

20 July 2022

PROPOSED PRIVATE PLAN CHANGE 28 MAITAI BAYVIEW TO THE NELSON RESOURCE MANAGEMENT PLAN ("PC28")

This is a submission for Doug McKee, Bayleys Nelson in support of PC28.

Current Intensification Development Projects

I understand STM's. Mr. Peter Taylor advised there were currently 291 developments by way of intensification in Nelson City. He seems to be the only person who knows of this number. It is not apparent to Bayleys.

Kaka Valley

It is not physically/visibly part of the "single catchment" as Save The Maitai Submits. It is a discrete/separate valley with very little visibility from Maitai Valley Road (cricket ground). As numerous submitters acknowledged mostly it is not recognized.

Intensification

- 60/65% of new residential buildings in the next three decades.
- Requires a massive shift in buyer preferences. No current evidence of anything like that.
- Bayleys clients seeking out new development sites within Nelson urban (still looking).

Ridgeline Housing Development

- There is substantial ridgeline housing on the southern end of Princes Drive
- Similar height to Malvern Hills
- At the Tasman Heights/Southern end, housing extends over both sides. It is visible from Waimea Road and Bishopdale.
- My own house on Princes Drive ridgeline is not visible either way because of extensive native tree plantings.

Comparative Costs

Duplex - \$600,00 for 600 m/2 Section
\$3000 m/2 Building
\$3000 m/2 Land
\$6000 m/2 (Including land)

Higrise Apartment - \$10,000 m/2 (Including land)



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