

Monitoring Report 2023-2024

NATIONAL POLICY STATEMENT ON

Urban Development Capacity

BLENHEIM URBAN AREA



MARLBOROUGH
DISTRICT COUNCIL



National Policy Statement - Urban Development 2020

Annual Report for Marlborough 2023/2024

Executive Summary

This report provides an annual summary of housing and commercial development market indicators for the period from 1 July 2023 through 30 June 2024. The purpose of this report is to monitor urban development activity in Marlborough, with a particular focus on the Blenheim Urban Area as the region's largest urban centre. This monitoring and reporting aligns with requirements under the National Policy Statement for Urban Development 2020 (NPS-UD), which is further discussed below.

About the National Policy Statement

The National Policy Statement on Urban Development 2020 sets out objectives and policies for urban development under the Resource Management Act 1991 (RMA). Councils must give effect to these objectives and policies

The purpose of the NPS-UD is to ensure New Zealand towns and cities have well-functioning urban environments, that enable all people and communities to provide for their social, economic, and cultural wellbeing, while also ensuring the provision of sufficient development capacity to meet the different needs of people and communities - improving how our cities respond to growth, to enable improved housing affordability and community wellbeing.

The Marlborough District Council is considered 'Tier 3' in the NPS-UD Appendix¹. This is the lowest tier for a regional council. This means that Council is not required to complete the full monitoring requirements of a Tier 1 or 2 council. Instead, Council is strongly encouraged to monitor development within our urban environments.

Section 3.9 of the NPS-UD states monitoring requirements for the policy statement. Section 3.9(1) sets out a suite of quarterly aspects to be monitored including matters such as dwelling demand, dwelling prices and rents, housing affordability, and housing development capacity. These matters are reported in this document.

Council's reporting

One way in which Council gives effect to the NPS-UD is via these monitoring reports, which use a range of indicators that contribute to urban development, including data on housing and commercial development market indicators, dwelling sales and rents, and building consent data. Several external information sources are used and these are acknowledged in each reporting area. Several new additional indicators are being trialled for this reporting period (identified below), including new population statistics. All indicators reported here are available for public viewing on the [Council's website, which links to the NPS-UD interactive dashboard](#).

Another way in which the NPS-UD is reported is by monitoring capacity for urban development via the Housing and Business Capacity Assessment (HBA), last completed in 2022. The NPS-UD requires a range of demand scenarios to be contemplated in the HBA across three timeframes: short term (0-3 years), medium term (4-10 years) and long term (11-30 years). These timeframes have been used in some indicators reported on in this document to provide context of the data over time.

¹ [National Policy Statement for Urban Development 2020](#), Appendix page 31

Reporting Indicators

Indicators covered in this report are:

Part 1: Population

- a) Estimated population change (new)
- b) Projected population change (new)
- c) Estimated and projected population (new)
- d) Projected population by age (new)

Part 2: Residential dwelling sales and rents

- a) Median dwelling sales prices
- b) Mean dwelling rents
- c) Total number of dwellings sold
- d) Dwelling sales to rent ratio

Part 3: Building and Resource Consents Issued

- a) Residential Building Consents
- b) Residential dwellings – detail
- c) Commercial Building consents
- d) Resource Consents issued - subdivision

Part 4: Housing affordability

- a) House value to income ratio (new)
- b) Mortgage as a % of income ratio (new)
- c) Annual Change in Housing Affordability (new)

Part 5: Social Housing Requirements

- a) Number of Applications received
- b) Number of Bedrooms Required (new)

Part 6: Urban Development

- a) Development contributions – household equivalent units
- b) Residential Greenfields uptake
- c) Recent residential development activity

Summary of key results

- The estimated population continues to increase overall, despite a small decline in 2022.
- The projected population makeup by age (medium growth scenario) forecasts increased numbers of 40-64 and 65+ year olds, with reducing 15-39 year olds to 2050.
- Dwelling median sale prices have decreased since the previous monitoring report.
- Conversely, median dwelling rents have continued to climb. This is a continuation of a trend previously noted in the 2022-23 report.

- Numbers of new residential dwelling building consents have decreased since 2022, though long term trends of 3-4 bedroom standalone dwellings remain.
- In contrast, there is a strong increase in new commercial building consents.
- Resource Consents issued for new subdivisions have increased slightly in the Blenheim Urban Area but decreased in other parts of the district. Similarly, greenfields development has not increased since the previous years' reporting. These factors point to the preference for infill housing or brownfields development within the Blenheim Urban Area, compared to greenfields.
- Housing affordability has slightly improved, mainly due to reduced average house sale prices.
- Demand for social housing fluctuated since 2022 and has returned to an increasing trend between 2023-2024.

A summary table is provided below. Colour is used to indicate direction of trend since the previous reporting year (green upward trend, red downward trend).

Median Dwelling Sales Price (Marlborough): \$642k (\$28k decrease since the last period)	Mean Dwelling Rent Price (Marlborough): \$500 (\$26.50 increase since the last period)
New Dwelling Consents Issued – Blenheim Urban: 71 (Decrease of 43 since last period)	New Subdivision Consents Issued – Blenheim Urban: 38 (Increase of 6 since last period, number for previous period corrected since 2022-23 report)
Commercial Consents Issued – Blenheim Urban: 16 (Increase of 4 since last period)	Ministry of Social Development Applications **: 234 (increase of 18 since last period)

**** This indicator reflects the number of applications received for social housing by the Ministry of Social Development. It does not represent the total number of individuals in need of housing, data source, Ministry of Social Development.**

Overall, the indicators show a mixture of new and continuation of existing trends. The Covid-19 pandemic created disturbances in existing trends, such as social housing demand, and residential housing affordability. However, other long-term trends, such as increasing residential dwelling rents, remain on the same trajectory as previous monitoring reports.

Staff will continue to update information on the NPS-UD dashboard and complete future monitoring reports as required, and utilise the indicators as applicable through ongoing workstreams.

Part 1: Population Statistics

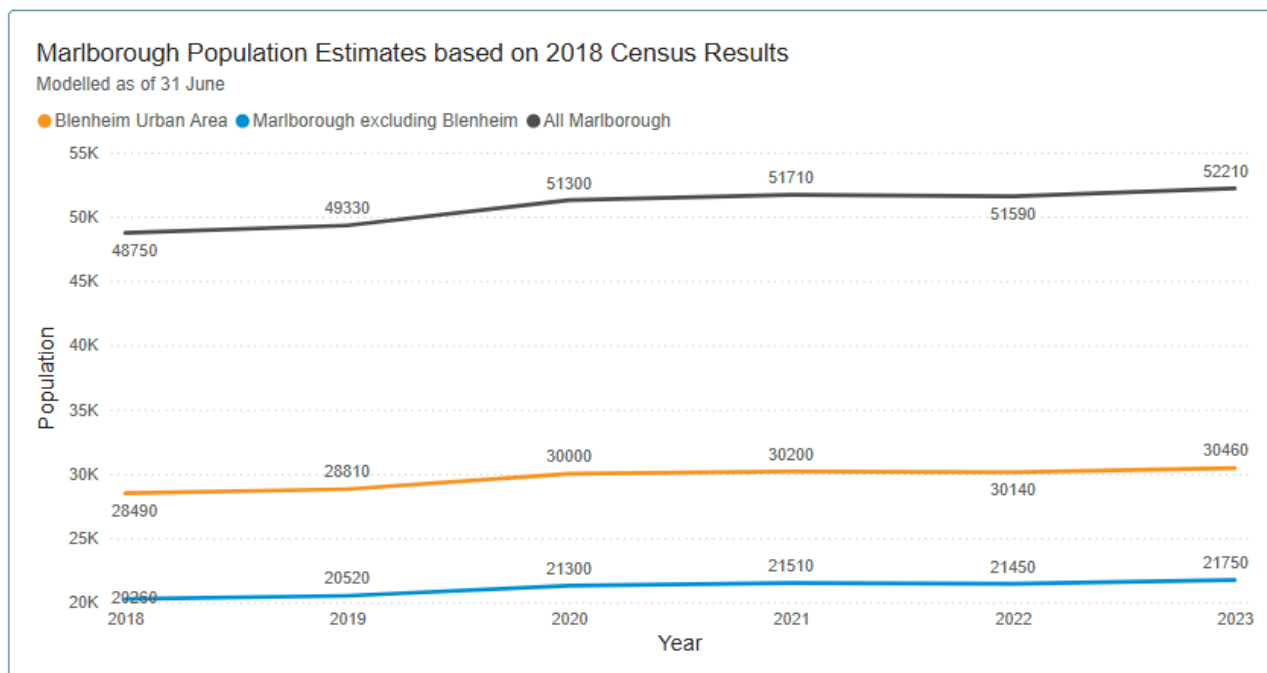
Population statistics include a cohort of four new indicators that Council has included in the NPS-UD monitoring report and dashboard. Population is a crucial aspect to urban development and housing, as different aspects of the population drive different demand. Understanding the regional population assists with understanding the demand for urban development and ensures that policy frameworks accurately support the community.

Two different metrics are used: population estimates and population projections. Estimates use previous Census results (2018) to approximate population numbers until the present (2023 in this case). Projections then use demographic trends and policy settings to forecast population numbers into the future². Projections are completed on three ranges: low, medium, or high projections of population growth. When the 2023 Census results become available the graph will be updated.

Another way in which the NPS-UD is reported is by monitoring capacity for urban development via the Housing and Business Capacity Assessment (HBA). The NPS-UD requires a range of demand scenarios to be contemplated in the HBA across three timeframes: short term (0-3 years), medium term (4-10 years) and long term (11-30 years). Some of the population graphs are contextualised against the three HBA timeframes.

a) Estimated population change (new)

This indicator provides an estimate of the Marlborough population up to 2023 based on the 2018* Census results. The estimates are split into three geographical groups: All Marlborough, Blenheim Urban, and then the balance Marlborough area. This indicator is providing an increasing population estimate of 1.06% for Blenheim Urban since the last reporting period 2022-23.



The data, in this graph, is from the **Subnational population estimates (RC, SA2), by age** dataset for the Marlborough regional boundary. These estimates are of the population usually living in regional council (RC) area and their statistical area (SA2). More information on population estimates and how these have been calculated, can be found on the [Stats NZ site](#), and datasets [here](#).

Data is included for the last 6 reporting years. This encompasses the population estimates from June 2018 and are based on the 2018 census results.

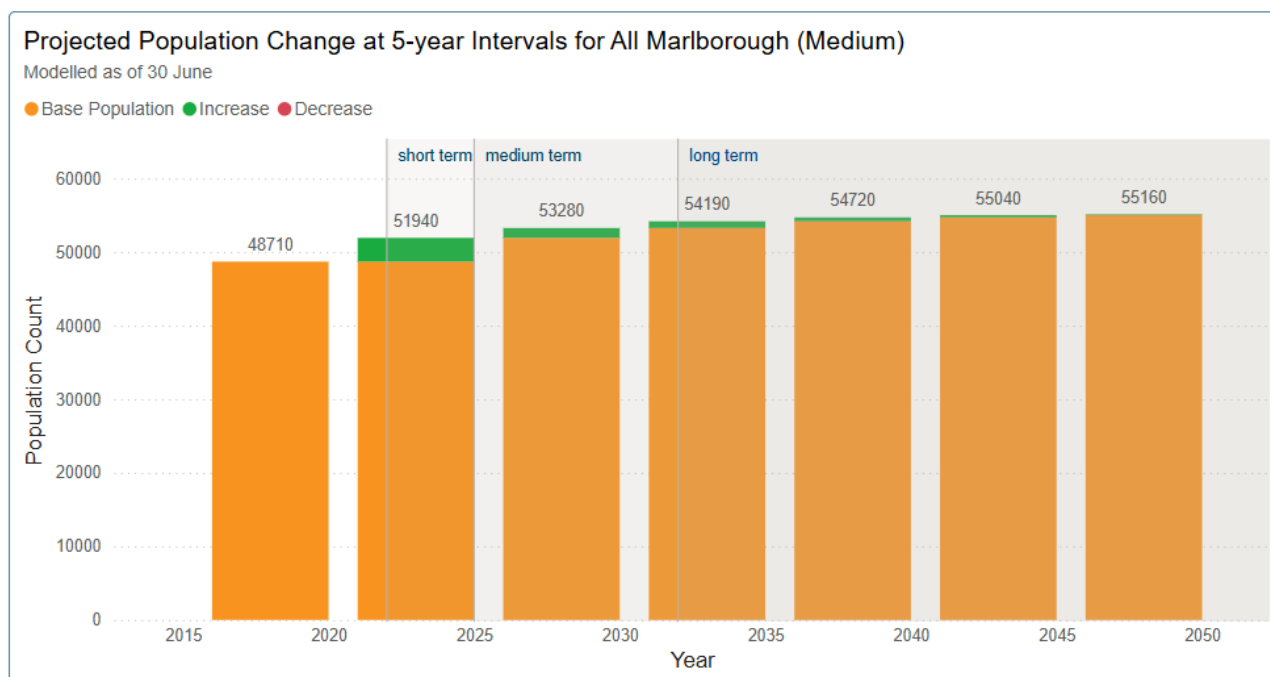
Figure 1 Source: Stats NZ

² <https://www.stats.govt.nz/methods/population-statistics-user-guide>

b) Projected population change (new)

This indicator provides projected future Marlborough population numbers and identifies whether time periods will experience a population increase or decrease overall. The indicator includes low, medium, and high projections for the population, which correspond to low/medium/high projected population numbers. Figure 2 below shows the 'medium' population projection and shows an increasing trend overall, which has more significant increases in population in the earlier years before petering out to low levels of population increase as the projection nears 2050.

The NPS-UD requires a range of demand scenarios to be contemplated in the HBA across three timeframes, which are overlaid on this indicator to provide context for projected population change against the HBA timeframes.



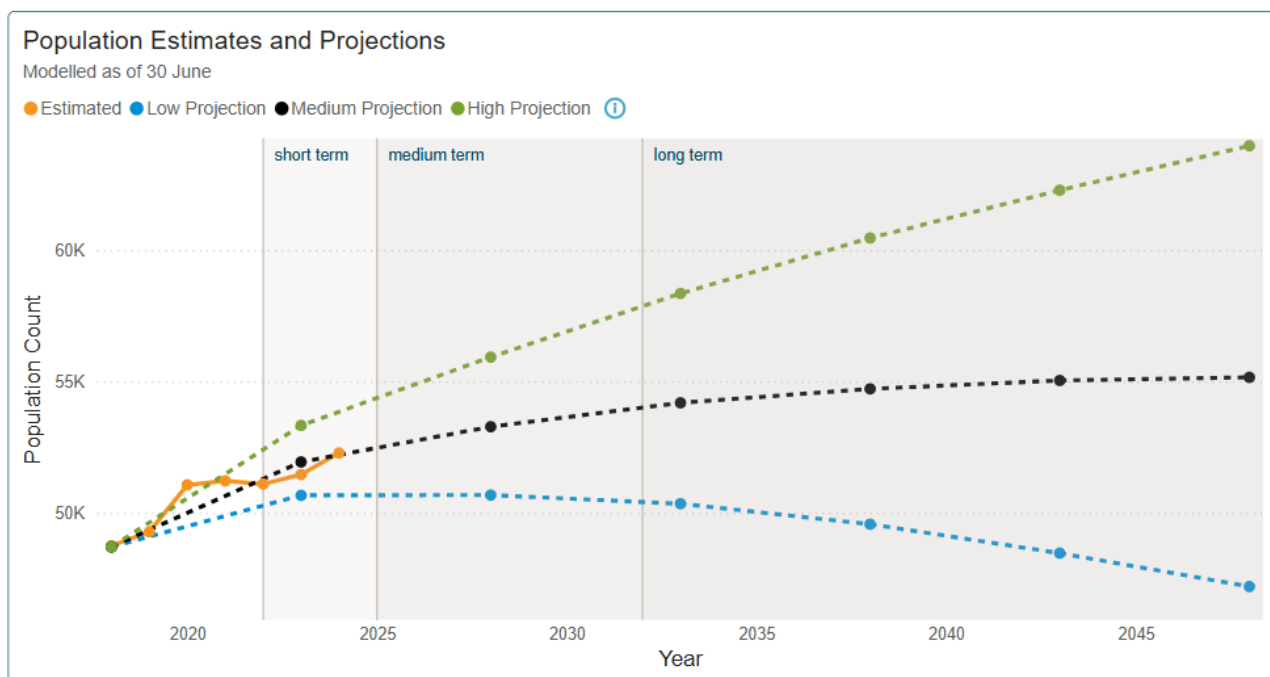
This graph shows Marlborough's projected population increase or decrease over five yearly intervals, using either low, medium, or high population projections sourced from the 2018 Census results. Projections describe trends to show what the population may be like in future. The graph contextualises the results against the [three HBA timeframes](#), being the short, medium, and long term.

Figure 2 Source: Stats NZ

c) Estimated and projected population (new)

The two different indicators (population estimates and projections) can then be combined to create an integrated graph which is shown below in figure 3. The orange line is the population estimate discussed above at (a). The three population projections from (b) are represented by the three dotted lines out to 2050. The future projections are then contextualised across the three HBA timeframe projections shown with the shading (based on the 2022 HBA).

From the integrated graph we can see that the population estimate is most closely following the medium population growth projection, which is used by Council to model future urban development demand.

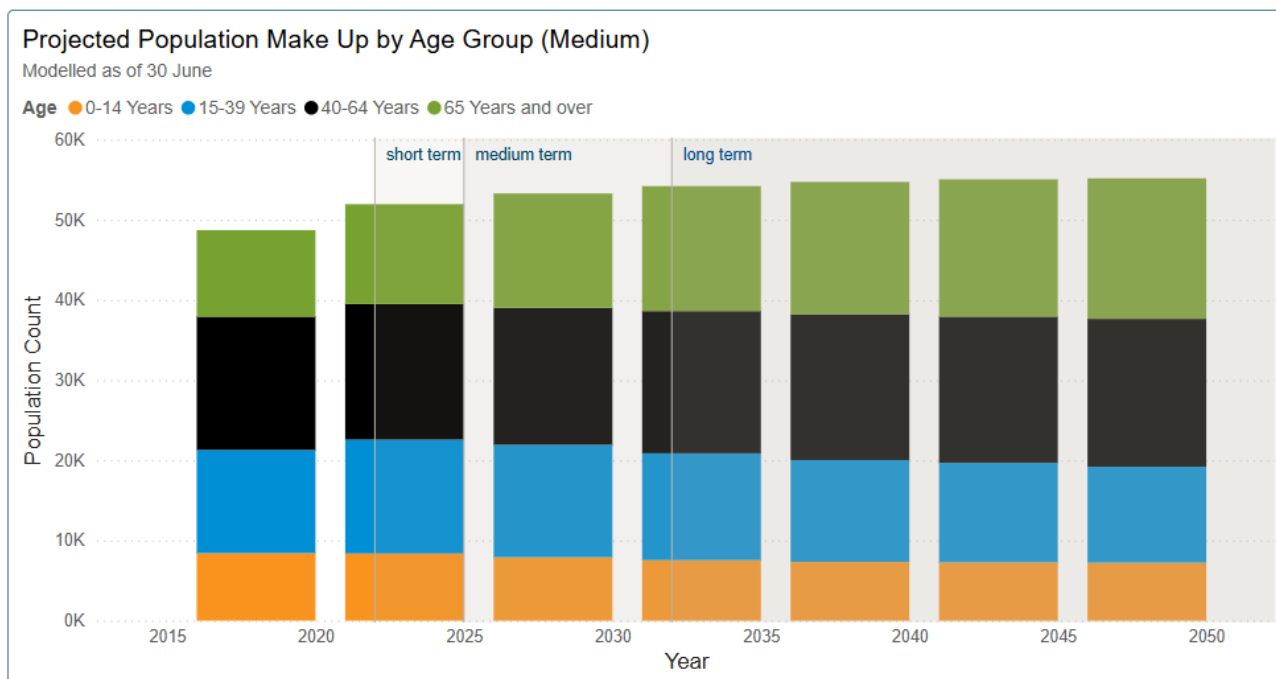


This graph shows one estimate and three projections for Marlborough's future population, based on 2018 Census results. Estimates describe the size and characteristics of the population on a past date. The Marlborough population estimate is shown in the solid orange line. Projections describe trends to show what the population may be like in future. The three dashed lines each demonstrate a different population trend, being low, medium, or high population growth projection. The graph contextualises the results against the [three HBA timeframes](#), being the short, medium, and long term.

Figure 3 Integrated graph using Stats NZ data

d) Projected population by age (new)

A further useful indicator regarding population is the projected future population make up by age. Similar to the population number projection, the make up by age is also completed with low, medium, and high population growth scenarios. Figure 4 below shows the projected population makeup by age (medium growth scenario) forecasts increased numbers of 40-64 and 65+ year olds, with reducing 15-39 year olds to 2050. This means the Marlborough population is projected to become older overall in the future.



This graph shows the projected Marlborough population made up by different age groups. This shows the change in age group cohort in the overall population over time. Projections describe trends to show what the population may be like in future and there is one graph for each population projection level of low, medium, or high. The graph contextualises the results against the [three HBA timeframes](#), being the short, medium, and long term.

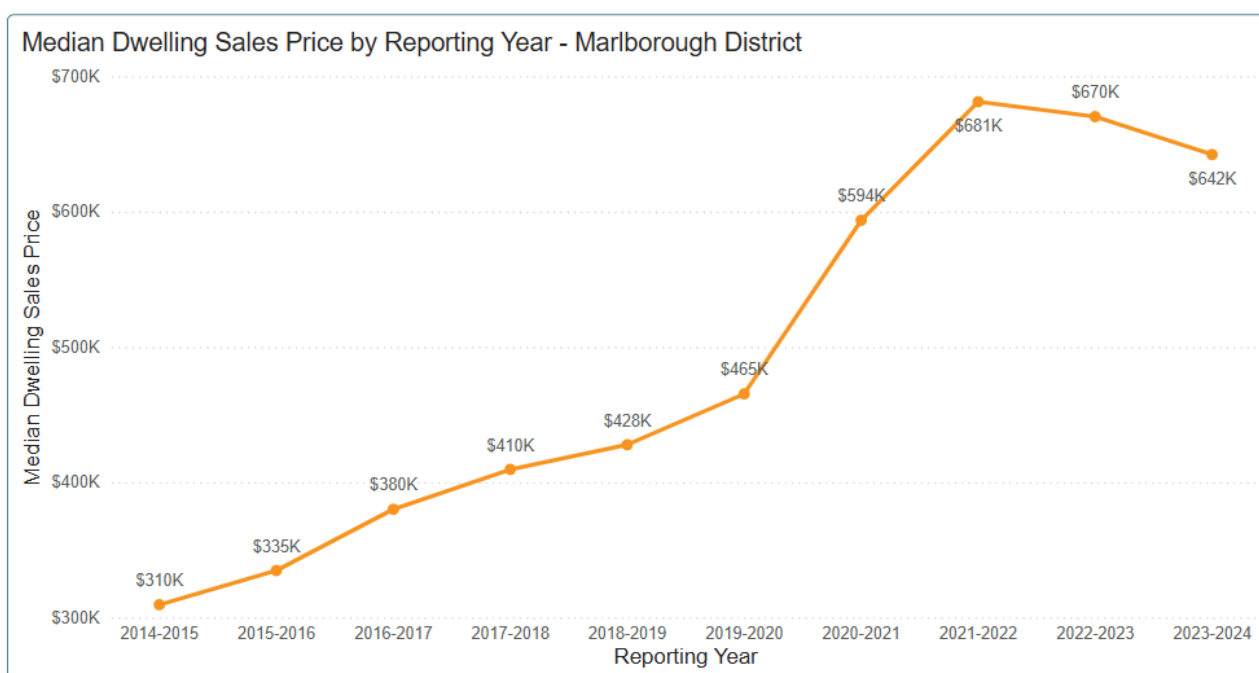
Figure 4 Source: Stats NZ

Part 2: Residential dwelling sales and rents

a) Median dwelling sales prices

This indicator is the median dwelling sales price for residential dwellings sold in Marlborough. The median sales price means the middle sales price. This series is not adjusted for size or quality of dwellings and includes detached houses, apartments, attached flats, and townhouses only. Please note there may be administrative lags between sales occurring and data collection.

This year's monitoring follows the trend of 2022-23, with a further reduction in median sales price to \$642,000. This is an annual median reduction of \$28,000 from the previous year and \$39,000 less than the 2021-22 market peak. This reduction in median sales price mirrors market sentiment over this time, such as increased interest rates, build costs, and availability of capital.



This indicator shows the nominal median prices of residential dwellings sold in each quarter.

This median price series is not adjusted for size and quality of dwellings. 'Residential dwellings' include Houses, Apartments, Flats, and Townhouses only; and 'Sales' are those classified as 'market'.

Figure 5 Source: CoreLogic

Looking back on the decade of reporting from 2014-2024 displayed on the graph, other aspects of note include:

- There was a 46% increase between the 2019-2020 median price and the peak of the market at the 2021-2022 median. This has now retracted around 6% to the median of \$642,000 of 2023-2024 reporting year.
- The decade between 2014-15 and 2023-24 has resulted in a 207% increase in median dwelling sales prices, and at the 2021-22 height of the market there was a 219% increase across all dwellings included.

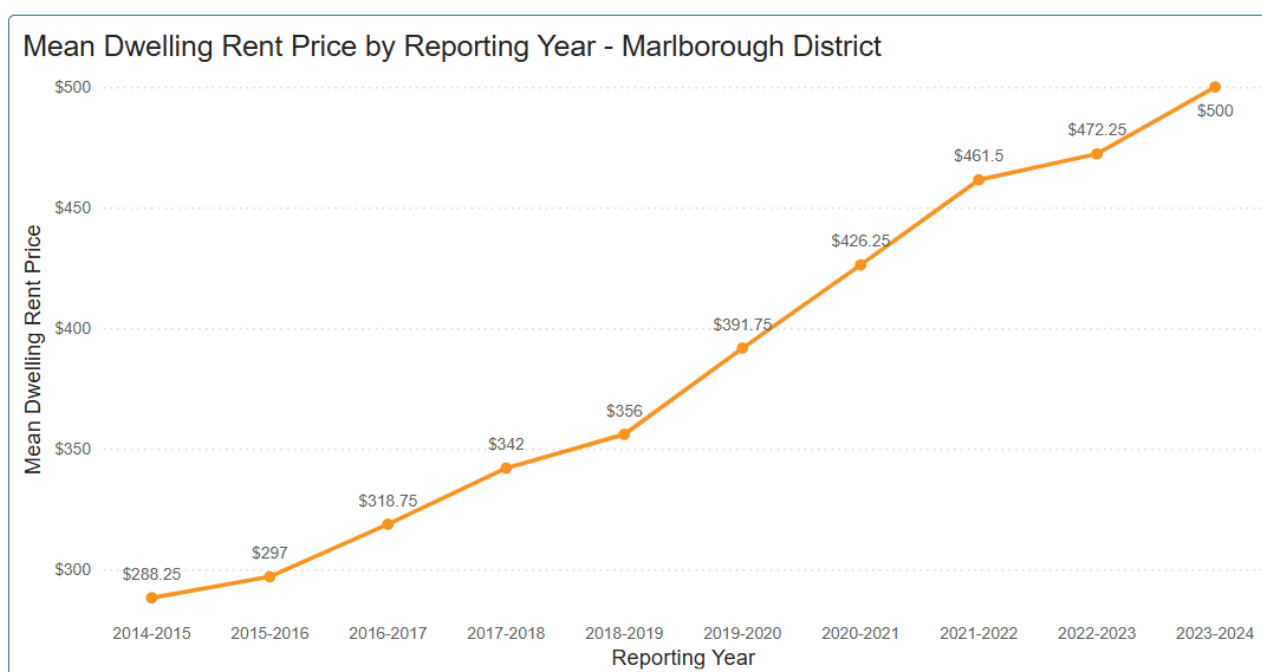
b) Mean dwelling rents

This indicator reflects the nominal mean rents as reported in new private rental bonds of houses, apartments, and flats (not single rooms or boarding houses) that are lodged with the Ministry of Housing and Urban Development Tenancy Services. The mean rents consolidate all housing types/size and bedroom numbers reported to Tenancy Services.

The reason for using a mean figure is that rents cluster around round numbers and tend to plateau for months at a time. This makes analysis of time series difficult and using a geometric mean is a way of removing this clustering effect.

Unlike median dwelling sales prices discussed above, mean dwelling rents have continued to increase since the last monitoring report. 2022-23 saw a lower rate of growth compared to previous years, before accelerating again to a new peak in 2023-24.

The mean dwelling rent price in 2023-24 reporting year is \$500/week.



This indicator reflects nominal geometric mean rents as reported in new private rental bonds of Houses, Apartments, and Flats (not single rooms or Boarding Houses) that are lodged with Tenancy Services.

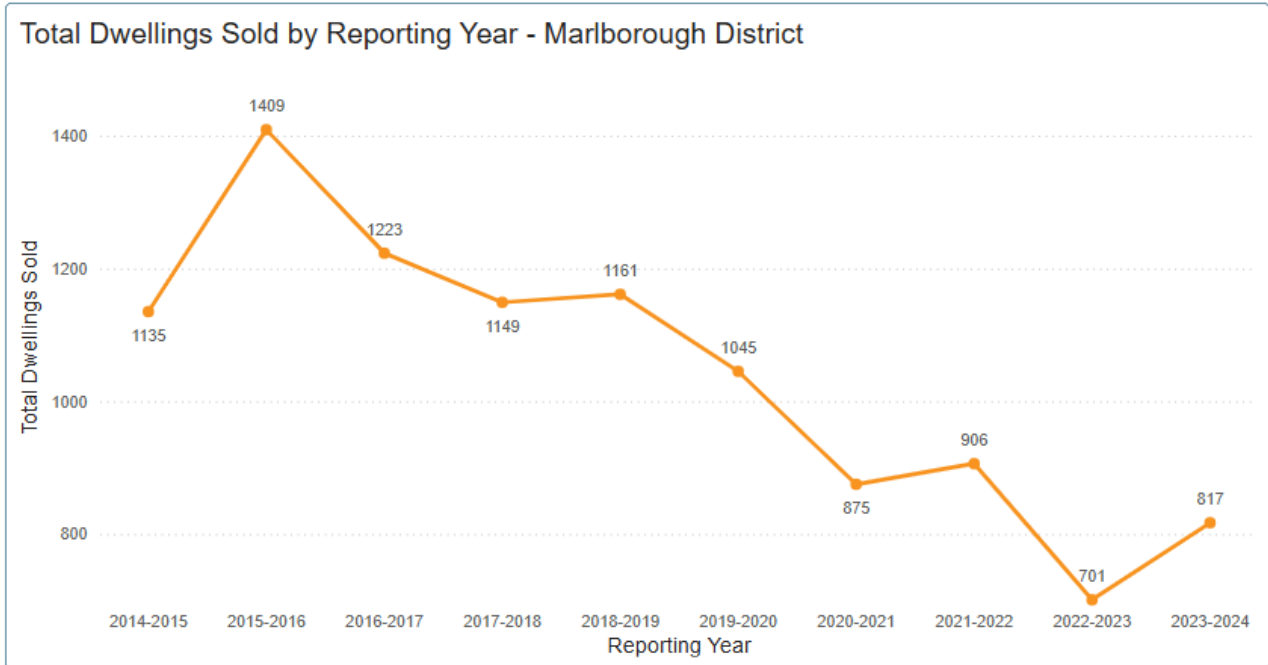
The reason for using this mean is that rents cluster around round numbers, and tend to plateau for months at a time. This makes analysis of time series difficult and using the geometric mean is a way of removing this clustering effect.

Figure 6 Source: Te Tuapapa Kura Kainga Ministry of Housing and Urban Development - Tenancy Services

The difference between the downward trend for median dwelling sales prices and the upward trend for mean dwelling rents reflects the differences occurring in the two markets. The mean dwelling rent increases reflects the existing, long-term demand for the supply of rental housing in the district which has not abated since the last monitoring report. In contrast, the decreasing trend in median sales prices reflects factors including increased interest rates, building material supplies, and the influence of the COVID-19 pandemic on the residential housing market.

c) Total number of dwellings sold

This indicator reports the total number of residential dwellings sold in Marlborough for the reporting year. The most recent total of 817 dwellings for the 2023-24 reporting year was an increase on the 701 from 2022-23. Interestingly the overall long-term trend since 2015-16 (1,409 sales) has been a decline, however this reporting year shows a clear increase from the previous.



The number of residential dwellings sold, in the reporting year.

Figure 7 Source: Te Tuapapa Kura Kainga Ministry of Housing and Urban Development - Tenancy Services

d) Dwelling sales to rent ratio

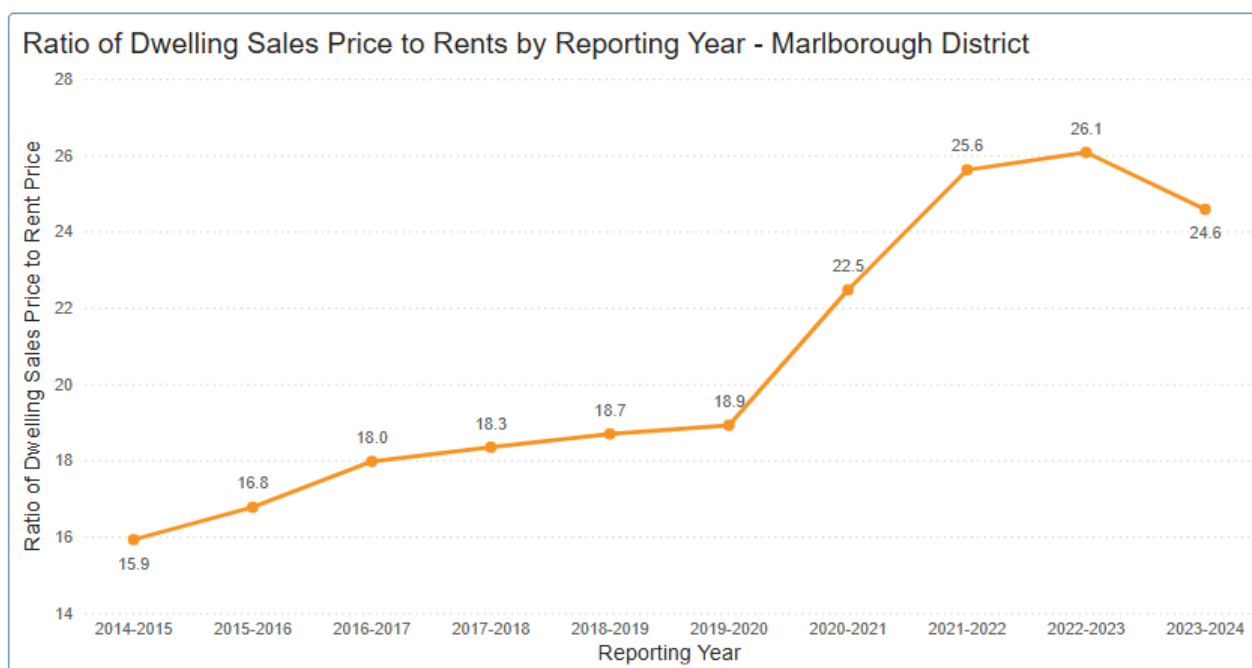
This indicator is a ratio describing the relationship between the median market rent and the median sales price of residential properties, at a given time. It depicts how many years of 'Rent' would be required to meet the 'Sales' price and therefore whether it is more cost effective to buy or rent in a particular market. A particularly useful aspect of this indicator is that it can be compared internationally. A generally accepted rule for interpretation is:

- Price-to-Rent Ratio below 16: It's generally cheaper to buy a home than to rent.
- Price-to-Rent Ratio between 17 and 20: The cost of buying and renting is roughly comparable.
- Price-to-Rent Ratio above 21: It's generally cheaper to rent than to buy.³

The larger the ratio, the more years of rent would be required to meet the sales price. The smaller the ratio, the fewer years of rent would be required.

The most recent reporting year 2023-24 shows a decline in the ratio for the first time since 2014-15. The ratio declined in 2023-24 to 24.6, down from 26.1 in the previous year. This was also the peak as shown in the graph below. The ratio is still significantly increased since 2014-15 at 15.9. This change in the ratio aligns with the changes in median dwelling sales prices, which have decreased since the last monitoring report in contrast with median rents, which have continued to climb. However, the ratio decreasing shows the strong influence of the median dwelling price fall on this indicator.

When compared to the interpretation points above, Marlborough's ratio is above 21 meaning it is generally cheaper to rent than to buy.



This is a ratio describing the relationship between the median market rent and the median sales price of residential properties, at a given time. It depicts how many years of rent would be required to meet the sales price.

Figure 8 Source: Te Tuapapa Kura Kainga Ministry of Housing and Urban Development - Tenancy Services

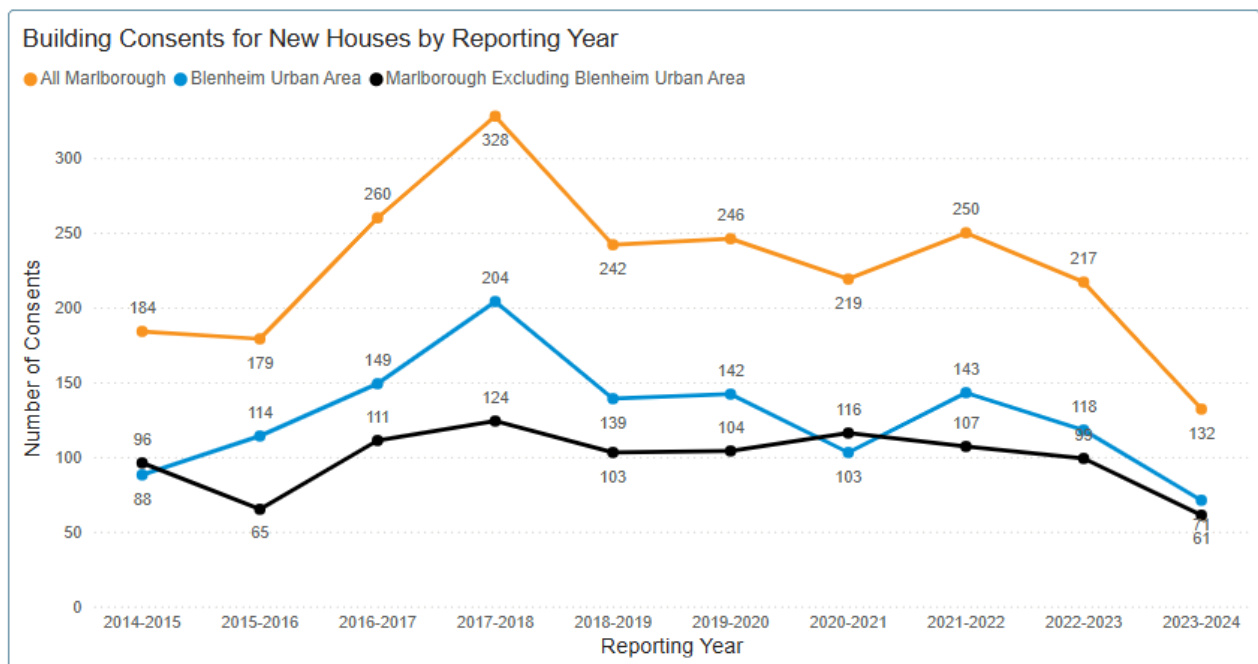
³ <https://www.globalpropertyguide.com/pacific/new-zealand/price-rent-ratio>

Part 3: Building and Resource Consents Issued

a) Residential building consents – new dwellings

This indicator reports the number of new dwellings being constructed in the reporting year across three different areas: all Marlborough, Blenheim Urban, and the balance of Marlborough excluding urban Blenheim.

The most recent reporting year 2023-24 has continued a declining trend in new dwelling numbers since the previous monitoring report across all three areas. All Marlborough (orange line) new constructed dwellings declined 39% between 2022-23 and 2023-24, with Blenheim Urban also declining 39% and balance of Marlborough declining 38%. This decline mirrors market factors over this wider time period, such as increased build costs, availability of capital, and increasing interest rates – though in more recent times, some of these trends are reversing.



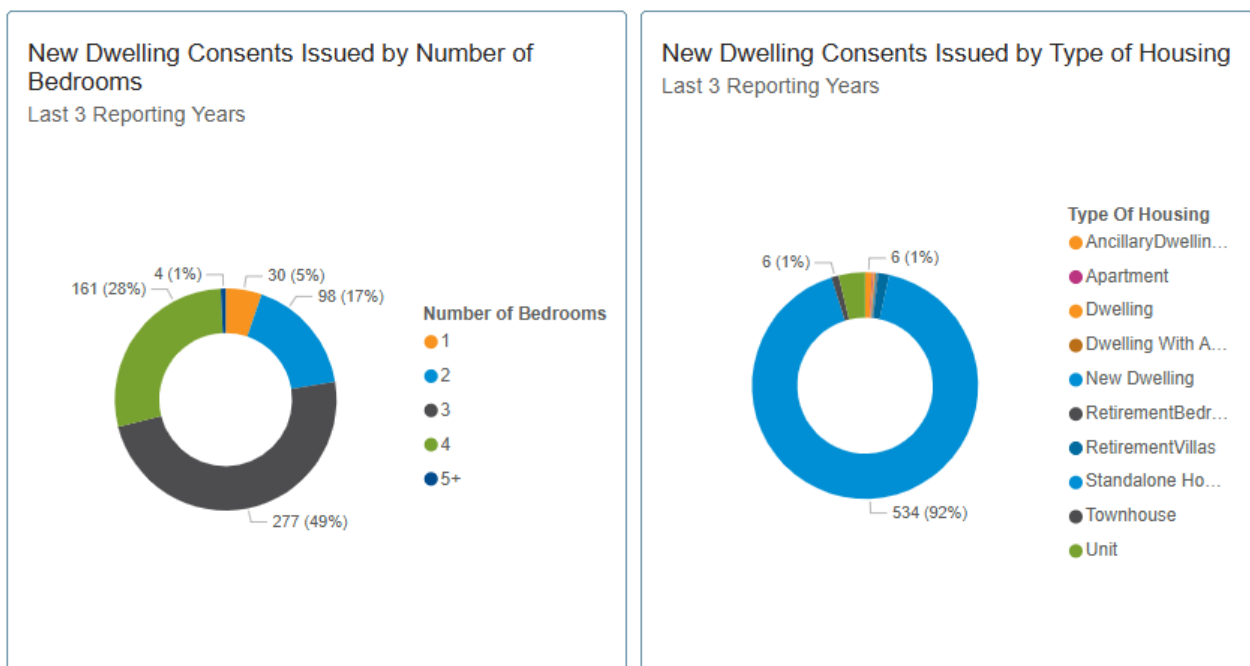
The number of building consents that Marlborough District Council has issued for new residential houses (dwellings) by the reporting year they were issued.

Figure 9 Source: Marlborough District Council

b) Residential dwellings – detail

Building consent data is available to Council, which means this report can delve deeper into information and statistics, such as 'number of bedrooms' in the new housing and the type of housing being built. This information is shown for the last 3 reporting years in the charts below.

The dwelling consents issued by number of bedrooms (left chart) shows that 3 bedrooms comprise nearly half of all new builds at 49%, followed by 4 bedrooms at 28% and 2 bedrooms at 17%. This points towards larger dwellings being the overall building trend. The type of housing being built (right chart) also has a clear trend with 92% being standalone houses (detached), followed by units however all other building types are in the minority. Both of these trends are aligned with previous reporting.



This indicator reflects the number of building consents that Marlborough District Council has issued for new residential dwellings by the number of bedrooms the dwelling will contain.

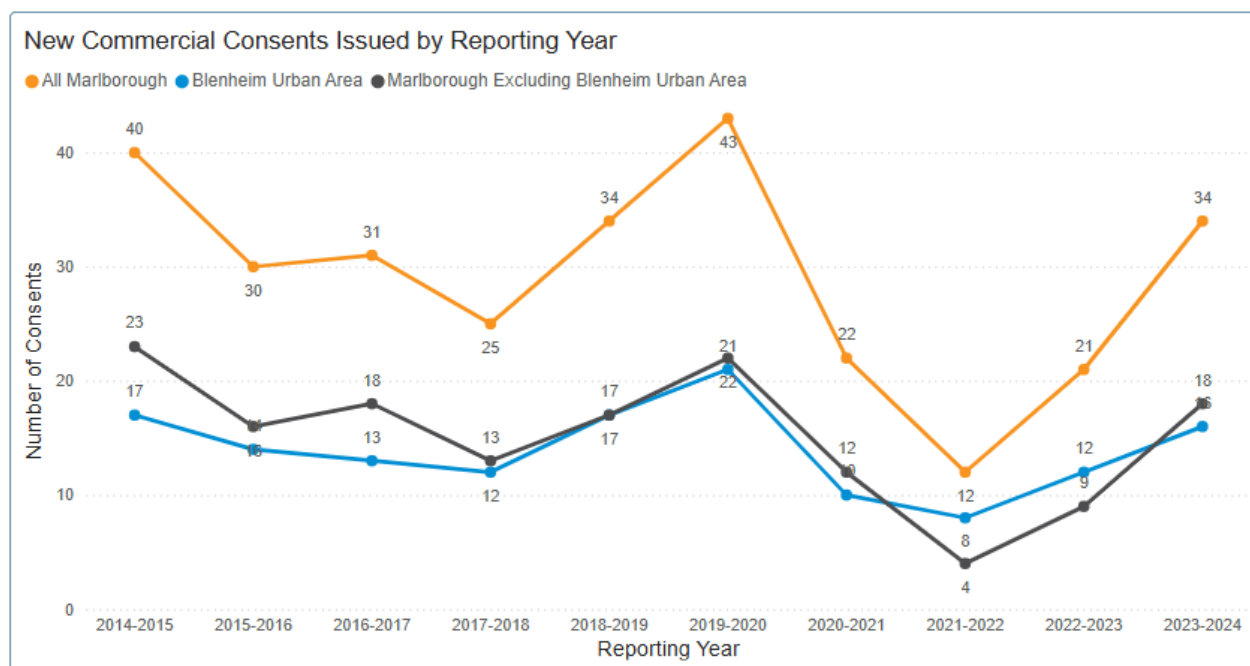
This indicator reflects the number of building consents that Marlborough District Council has issued for new residential dwellings by the type of house it will be.

Figure 10 Source: Marlborough District Council

c) Commercial building consents

This indicator reports the number of building consents for new commercial buildings issued in the reporting period. This year's monitoring follows on from the previous report, showing an increase in commercial building consents across all three areas. All Marlborough (orange line) has increased since 2021-22 (12 consents) by 183% to 34 consents issued. Marlborough excluding urban Blenheim has increased more than the Blenheim Urban area.

The difference between the building consents issued for Commercial buildings and residential dwellings (shown above) is a useful visual representation of the differences which can occur between different sectors of the property market.



This indicator reflects the number of building consents that Marlborough District Council has issued for new commercial buildings.

Figure 11 Source: Marlborough District Council

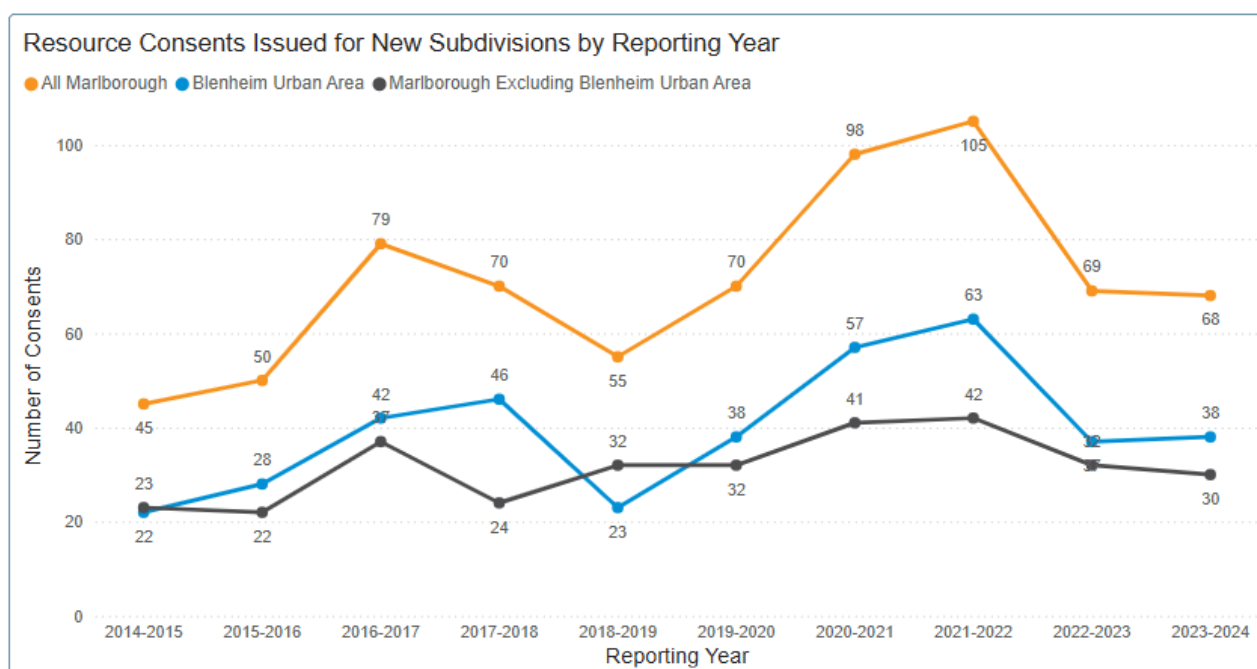
d) Resource Consents issued – subdivision

This indicator is reporting the number of resource consents issued for new subdivisions in each reporting year. An important aspect to note for this indicator is this is reporting the number of subdivision resource consents issued only – it is not an indicator of the number of new sections. This indicator includes both commercial and residential property.

Overall, there has been a stagnant trend in new subdivisions since the last monitoring report in 2022-23. There was a larger decrease between 2021-22 and 2022-23, with the trend then having mixed results to 2023-24. The decreasing to stable trend reflects many of the other, particularly residential, factors described above, such as decreasing market sales prices and high build costs leading to a period of decreased subdivision activity.

Blenheim Urban area shows a small increase of 6 issued consents to a total of 38 in 2023-24, while the other two areas reported small decreases.

This decreasing to stable trend is quite different to the market peak in 2021-22 and the preceding years which show on the graph a steady increase since 2018-19.



This indicator reflects the number of resource consent applications approved by Marlborough District Council for new subdivisions for residential and commercial subdivisions. It does not represent the number of new lots created.

Figure 12 Source: Marlborough District Council

Part 4: Housing affordability

a) House value to income ratio (new)

This is a new indicator for the NPS-UD monitoring report. This indicator represents the ratio of the average residential dwelling value to average household income in Marlborough. A higher ratio means that average house prices cost a greater multiple of the average income, indicating a lower housing affordability.

The average (mean) household income (year to March) in Marlborough was \$127,319 in 2024⁴. Average household incomes in Marlborough have shown a regularly increasing pattern since 2000, as shown in Figure 13 below. The average residential dwelling value in Marlborough was \$702,567 in 2024⁵. These two metrics shown together in figure 13 below, are then combined to create the ratio shown in figure 14. Please note that the ratio indicator uses only the income and dwelling value from 2014-15 onwards.

In 2021-22 at the height of the market in terms of residential dwelling sale prices, the ratio was also at its highest point of 6.70. The ratio is then strongly influenced by the regression of the residential property market with the ratio falling 13% to 5.8 in 2022-23 and falling another 5% to 5.50 in 2023-24.

The ratio is useful as it demonstrates how affordability can be strongly influenced by a dynamic factor such as dwelling values, even when the other factor has a stable trend (average income). Similar to other ratios discussed in this report, this ratio can be compared nationally and internationally and the recognised multiple of 3.0 is a “very good marker for housing affordability”⁶. Given that the most recent Marlborough ratio for 2023-24 is 5.50, this is on the ‘unaffordable’ side of the indicator, in line with other affordability indicators discussed in this report.

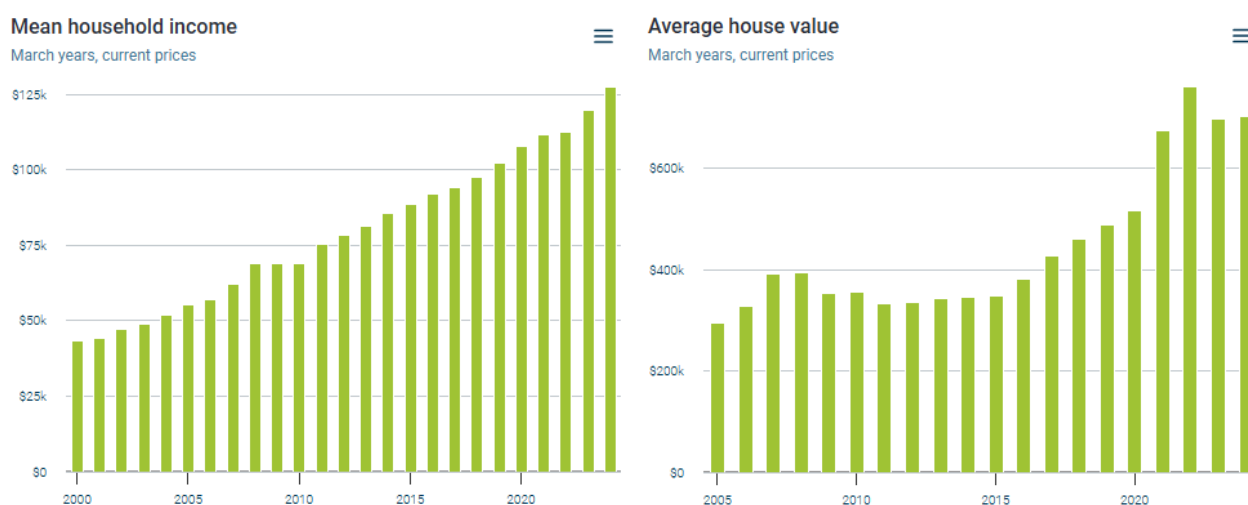


Figure 13 Source: infometrics

⁴ <https://rep.infometrics.co.nz/marlborough-district/income-and-housing/household-income>

⁵ *ibid*

⁶ <https://www.interest.co.nz/property/house-price-income-multiples>

The above two metrics are combined to create the following ratio:

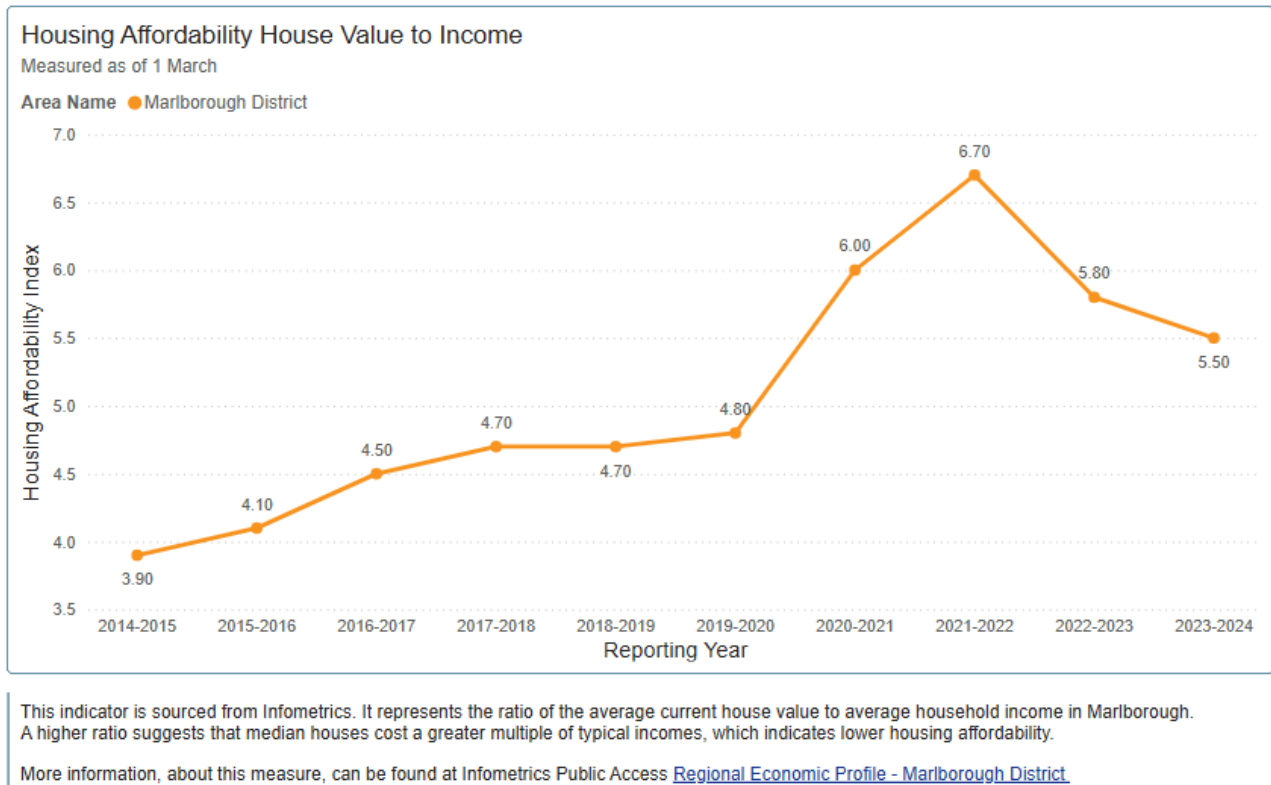


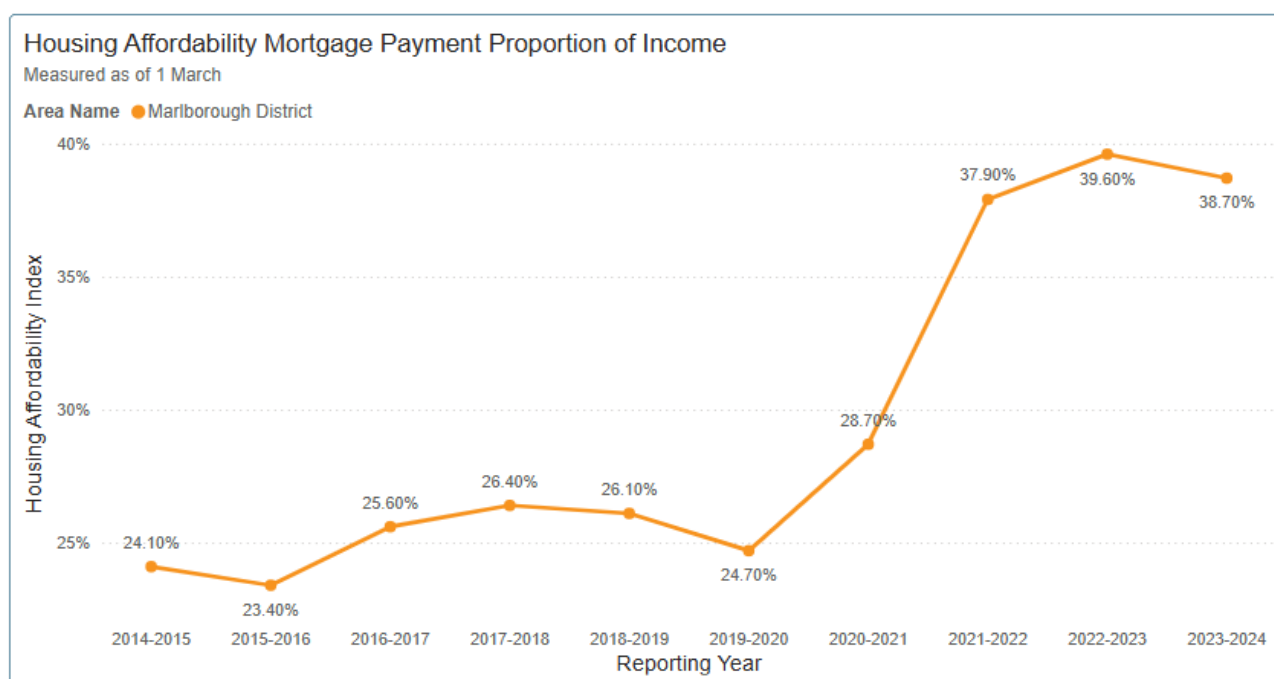
Figure 14 Source: infometrics

b) Mortgage as a % of income (new)

This is a new indicator for the NPS-UD monitoring report. This indicator reports housing affordability as the proportion of an average household income that is needed to service a representative mortgage (20 year duration, 20% deposit, current 2 year fixed interest rate). The higher the proportion of the average income, the less affordable, as there is less average income left over for the household.

A graph of the % for this indicator is shown below in figure 15. We can see that during COVID-19 2019-2020 when interest rates fell, the ratio dropped, followed then by a sharp increase through to 2022-23 as interest rates climbed strongly. With interest rates now retracting, the indicator again drops slightly to 38.7% in 2023-24. This is however a significant change compared to pre-COVID levels which were generally in the mid-20s.

This is an important indicator, as it is one which is used in the banking sector when considering loan approvals⁷. Mortgage payments are generally considered unaffordable if they are more than 40% of take-home income⁸ when measured on this type of indicator. Accordingly, Marlborough's result at 37-39% over the last four years has increased to becoming close to the 40% unaffordable threshold, though there is a small reduction in 2023-2024.



This indicator is sourced from Infometrics. It represents the proportion of average household income that would be needed to service a 20-year mortgage on the average house value, with a 20% deposit at average 2-year fixed interest rates.

Further information is available on Infometrics Public Access [Regional Economic Profile - Marlborough District](#)

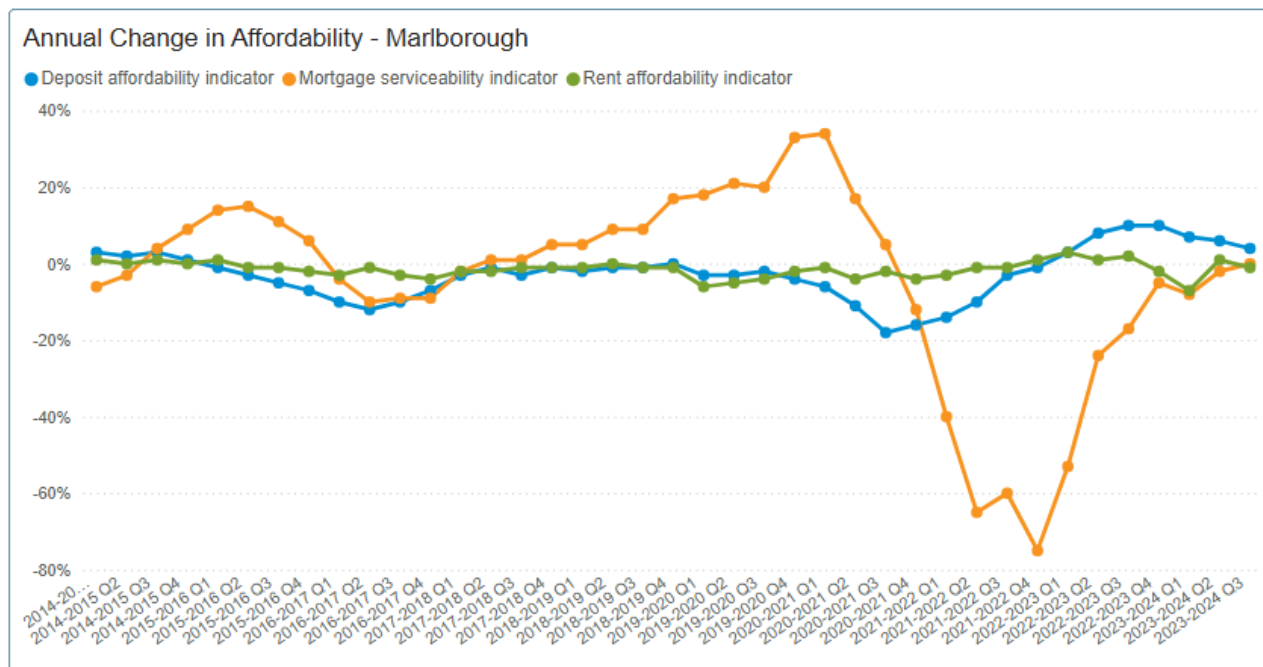
Figure 15 Source: infometrics

⁷ <https://sorted.org.nz/guides/home-buying/how-much-can-we-borrow/>

⁸ <https://www.interest.co.nz/property/130828/first-home-buyers-less-20-deposit-may-be-able-get-low-equity-mortgage-they-may-not>

c) Annual Change in Housing Affordability (new)

This is a new indicator for the NPS-UD monitoring report. This indicator combines several different metrics into one graph and is sourced from the Ministry of Housing and Urban Development. The chart shows how affordability has changed year on year for Marlborough. A higher affordability index means becoming more affordable; positive values mean more affordable than a year ago.



This indicator is sourced from Ministry of Housing and Urban Development. The chart shows how affordability has changed year on year for Marlborough. A higher affordability index means becoming more affordable, positive values mean more affordable than a year ago.

For more information visit Ministry of Housing and Urban Development [Change in Housing Affordability Indicators](#)

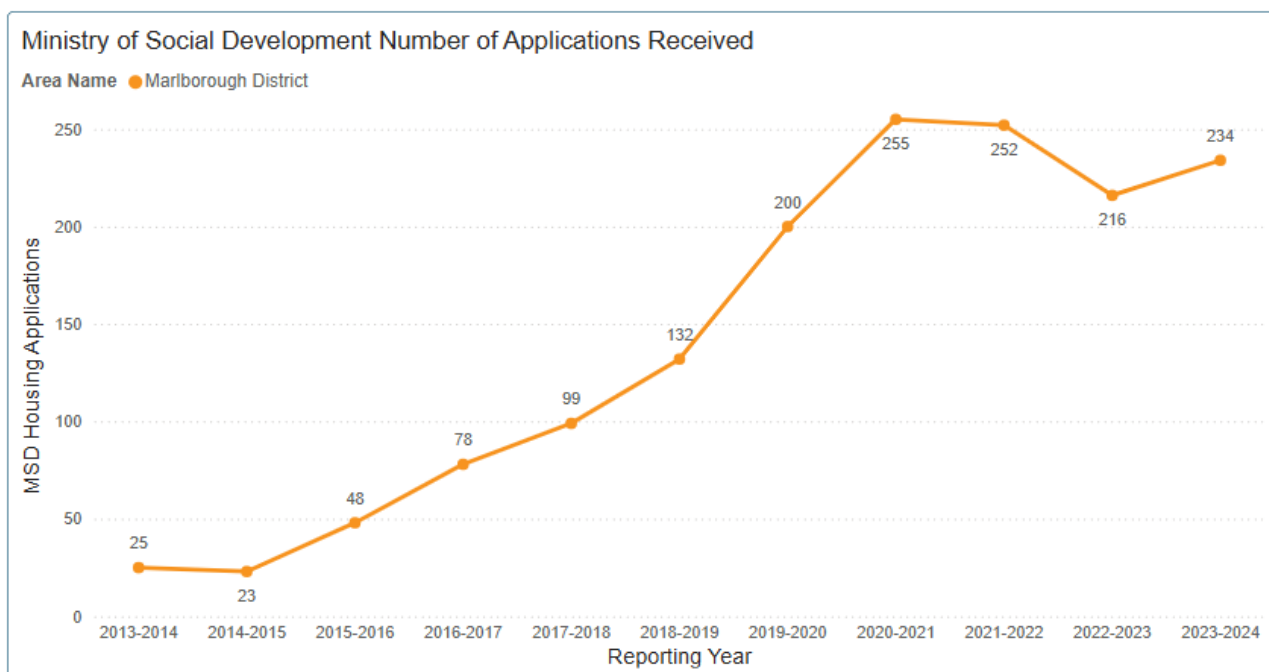
Figure 16 Source: Te Tuapapa Kura Kainga Ministry of Housing and Urban Development - Tenancy Services

Part 5: Ministry of Social Development – Social Housing Requirements

a) Number of Applications received

This indicator represents the number of applications received for social housing in Marlborough. It is important to note this is not the number of individuals requiring housing. At the previous monitoring report in 2022-23, there had been a decreasing trend since 2021. However, in the most recent year the applications have again increased, continuing the long-term increasing trend exhibited between 2014-2019. The last year has seen an increase of 18 applications to 234 total.

When looking at the graph, it can be noted that the overall long-term trend between 2014 and 2024 is an increase from 23 to 234. The COVID-19 pandemic and subsequent economic (and other) disruption contributed to a break in that trend between 2019-20 and 2021-22 with the temporary higher peak. It appears that more recently the social applications have reverted back to the long term increasing trend.



This indicator reflects the number of applications received for social housing by the Ministry of Social Development. It does not represent the total number of individuals in need of housing.

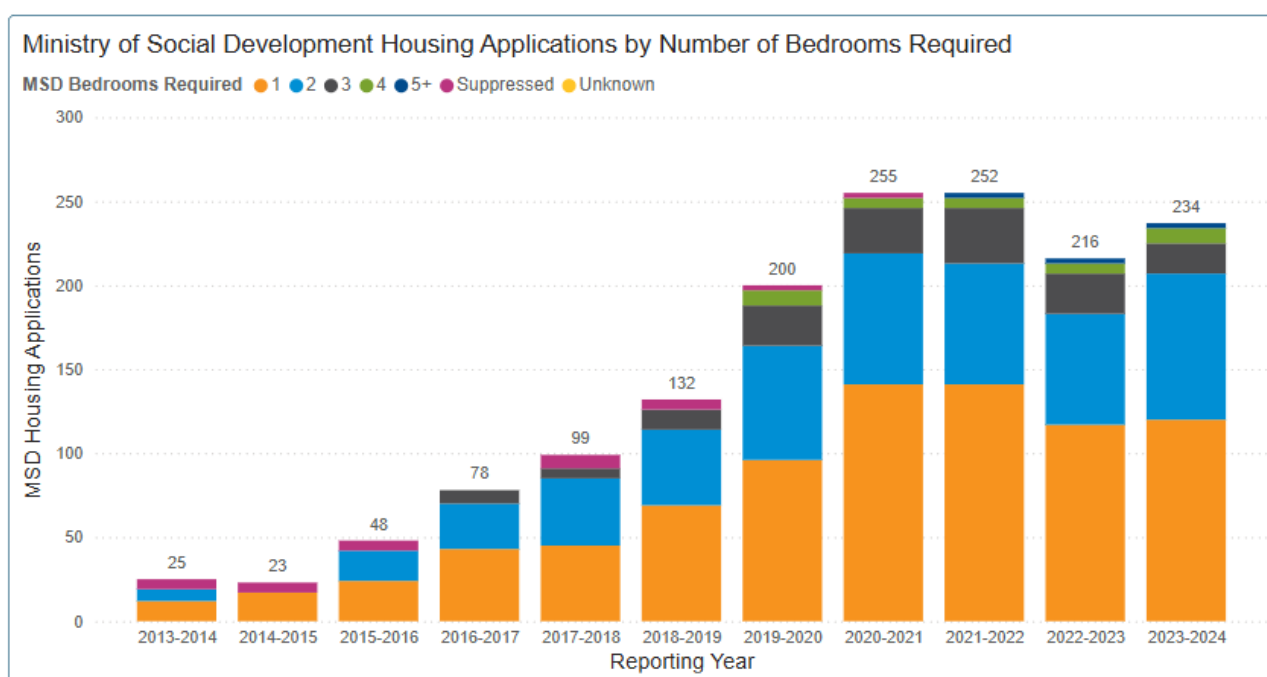
More information, about this measure, can be found at [Ministry of Social Development - Housing Register Statistics](#)

b) Number of Bedrooms required (new)

This is a new indicator for the NPS-UD monitoring report. This indicator considers the number of bedrooms that are requested in each social housing application, by year. The number of bedrooms assists with considering what type of housing is in demand in the region, as well as the social cohort (e.g. single people, large families, etc.) who are requiring the housing.

There is a consistent trend displayed in figure 17 below since 2014, where social housing is requiring lower bedroom numbers, predominantly 1 and 2 bedrooms. Even 3 bedroom social housing demand is relatively low by comparison, which is interesting when compared to the 'number of bedrooms' being built in new residential dwelling consents (figure 6 above) which shows that new residential builds are predominantly 3-4 bedroom homes.

Between Jan 2022 and May 2023, Kāinga Ora applied for nine land use/subdivision resource consents in Marlborough. This will result in creation of 49 dwellings. No further applications have been received in this reporting period 2023-2024.



This graph shows the total number of housing applications received by the Ministry of Social Development. The colours in the stacked bar graph reflect the number of bedrooms needed by those who have applied for social housing. Hover over the bar to see further breakdown of the data compared to total housing applications, for each reporting year.

For housing register information for other regions in New Zealand see [Ministry of Social Development - Housing Register Statistics](#).

Figure 17 Source: Ministry of Social Development

Part 6: Urban Development

a) Development contributions – Household Equivalent Units

Marlborough District is a growing region and expects continued growth in the foreseeable future. Although this is a positive for the community, growth also presents several challenges, including Council's task of expanding infrastructure networks to support the increased use of essential services. The cost of expanding these networks is often high, and the issue of funding inevitably arises.

Funding the expansion of these core networks entirely from general rates (or other indirect means) is inequitable because existing ratepayers may not cause these works to occur, or materially benefit from them. As a result, alternative means for funding these capital works must be considered.

Development Contributions is one such source. Council considers the use of the Development Contributions mechanism under the Local Government Act 2002 will provide a far more equitable means of recovering the cost of growth as compared to charging the entire cost of growth to ratepayers.

In this indicator graph, Council represents information associated with the assessment of development contributions (DCs), with this indicator development contributions are assessed and compared to a standard Household Equivalent Unit (HEU) for each application, please note these are cumulative figures, calculated as follows:

- One additional 'Lot' = One HEU (Allotment Creation) **ORANGE**
- One additional 'Dwelling' = One HEU (property development). **BLUE**
- RSE accommodation is included as an equivalent HEU using wastewater demand.
- The Wastewater HEUs have been used to assess the numbers.
- The community facilities HEUs have been used to remove commercial activity not associated with residential type occupation.

Development contributions are typically recorded in the Councils system as completed immediately prior to RMA Section 224 Certification of Completion is acquired for subdivision consent, and Code Compliance Certificate issued for building consents. The graph therefore represents a timeline where new buildings are about to start. It must be acknowledged that a 'lag time' exists in completing all necessary physical works on a site before the Section 224 is issued, in this case a lag appears between the allotment creation (**orange**), and urban development-property development (**blue**) lines on the graph.

Council has been using this methodology and data for a number of years. Figure 18 below shows an increase of 36 HEU between 2022-23 and 2023-24 to a new high of 151. A total of 1,120 allotments have now been created since 2014-15, as shown on the graph with an increase of 61 since the last report.

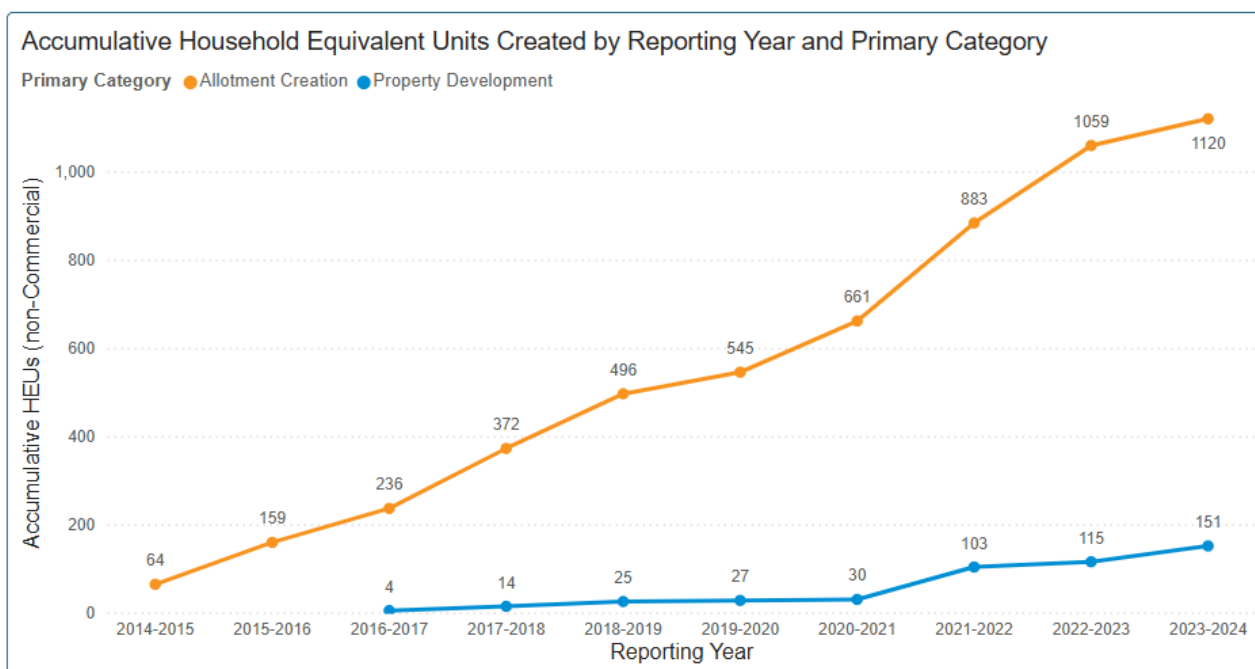


Figure 18 Data Source: Marlborough District Council, *Section 224 (RMA) is final certification from Council that all conditions of the subdivision consent have been complied with.

b) Residential Greenfields uptake

Council developed a spatial mapping indicator to track the 'uptake' of residential development and this was first reported on in the previous 2021-22 monitoring report. This indicator notes land that has been identified (zoned) for residential development and then subsequently through resource and building consent processes becomes developed, reducing the overall total of 'available' zoned land.

Spatial analysis has a greenfield urban development 'land bank' total of **191ha**. This land is greenfield areas that were residentially zoned as at the decision date of the proposed Marlborough Environment Plan (pMEP), 9/06/2020. Since the pMEP decision version was released, a total of **38.32ha** of the 'land bank' has been developed, with a remaining **153ha** left available for further residential development.

The writer notes that the above 'land bank' figures are the same as were reported in the previous 2022-23 monitoring report. Therefore, no new greenfield land has been developed in this annum. This is supported by the decreasing resource consents being issued in the Marlborough area excluding urban Blenheim where most of the greenfield areas identified in the map at Appendix 1 are located.

In contrast however, the property allotment and HEU from (a) above continue to grow year on year, as have subdivision consents in Blenheim Urban area. These trends point towards infill housing, where larger brownfields sections in Blenheim have been subdivided to provide for higher density housing. Infill housing has been an ongoing trend for a number of years, though it has slowed in line with the wider residential market.

See **Appendix 1** for a map of these areas.

c) Recent residential development activity

Rose Manor, Old Renwick Road

Rose Manor continues to develop to the north of Blenheim Urban Area in Springlands. Stages 10A and 10B will be the next stage of development (U220482) with lots from the previous stages being sold and built on currently. Work is ongoing.

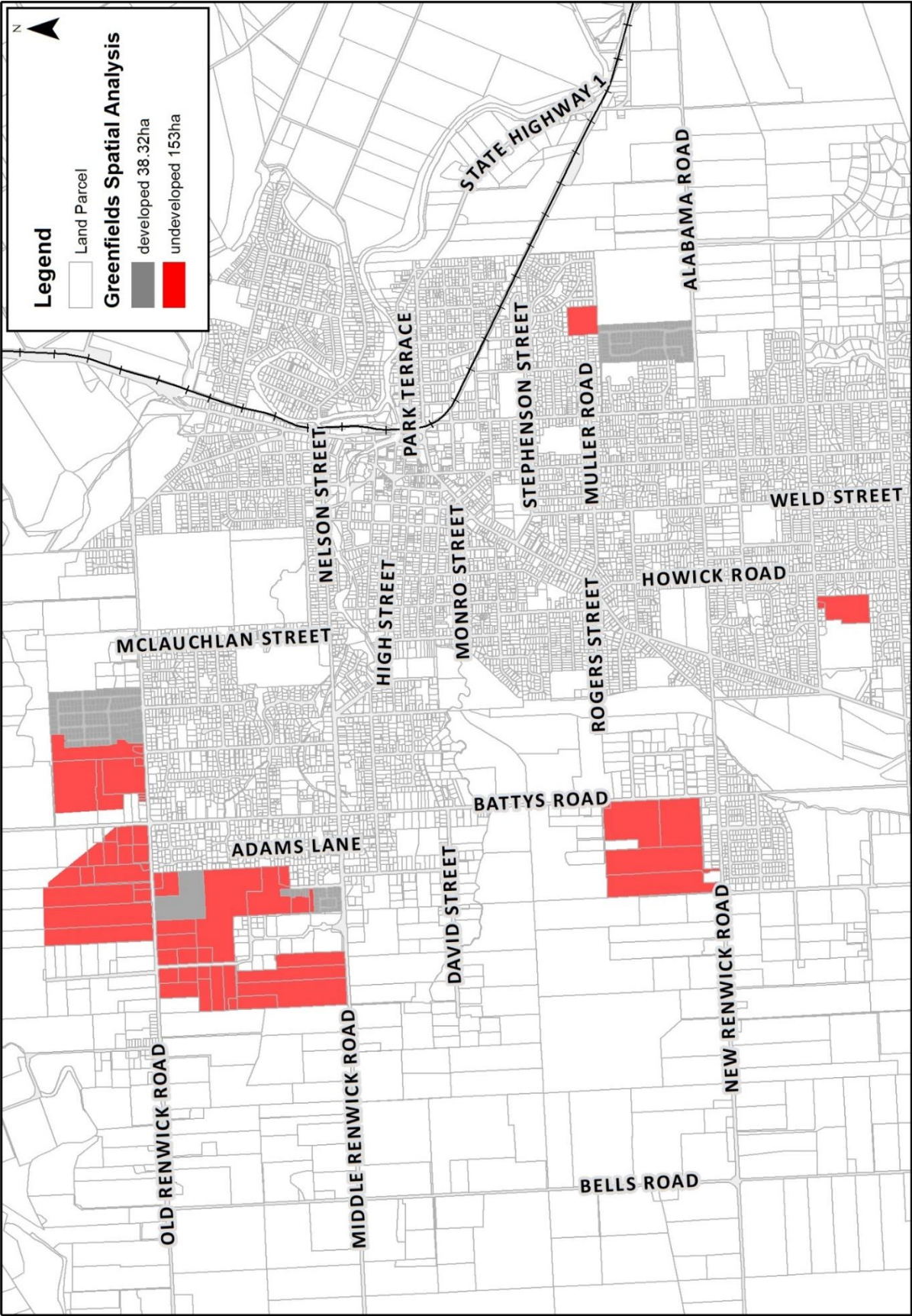
Wairau Housing Development, Hospital Road

This proposed development is located adjoining the Wairau Hospital off Hospital Road in Witherlea. A resource consent (U240126) for 94 new dwellings over 6ha of land was fast tracked under a Covid-19 Recovery (Fast-track Consenting) Act 2020 expert panel in August 2024. Construction is expected to start in 2025 and is intended to be a medium density, mixed tenure development that incorporates affordable ownership methodologies, such as build-to-rent.

Kerepi, Old Renwick Road

The Kerepi development comprises a proposed 12ha greenfields development expected to yield approximately 180 dwellings, located off Old Renwick Road in Springlands, to the north of the Blenheim Urban Area. The development requires a private plan variation (Variation 6 to the pMEP) to rezone the land from Rural Environment Zone to a mixture of Urban Residential Two and a higher intensity residential zone to provide for medium density housing (the new higher intensity residential zone being Variation 7 to the pMEP). This site borders the Rose Manor subdivision discussed above. The variation has progressed to a point where a decision is expected this quarter.

Appendix 1 Residential Greenfields Spatial Analysis 2023-24





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