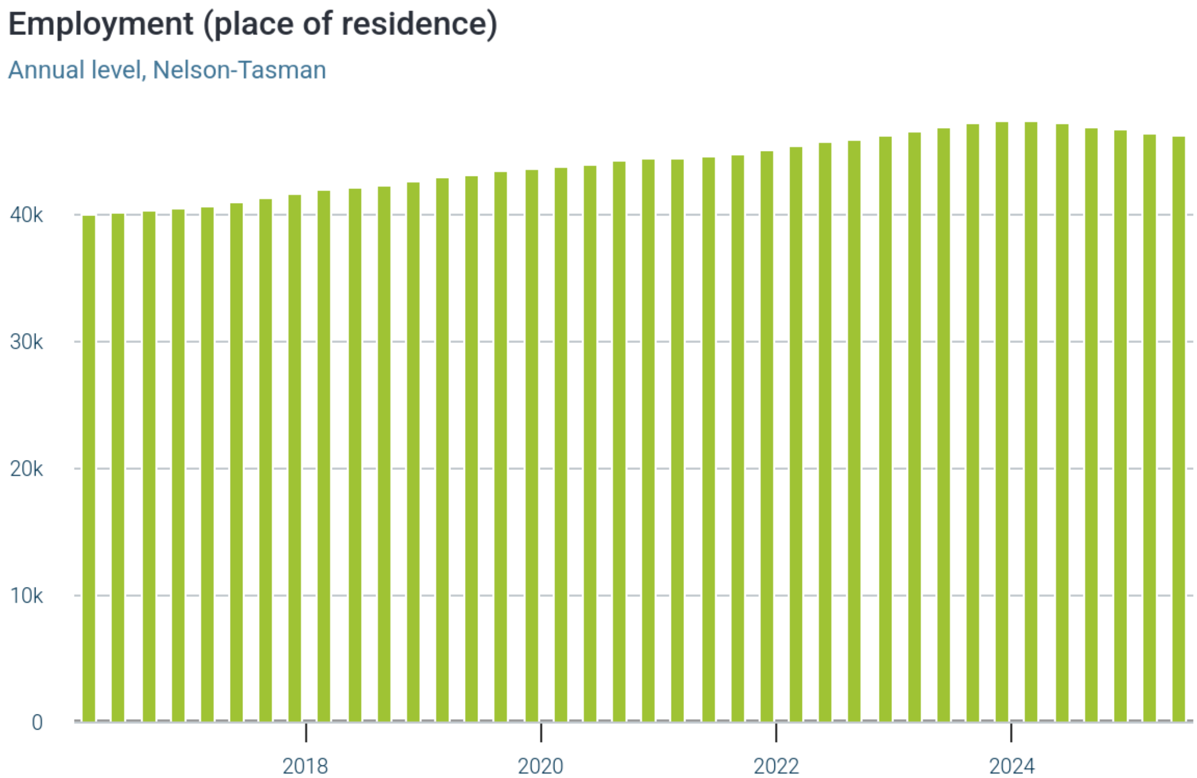


Figure 10 Employment Numbers June 2024 Infometrics

Supply of Business Land

New Buildings Granted Building Consent

One measure of retail, commercial and industrial business land development is the total floor area for new building consents, for new buildings which are either commercial buildings (including shops, restaurants, bars, offices), factories, industrial and storage buildings, or hotels, motels and other short-term accommodation.

The amount of new commercial and industrial floor area consented in the Nelson Tasman Urban Environment was 58% higher than the previous year, but on par with the average for the last five years. The amount of floor space consented in Nelson was higher this year than in 2024 and significantly higher than the average for the last five years. Tasman consented slightly less business space in the District as a whole compared with last year, with both 2024 and 2025 new business floor area being lower than the five year average. However business space in Tasman's Urban Environment increased in 2024/25 by 29%. Most of the new business buildings for Tasman have been in the Urban Environment, particularly Richmond West and Lower Queen St.

	Year ending June						
	2021	2022	2023	2024	2025	Annual Change 2024/2025	
Total Nelson City and Tasman District	25,603	34,619	45,888	26,998	34,486	7,488	28%
Tasman	18,043	31,450	29,367	17,399	16,151	-1,248	-7%
Nelson	7,560	3,169	16,521	9,599	18,335	8,736	91%
Urban Environment	19,540	18,213	28,230	18,967	32,918	12,021	58%
Urban Environment (Tasman part)	12,455	15,116	11,953	9,368	14,583	3,285	29%
Urban Environment (Nelson part)	7,085	3,097	16,277	9,599	18,335	8,736	91%

Table 5 New Commercial and Industrial Buildings Granted Building Consent by Floorspace (sqm)

Business Sections Created and Granted Resource Consent

The numbers of commercial and industrial sections being created according to LINZ and sections granted resource consent are useful lead indicators on the capacity for future business land supply. The number of sections created uses LINZ data on subdivision consents, where the developer has sent the survey plan to LINZ for approval. The number of new business lots granted resource consent is based on subdivision consent.

	2023/2024	2024/2025
New Business Sections Created (LINZ)		
Nelson City	0	0
Tasman District	26	1
New Business Sections Granted Resource Consent		
Nelson City	7	0
Tasman District	0	14

Table 6 New Business Sections Created and Business Resource Consents

Nelson

In 2024/2025, there were no new business lots created in Nelson and no business resource consents granted.

Tasman

In 2024/2025, there was 1 new business lot created in Tasman. and 14 new commercial, mixed business or light industrial lots granted resource consent in Richmond and Tākaka.**REFERENCES**

Stats NZ. Subnational Population Estimates: As of 30 June 2025, | Stats NZ. (2025, June). https://www.stats.govt.nz/

Nelson Tasman Housing and Business Capacity Assessment. (2024, July). https://www.nelson.govt.nz/4infrastructure/5city-development/monitoring-housing-and-business-growth

Ministry of Housing and Urban Development. (2025, August). Ministry of Housing and Urban Development Urban Development Dashboard. https://huddashboards.shinyapps.io/urban-development/

Housing Register. Ministry of Social Development. (2025, June). https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/housing-register.html

Nelson Tasman Housing Trust. (2025, June). Monitoring Local Housing Needs. Advice and research - Nelson Tasman Housing Trust (ntht.org.nz)

Nelson City Council and Tasman District Council - Building Consent Information. (2025, June).

Nelson City Council and Tasman District Council - LINZ Information. (2025, June).

Real Estate Analysis Unit. Real Estate Analysis Unit - Massey University. (2025, June). https://www.massey.ac.nz/about/colleges-schools-and-institutes/massey-business-school/research-at-massey-business-school/business-research-centres-groups-special-interest-groups/real-estate-analysis-unit/#Inthemedia

Nelson Tasman: Housing Affordability. Quarterly Economic Monitor. Infometrics (2025, June). Quarterly Economic Monitor | Nelson City (infometrics.co.nz)

Nelson Tasman: Gross Domestic Product (GDP). Quarterly Economic Monitor. Infometrics (June, 2025). Quarterly Economic Monitor | Nelson City (infometrics.co.nz)

Nelson Tasman: Employment (Place of Residence). Quarterly Economic Monitor. Infometrics (June, 2025). Quarterly Economic Monitor | Nelson City (infometrics.co.nz)