

Before the Independent Hearings Panel at Nelson City Council

Under Schedule 1 of the Resource Management Act 1991

In the matter of The Hearing of Submissions and Further submissions on
Proposed Plan Change 29 to the NRMP.

Statement of rebuttal planning evidence of Matt Heale regarding submission 517

Date: 3 September 2024

Introduction

1. My name is Matthew Heale. My experience and initial review of relevant plan change documentation is spelt out in the introduction section of my evidence in chief dated 10 July 2024. I participated in Expert Conferencing on the Residential topic on 5 August 2024 and Geotechnical on 31 July 2024.
2. I am presenting this supplementary and rebuttal evidence in accordance with Direction 7 and 8 of the hearing panel that allow rebuttal evidence or written statements to be provided when submitters present their case.
3. In preparing this statement of rebuttal evidence I have reviewed the following documents:
 - a. Addendum 1 to the Section 42A Report – Overview prepared by Rachel Morgan (19 August 2024);
 - b. Addendum 1 to the Section 42A Report – Residential (including Appendix 1 and Appendix 2) prepared by Coralie Barker (19 August 2024);
 - c. Rebuttal Statement of Evidence of Cam Wallace (19 August 2024);
 - d. Addendum 1 to the Section 42A Report – Geotechnical prepared by Janice Carter (19 August 2024);
 - e. Rebuttal Statement of Evidence of Dan Chamberose (19 August 2024);
 - f. The Joint Witness Statement in relation to expert conferencing – Geotechnical Natural Hazards (31 July 2024); and
 - g. The Joint Witness Statement in relation to expert conferencing – Strategic, Residential and Planning (5 and 6 August 2024).

Code of Conduct

4. I confirm that I have read the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 and that I have complied with it when preparing this evidence. Having reviewed the submissions and further submissions relevant to Plan Change 29 I advise there are no conflicts of interest that would impede me from providing independent advice to the Hearings Panel. The opinions expressed in this evidence are based on my qualifications and experience and are within my area of expertise

S42A Addendum Report and Rebuttal Evidence Response

MDRZ

5. Councils' experts have indicated that applying a MDRZ in Atawhai (Bay View, Dodson Valley, and Marybank) is inappropriate for the reasons outlined below. I respond to these in turn.
6. Ms Morgan notes that Atawhai does not have **poor** accessibility due to public transport links and access to parks and small-scale community and commercial activities.

7. I believe Atawhai has **good** accessibility for the reasons outlined at paragraph 22 of my evidence in Chief and because bus travel time to the City Centre is 5 mins from Bay View and 12 mins from Dodson (Appendix 1), this is supported by school bus services (7 return services per day – see Appendix 1), and all areas also has access to a boat launching facilities (Appendix 2) that provide a gateway to recreational activities afforded by the Nelson Haven.
8. Ms Morgan also notes that many areas of Nelson would have similar accessibility attributes which may result in MDRZ applying across large parts of Nelson as concluded by Mr Wallace, and this would not meet the intent of Policy 5 of the NPSUD particularly when considered in the context of overall residential demand.
9. I disagree for the following reasons:
 - a. When steeper slopes, natural hazard constraints, coastal access, market feasibility, the location of proposed MDRZ and lot sizes are considered MDRZ would not be applied across Nelson but constrained to Atawhai (see Appendix 3). Adjustments to RE1.7 as proposed in Appendix 4 and zoning maps in Appendix 5 would clarify this.
 - b. Atawhai is signalled for intensification/MDRZ in the FDS, has been identified for intensification in strategic plans since the 1970s, and MDRZ in Atawhai would meet the objectives of the FDS (see Appendix 6).
 - c. NPS-UD Policy 5 notes that plans need to enable heights commensurate with the **greater of** the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services **or relative demand for housing and business use in that location**. This suggests that access needs to be considered in light of growth, particularly when considered against Policy 2 that also requires that **at least** sufficient development capacity to meet expected demand for housing land is provided (refer Appendix 7). The notified zoning was based on the 2021 HBA figures which had a lower residential demand figure than the updated 2024 HBA¹ and that Mr McIlrath anticipates 690 terrace style households in the next 10 years in Dodson Valley in the 2024 HBA (Appendix 8). When the Dodson Valley area is reduced due to natural hazard and slope, additional areas in Atawhai should be considered to address this shortfall and better support the local bus network. In addition, despite demand

¹ 6,470 residential units compared to 7,595 – paragraph 84 and 85 Section 42A Report – Overview and Strategic Report of Rachel Morgan.

for intensive housing being higher than anticipated, significant areas have been down zoned from HDRZ to MDRZ and MDRZ to GRZ (see Appendix 9).

- d. MDRZ will be more feasible in Atawhai because average property prices are higher (refer Appendix 10), lot sizes are large enough not to be amalgamated (refer Appendix 3), housing stock is ready to be updated (refer Appendix 11) and is desirable (Appendix 12), MDRZ offers greater design flexibility than GRZ, and the Dodson Neighbourhood Centre will provide local services and be supported by MDRZ. This is supported in the statement of evidence of Mr McIlrath (June 2024) which indicates that:
 - i. relative demand for medium rather than high density housing is higher²,
 - ii. he has not assessed the down zoning of MDRZ to GRZ³,
 - iii. intensive housing closer to centres supports centre development⁴,
 - iv. Commercial feasible capacity is determined by comparing anticipated development costs and potential sales prices noting that if potential sales prices are greater than the total costs plus a 20% margin then development is commercially feasible⁵, and
 - v. High density Housing relies on Site amalgamation⁶ whereas Medium density does not.
- e. MDRZ within the local catchment of the Dodson Neighbourhood Centre would support the viability and demand for business land in this area as is already happening with food services expanding onto the neighbouring site (Refer Appendix 13) and would be consistent with district plans and best practice across New Zealand.

10. For the reasons identified above I agree with Ms Morgan that additional MDRZ in Atawhai would contribute to greater housing choice and improved affordability, but I **do not agree** that it would be less effective at achieving objectives relating to the quality of

² Refer paragraphs 9.10, 9.11 and 9.35 where Mr McIlrath also indicates that Medium density housing typically makes up a larger portion (20%) of housing in Tier 2 Council areas than high density housing (2.6%)

³ Paragraph 8.3

⁴ Paragraph 4.20 and 8.14

⁵ Paragraph 5.6

⁶ Paragraph 4.18

residential environments (objective DO16.1.1) and responding to local context and amenity values (objective DO13A.1).

11. DO16.1.1 seeks “a quality residential [environment](#) that provides a choice of living styles, a high level of amenity, and a minimal occurrence of nuisances.” MDRZ in Atawhai as depicted in Appendix 5 would achieve this objective because zone boundaries have been selected to align with roads, accessways and natural features that allow amenity to be retained particularly when coupled with design controls such as rear boundary daylight as proposed in the MDRZ. The easy slope towards views of the Nelson Haven would ensure amenity can be retained in these areas. MDRZ in Atawhai would also provide a wider range housing choice across Nelson and potentially enhance the amenity of the Dodson Neighbourhood Centre by providing more local demand.
12. DO13A.1 seeks that “subdivision and development that reflects, and creates positive relationships with, our local environment, heritage and urban context.” As outlined above the physical characteristics of the areas identified in Appendix 5 mean that the local area can absorb change, particularly given larger lot sizes, design controls, the proposed zone boundaries and topography. Two-Three storey development is starting to occur in Bay View to maximise views and three storey development in Dodson and Marybank would be consistent with centre heights and the scale of buildings at the school.
13. In relation to Mr Wallace’s rebuttal evidence I appreciate the corrections to include Clifton Terrace School and additional reserves and acknowledge that this has not changed his original conclusions. As I have noted above, Atawhai has different characteristics to the Brook, Enner Glynn, Saxton, and Britania Heights and this is reflected in the criteria proposed to be added to RE1.7. Furthermore, the provision of MDRZ in Atawhai is about supporting that public transport system and local services so that Atawhai can operate more sustainably and be served by local residents. The need for MDRZ in Atawhai is also critical in making up the shortfall in capacity by the downzoning of HDRZ and MDRZ in other parts of Nelson. I also note that MDRZ offers greater design flexibility that will help make this development more feasible.
14. In relation to Ms Barker’s Addendum 1 to the Section 42A Report – Residential I note that she has relied on the evidence of Mr Wallace to amend Policy RE1.7 and associated explanation to better reflect Mr Wallace’s methodology. I do not support these changes as this makes the policy quite hard to read and unreasonably limits the extent of MDRZ to the downzoned areas identified in Ms Barker’s original section 42A report. While I agree with the changes to RE2.9 to remove reference to “high” standard of amenity and refer to the planned built character, I note that this approach needs to be consistently carried through other policies in PC29 as outlined in the changes I recommend in Appendix 4.

15. I think it is also important to acknowledge the verbal evidence presented by Phil Ruffel and Rhys Palmer on day 1 of the hearing that noted there are no infrastructure or traffic issues associated with Atawhai as traffic is largely an issue in the southern part of Nelson and wastewater not currently an issue and Atawhai rising main will address any future wastewater issues.

Slope Hazards

16. In section 8 of his Rebuttal Statement of Evidence Mr Chamberose notes that the slopes of the property at 27 Bayview Road and surrounds slopes between 25° and 35° and have been terraced. Mr Chamberose also notes that the overlay boundary has been drawn to connect steeper slopes on the eastern and opposite side of Bay View Road with steeper slopes (25°) on the lower part of 29 Bay View Road as outlined in the PC29 Overlay below:



17. Mr Chamberose does not provide any calculations or details of the slope or which steep slopes the overlay has been designed to connect to.
18. I have looked at the slope across the site. By my calculations the slope of the site is 11.53° (refer Appendix 14). While I acknowledge there are retaining walls at 27 Bay View Road, they appear stable and show no signs of movement since their construction in the mid 1970's (see Appendix 15) particularly when compared to other steeper sites on the eastern side of Bay View Road. I have also provided photos of the slope on the front of 27 Bay View Road which has been included in the Overlay. This land is flat (see Appendix 16). I have also provided LIDAR images and Erosion Susceptibility Maps at Appendix 17 that show 27 Bay View Road from a wider scale that indicate the site is comparatively flat. I have also provided photos that show other areas over 400m from 27 Bay View Road that are steep and show evidence of slipping which are also included within the same overlay (see Appendix 16). Based on the evidence provided above I consider that the Overlay should be removed from 27 and 25 Bay View Road.

19. I have also been considering the issues raised by other submitters of Insurance premium increases and retreat and the inability for people to get mortgages because properties are included in the slope hazard Overlay. I am aware that other Council's such as Wellington City Council (Refer Appendix 18) and Gore District Councils do not have overlay maps but instead rely on slope limits in earthworks rules to determine which areas may need resource consent and this matter is not a specific requirement in subdivision rules. This would rely on a methodology being included in the Plan to determine how slope would be measured. I think the Hearing Panel should consider this as an alternative method due to the mapping discrepancies and scale issue highlighted above.

Conclusion

20. In my evidence I have outlined why amendments are still required to PC29 to better align with the relevant provisions of the RMA and relevant national direction. These amendments include changes to:
- a. RE1.7;
 - b. The location and extent of the MDRZ; and
 - c. the extent of the Slope Instability Overlay.
21. In conclusion, I am of the opinion that the amendments sought (as outlined in my evidence) are appropriate and will assist in improving the consistency, usability and interpretation of provisions of PC29. This will include how provisions are interpreted by plan users.
22. In accordance with section 32AA of the RMA I consider that the amendments to PC29 are the most appropriate means of achieving the Act for the following reasons:
- a. Amending objectives and policies to acknowledge that the character and amenity of the wider residential area will change and enabling medium density residential living within Atawhai areas;
 - b. Increasing the coverage of the MDRZ; and
 - c. Deleting or amending the Slope Instability Overlay will:
 - i. ensure that development opportunities are not unduly impinged;
 - ii. allow Council to fulfil its functions under section 31 of the RMA;
 - iii. Be an efficient and effective means of giving effect to higher order documents, particularly the NPS-UD;
 - iv. meet the needs of current and future generations to provide for the social, economic, and cultural well-being through the provision of sufficient land capacity for housing needs; and

v. not result in unreasonable costs for the community.

23. Overall, I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA (including proposed changes to objectives), relevant objectives of the NRMP and other relevant statutory documents.

Matt Heale

3 September 2024

[illegible]

Ministry of Education Funded Buses		SCHOOL BUS INFORMATION
Route 7094 Hira	AM 7:45am leaves Rest A Whole Stops foot of Gentle Arroyo only 8:20am arrives at NCG Rubenford Street entrance 8:25am arrives at NCG Main Gates 3:25pm from Nelson College 3:30pm from NCG Main Gates PM	
Route 7096 The Glen - Todds Valley - NCG	AM 7:50am departs The Glen 8:20am arrives at NCG Rubenford Street entrance 8:25am arrives at NCG Main Gates 3:20pm from Nelson College 3:30pm from NCG Main Gates PM	
Route 7097 Tul Glen	AM 7:50am departs Tul Glen - Mulvern Ave - Brooklands Rd - Cemetery exit - Iwa Rd 8:20am arrives NCG 8:25am arrives Nelson College 3:40pm departs from Nelson College 3:45pm departs NCG Main Gates PM	
Route 7104 City Boundary	AM 7:50am departs City Boundary, Clifton Tor, Marybank 8:20am arrive NCG 8:25am arrives Nelson College 3:40pm departs from Nelson College 3:45pm departs from NCG Main Gates PM	
Route 7102 Dodsons Valley	AM 7:45am departs St Peters Church Dodsons Valley 8:15am arrives Dodsons Valley 8:20am arrives Nelson College 3:30pm departs from Nelson College 3:35pm departs from NCG Main Gates PM	

Route: D1004 is AM/PM

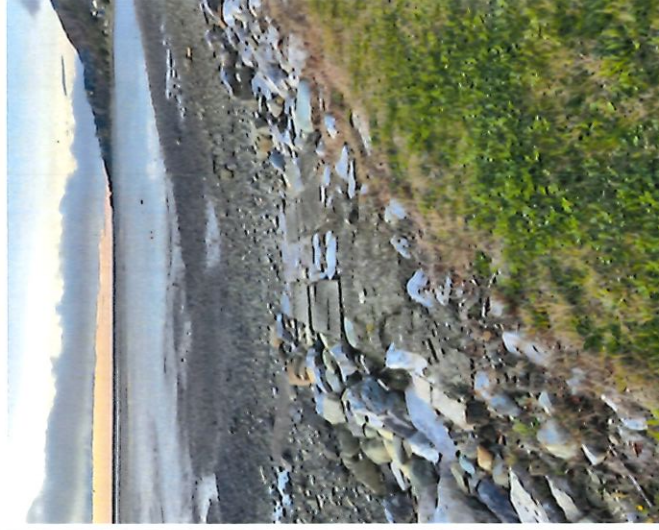
Total KM: 17.22
Total Time: 45 min
17 stops

Directions

1. Start at University of North Carolina at Chapel Hill
2. Turn left onto North Carolina St. (0.1 mi)
3. Turn left onto University of North Carolina St. (0.1 mi)
4. Turn right onto I-85 N. (0.1 mi)
5. Merge onto I-85 N. (0.1 mi)
6. Take exit 10A for I-77 N. (0.1 mi)
7. Turn left onto I-77 N. (0.1 mi)
8. Turn right onto I-77 N. (0.1 mi)
9. Turn left onto I-77 N. (0.1 mi)
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16. Turn right onto I-77 N. (0.1 mi)
17. Turn left onto I-77 N. (0.1 mi)

Public - Every half hour – 5mins to Bay View, 12 mins to Dodson
Needs people/Housing Density

Appendix 2 – Atawhai Launching Ramps



Bay View

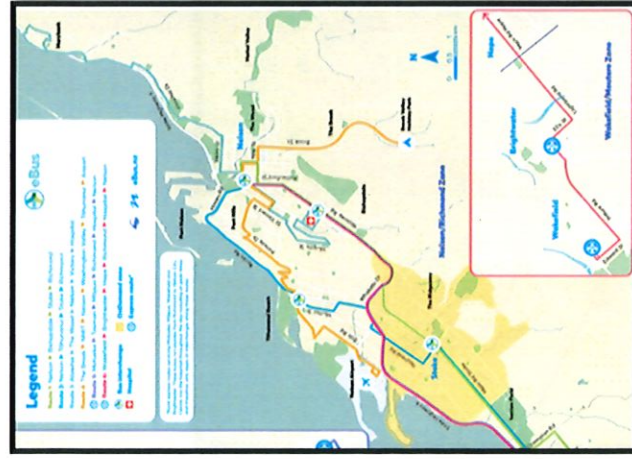


Dodson Valley

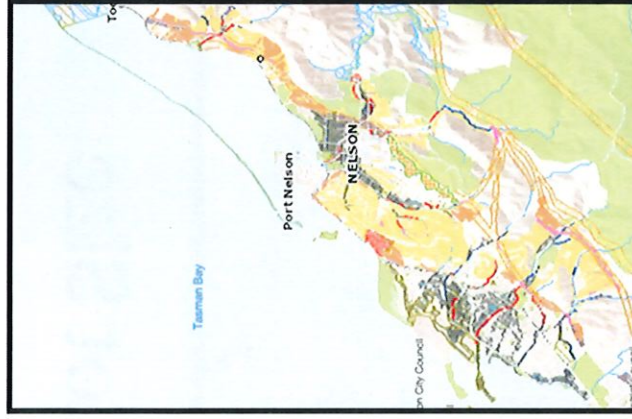


Appendix 3 -

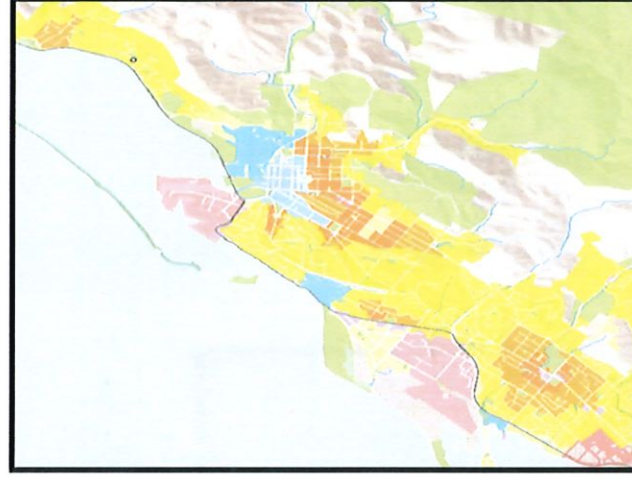
When steeper slopes, natural hazard constraints, coastal access, market feasibility, the location of proposed MDRZ and lot sizes are considered MDRZ would not be applied across Nelson but constrained to Atawhai.



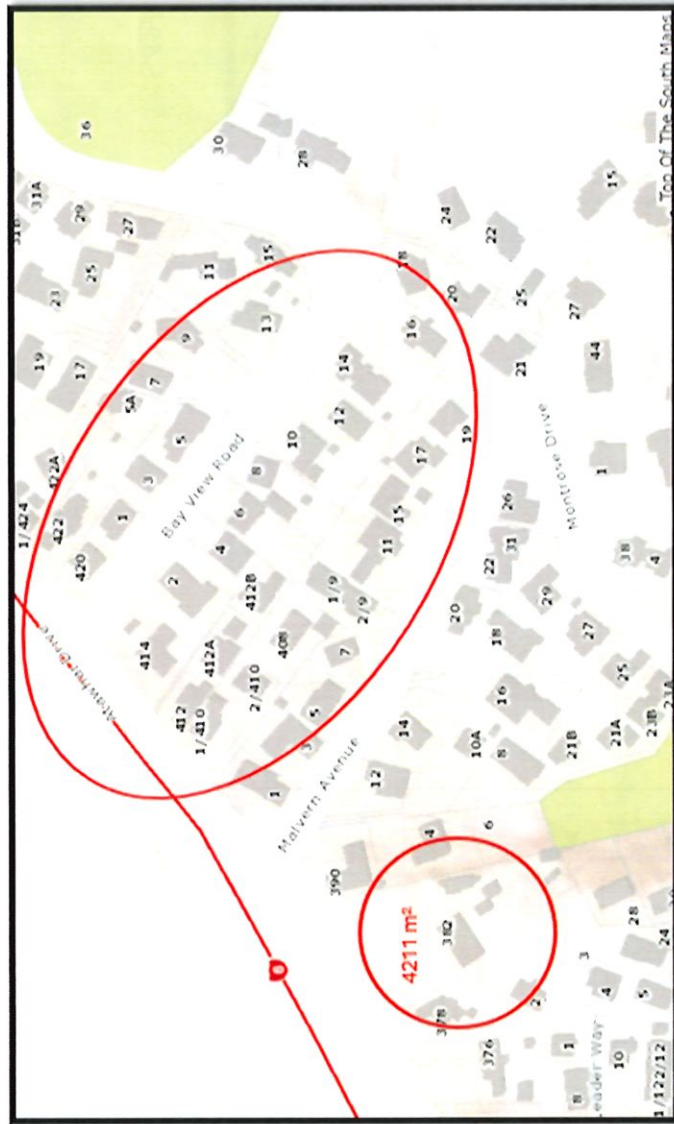
Public Bus Routes



Natural Hazards/Slope



S42A Recommended Zoning



Lot Size

Address	Lot size	Address	Lot size
11 Malvern	1206m2	4 Bay View	652m2
9 Malvern	Flats 812m2	414 Atawhai Dve	914m2
7 Malvern	488m2		
5 Malvern	706m2	3 Bay View	938m2
1 Malvern	720m2	5 Bay View	668m2
16 Bay View (2-3 stories)	1348m2	5a Bay View	655m2
14 Bay View	862m2	7 Bay View	707m2
12 Bay View	885m2	9 Bay View	1069m2
10 Bay View	903m2	11 Bay View	1436m2
8 Bay View	920m2	13 Bay View	849m2
6 Bay View	940m2	15 Bay View	643m2
2 Bay View	938m2	1 Bay View	Flats 808m2

Appendix 4 – Recommended District Plan Text Changes

Policy RE1.7 Medium Density Residential Zone

Enable medium density residential living that:

increases housing supply and choice on land with good accessibility to a range of commercial activities, community facilities, employment opportunities, public open space and employment opportunities recreational areas;

Achieves with a planned built character of residential buildings generally up to three storeys; and

Has with supporting small scale commercial activities, other community facilities, and quality public open space.

RE1.7.iA

This zone is applied to areas with good accessibility by existing or planned active or public transport to a range of commercial activities and community services. This includes locations with good accessibility relative to other parts of Nelson, which are generally within walking distance of the Inner City, Stoke suburban centre, Dodson Valley Suburban Commercial Zone and Nelson Hospital. Residential land that has good commercial feasible capacity, area greater than 600m², with slopes less than 25 degrees, and is close to bus stops and coastal recreation areas is also considered appropriate for Medium Density Residential development.

RE1.7.ii

Rules that enable housing to be designed to meet the day-to-day needs of residents, and where appropriate setting minimum standards to provide for a quality living environment and residential amenity.

RE1.7.iii

Rules that encourage a built-form which can better promote passive surveillance of streets and supporting a high quality built-form which minimises effects on neighbouring properties.

Explanation and Reasons

RE2.9.i

Enable development of multiple residential units on a site where the development provides minimum building size, outlook from habitable rooms, on site landscaped areas and private open space suitable to the housing types enabled by the zone. Quality developments will enable as many people as possible to independently use and interact with the on site living environments.

A high standard of amenity is Amenity standards are expected to be achieved through the use of carefully considered design techniques and features which respond to the site's context and setting, and take into consideration the urban design matters detailed in DO13A - Urban Design, DO14 - Subdivision and Development and appendices 14 - Residential Subdivision Design and Information Requirements and 22 - Guidelines for Comprehensive Housing Development.

Explanation and Reasons

RE2.10.i

~~A high standard of amenity is~~ Amenity standards are expected to be achieved through the use of carefully considered design techniques and features which respond to the site's context and setting, and take into consideration the urban design matters detailed in DO13A - Urban Design, DO14 - Subdivision and Development and appendix 14 - Res

Appendix 5 – Proposed Zoning Changes for Atawhai

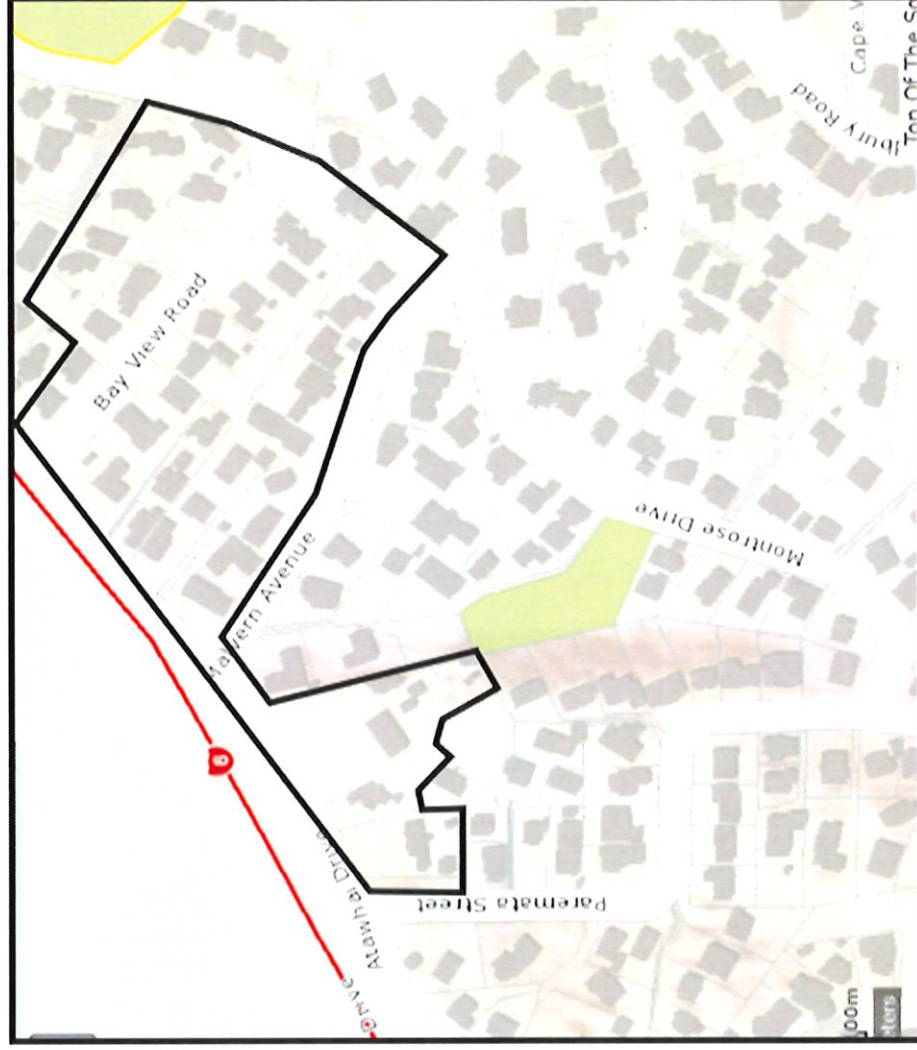
Bay View



Indicative Zoning

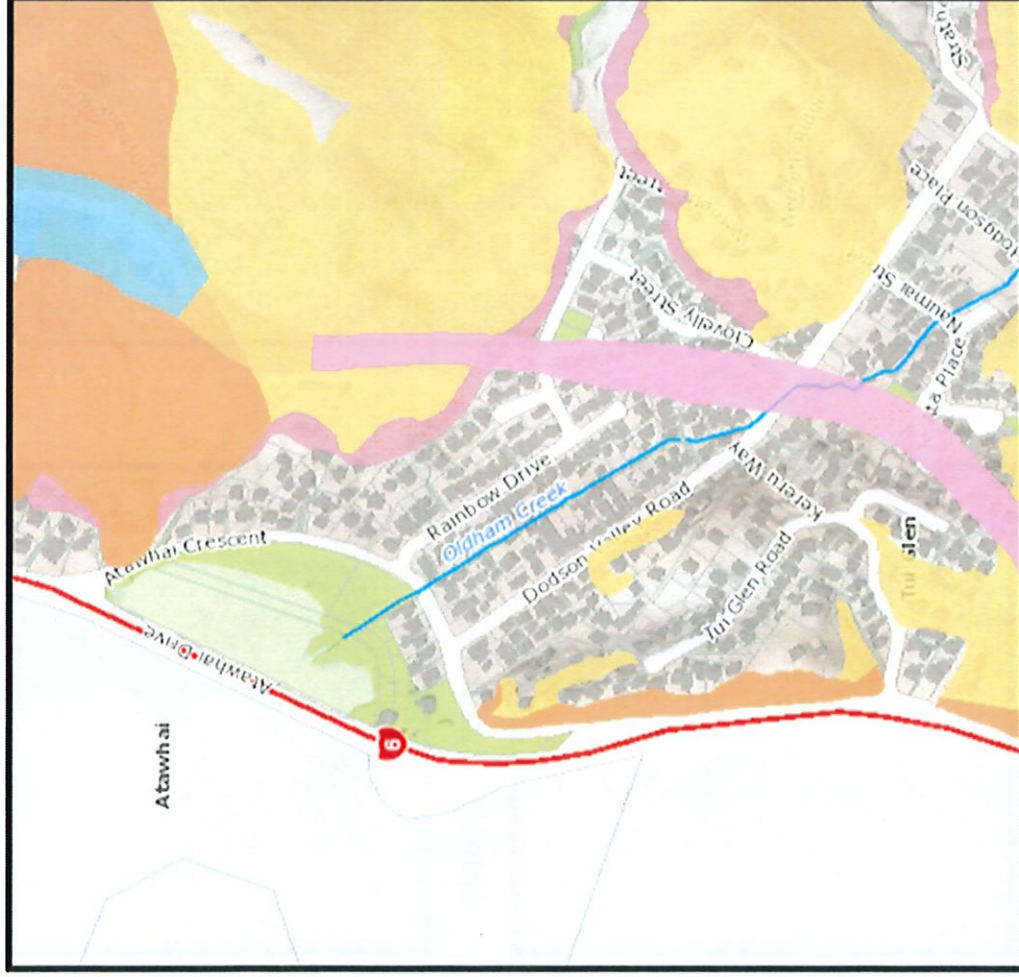


Natural Hazards

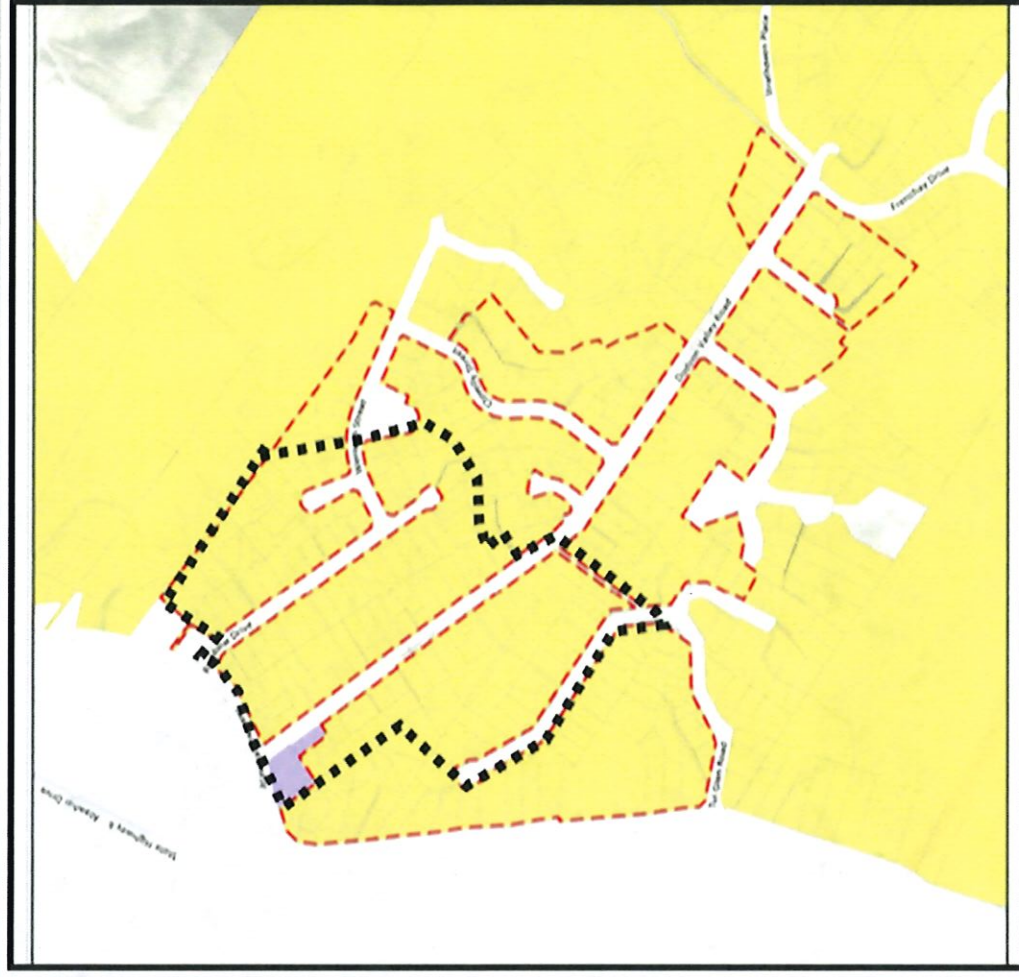


Bay View Final Proposed Zoning

Dodson Valley



Natural Hazards



Dodson - Final Proposed Zoning

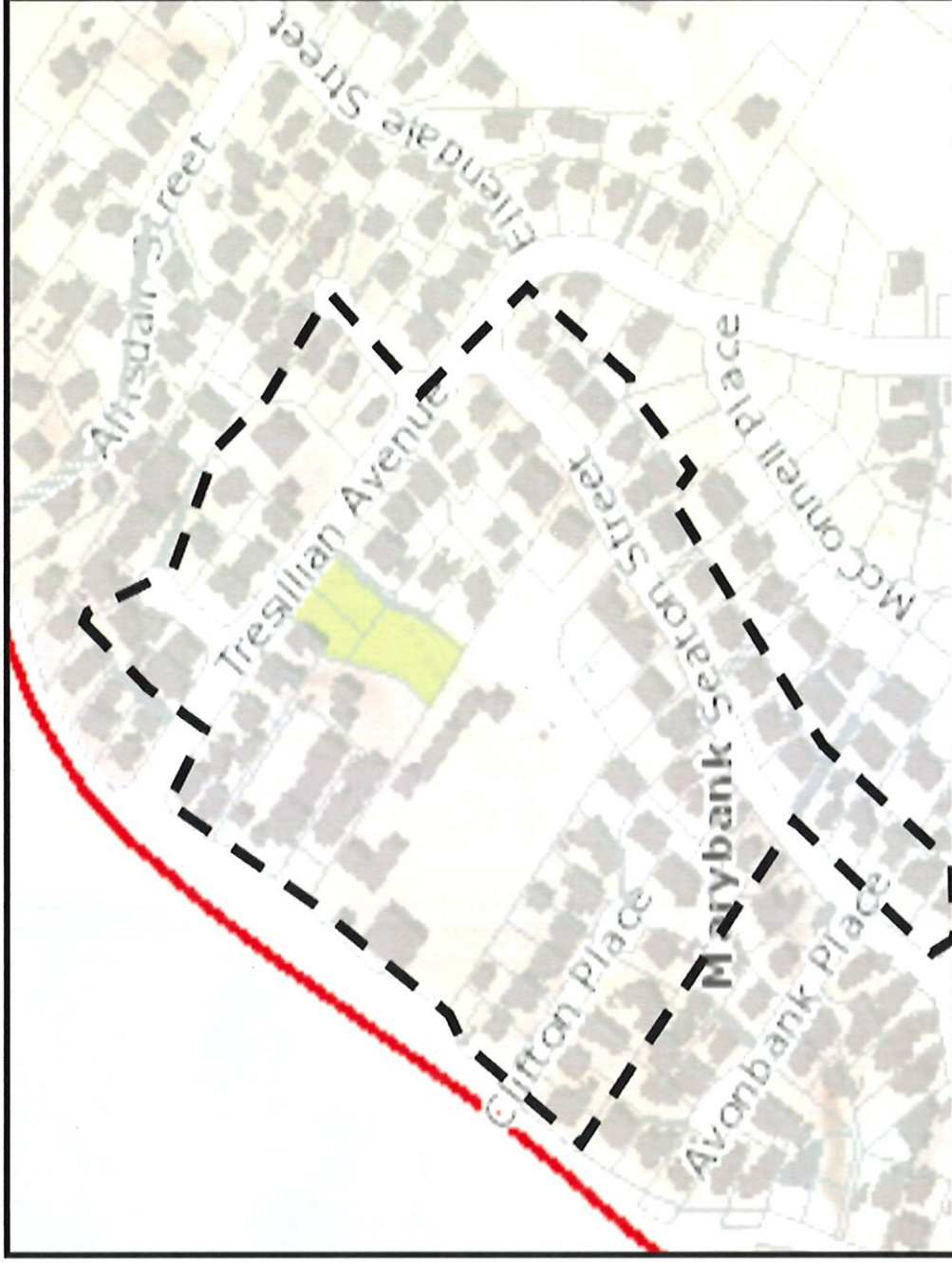
Marybank



Natural Hazards



Indicative Zoning



Marybank Final Proposed Zoning

Appendix 6 – Relevant parts of the Nelson Tasman Future Development Strategy and Other Strategies

The FDS seeks to deliver a growth strategy that broadly achieves all of these objectives.

-  Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.
-  Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.
-  New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live.
-  A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options.
-  Sufficient residential and business land capacity is provided to meet demand.

- 5 New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
- 7 Impacts on the natural environment are minimised and opportunities for restoration are realised.
- 8 Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.
- 9 Nelson Tasman is resilient to the risk of natural hazards.
- 10 Nelson Tasman's highly productive land is prioritised for primary production.
- 11 All change helps to revive and enhance the mauri of Te Taiaro.

Table 2. Showing the range of housing types that the FDS anticipates

Typology code	
 Rural residential	1 - 1 story detached typologies Lot sizes between 5,000m ² - 40ha. Density in the range of 1 - 2 dwellings per hectare G1, G2
 Large lot residential	1 - 1 story detached typologies Lot sizes between 800 - 1,500m ² Density in the range of 5 - 10 dwellings per hectare G1, G4
 Standard residential	1 - 2 story detached typologies with some attached Lot sizes between 300 - 500m ² Density in the range of 15 - 22 dwellings per hectare G1, G2, G4
 Medium density residential	2 - 3 story attached typologies in g duplex, terraced house Density in the range of 30 - 40 dwellings per hectare M4, M5
 Low-rise residential medium-density	3 - 4 story attached typologies in g terraced house, apartments Density in the range of 50 - 70 dwellings per hectare L3
 Mid-rise residential medium-density	5 - 6 story attached typologies in g apartment Density in the range of 100 dwellings per hectare L2
 High density residential / mixed use	6 story attached typologies in g apartment with ground floor retail Density in the range of 120+ dwellings per hectare L1

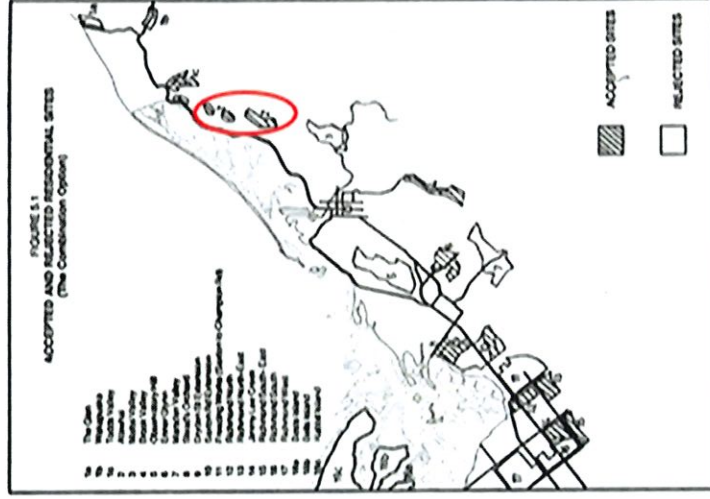
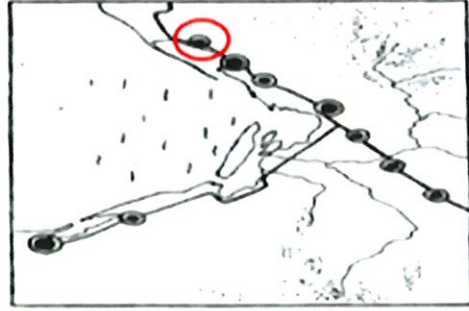
NELSON, STRAATH OF DEVELOPMENT STRATEGIES • 2020-2025

Urban Intensification

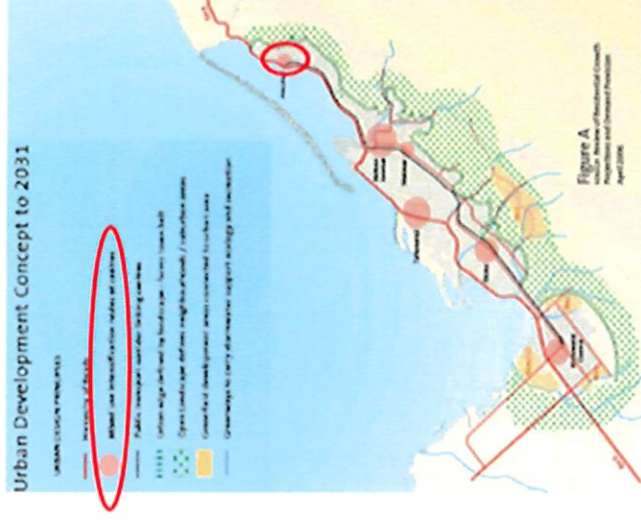
1977

FIGURE 2.1

'STRING OF BEADS' CONCEPT



2006



Source: NRMP Efficiency and Effectiveness Review – 2012/2013 – Pages 49 -52

Appendix 7 – NPSUD Policy 2 and 5

NPS-UD

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- (b) relative demand for housing and business use in that location.

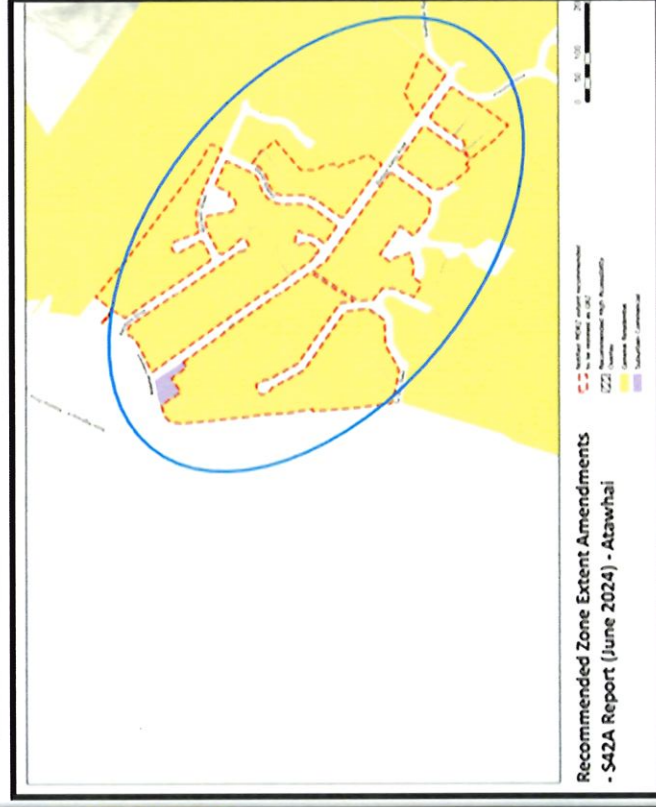
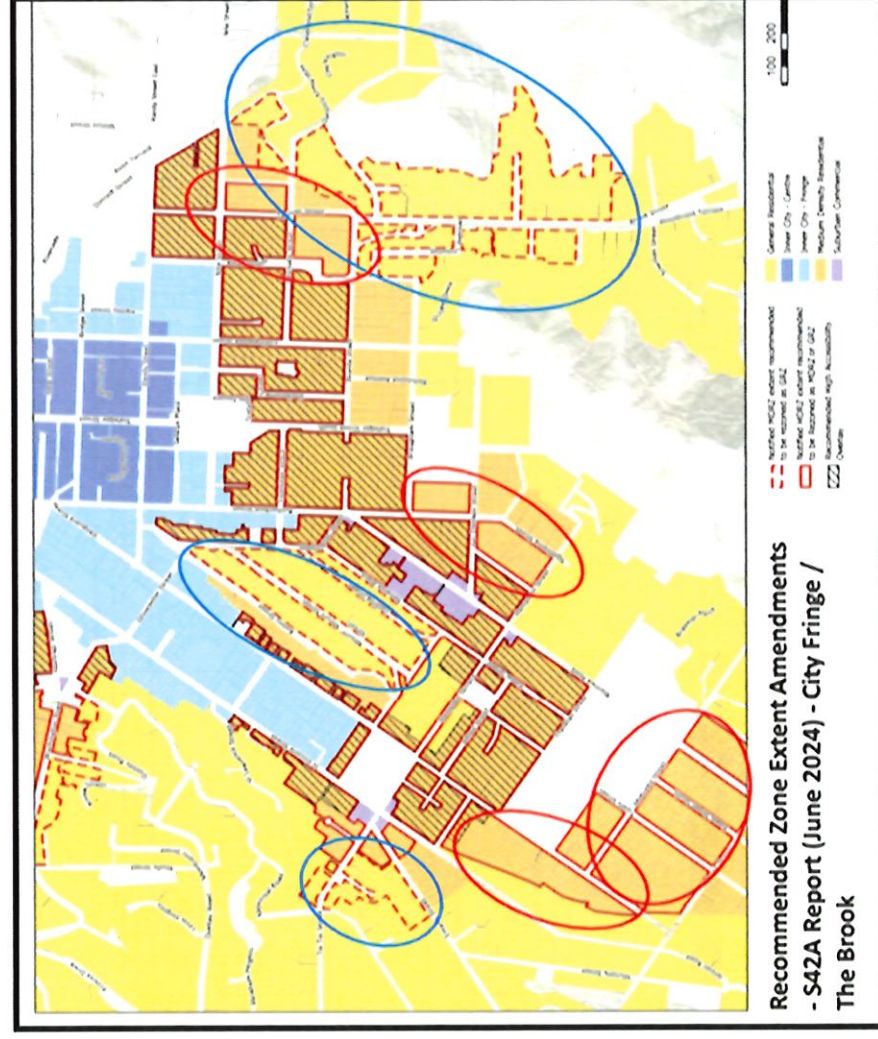
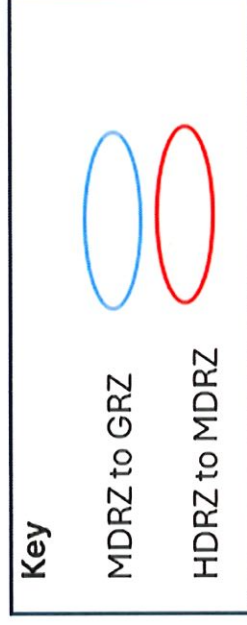
Housing Capacity Assessment to support the Nelson Tasman Housing and Business Development Capacity Assessment – ME - 2024

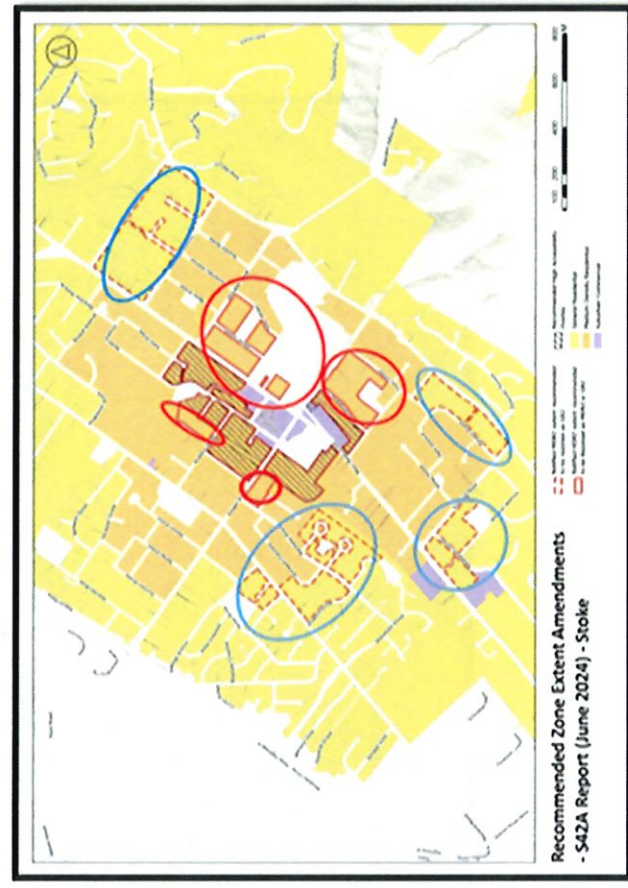
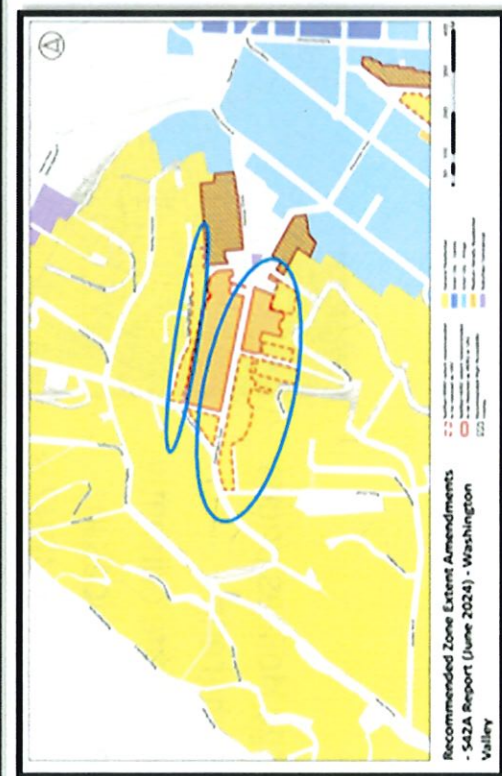
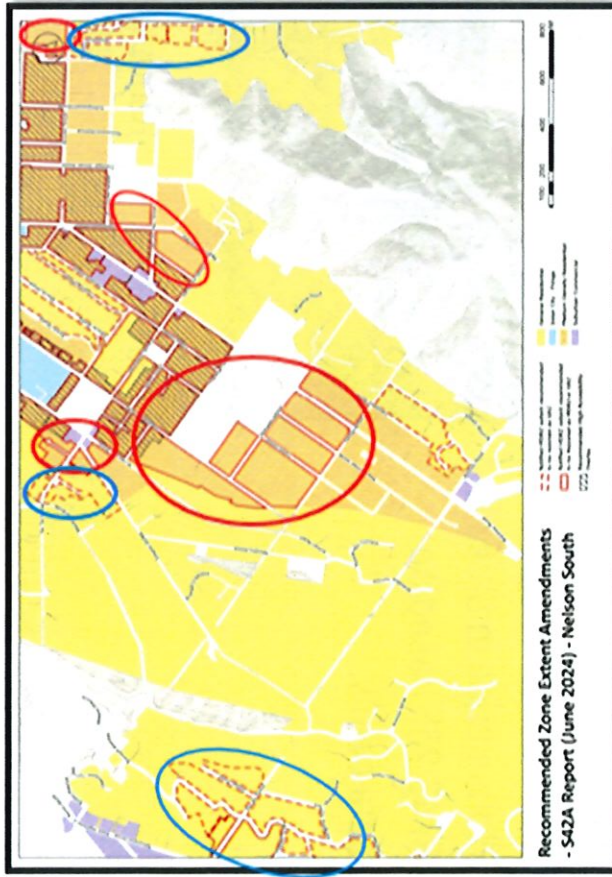
Dodson Valley – 690 Terrace Houses in 10 Year Timeframe

15

Appendix 9 – Zoning Changes Recommended in S42A Report

More MDRZ needed to support HBA estimates

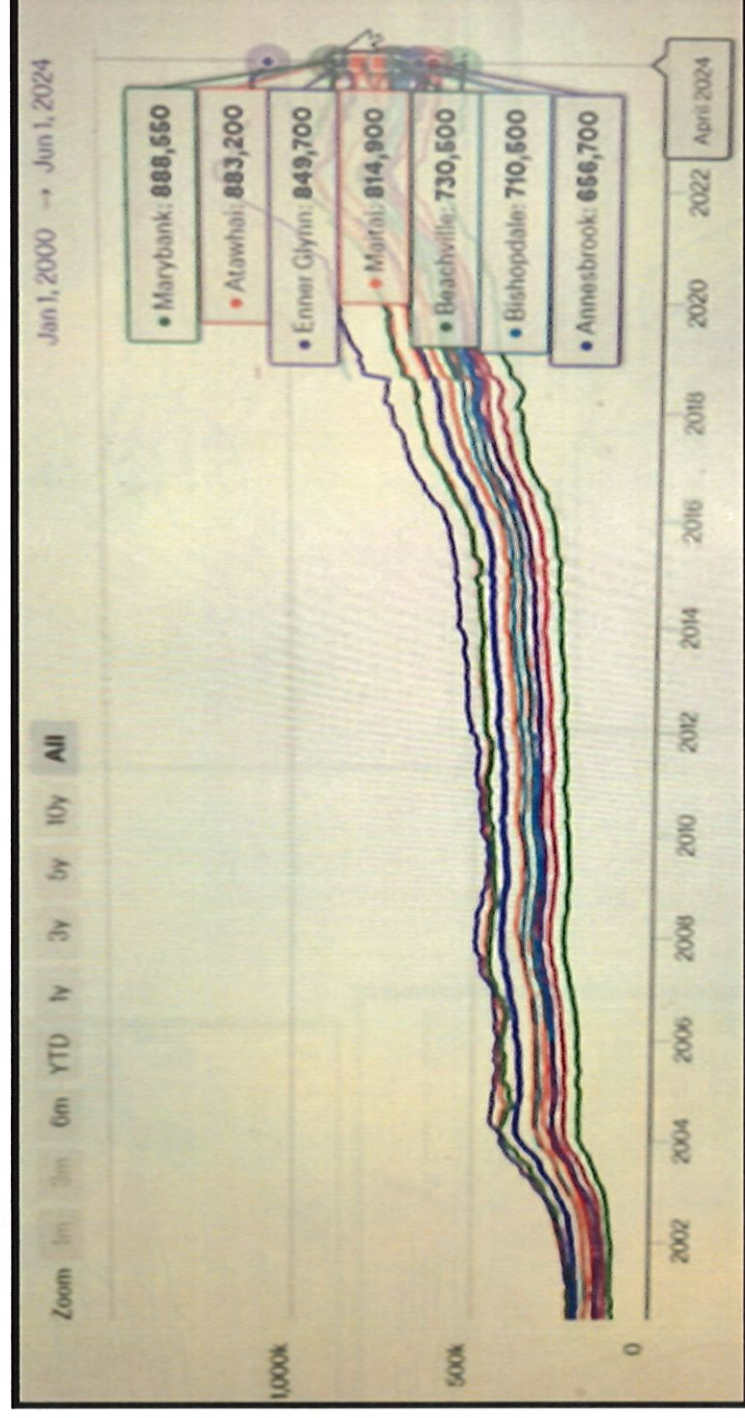




Appendix 10 – Nelson Average Property Prices by Suburb

Average Houses prices in Atawhai and Marybank are currently higher than prices in suburbs where MDRZ is currently proposed

Note – The average House price in Stoke is \$743,235 based on data below.



Source: <https://www.opespartners.co.nz/property-markets/nelson>

House sales in Stoke June-Aug 2024

REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 30 Aug 2024
Generated By: Brent Sturm

This table was created with the following query: The locations Annesbrook, Nelson; Enner Glynn, Nelson; Stoke, Nelson; and Wakatu, Nelson; Date Range: June 2024 to August 2024; Categories: Residence, Residential Section, Unit, Apartment, Townhouse, Home and Income, Residential Investment Block, Residential - Other, Lifestyle Blocks, Rural - Other, Horticulture, Dairy, Dairy Support, Arable, Forestry, Livestock, Livestock - Finishing, Livestock - Grazing, Livestock - Breeding, Livestock - High Country, Livestock - Special;

Address	Suburb	Sale Price	Sale Date	List Price	Settlement Date	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
8 Durham Street, Stoke, Nelson 7011	Stoke	\$579,550	29 Aug 2024	\$575,000	25 Oct 2024	16 Aug 2024	15	Residence	P - Private Treaty(Neg)	Other REINZ Member	2	70	607	No	Freehold
253 The Ridgeway, Stoke, Nelson 7011	Stoke	\$721,000	28 Aug 2024	\$715,000	18 Oct 2024	25 Aug 2024	45	Residence	P - Private Treaty(Neg)	Other REINZ Member	3	130	921	No	Freehold
278 Songer Street, Stoke, Nelson 7011	Stoke	\$1,042,000	26 Aug 2024	\$995,000	27 Sep 2024	09 Aug 2024	18	Residence	P - Private Treaty(Neg)	Other REINZ Member	4	215	1649	No	Freehold
16 Curtis Street, Stoke, Nelson 7011	Stoke	\$819,000	23 Aug 2024	\$825,000	18 Oct 2024	11 Aug 2024	53	Residence	P - Private Treaty(Neg)	Other REINZ Member	4	192	580	No	Freehold
2 Shelley Crescent, Stoke, Nelson 7011	Stoke	\$650,000	23 Aug 2024	\$639,000	11 Oct 2024	23 Aug 2024	36	Residence	P - Private Treaty(Neg)	Other REINZ Member	3	0	602	No	Freehold
33 Norwich Street, Stoke, Nelson 7011	Stoke	\$730,000	22 Aug 2024	\$739,000	13 Sep 2024	09 Aug 2024	10	Residence	P - Private Treaty(Neg)	Other REINZ Member	4	200	535	No	Freehold
20 Sanctuary Drive, Stoke, Nelson 7011	Stoke	\$995,000	22 Aug 2024	\$995,000	11 Oct 2024	01 Aug 2024	85	Residence	P - Private Treaty(Neg)	Bulsara Limited T/a	4	204	823	No	Freehold
107 Saxon Road, Stoke	Stoke	\$980,000	21 Aug 2024	\$995,000	03 Oct 2024	20 Aug 2024	201	Residence	P - Private Treaty(Neg)	Other REINZ Member	4	251	600	No	Freehold
328 Taupota Street, Stoke, Nelson 7011	Stoke	\$515,000	20 Aug 2024	\$525,000	10 Sep 2024	08 Aug 2024	28	Residence	P - Private Treaty(Neg)	Other REINZ Member	2	85	0	No	Crosslease
21 Tennyson Crescent, Stoke, Nelson 7011	Stoke	\$685,000	16 Aug 2024	\$679,000	20 Sep 2024	12 Aug 2024	24	Residence	P - Private Treaty(Neg)	Other REINZ Member	3	110	607	No	Freehold
576 Main Road Stoke, Stoke, Nelson 7011	Stoke	\$570,000	16 Aug 2024	\$569,000	21 Nov 2024	02 Aug 2024	45	Residence	P - Private Treaty(Neg)	Other REINZ Member	2	100	370	No	Freehold
31 Sanctuary Drive, Stoke, Nelson 7011	Stoke	\$1,075,000	16 Aug 2024	\$1,130,000	02 Oct 2024	03 Aug 2024	115	Residence	P - Private Treaty(Neg)	Other REINZ Member	4	221	666	No	Freehold
10 Vintners Way, Stoke, Nelson 7011	Stoke	\$1,080,000	16 Aug 2024	\$1,100,000	02 Sep 2024	04 Aug 2024	87	Residence	P - Private Treaty(Neg)	Other REINZ Member	3	183	727	No	Freehold
4 Sophies Way, Enner	Enner	\$825,000	15 Aug	\$829,000	14 Oct	17 Jun	215	Residence	P - Private	Other REINZ	4	190	476	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement Date	Agreement Date	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
Glynn, Nelson 7011	Glynn		2024		2024	2024			Treaty(Neg.)		Member					
11 Lucy Murrcott Place, Stoke, Nelson 7011	Stoke	\$1,075,000	14 Aug 2024	\$1,075,000	27 Sep 2024	31 Jul 2024	91	Residence	P - Private Treaty(Neg.)	\$970,000	Other REINZ Member	4	271	898	No	Freehold
6 Lassen Place, Stoke, Nelson 7011	Stoke	\$971,000	13 Aug 2024	\$990,000	18 Sep 2024	26 Jul 2024	136	Residence	P - Private Treaty(Neg.)	\$980,000	Other REINZ Member	3	0	606	No	Freehold
9A Ngalo Street, Stoke, Nelson 7011	Stoke	\$483,100	12 Aug 2024	\$495,000	27 Sep 2024	24 Jul 2024	43	Residence	P - Private Treaty(Neg.)	\$495,000	Other REINZ Member	2	80	0	No	Crosslease
496 Waimea Road, Enner Glynn, Nelson 7011	Enner Glynn	\$750,000	09 Aug 2024	\$699,000	09 Sep 2024	26 Jul 2024	46	Residence	P - Private Treaty(Neg.)	\$770,000	Other REINZ Member	5	151	809	No	Freehold
2 Enner Glynn Road, Enner Glynn, Nelson 7011	Enner Glynn	\$693,000	09 Aug 2024	\$689,000	01 Sep 2024	06 Aug 2024	9	Residence	P - Private Treaty(Neg.)	\$760,000	Bulsara Limited T/a	3	140	468	No	Freehold
63 Exeter Street, Stoke, Nelson 7011	Stoke	\$732,500	08 Aug 2024	\$749,000	13 Sep 2024	21 Jun 2024	155	Residence	P - Private Treaty(Neg.)	\$800,000	Other REINZ Member	4	146	439	No	Freehold
1/232 Songer Street, Stoke, Nelson 7011	Stoke	\$580,000	08 Aug 2024	\$569,000	20 Aug 2024	23 Jul 2024	22	Townhouse	P - Private Treaty(Neg.)	\$630,000	Other REINZ Member	2	94	294	No	Freehold
110 Nayland Road, Stoke, Nelson 7011	Stoke	\$517,000	08 Aug 2024	\$449,000	05 Sep 2024	18 Jul 2024	27	Unit	P - Private Treaty(Neg.)	\$560,000	Other REINZ Member	2	95	1	No	Crosslease
569 Waimea Road, Annesbrook, Nelson 7011	Annesbrook	\$740,000	08 Aug 2024	\$739,000	13 Sep 2024	27 Jun 2024	169	Residence	P - Private Treaty(Neg.)	\$790,000	Other REINZ Member	3	160	1889	No	Freehold
1 Leman Avenue, Stoke, Nelson 7011	Stoke	\$661,000	07 Aug 2024	\$655,000	30 Aug 2024	26 Jul 2024	26	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	100	812	No	Freehold
226 Nayland Road, Stoke, Nelson 7011	Stoke	\$630,000	29 Jul 2024		09 Aug 2024	18 Jul 2024	266	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	100	502	No	Freehold
5 Hill Tops Way, Stoke, Nelson 7011	Stoke	\$1,199,000	29 Jul 2024	\$1,199,000		18 Jul 2024	13	Residence	P - Private Treaty(Neg.)	\$500,000	Other REINZ Member	3	179	991	No	Freehold
73 Bealson Road, Wakatu, Nelson 7011	Wakatu	\$620,000	29 Jul 2024	\$619,000	13 Sep 2024	22 Jul 2024	48	Residence	P - Private Treaty(Neg.)	\$620,000	Other REINZ Member	3	90	0	No	Crosslease
50 Exeter Street, Stoke, Nelson 7011	Stoke	\$882,000	26 Jul 2024	\$899,000	09 Aug 2024	08 Jul 2024	62	Residence	P - Private Treaty(Neg.)	\$950,000	Other REINZ Member	3	177	647	No	Freehold
2/17 Nikau Street, Stoke, Nelson 7011	Stoke	\$600,000	26 Jul 2024	\$599,000	23 Aug 2024	22 Jul 2024	48	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	150	0	No	Crosslease
22 Coster Street, Enner Glynn, Nelson	Enner Glynn	\$684,000	26 Jul 2024	\$689,000	21 Oct 2024	04 Jul 2024	38	Residence	P - Private Treaty(Neg.)	\$840,000	Bulsara Limited T/a	3	190	722	No	Freehold

*Images sourced from realestate.co.nz

Address	Suburb	Sale Price	Sale Date	List Price	Settlement Agreement Date	Sell Date	Category	Sale Method	Valuation	Organisation	BRMs	Prop. m2	Lot m2	New Dwelling	Sale Tenure
3/22 Bolt Road, Annesbrook, Nelson 7011	Annesbrook	\$395,000	23 Jul 2024	\$385,000	06 Aug 2024	16 Jul 2024	14 Residence	P - Private Treaty(Neg.)	\$420,000	Other REINZ Member	2	55	0	No	Crosslease
72 Scotia Street, Wakatu, Nelson 7011	Wakatu	\$700,000	23 Jul 2024	\$729,000	07 Aug 2024	04 Jul 2024	107 Residence	P - Private Treaty(Neg.)	\$740,000	Other REINZ Member	4	0	802	No	Freehold
4 Dickens Street, Stoke, Nelson 7011	Stoke	\$705,000	22 Jul 2024	\$699,000	12 Aug 2024	29 May 2024	67 Residence	P - Private Treaty(Neg.)	\$730,000	Other REINZ Member	3	103	607	No	Freehold
1/273 Nayland Road, Stoke, Nelson 7011	Stoke	\$560,000	22 Jul 2024	\$549,000	03 Sep 2024	17 Jul 2024	34 Townhouse	P - Private Treaty(Neg.)	\$610,000	Other REINZ Member	2	120	0	No	Crosslease
32 Titoki Street, Stoke, Nelson 7011	Stoke	\$730,000	22 Jul 2024		23 Aug 2024	02 Jul 2024	36 Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	0	891	No	Freehold
Lot 3 14 Norwich St, Stoke	Stoke	\$375,000	19 Jul 2024	\$379,000	03 Oct 2024	22 May 2024	58 Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	0	No	Freehold
31 Kaka Street, Stoke, Nelson 7011	Stoke	\$750,000	19 Jul 2024	\$735,000	26 Jul 2024	10 Jul 2024	19 Residence	P - Private Treaty(Neg.)	\$780,000	Other REINZ Member	3	105	809	No	Freehold
2/25 Kipling Crescent, Stoke, Nelson 7011	Stoke	\$460,000	18 Jul 2024	\$469,000	01 Aug 2024	04 Jul 2024	27 Unit	P - Private Treaty(Neg.)	\$420,000	Other REINZ Member	2	80	0	No	Crosslease
1/6 Rossetti Court, Stoke, Nelson 7011	Stoke	\$585,000	17 Jul 2024	\$599,000	01 Aug 2024	03 Jul 2024	114 Residence	P - Private Treaty(Neg.)	\$640,000	Other REINZ Member	2	90	0	No	Freehold
85 Sanctuary Drive, Stoke, Nelson 7011	Stoke	\$1,560,000	17 Jul 2024	\$1,595,000	29 Aug 2024	29 May 2024	76 Home and Income	P - Private Treaty(Neg.)	\$1,580,000	Other REINZ Member	5	326	998	No	Freehold
100 Aldinga Avenue, Stoke, Nelson 7011	Stoke	\$732,000	16 Jul 2024	\$745,000	02 Aug 2024	16 Jul 2024	28 Residence	P - Private Treaty(Neg.)	\$830,000	Other REINZ Member	3	150	506	No	Freehold
14 Canary Place, Stoke, Nelson	Stoke	\$340,000	15 Jul 2024		15 Jul 2024	Invalid date	Residential Section	P - Private Treaty(Neg.)	\$390,000	Council Provided Sale		0	421	No	Freehold
307 Nayland Road, Stoke, Nelson 7011	Stoke	\$655,000	11 Jul 2024	\$649,000	19 Jul 2024	03 Jul 2024	14 Residence	P - Private Treaty(Neg.)	\$710,000	Other REINZ Member	3	101	607	No	Freehold
5 Norfolk Place, Stoke, Nelson 7011	Stoke	\$910,000	11 Jul 2024	\$920,000	23 Aug 2024	01 Jul 2024	24 Residence	P - Private Treaty(Neg.)	\$990,000	Other REINZ Member	3	191	839	No	Freehold
5 Rhodes Lane, Stoke	Stoke	\$400,000	10 Jul 2024	\$429,000	09 Aug 2024	11 Jun 2024	761 Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	1112	No	Freehold
149 Songer Street, Stoke, Nelson 7011	Stoke	\$657,000	09 Jul 2024	\$649,000	08 Aug 2024	25 Jun 2024	17 Residence	P - Private Treaty(Neg.)	\$720,000	Other REINZ Member	2	0	399	No	Freehold
4A Langbein St, Stoke, Nelson	Stoke	\$368,000	09 Jul 2024	\$368,000	29 Nov 2024	14 Jun 2024	Residence	P - Private Treaty(Neg.)		Other REINZ Member	0	0	0	No	Unknown

*images sourced from realestate.co.nz

Address	Suburb	Sale Price	Sale Date	List Price	Settlement Date	Agreement Date	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
4a Langbein St, Stoke	Stoke	\$368,000	09 Jul 2024	\$365,000	29 Nov 2024	14 Jun 2024	38	Residential Section	P - Private Treaty(Neg.)	\$450,000	Other REINZ Member	0	0	565	No	Freehold
4/409 Main Road, Stoke, Nelson 7011	Stoke	\$548,000	08 Jul 2024	\$559,000	02 Aug 2024	21 Jun 2024	151	Residence	P - Private Treaty(Neg.)	\$650,000	Other REINZ Member	3	100	0	No	Crosslease
21 Highview Drive, Wakatu, Nelson 7011	Wakatu	\$1,200,000	08 Jul 2024	\$1,300,000	31 Oct 2024	14 Jun 2024	109	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	257	1336	No	Freehold
14 Panorama Drive, Enner Glynn, Nelson 7011	Enner Glynn	\$852,500	04 Jul 2024	\$849,000	16 Aug 2024	16 Jun 2024	31	Residence	P - Private Treaty(Neg.)	\$960,000	Other REINZ Member	4	180	799	No	Freehold
2/48 Masefield Street, Stoke, Nelson 7011	Stoke	\$612,000	02 Jul 2024		02 Jul 2024	Invalid date		Residence	P - Private Treaty(Neg.)	\$650,000	Council Provided Sale	2	100	0	No	Freehold
74B Norwich Street, Stoke, Nelson 7011	Stoke	\$579,000	28 Jun 2024	\$575,000	02 Aug 2024	14 Jun 2024	4	Residence	P - Private Treaty(Neg.)	\$630,000	Other REINZ Member	3	80	451	No	Freehold
1/14 Polstead Road, Stoke, Nelson 7011	Stoke	\$635,000	27 Jun 2024		18 Jul 2024	06 Jun 2024	150	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	121	0	No	Freehold
4/1A Manson Avenue, Stoke, Nelson 7011	Stoke	\$445,000	24 Jun 2024	\$479,000	02 Jul 2024	05 Jun 2024	58	Unit	P - Private Treaty(Neg.)	\$500,000	Other REINZ Member	2	60	0	No	Leasehold
2/10 Chishall Street, Stoke, Nelson 7011	Stoke	\$685,000	24 Jun 2024	\$699,000	05 Jul 2024	26 May 2024	89	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	120	0	No	Crosslease
107/109 Panorama Dr, Enner Glynn	Enner Glynn	\$3,300,000	24 Jun 2024	\$3,300,000	23 Aug 2024	18 Jun 2024	29	Residence	P - Private Treaty(Neg.)	\$2,810,000	Other REINZ Member	4	370	2340	No	Freehold
2/61 Leicester Street, Stoke, Nelson 7011	Stoke	\$475,000	21 Jun 2024	\$479,000	08 Jul 2024	27 May 2024	172	Apartment	P - Private Treaty(Neg.)		Other REINZ Member	2	80	1	No	Crosslease
1/61 Leicester Street, Stoke, Nelson 7011	Stoke	\$463,000	21 Jun 2024	\$469,000	26 Sep 2024	08 Jun 2024	184	Apartment	P - Private Treaty(Neg.)		Other REINZ Member	2	80	1	No	Crosslease
4/17 Main Road Stoke, Stoke, Nelson 7011	Stoke	\$648,000	21 Jun 2024	\$640,000	19 Jul 2024	14 Jun 2024	91	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	104	624	No	Freehold
30 Derby Street, Stoke, Nelson 7011	Stoke	\$895,000	20 Jun 2024	\$895,000	05 Jul 2024	06 Jun 2024	30	Residence	P - Private Treaty(Neg.)	\$940,000	Other REINZ Member	5	280	761	No	Freehold
8 Cohen Place, Annesbrook, Nelson 7011	Annesbrook	\$575,000	20 Jun 2024	\$579,000	19 Jul 2024	12 Jun 2024	133	Residence	P - Private Treaty(Neg.)	\$670,000	Other REINZ Member	3	98	500	No	Freehold
31 Enner Glynn Road, Enner Glynn, Nelson 7011	Enner Glynn	\$1,345,270	20 Jun 2024	\$1,350,000	12 Jul 2024	05 Apr 2024	193	Residence	P - Private Treaty(Neg.)	\$1,485,000	Other REINZ Member	4	270	4111	No	Freehold
292 Nayland Road, Stoke	Stoke	\$630,000	19 Jun	\$639,000	16 Jul	07 Jun	94	Residence	P - Private	\$690,000	Other REINZ	3	100	607	No	Freehold

*images sourced from realestate.co.nz

Address	Suburb	Sale Price	Sale Date	List Price	Settlement Date	Agreement Date	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
Stoke, Nelson 7011			2024		2024	2024			Treaty(Neg.)		Member					
1/61 Neale Avenue, Stoke, Nelson 7011	Stoke	\$600,000	19 Jun 2024	\$619,000	03 Jul 2024	10 Jun 2024	80	Residence	P - Private Treaty(Neg.)	\$730,000	Other REINZ Member	2	0	0	No	Crosslease
14 Vining Crescent, Stoke, Nelson 7011	Stoke	\$760,000	18 Jun 2024	\$769,000	25 Jun 2024	05 Jun 2024	101	Residence	P - Private Treaty(Neg.)	\$890,000	Bulsara Limited T/a	4	170	563	No	Freehold
5 Elsa Kidson Court, Stoke, Nelson 7011	Stoke	\$692,000	18 Jun 2024	\$699,000	22 Jul 2024	04 Jun 2024	111	Townhouse	P - Private Treaty(Neg.)	\$690,000	Other REINZ Member	2	100	299	No	Freehold
24 Kipling Crescent, Stoke, Nelson 7011	Stoke	\$710,000	18 Jun 2024	\$729,000	19 Jul 2024	07 Jun 2024	49	Residence	P - Private Treaty(Neg.)	\$790,000	Other REINZ Member	3	120	610	No	Freehold
33 Kipling Crescent, Stoke, Nelson 7011	Stoke	\$815,000	18 Jun 2024	\$799,000	19 Jul 2024	08 May 2024	22	Residence	P - Private Treaty(Neg.)	\$840,000	Other REINZ Member	4	213	607	No	Freehold
34 Willow Avenue, Stoke, Nelson 7011	Stoke	\$642,500	18 Jun 2024	\$649,000	19 Jul 2024	16 Apr 2024	38	Residence	P - Private Treaty(Neg.)	\$680,000	Other REINZ Member	3	140	358	No	Freehold
2/34A Marsden Road, Stoke, Nelson 7011	Stoke	\$605,000	18 Jun 2024	\$629,000	19 Jul 2024	12 Apr 2024	85	Townhouse	P - Private Treaty(Neg.)	\$640,000	Other REINZ Member	2	90	450	No	Crosslease
26 Derby Street, Stoke, Nelson 7011	Stoke	\$820,000	17 Jun 2024	\$799,000	09 Aug 2024	12 Jun 2024	23	Residence	P - Private Treaty(Neg.)	\$840,000	Other REINZ Member	3	190	607	No	Freehold
7 Appletree Way, Stoke, Nelson 7011	Stoke	\$970,000	17 Jun 2024			28 May 2024	15	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	186	708	No	Freehold
3 Chisnall Street, Stoke, Nelson 7011	Stoke	\$650,000	14 Jun 2024	\$649,000	21 Jun 2024	02 Jun 2024	322	Residence	P - Private Treaty(Neg.)	\$710,000	Other REINZ Member	2	90	342	No	Freehold
2/37 Fergusson Street, Stoke, Nelson 7011	Stoke	\$467,000	14 Jun 2024		27 Jun 2024	24 May 2024	65	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	70	0	No	Crosslease
17B Vining Crescent, Stoke, Nelson 7011	Stoke	\$610,000	13 Jun 2024	\$649,000	19 Jul 2024	10 Jun 2024	42	Residence	P - Private Treaty(Neg.)	\$660,000	Other REINZ Member	2	100	310	No	Freehold
16 Stafford Avenue, Annesbrook, Nelson 7011	Annesbrook	\$680,000	13 Jun 2024		12 Jul 2024	22 May 2024	110	Residence	P - Private Treaty(Neg.)	\$820,000	Other REINZ Member	3	165	0	No	Crosslease
15 Langbein Street, Stoke, Nelson 7011	Stoke	\$785,000	12 Jun 2024	\$785,000	25 Jun 2024	26 May 2024	50	Residence	P - Private Treaty(Neg.)	\$830,000	Other REINZ Member	3	170	607	No	Freehold
110 Arapiki Road, Stoke, Nelson 7011	Stoke	\$745,000	11 Jun 2024	\$739,000	12 Jul 2024	20 May 2024	92	Residence	P - Private Treaty(Neg.)	\$880,000	Other REINZ Member	3	210	412	No	Freehold
32 Maitland Avenue, Stoke, Nelson 7011	Stoke	\$540,000	10 Jun 2024		21 Jun 2024	08 Jun 2024	26	Residence	A - Auction	\$720,000	Other REINZ Member	3	130	631	No	Freehold
12 Cawthron	Annesbrook	\$670,000	10 Jun 2024	\$665,000	08 Jul 2024	24 May 2024	107	Residence	P - Private		Other REINZ	3	101	812	No	Freehold

*images sourced from realestate.co.nz

Address	Suburb	Sale Price	Sale Date	List Price	Settlement Date	Agreement Date	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
Crescent, Annesbrook, Nelson 7011	k		2024		2024	2024			Treaty(Neg.)		Member					
57 Kingsford Drive, Stoke, Nelson 7011	Stoke	\$780,000	06 Jun 2024	\$780,000	21 Jun 2024	11 Mar 2024	56	Residence	P - Private Treaty(Neg.)	\$840,000	Bulsara Limited T/a	3	150	562	No	Freehold
19B Andrew Street, Stoke, Nelson 7011	Stoke	\$725,000	05 Jun 2024	\$725,000	27 Jun 2024	27 May 2024	38	Residence	P - Private Treaty(Neg.)	\$790,000	Other REINZ Member	2	116	278	No	Freehold
6/151 Nayland Road, Stoke, Nelson 7011	Stoke	\$735,000	05 Jun 2024	\$735,000	21 Jun 2024	04 Mar 2024	17	Residence	P - Private Treaty(Neg.)	\$880,000	Other REINZ Member	2	133	234	No	Freehold
12 Homer Street, Stoke, Nelson 7011	Stoke	\$680,000	03 Jun 2024		03 Jun 2024	Invalid date		Residence	P - Private Treaty(Neg.)	\$780,000	Council Provided Sale	3	116	588	No	Freehold

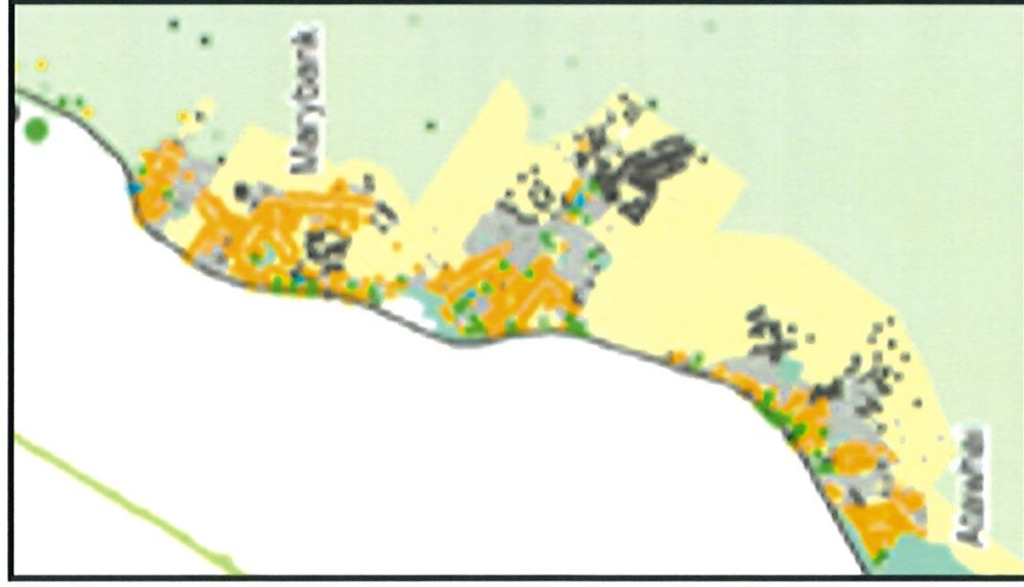
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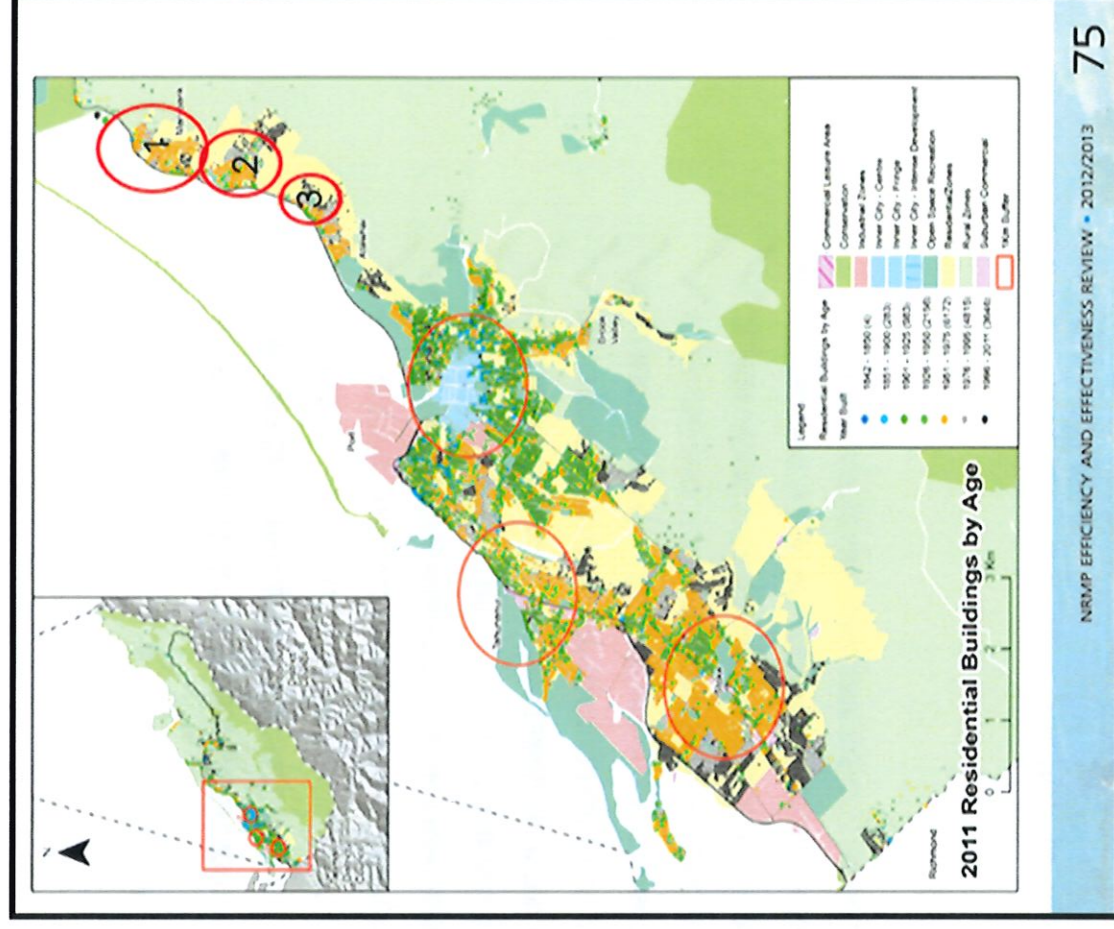
*images sourced from realestate.co.nz

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Appendix 11 – Age of Housing Stock (Source: NRMP Efficiency and Effectiveness Review 2012/2013)

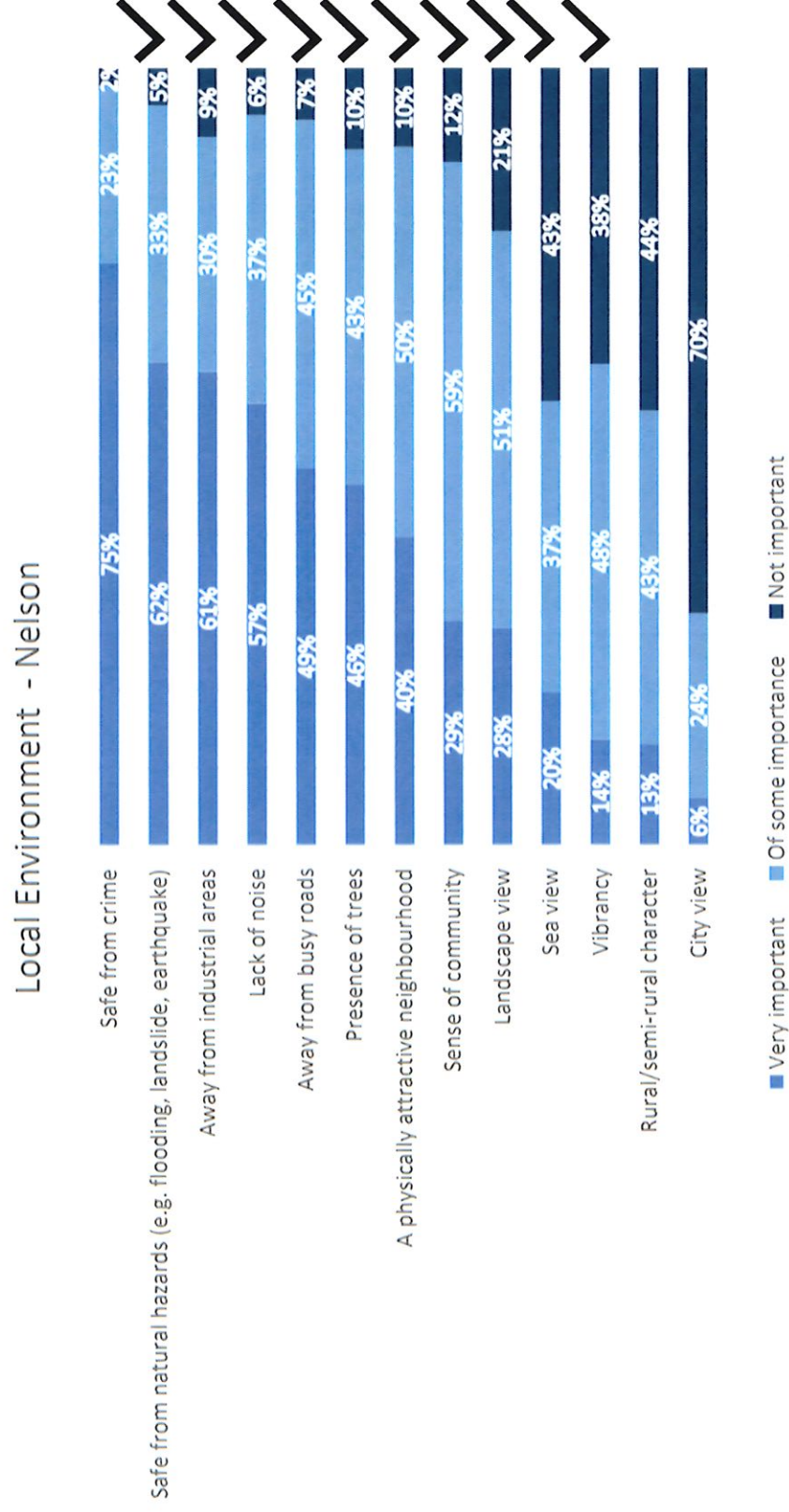


Mainly 1951-1975 (orange)



Appendix 12 – Housing Preferences (Source: HBA 2021)

Figure 4.5: Preferences for Environmental Features of Housing – Nelson Urban





A9. ATAWHAI

The centre is comprised of a dairy, fast food and a hairdresser contained within poor buildings. The dairy presents blank walls to the street. Tenancies are accessed from the car park.

The site is a part of a regional bike route and is close to the State Highway. The centre serves a local catchment contained within Dodson Valley, the residents of which must come past the centre to go elsewhere. Council is exploring options for a link across the valley to the south, which would reduce the level of passing traffic. Council should consider an integrated approach with these businesses to get an improved built outcome. The northern end of the carpark has excellent views and would suit an outdoor cafe, which could be part of a comprehensive redevelopment.

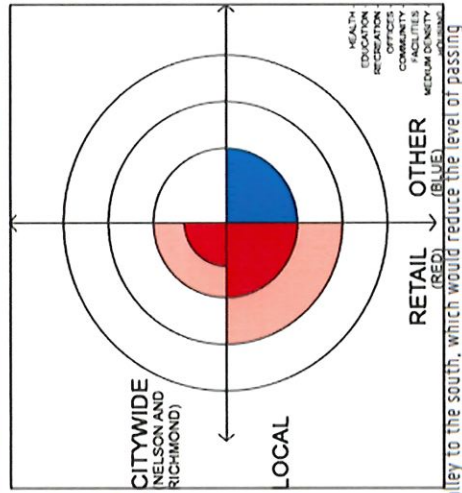


Figure 30. Atawhai



Atawhai

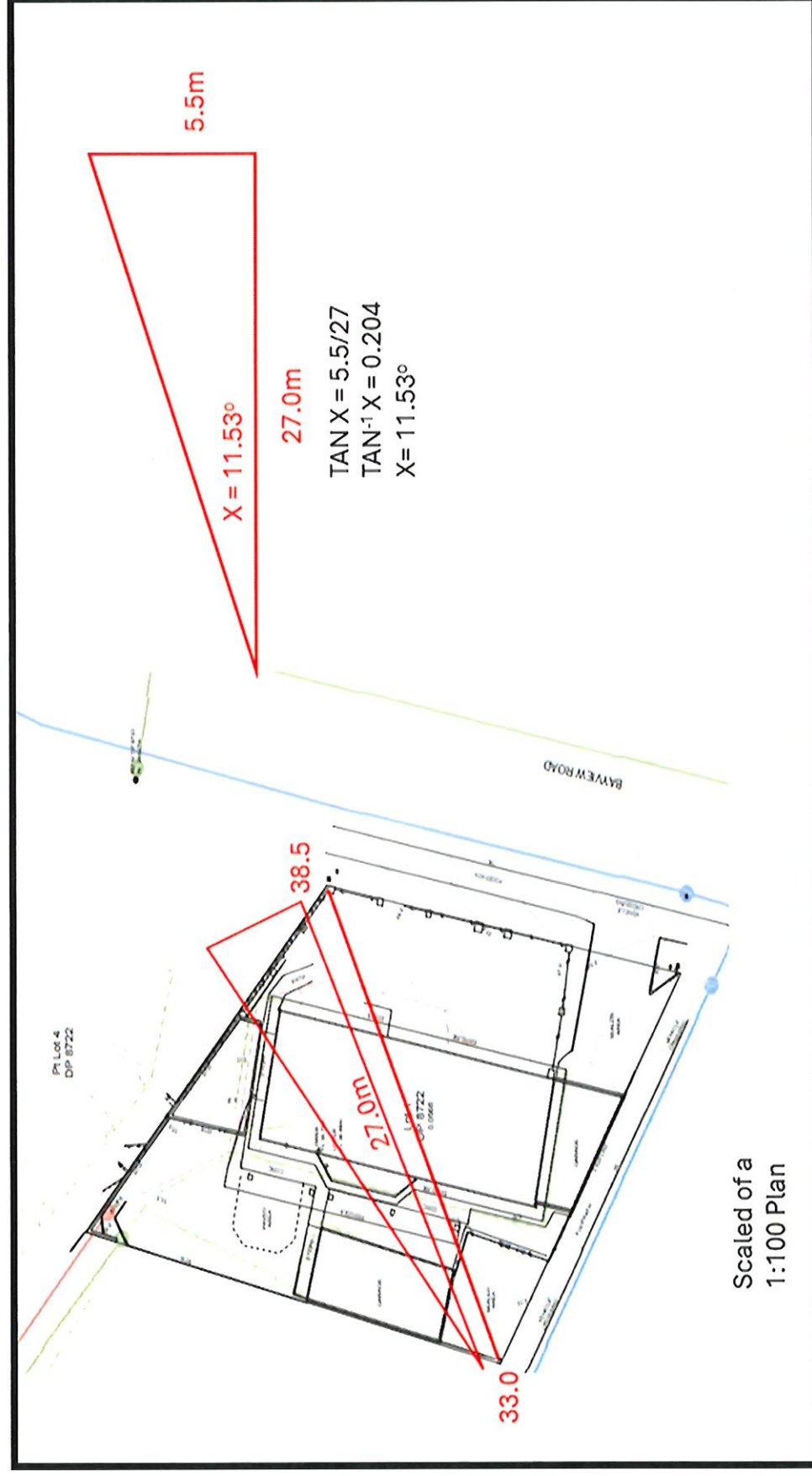
ATAWHAI

CURRENT ROLE	POSSIBLE FUTURE ROLE	TOOLS AND ACTIONS DP	DP MECHANISMS
- Local dairy / takeaway - Cycleway - Childcare x 2	- Possible café / pub - Recreational network plus new link road to create scenic high level route	- Expand zoning - Provide parking on council land to free up private parking for sense of space response - Create higher amenity / public realm experience - Place making unit - David - Roading upgrade - Encourage existing dairy owner to upgrade/expand	- Tighten design and appearance controls - Extend zone subject to specific design response
THREATS	POSSIBLE RESPONSE		
- Gradually loses its role/appeal - Cell tower - New link	- Give it some amenity / character - incl café/pub overlooking water		



Coffee Cart and Pizzeria extending up Dodson Valley Road

Appendix 14 – Slope Assessment of 27 Bay View Road



Appendix 15 – Photos of retaining walls at 30 and 27 Bay View Road, Atawhai



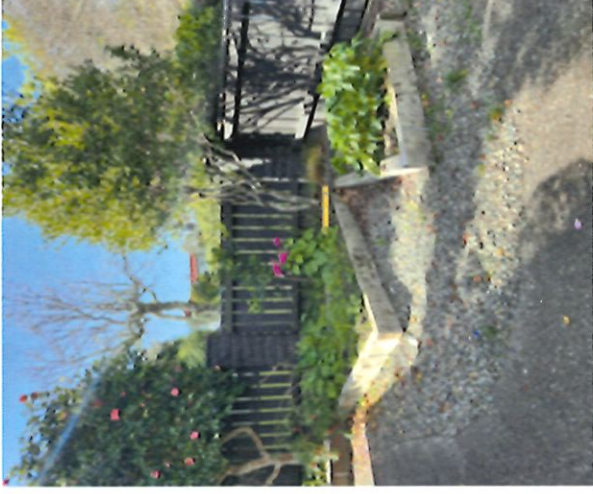
30 Bay View Road



27 Bay View Road

Appendix 16 –

Photos of the front Yard of 27 Bay View Road showing Spirit Level

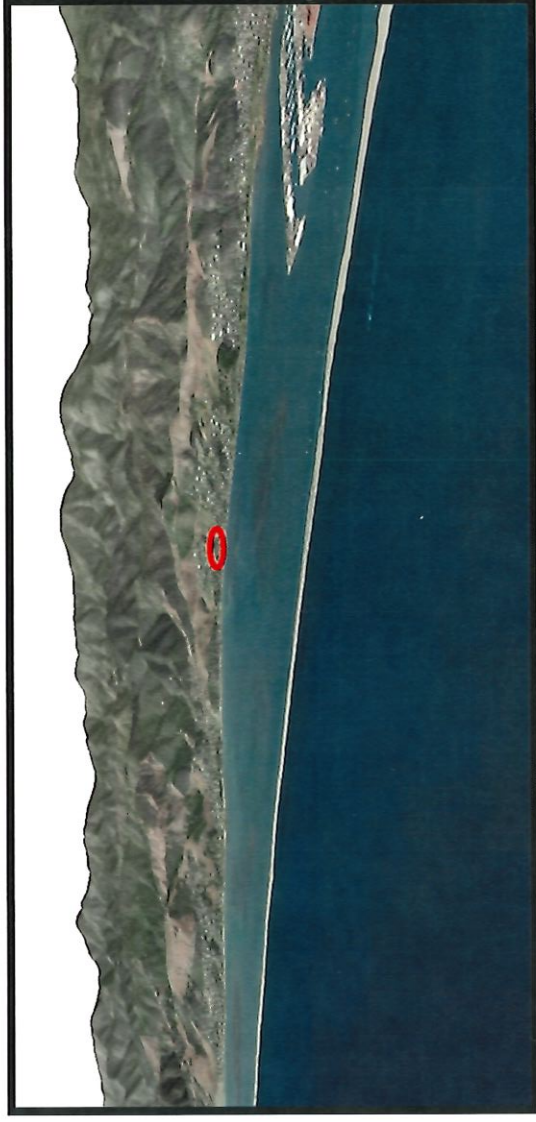




Photos showing slumping in backdrop Hills

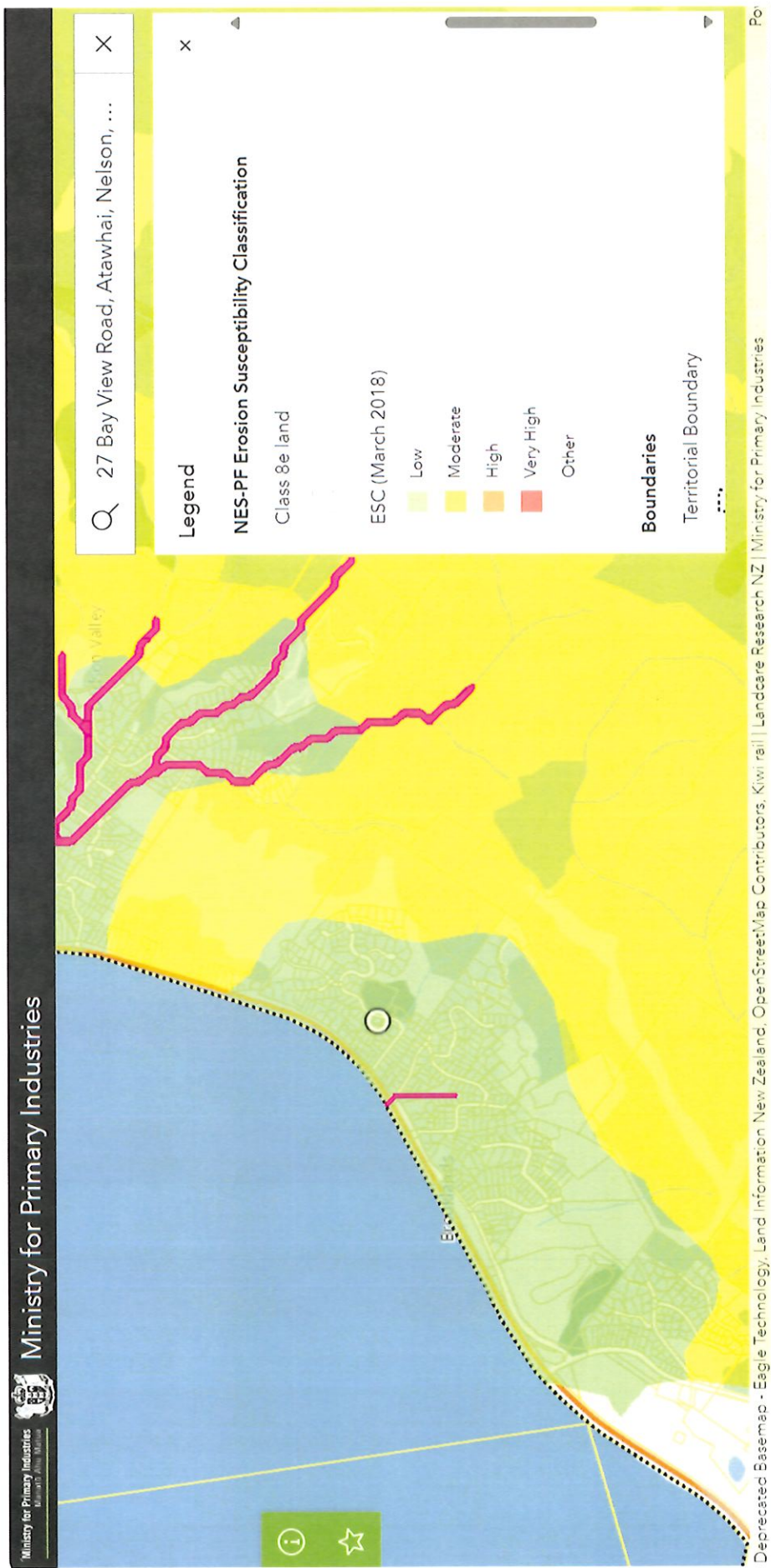
Appendix 17

LIDAR Images of 27 Bay View Road and Surrounds – Source LINZ Data Service



National Environmental Standard Plantation Forestry Maps of Erosion Susceptibility Classification





Appendix 18 – Wellington City District Plan Earthworks Controls

ISPP Operative	EW-S3	Existing slope angle	
All Zones		1. Earthworks must not be undertaken on an existing slope angle of 34° or greater, where angles of 34° or greater are sustained over a distance of at least 3m, measured horizontally. The following are exempt from this standard: a. Earthworks compliant with EWS2 a, and b. Earthworks associated with the repair, maintenance or upgrading of existing buildings or structures used to retain or stabilise earthworks.	Assessment criteria where the standard is infringed 1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land; 2. Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced person; 3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion; 4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building; 5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: a. That an earthworks and/or construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process; 6. Whether the earthworks are designed in accordance with the relevant provisions of: a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development 2012; b. NZS 4404:2010 Land Development and Subdivision Engineering; and c. NZS 4431:2022 Engineering Fill Construction for Lightweight Structures; 7. The effectiveness of measures to retain cut, fill and sediment on site during the course of earthworks; 8. The extent to which the earthworks are designed and will be managed in accordance with the principles and methods in the GMRG's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021; 9. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, potentially including (but not limited to): a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common; d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting; e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings; f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures; h. Integrating new landscaping and associated planning to conceal or soften the appearance of earthworks and associated structures; i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into earthworks and associated structures.

EW-S3	Existing slope angle
All Zones	1. Earthworks must not be undertaken on an existing slope angle of 34° or greater, where angles of 34° or greater are sustained over a distance of at least 3m, measured horizontally. The following are exempt from this standard: a. Earthworks compliant with EV-S2.a; and b. Earthworks associated with the repair, maintenance or upgrading of existing buildings or structures used to retain or stabilise earthworks.

EXISTING SLOPE ANGLE

DEFINITION

means the maximum slope segment angle of all slope segments.

For a Cut – slope segments are measured (on a horizontal plane):

- within the extent of the cut; and
- uphill of the cut, the distance to the boundary or 10m whichever is the lesser.

For a Fill – slope segments are measured (on a horizontal plane):

- within the extent of the fill; and
- downhill of the fill, the distance to the boundary or 10m whichever is the lesser

A slope segment is a segment of sloping ground that falls generally at the same angle to the horizontal (slope segment angle) sustained over a distance of at least 3m, measured horizontally.

EXISTING SLOPE

