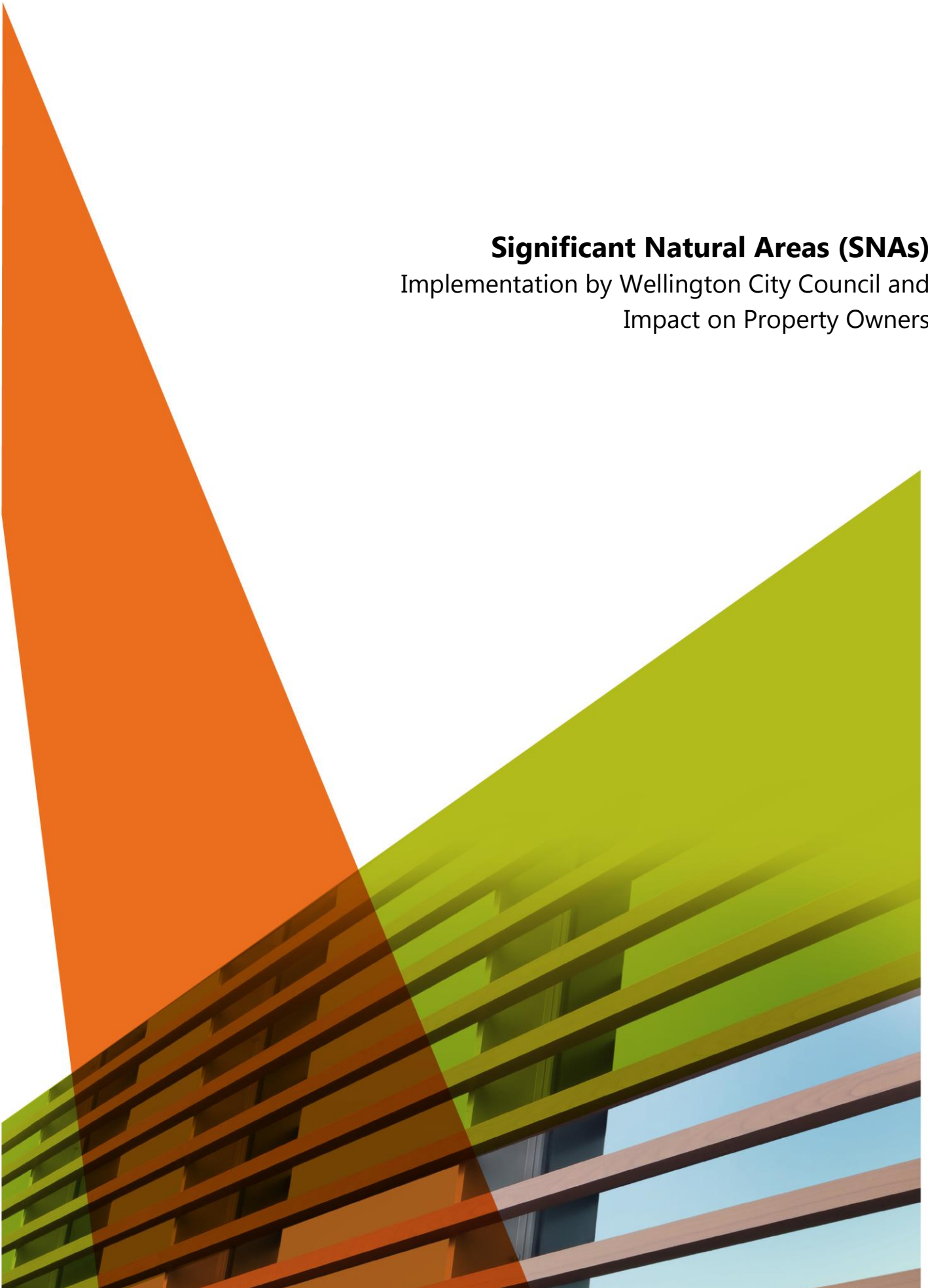


Significant Natural Areas (SNAs)

Implementation by Wellington City Council and
Impact on Property Owners



Redactions under section 7(2)(a) of LGOIMA



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1.0 Executive Summary

1. The introduction of a policy for managing Significant Natural Areas (SNAs) will provide overall benefits to the communities throughout Wellington City. The benefits of retaining natural ecosystems, with respect to aesthetic value, shade, shelter and stormwater control and enhanced wildlife are well documented.
2. Urban areas with an established network of parks, reserves and tree-lined streets are keenly sought-after, enhancing overall property values within these locations. Notwithstanding, where SNAs overlap onto privately held land, the economic impact is foremost in owners' minds. Any restriction which reduces development potential is likely to meet opposition from individual landowners.
3. In a rural environment, the introduction of SNAs is likely to be more widely accepted. The overarching principles are more easily accommodated in a rural environment where development is of a relatively low intensity.
4. Where SNAs overlap into productive forestry land, any reduction in harvesting of trees or crops will directly impact on productive return.
5. The introduction of measures to protect SNAs will provide long-term positive benefits to the wider communities which will far outweigh the losses to individual property owners. Any guidelines for individual properties will however need to be carefully balanced to ensure flexibility for upgrading existing properties and future land development.
6. The case studies highlight areas of greatest impact. The lowest impact is seen for "standard" residential sites where the SNA overlay generally covers steeper land unsuited to residential development. Where additional land is available for future subdivision/development, the introduction of SNAs is likely to have a low to medium impact on value.
7. For vacant land suited to redevelopment or subdivision, the introduction of SNAs is likely to have a significant detrimental impact on value. For properties with existing or pending resource consents, owners are likely to strongly oppose the introduction of SNAs.
8. For rural-zoned land, the introduction of SNAs is likely to have limited impact on value as often house sites can be established on alternate, easier contoured land. The size threshold for subdivision is also relatively high compared to other local authorities.
9. Based on the case studies within this report we conclude the impact on value from the introduction of SNAs will vary from property to property. The extent is dependent upon land size, contour, access, position of existing improvements and the potential / demand for future development. The range of value loss, as a proportion of the total land value are summarised as follows.

Category	Value Loss
Rural Land - RU	0% - 10 %
Residential land with no development potential - RN	0% - 5%
Residential land with limited development potential - RP	5% - 20%
Larger residential blocks with subdivision/ development potential - RLP	12% - 30%



2.0 Scope

Wellington City Council require:

- ◆ An evaluation and explanation of the anticipated effects on property values resulting from the introduction of District Plan rules that identify and protect Significant Natural Areas (SNAs).
- ◆ Identification and reference to any other national or international examples which are similar and the effects on property values.
- ◆ Some specific real site case examples (18 properties) where 'Before and After' valuations are provided to show how the introduction of an SNA may affect the value of these properties.



3.0 Background

Wellington City Council (WCC) is responsible under the Resource Management Act 1991 (RMA) and the Wellington Regional Council Policy Statement for ensuring valuable ecological sites are appropriately conserved, enhanced and protected for future generations.

A significant proportion of these features reside on public-owned land administered by the Council, whilst a proportion have been identified on private land.

The Council is legally required under the RMA and national and regional policy statements to ensure national and ecological heritage is preserved for future generations.

These range from significant ecological sites of national significance, to important natural landscapes and coastal environments.

WCC are in the preliminary stages of developing policy regarding SNAs.

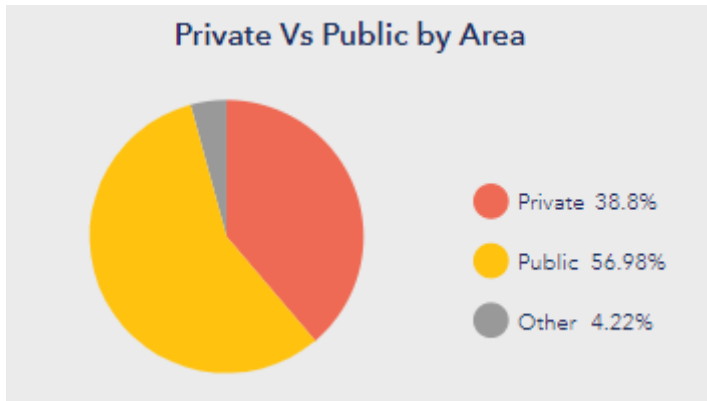


4.0 Overview

To date, preliminary identification and mapping of SNAs has been completed.

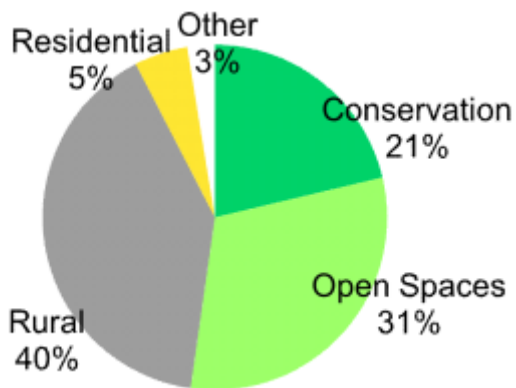
A hierarchy of importance has been established. Guidelines regarding SNAs are in the preliminary stages. Whilst the majority of SNAs are under public ownership, WCC are seeking to specifically identify impact on private landowners.

Within Wellington, 164 potential SNA locations been identified covering approximately 5,200 hectares. These range in size from 500 square metres to 450 hectares. The split of ownership is shown below.



This shows 39% of land area affected by SNAs is in private ownership. Overall, this affects around 1,927 landowners.

In terms of zoning, the differentiation is shown below:



This graph shows the majority of this land (52%) is zoned open space or conservation land. A large proportion (40%) resides in rural areas and a smaller proportion of 8% covers residential and other urban land.



5.0 Indicative SNA provisions

Until such time as this policy is finalised, indicative draft SNA provisions have been provided by WCC as follows:

1. The following is an indicative approach only.

The indicative approach applies to all SNA sites across the city irrespective of the underlying zone. It allows for some small scale trimming / maintenance of vegetation in an SNA, and for there to be a clearance area around existing buildings. It also provides a consenting pathway to enable some development on vacant sites so that they are not blighted by the SNA overlay.

2. Permitted within any SNA:

- ◆ Trimming and maintenance of vegetation e.g. removal of dead or diseased vegetation; removal of exotic or pest plants; works required in relation to health and safety e.g. removal of vegetation that has become dangerous to human life or property as a result of natural causes; maintaining existing tracks, paths etc.
- ◆ The removal of vegetation to establish and maintain a reasonable clearance around existing residential buildings. Without specifying the exact distance, in principle, removal of vegetation will be permitted to allow a reasonable clearance.

3. Discretionary Activity (Restricted) Within Any SNA:

For any vacant site: the alteration or removal of vegetation within the SNA that is associated with a building platform (of unspecified area) along with the alteration or removal of vegetation that is necessary to provide access and services to the building.

Note 1: the proposal can only be a controlled activity if it can be demonstrated that there are no practicable alternative locations for the development to be located outside of the SNA.

Note 2: any building must comply with the permitted standards of the underlying zone otherwise it would require Resource Consent.

Note 3: any earthworks associated with the building platform or access must comply with the permitted standards for the underlying zone, otherwise they would require Resource Consent. The current standards for earthworks in the rural and residential areas set a cut or fill height limit of 1.5m (or 2.5m if it has a pre-approved retaining wall) and an overall area limit of sufficient area to provide a suitable building platform.

4. A Discretionary Activity (Restricted) means that the consent could be granted with or without conditions, or it could be declined. Council would be limited in the matters that it could consider, which are likely to relate to:

- ◆ The extent to which the vegetation alteration or removal is necessary to enable reasonable use of a site or to respond to functional needs.
- ◆ The effects on ecological and biodiversity values, including any fragmentation or disruption of connections between ecosystems or habitats.
- ◆ Any measures to remedy or mitigate adverse effects of vegetation clearance, or any offsetting measures.
- ◆ Effects on cultural and spiritual values of Mana Whenua.



6.0 Principles

In determining the assessment of the loss in value (if any) it is important to consider the balance between retention of natural features on a property relative to the economic benefit to the landowner of realising any 'development' potential of their property.

Whilst development or subdivision potential is perceived as a significant benefit, often the economic benefit and practical ability to undertake development limit or negate any such potential.

Any widespread removal of attractive natural features such as native bush and the like can also negatively impact the residual value of the property.



7.0 Benefits of Significant Natural Areas

The intention of SNAs is to preserve ecological sites and natural ecosystems. The benefits of this are well documented.

7.1 Benefits of Trees

Trees provide a number of ecological benefits that include:

- ◆ Reduced air pollution
- ◆ Stormwater control
- ◆ Carbon storage
- ◆ Shade and shelter

7.2 Reduced air pollution

Trees absorb air pollution by trapping particulate matter in their leafy canopy and absorbing noxious pollution into their leaves.

The storage of carbon is a significant factor in reducing the greenhouse effect linked to global warming.

7.3 Runoff and reduced erosion

Collectively, trees intercept large amounts of rain within their canopies. This reduces the extent of runoff that is discharged onto properties and into streams and rivers, extending the time an ecosystem has for water absorption. This can also significantly reduce erosion.

Within a rural environment or a steep topography trees hold together the soil, significantly reducing the risk of erosion.

7.4 Shelter and shade

Within rural environments, trees form natural shelter belts, protecting the home and immediate environs from wind and rain. Significant stands of trees and bush provide natural shelter and shade. Within exposed parts of Wellington, shelter of this nature is a necessity, both locally, and community-wide.

In terms of farming, trees provide shade and shelter for livestock, particularly in dry conditions.

7.5 Aesthetic value

Within an urban environment, the aesthetic value of landscape trees or native bush can add significantly to a property's value.

Often this provides an attractive backdrop to any house on the property, providing a natural green buffer between adjacent neighbours for privacy and shelter.

7.6 Added value

As a consequence of these benefits, whilst it is hard to measure the value of trees in financial terms, research clearly shows the benefits of trees in both urban and rural communities are widely recognised.

7.6.1 AECOM study

In 2017 global engineering and urban design company AECOM analysed the value impact of tree coverage in three Sydney suburbs: Blacktown, Willoughby and Annandale. They found that houses on streets with 10% more tree coverage were worth an average of \$50,000 more than houses on less leafy streets within the same suburb.

The biggest difference was in Annandale, where the average canopy coverage is about 25%. Houses in streets with 35% tree coverage were worth \$61,000 more.

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In Blacktown, where average canopy coverage is just 11%, an increase to 21% translated to a \$55,000 increase in property value.

Direct benefits were calculated on the aesthetic value, the cooling and filtering effect, as well as amenity. Protection from extreme weather events was also cited as a benefit.

Within a rural setting, similar benefits accrue to lifestyle block areas where the trees offer a range of intrinsic physical and amenity values. They also provides a safe haven or breeding ground for birdlife, valued within most communities.

A study by Australian researchers, recently published in the *American Journal of Agricultural Economics*, reveals native trees and shrubs increase the value of rural properties.

The recent findings were based on the sale of about 7,200 rural properties in north-central Victoria over more than 20 years. The study found that native vegetation could add up to 25% to the value of a rural property. The study showed that landholders placed a value on having woody vegetation on their properties.

Native trees provided amenity, attracted wildlife and were attractive to look at. For commercial farmers, they also provided shelter to livestock. Owners considering selling or subdividing placed a particularly high value on native vegetation.



8.0 Impact on value

8.1 Overview

Based on the studies and research undertaken, there are clear benefits of having trees and native vegetation on a property which is also clearly recognised in the market. These benefits and philosophies are also widely identified in the New Zealand market. The question is the emphasis buyers place on maintaining these positive qualities relative to economic benefits of further developing or subdividing their land.

Our preliminary view is that property owners are interested in maximising value. Any potential for future development or subdivision is captured in the prices paid, even if the landholder does not propose to imminently realise this potential by carrying out the work. Hence any change in the District Plan which increases the likely potential for future development is generally seen as a positive outcome. Notwithstanding, there are owners who have no interest in developing their property and are therefore focused on maintaining the character of the property and lifestyle they currently enjoy.

Equally, any caveat or restriction on use will be closely scrutinised by property owners. It is a fine balance between protecting one's investment and providing an appropriate environment and amenity for everyday living.

8.2 Auckland Special Character Areas

To assist with determining how the market behaves, the May 2018 edition of *Insights* provided a topical commentary on the Auckland market. This considered the relative weighting of being located within a Special Character Area to areas where upzoning had occurred. Both were seen as positive contributors to value increases over time.

Many parts of Auckland, especially on the isthmus, are covered by Heritage and Special Character Area (SCA) protection rules.

SCAs are areas with distinctive aesthetic, physical and visual qualities such as:

- ◆ a predominance of buildings of a particular era;
- ◆ clusters of buildings of a particular era or architectural style;
- ◆ a distinctive pattern of lot sizes, street and road patterns;
- ◆ presence of mature vegetation;
- ◆ use of traditional materials or design elements.

There are 50 SCAs in Auckland, covering approximately 5.6% of land parcels in the region.

Previously, a premium was paid for houses within SCAs. With the introduction of the Unitary Plan, which introduced smaller lot sizes and higher density development throughout Auckland city, an upzoning premium emerged. As a consequence a decrease in the SCA premium was noted in 2015 and 2016 down to around 5%, from 9% in 2014.

At the same time, upzoning premiums increased across the city as further revisions of the Unitary Plan were released and the Operative date drew closer. This indicated a trade-off Auckland purchasers were making when they decided between properties designated as having special character, and those providing direct economic benefit of future subdivision.

Of note was the observation that no premium could be seen for the restrictions on what can be done with properties that have been upzoned but are still within SCAs

In summary, it appears that emphasis on upzoning was more material in terms of buyers' decisions, and pricing. Premiums for SCAs were real though have decreased over time as a direct impact of perceived development opportunities and capital gains.

Within Wellington city, similar 'character' areas, identified in the District Plan, are located in Newtown, Thorndon and Mt Cook. Essentially, controls are in place to manage additions, alterations and new developments, ensuring that special



character is retained, and that any new development is in sympathy with the existing character. Demolition of character buildings is also stringently controlled.

This dilemma is likely to be similar to the thought processes of market participants deciding on the relative value of a property with and without an SNA designation.

8.3 Wellington Region

Within Wellington there are significant areas of open town belt and natural bush interspersed through the city. Often these are located within higher density inner city suburbs such as Mt Victoria, Thorndon, Mt Cook, Newtown, Oriental Bay and Roseneath.

Extensive native bush is also prevalent throughout areas of Wadestown, Thorndon, Wilton, Ngaio and Khandallah. Properties which back onto or overlook these features are keenly sought after. Often they provide privacy from neighbours, enhanced light and are visually attractive to look at.

A premium is clearly paid for properties which have these benefits, ranging from 5% up to 20%. More significant premiums are evident for properties which enjoy panoramic harbour or city views.

These trends are evident throughout developed areas and provide a strong signal as to the desirability of natural features on property values.

A recent example was seen in the Manu Garden subdivision in Kapiti. Stage 1 encompassed a midsize residential subdivision of around 39 lots. The subdivision was built on sandhills in and around stands of existing native bush and wetlands. Section prices overlooking or adjoining the native bush were up to 10% greater than those site which did not receive this benefit.



9.0 Value drivers

9.1 Rural Land

Rural properties are generally purchased for productive purposes eg dairying, fattening, forestry or, in many cases, lifestyle purposes.

Within Wellington, for any subdivision there is a minimum 30 hectare land area requirement with a maximum of two additional lots permitted. There is no minimum lot size. This tends to significantly restrict widespread subdivision of rural land. Notwithstanding, we are aware of consent for smaller lots although the balance land is still relatively sizeable.

Within a rural environment, given the acceptance from landowners that the majority of land will remain as open space, the mix of terrains and natural features within the land creates intrinsic value to the landholder.

This includes the presence of streams and stands of native bush.

In our experience, premium prices are paid for lifestyle properties which offer attractive mature trees and established shelter in and around the dwelling. Rarely are these trees removed.

On steeper land the planting of pine trees is more prevalent, principally to provide slope stability as these are fast-growing. At maturity pine trees also provide a secondary source of income, with replanting often occurring.

The presence of significant areas of natural bush provides an attractive backdrop to the building platform, offering shelter and shade. On productive farms, shade for stock is an important factor, particularly in the hot summer months.

In terms of subdivision, given the current District Plan requirements and generally steep topography of the rural environs within Wellington City, invariably subdivision relies on providing a 'level' building platform with formed access. The nature of the remaining land is of less significance.

A good example of this can be seen in Fernhill in Judgeford. This is an ex-forestry block which has been subdivided into 5 hectare blocks. The majority of these blocks have a relatively small benched building site, usually close to the road with the balance often steep siding and bush-covered gully. The majority of the value sits in that building site. For this reason, any restrictions imposed by an SNA overlay is likely to have minimal impact on the market value.

In cases where forestry or arable uses are captured within the SNA overlay, this will tend to reduce the saleability of the property as it removes a secondary source of income. This also limits any future development potential for lifestyle subdivision once the trees are removed.

In cases where the presence of an SNA limits or restricts building to certain parts of the site, this may also impact on value.

The ability to optimise views, sun and shelter will directly influence the price paid for land. This relies on being able to choose a building platform of their choice, which delivers this.

Where subdivision is a possibility, the restriction on potential building sites may also negatively impact on value.

Notwithstanding, any subdivision within a rural area is a Restricted Discretionary Activity. Any development must therefore adhere to certain design criteria. The introduction of an SNA simply provides another layer of compliance.

9.2 Urban Land

Within an urban environment there is a strong focus on utility of land. Flat land close to commercial centres and transportation nodes command premium prices for medium-density residential development.

Examples of this are seen throughout the eastern and northern suburbs of Wellington including Johnsonville, Newlands, Ngaio, Newtown, Mt Cook, Kelburn and Miramar.

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In elevated areas of Wellington, often the typography and presence of natural bush limit development. Notwithstanding, in parts of Karori, Brooklyn and Ngaio relatively steep, well-vegetated land has been developed for residential use. Where landholders see an opportunity for future development, this is generally reflected in the price paid for the property.

With the acceleration of extreme weather events (due to global warming), issues of land stability, potential liquefaction and tsunamis are also more relevant to the market. This tends to make steeper, difficult sites less attractive to market participants. Flat sandy soils close to the coast are potentially prone to liquefaction and tsunamis though often housing is in good demand in these areas which often negates this negative influence. Good examples of this are suburbs of Petone, Kilbirnie and Wellington's South Coast.

The requirements within the District Plan to provide drive-on access and one carpark per household also create challenges due to access restrictions and contour.

Generally, any 'covenants' which ultimately affect future development potential are likely to reduce the value of a proportion of properties with an SNA overlay and therefore are likely to be opposed.

Within Wellington City we are aware of numerous examples of steeper bush-covered land where development/subdivision has been completed as planned. This is particularly so for 'rural' land contained wholly within the city confines where development is imminent. Good examples are large rural blocks along Happy Valley Road, and Karepa Street in Brooklyn.

Depending upon the proposed scale of development, this will determine the extent to which existing natural features will be retained. In our view, subdivision which incorporates existing natural features tends to achieve premium prices. For extensive subdivisions where more intensive development occurs, the loss of vegetation and its associated benefit need to be offset against the economic benefits of increased density.

The retention of natural features with subdivision provides wider community benefits to adjacent properties. Gated communities or eco subdivisions which incorporate planned green areas, manmade lakes, open spaces and wider roads with planted median strips are often sought-after, with good resale value.

Quite simply, the key elements that drive liveability in a community are quality, design and a connection to nature.



10.0 Wider community benefits

The decision to implement policy of this nature is guided by a range of factors. Considering the potential 'loss in value' to individual properties may be one metric to be considered.

Another metric is the overall benefit to the wider community of retaining and protecting SNAs.

10.1 Auckland Significant Ecological Areas (SEA) example

The Auckland Plan includes controls on the removal and alteration of vegetation in Significant Ecological Areas (SEAs). Landowners are required to apply for Resource Consent before clearing vegetation in SEAs.

Permitted activities include:

5. Vegetation maintenance and removal for existing farming and forestry activities;
6. Maintenance and repair of existing tracks, lawns, gardens, fences and other lawfully established activities.

The removal of more than 250 square metres of native vegetation in a rural zone is a Restricted Discretionary Activity, and vegetation alteration or removal for a building platform and access for a dwelling where there is no practical alternative is a Controlled Activity.

Within Auckland this affects a total area of SNAs of 104,000 hectares. Of this, the majority (around 100,000 hectares) are in rural areas, with around 4,000 hectares in urban areas.

Following release of the Proposed Auckland Unitary Plan, submissions were received concerned about the impact of SNAs on zoning and likely devaluation of properties.

Some individual landowners and developers considered the imposition of SEA overlay was likely to increase the costs associated with development.

In some cases, this may also prevent development going ahead, or to go ahead in a reduced or modified form. Any increase in costs or loss of profit would impact directly on the developer.

To test the costs and benefits associated with SEAs, Auckland City Council commissioned an economic report from a suitably qualified expert.

This report identified that *"while there are benefits to the landowner, most benefits accrue to the public or direct users of SEAs. The majority of costs fall on property owners in the form of opportunity costs on the use of their land and costs associated with compliance with the consenting process"*.

There is however difficulty quantifying the public benefit in monetary form.

In terms of urban areas, the report states: *"The increased amenity is likely to have a very real and positive effect on property values. People seek areas of high amenity and are prepared to live in areas with attractive underlying forest, gully and hillsides, parks and recreation areas available"*.

For individual landowners and developers the imposition of SEA overlays is likely to increase the costs associated with development.

The intention is to capture the wider community benefit, though ultimately there may be a tension between the goals and aspirations of the landowner, and Council acting in the best interests of the community.

This is also likely to cause some development to not go ahead, or to go ahead in a reduced or modified form.

The report concludes that whilst costs are felt directly by the developer, this does translate to a wider economic impact as a result of this occurring.

The report goes on to conclude:

- ◆ The Proposed Auckland Unitary Plan sends a strong signal to private landowners that significant impacts on indigenous biodiversity in SEAs are detrimental to the region as a whole.

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- ◆ The costs associated with reduced natural heritage are borne by all and are likely to outweigh this benefits gained by the individual from increased production, GDP and employment.
- ◆ The level of restriction from the proposed regulation is not onerous to individuals.
- ◆ The Council has restricted its discretion, and requires landowners to apply for Resource Consent before clearing vegetation in SEAs.
- ◆ In Auckland, existing crops within SEAs are not regulated, and continue to be harvested, and other existing legal uses are explicitly provided for.
- ◆ In terms of the effects on the urban environment, the impacts are not significant. It is likely that individuals may face a reduction in their development potential, but this is likely to be outweighed by the collective benefits from a higher amenity environment for a large number of households. It is not likely to have any effect on housing or affordability.



11.0 Case studies

WCC have identified eighteen sample properties to be used as case studies. These represent a range of privately owned rural and residentially zoned sites that are to have SNAs located on them. In each case, WCC are seeking an evaluation using 'Before and After' scenarios, to show how the introduction of an SNA might affect the value of these properties. This has been assessed on a roadside/desktop basis without the benefit of a detailed inspection.

11.1 Case study assumptions

Various assumptions relevant to each of the eighteen site examples are:

- ◆ All information provided by WCC is based only on desktop analysis for each site.
- ◆ That the SNAs will be in the locations and extent as shown on the maps provided for each site.
- ◆ That the SNAs are a representative sample of the various property types that are affected.
- ◆ The assessment of development potential is based on the activities and development that is typical of and anticipated by the underlying zone (i.e. they do not represent the only development options that are available for each site; and they do not take into account that resource consents can be applied for and potentially granted for other development options and activities).
- ◆ Factors such as suitability of access, topography and natural hazards have been given some consideration in the assessment of development options (but only in a limited way given the nature of this desktop assessment).
- ◆ Infrastructure has not been considered as a factor in the assessment of development options.
- ◆ Records of title and any associated restrictions have not been checked.

The eighteen case study properties, which cover a wide range of localities and property types, are listed below:

1. [Redacted]
2. [Redacted]
3. [Redacted]
4. [Redacted]
5. [Redacted]
6. [Redacted]
7. [Redacted]
8. [Redacted]
9. [Redacted]
10. [Redacted]
11. [Redacted]
12. [Redacted]
13. [Redacted]
14. [Redacted]
15. [Redacted]
16. [Redacted]
17. [Redacted]
18. [Redacted]

Redactions under section 7(2)(a) of LGOIMA



11.2 Valuation process

The valuations are based on a desktop or roadside inspection.

The information provided by WCC has formed the basis of any development potential for each site, both Before and After.

The values are based on market sales of similar properties on the assumptions outlined for each property.

We note this is a relatively small sample and whilst not definitive in terms of quantum, we consider they provide an insight into the likely impact on value together with associated issues.

11.3 Valuation details

The case study information and respective valuations are attached in **Appendix 2**. The results are summarised in the attached table.

Case Study	Address	Suburb	Urban or Rural	Category	Vacant or Improved	Land area (ha)	Before Value	After Value	Loss in Value	% loss in Total Value	% loss in Land Value
1	[REDACTED]	[REDACTED]	R	RU	V	1.9403	[REDACTED]	[REDACTED]	[REDACTED]	12%	12%
2	[REDACTED]	[REDACTED]	U	RN	I	0.1442	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
3	[REDACTED]	[REDACTED]	U	RP	I	0.2937	[REDACTED]	[REDACTED]	[REDACTED]	11%	22%
4	[REDACTED]	[REDACTED]	R	RU	V	4.5000	[REDACTED]	[REDACTED]	[REDACTED]	5%	5%
5	[REDACTED]	[REDACTED]	R	RU	V	55.0000	[REDACTED]	[REDACTED]	[REDACTED]	6%	6%
6	[REDACTED]	[REDACTED]	U	RN	I	0.1509	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
7	[REDACTED]	[REDACTED]	R	RU	I	1.7939	[REDACTED]	[REDACTED]	[REDACTED]	5%	5%
8	[REDACTED]	[REDACTED]	U	RN	V	0.0799	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
9	[REDACTED]	[REDACTED]	U	RP	I	0.2366	[REDACTED]	[REDACTED]	[REDACTED]	4%	7%
10	[REDACTED]	[REDACTED]	U	RN	I	0.9252	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
11	[REDACTED]	[REDACTED]	U	RN	I	0.3096	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
12	[REDACTED]	[REDACTED]	U	RN	I	0.0857	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
13	[REDACTED]	[REDACTED]	U	RP	V	0.1940	[REDACTED]	[REDACTED]	[REDACTED]	9%	9%
14	[REDACTED]	[REDACTED]	U	RP	I	0.4216	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%
15	[REDACTED]	[REDACTED]	U	RLP	I	0.3331	[REDACTED]	[REDACTED]	[REDACTED]	14%	14%
16	[REDACTED]	[REDACTED]	U	RLP	V	1.8820	[REDACTED]	[REDACTED]	[REDACTED]	14%	14%
17	[REDACTED]	[REDACTED]	U	RLP	V	0.8367	[REDACTED]	[REDACTED]	[REDACTED]	3%	3%
18	[REDACTED]	[REDACTED]	U	RN	I	0.2698	[REDACTED]	[REDACTED]	[REDACTED]	0%	0%

CATEGORY CODES

RU	Rural	Group 1
RN	Small Residential no development potential	Group 2
RP	Small Residential with limited development potential	Group 3
RLP	Larger residential blocks with development potential	Group 4

11.4 Case study results

The studies provide a representative sample of those properties likely to be affected by the introduction of SNAs.

The impact on value is dependent upon the:

- ◆ Location of the property (whether it is in an urban or rural environment);
- ◆ The current use and potential for further development;
- ◆ Current utility of the property with respect to access, topography and position of existing improvements;

Redactions under section 7(2)(a) of LGOIMA



- ◆ Market demand for land and redevelopment, which tends to be cyclical.

The discount for the sample properties ranges from 0% to 38% of the land value depending upon the influence of the factors referred to above.

For improved properties this value loss is expressed as a percentage of land value but would be made a much lower % relative to the total property area.

There would appear to be four distinct groupings as follows:

1. Rural land;
2. Smaller to medium residential properties with mixed topography and limited development potential;
3. Smaller to medium residential properties with future development potential;
4. Large residential blocks suited to redevelopment.

The impact for each group is tabulated below:

Case Study	Address	Suburb	Urban or Rural	Category	Vacant or Improved	Land area (ha)	Before Value	After Value	Loss in Value	% loss in Total Value	% loss in Land Value
GROUP 1 - Rural											
1			R	RU	V	1.9403				12%	12%
4			R	RU	V	4.5000				5%	5%
5			R	RU	V	55.0000				6%	6%
7			R	RU	I	1.7939				5%	5%
AVERAGE RU										7%	7%
GROUP 2 - Residential no potential											
2			U	RN	I	0.1442				0%	0%
6			U	RN	I	0.1509				0%	0%
8			U	RN	V	0.0799				0%	0%
10			U	RN	I	0.9252				0%	0%
11			U	RN	I	0.3096				0%	0%
12			U	RN	I	0.0857				0%	0%
18			U	RN	I	0.2698				0%	0%
AVERAGE RN										0%	0%
GROUP 3 - Residential limited development potential											
3			U	RP	I	0.2937				11%	22%
9			U	RP	I	0.2366				4%	7%
13			U	RP	V	0.1940				9%	9%
14			U	RP	I	0.4216				0%	0%
AVERAGE RP										6%	10%
GROUP 4 - Larger Blocks with development potential											
15			U	RLP	I	0.3331				14%	14%
16			U	RLP	V	1.8820				14%	14%
17			U	RLP	V	0.8367				3%	3%
AVERAGE RP										10%	10%

CATEGORY CODES

RU	Rural	Group 1
RN	Small Residential no development potential	Group 2
RP	Small Residential with limited development potential	Group 3
RLP	Larger residential blocks with development potential	Group 4



11.5 Value impact

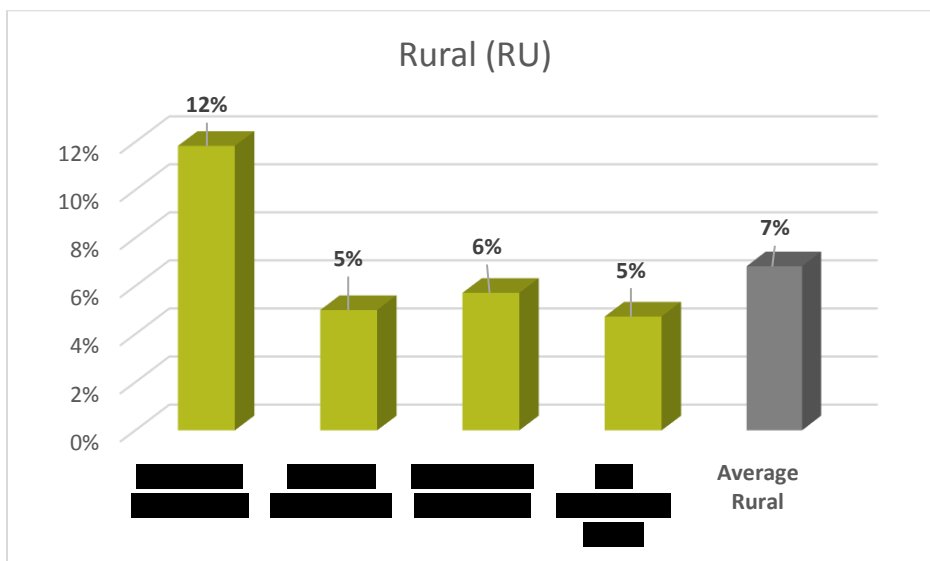
In our view, the loss in value as a proportion of the total property value is a “truer” reflection of the actual loss.

This better reflects the utility of improved properties which are purchased first and foremost to provide a family home, though in a small proportion of cases may offer potential for further development. Notwithstanding, due to the variability in the quality and size of the dwellings, for comparative purposes we have also expressed the relative loss in value as a proportion of the equivalent land value.

11.6 Group findings

The findings for each of the groups identified are graphed and discussed below.

Group 1 – Rural land (RU)



- ◆ Within a rural environment the presence of native trees and bush is seen as a positive feature.
- ◆ Often the siting of any dwelling is undertaken in order to take full advantage of the aesthetic benefit in terms of outlook and shelter afforded by natural areas.

Invariably, the designated areas tend to predominate on steeper hillsides or gullies which are unsuited to building.

Any loss in value because of the presence of an SNA is therefore likely to arise through:

- ◆ The reduced number of house sites
- ◆ Impact on the principal accessway
- ◆ Loss of development potential where subdivision is likely
- ◆ Additional consenting requirements for building of a new dwelling, or second dwelling as ancillary structure
- ◆ Forestry blocks where the removal of trees is restricted/controlled.

The four rural properties all tend to be larger rural blocks between 2 to 55 hectares. The loss in land value ranges from 5% to 10%.

The SNA generally covers steeper terrain unsuited to development.

The loss in value therefore arises from restrictions on the siting of any dwelling, or in terms of optimising subdivision of the land.

Redactions under section 7(2)(a) of LGOIMA



For properties which are currently planted in pines, the SNA Guidelines currently restrict harvesting of these trees. This would have significant commercial implications for existing forestry land, with further potential for loss in value. Two of the properties, in [REDACTED]

Group 2 – Small to medium sites with no development potential (RN)

A large number of affected properties tend to be small to medium residential properties in elevated areas of Wellington City. In many cases a small building platform is provided, with the balance of the site of steeper topography with coverage of native bush. The steeper topography, poor access or position of existing buildings on the land restrict further development.

The presence of native bush on part of the site provides a buffer between adjoining properties and offers aesthetic value in terms of outlook, shelter and attraction for native birds. Often, larger tracts of bush are spread over multiple sites with separate ownership.

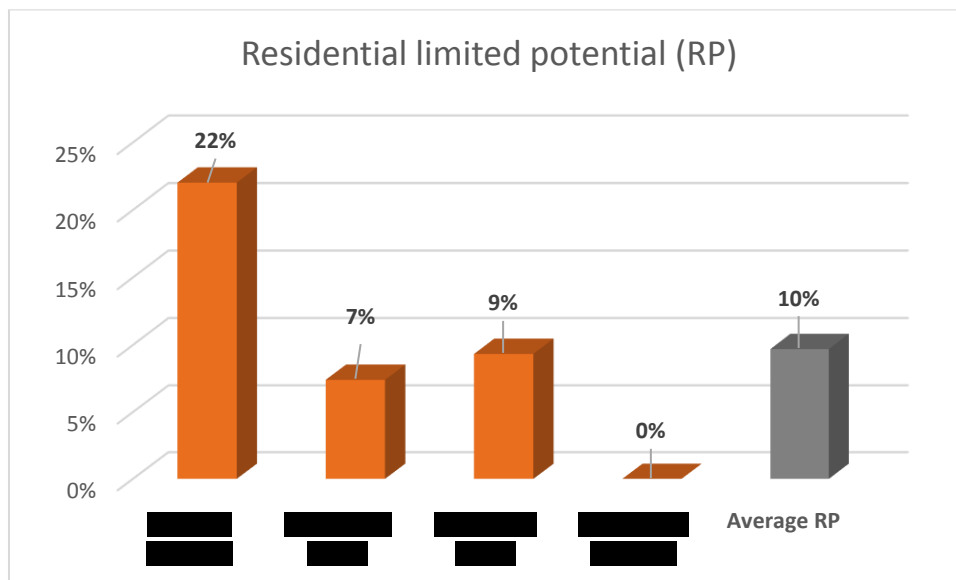
The SNA tends to cover the steep parts of the site, which have little or no alternative use. A significant proportion of affected properties fall within this group.

Generally, the positive impact of the native bush outweighs any perceived negative influence over the restrictive SNA overlay.

Where the SNA encroaches close to the existing building platform, this may cause a small restriction in terms of location of ancillary buildings, or extending the existing structures. The assessed range in loss of value is typically between 0% and 5%.

The properties at [REDACTED] are representative of properties which fall into this category. The property at [REDACTED] property of similar nature.

Group 3 – Small to medium sites with limited development potential (RP)



In cases where smaller residential sites are of easier contour or have flat land available for further development, the introduction of an SNA overlay can provide a further layer of complexity with respect to "realising" development potential. This potentially could either affect the ability to provide effective house sites upon subdivision, or may restrict the design and siting of any proposed additions to existing improvements.

For some properties there is potential to subdivide on residential properties with mixed terrain, depending upon the size of the available land. Often there is potential to erect a second dwelling to the rear of an existing dwelling by combining a

Redactions under section 7(2)(a) of LGOIMA



small area of available flat land with steeper hillside. This often relies on excavation of part of the bank, or cantilevering the dwelling over land which falls away.

The requirement within an SNA restricting removal of vegetation for a single building platform and maintenance around existing buildings purposes can cause uncertainty and a further layer of compliance regarding the process.

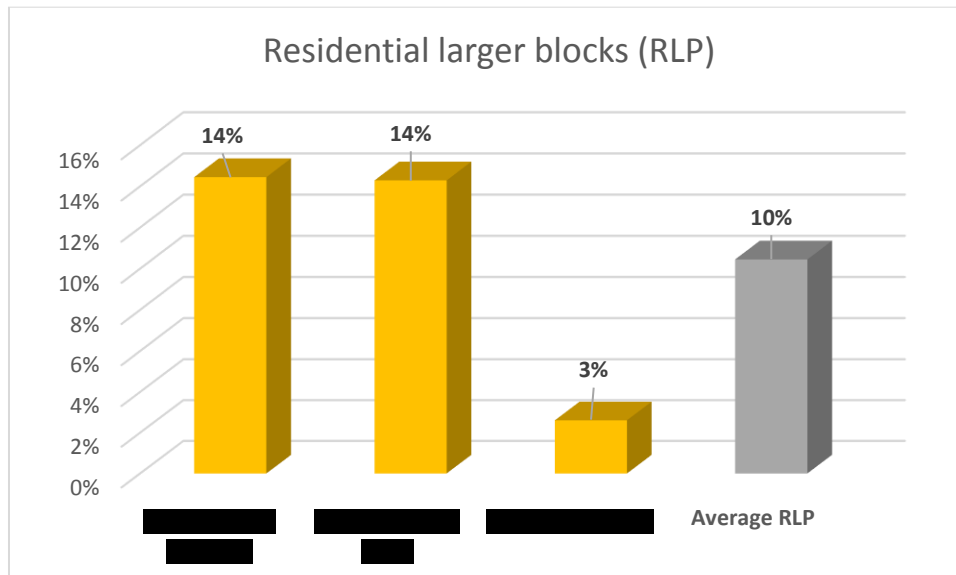
In cases where multiple dwelling sites are possible, the SNA is likely to have far greater impact. In these cases, the reduction in land value ranges from 0% to 22% with an average of 10%.

The least affected is the property at [REDACTED]. In this case the developable land is towards the front of the site, well away from the area covered by an SNA.

The worst-affected is the property at [REDACTED]. This property has good potential for development of the rear land into two further house sites. The SNA limits this.

The properties at [REDACTED] are both restricted in terms of additional lots and/or restrictions on positioning of any new dwellings.

Group 4 – Large residential blocks with development potential (RLP)



This group poses the most difficulty to gauge. Due to the tight land constraints in Wellington city, invariably any larger tracts of vacant land are generally considered for residential development.

Despite in some cases challenging topography, the shortage of development land and sharp uplift in section prices has encouraged developers to consider higher risk developments on marginal, steeply contoured land. This land is often heavily vegetated, with developments incorporating a building platform and the remaining bush retained in its natural state. This type of development creates a tension between encouraging new housing and protecting the natural character of suburbs throughout Wellington.

Development will require removal of existing vegetation to provide buildable sites, roading and appropriate infrastructure. The process of subdivision is managed through the resource consent process, which provides conditions controlling the ultimate design and intensity of any development.

In the three case studies, at [REDACTED], a resource consent has either been approved or an application lodged awaiting approval.

Where consent has been granted this supersedes the proposed SNA guidelines, provided the development is substantially completed prior to the consent lapsing. For [REDACTED], development would need to occur prior to March 2022. In the event the consent lapses, then for any reapplication the SNA provisions are likely to apply. This poses a small risk.

Redactions under section 7(2)(a) of LGOIMA



For properties at [REDACTED], where resource consent is pending, the discount in value was around 14%. This assumes that the SNA guidelines will be considered as part of the consent process. In practical terms there is however likely to be a lead in period of up to 2 years before the SNA provisions are applied.

For land with significant development potential, any restrictions which are perceived to limit this potential are likely to impact on value. The extent of any impact is however difficult to predict and will be on a case by case basis. The introduction of SNA provisions will not prevent subdivision or multi-unit development but will however add a further layer of complexity to the consenting process. Closer scrutiny will be given to the ecological significance of the existing bush in terms of development density and siting of any new dwellings.

This category of property is likely to generate the greatest resistance to the introduction of SNA's.



12.0 Introduction of Significant Natural Areas (SNAs)

We are aware that a reasonable number of District Councils now have active policies, or are in the process of developing policies, for managing Significant Natural Areas.

These vary in terms of coverage and standards, though the principles are generally similar.

Recently Hutt City Council initiated a draft Proposed District Plan Change to address SNAs and landscapes. Council has decided not to proceed with this Plan Change. This decision was made in the face of strong lobbying by a sector of affected landowners. The matter is likely to be contested in the Environment Court.



13.0 Conclusions

1. Whilst there are real economic benefits of future development potential, equally there are well-documented direct economic and non-economic benefits for properties close to, adjoining or containing natural features such as native bush, protected trees, streams, Town Belt land, open spaces and the like. In determining the overall impact, one needs to be offset against the other. These factors are independent, but can also be complementary.
2. In many cases the management of future development and subdivision of land is closely managed under the District Plan. Subdivisions in rural and urban areas are either Controlled or Restricted Discretionary Activity, subject to various standards.

The introduction of an SNA overlay potentially introduces an additional layer of compliance though the same consideration and rationale will be applied as other standards.

The requirements in SNAs do not prohibit use but provide a control on the intensity of development. Development can still occur, including building, so long as impact on the ecosystem is minimised.
3. The case studies do highlight a likely reduction in property values due to loss of potential development opportunity. This is particularly evident in an urban environment, notwithstanding the land subject to SNAs is typically marginal land of steeper topography. In many cases existing factors such as topography, access and the like already constrain the development potential to a similar or greater degree than the SNA provisions.
4. Within a rural environment, the introduction of SNAs is likely to provide an overall enhancement of value by protecting valued habitat and ensuring that fragmentation does not occur. Protection of wider ecological habitats enhances and promotes birdlife and other wildlife.

High amenity value is placed on natural features within a rural lifestyle environment. This provides aesthetic benefits as well as natural shelter. Bush or tree coverage also provides benefits in terms of reducing erosion and runoff.
5. For urban properties, protecting trees and natural bush, particularly on steeper marginal sites provide a positive impact in terms of aesthetic values, privacy and shelter.
6. For land used for productive purposes, any restrictions which restrict ongoing use will directly impact on value. For example, the 'designation' of existing forestry as an SNA will prevent harvesting of trees, and associated economic benefits. Equally, development of forestry blocks for lifestyle use is unable to occur (assuming this is economically viable). Existing uses may need to be recognised.
7. The introduction of a regime for protecting SNAs is likely to have wider benefit to communities. This benefit (whilst not costed) is likely to outweigh the loss to individual property owners. Notwithstanding, the greatest challenge is likely to come from individual landowners who perceive that they are most affected economically.



Appendix 1 – Valuation policies

Publication

Neither the whole nor any part of this valuation report or any reference to it may be included in any published document, circular or statement without the written approval of Darroch Limited as to the form and context in which it may appear.

Information

Information has generally been obtained from a search of records and examination of documents or by enquiry to Government Departments or Statutory Authorities. Where it is stated in the valuation report that information has been supplied to us by another party, this information is believed to be reliable but we can accept no responsibility if this should prove to be not so.

Confidentiality

Our responsibility in connection with this valuation report is limited to the client to whom it is addressed; we disclaim all responsibility and accept no liability to any other party.

Purpose of valuation

This valuation report has been prepared for the specific purpose stated. Any party that relies upon it for an alternative purpose without reference to Darroch Limited does so at its own risk.

Structural survey

This report has been undertaken for valuation purposes only and is not a structural survey. The valuer is not a building construction and/or structural expert and is therefore unable to comment as to the structural soundness of the improvements. We have undertaken a visual inspection of the building/s but have not commissioned a structural survey or tested any of the services and are therefore unable to confirm that these are free from defect. We have not inspected the unexposed or inaccessible parts of the building/s and are unable to certify that these are free from defect. Any elements of deterioration apparent to the general state of repair of the building/s have been noted and reflected in our valuation. No undertaking is given about the structural soundness, weathertightness, or durability of any building or building element associated with the structure. No undertaking is given about the absence of rot, insect or pest infestation, nor the use in construction of materials such as asbestos or other materials now considered hazardous.

Title boundaries

We have made no survey of the property and assume no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries. We reserve the right to amend our valuation should this not be the case.

Plant and machinery

The valuation is conditional upon any hot and cold water systems, drainage systems, electrical systems, air conditioning or ventilating systems and other installations being in proper working order and functioning for the purpose for which they were designed.

Site or environmental contamination

Our valuation and report is conditional upon the land being free of any contamination or industrial waste problems unless otherwise noted.

Measurements

All property measurement is carried out in accordance with the Guide for the Measurement of Rentable Areas issued by NZPC/PINZ unless we specifically state that we have relied upon another source of information or method. Unless otherwise stated, the calculated areas have been assessed by our onsite measurements. As we are not qualified Building Surveyors, we recommend that a

Redactions under section 7(2)(a) of LGOIMA



survey be undertaken to confirm the calculations. Should there be a material difference in assessed areas, we reserve the right to vary our assessment.

Compliance

Unless otherwise stated in our report our valuation is on the basis that the property complies with the Building Act 2004, Health and Safety in Employment Act 1992, Evacuation of Buildings Regulations 1992 and Disabled Persons Community Welfare Act 1975 or that the legislation has no significant impact on the value of the property.

Registrations

Our investigation has included searching of the Certificate(s) of Title and, if appropriate and where available, the ground and/or building lease(s) and other relevant tenancy schedules and documents. Unless stated otherwise our report is subject to there being no detrimental or beneficial registrations affecting the value of the property other than those appearing on the title(s) so valued in this report. Such registrations may include Wahi Tapu registrations and Historic Places Trust registrations.

Forecasts

Every effort has been made to ensure the soundness and accuracy of the opinions, information and forecasts expressed in this report. Information, opinions and forecasts contained in this report should be regarded solely as a general guide. While we believe statements in the report are correct, no liability is accepted for any incorrect statement, information or forecast. Darroch Limited disclaim any liability which may arise from any person acting on the material within. Readers should take advice from a professional staff member of Darroch Limited prior to acting on any matter contained in this report.



Appendix 2 – Case studies

Case Study 1:

[REDACTED]

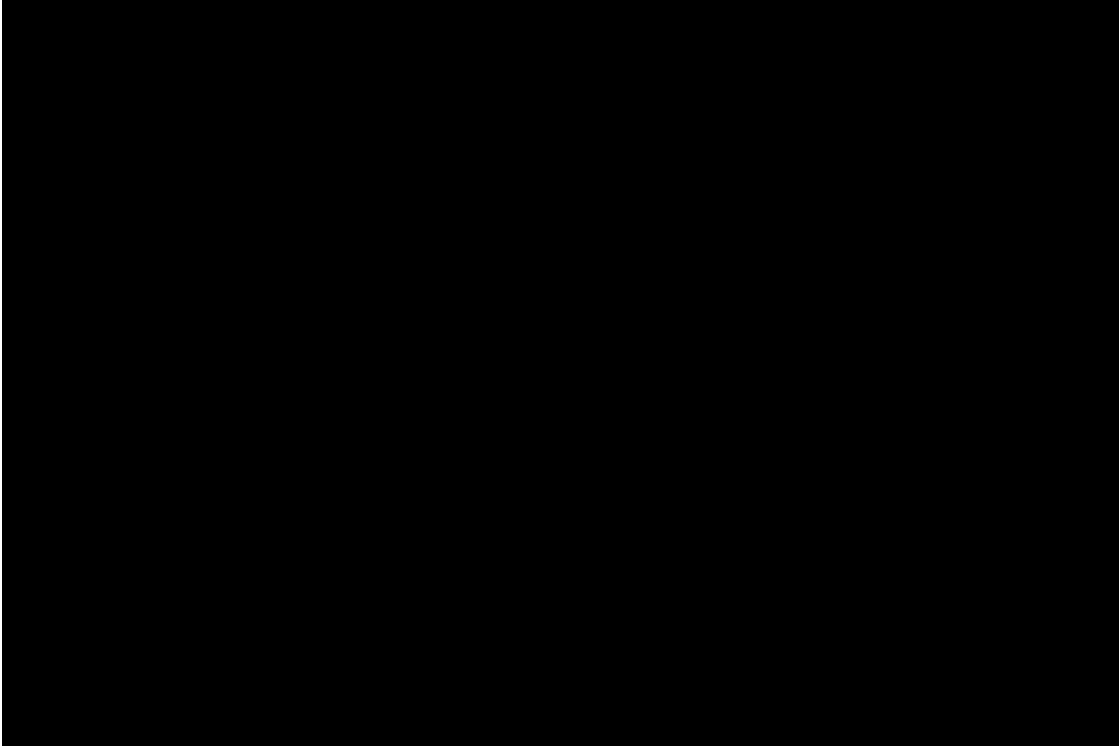
[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

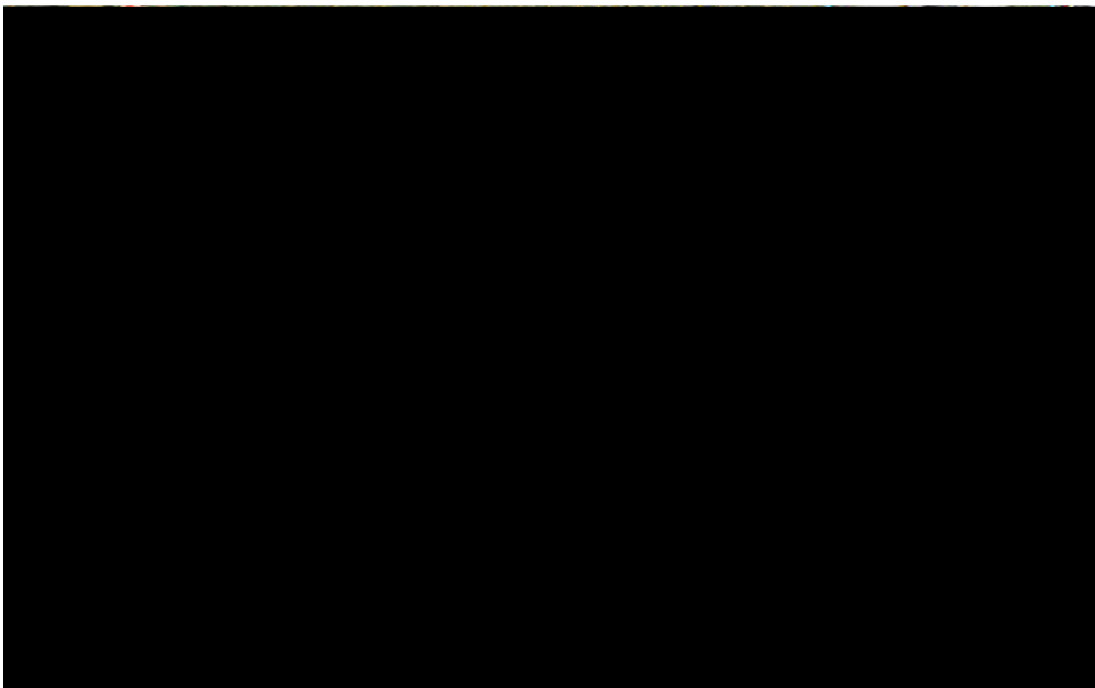
Case Study 1: [REDACTED]

Area: 19,403m² / 1.9ha

Zone: Rural

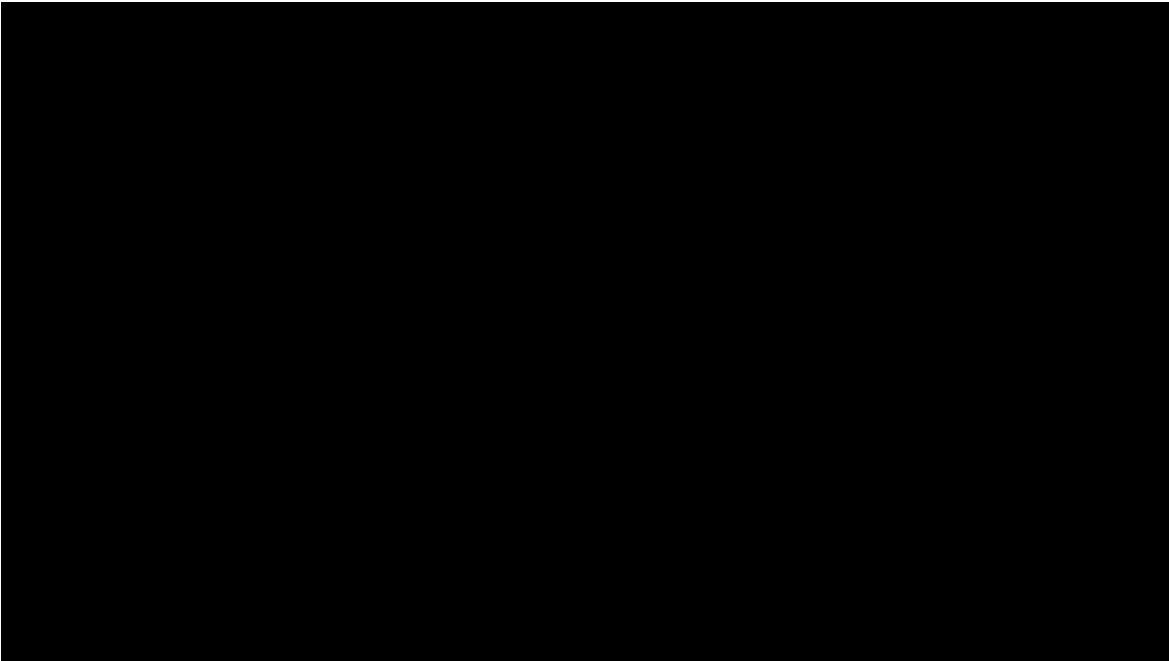


Contours (blue line represents an open stormwater channel):



Redactions under section 7(2)(a) of LGOIMA

SNA Overlay



Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- One new house potentially located anywhere on the site (but this would be subject to a resource consent application and assessment against the Rural Area Design Guide. It is also noted that the location and size of the buildings is likely to be influenced by the topography).	<ul style="list-style-type: none">- The SNA would add an additional limiting factor on the assessment of where any new rural or residential buildings could be located on this site, but there are still considered to be development options available via a resource consent process.

Summary: The main impact of the SNA is as an additional limiting factor on the location of a house or rural buildings on this site. It is noted that due to topography and access constraints, the front part of the site may be the most practical building location in any case irrespective of the SNA overlay. The SNA would be a limiting factor on the permitted rural activities that could take place on this site, but it is uncertain whether this site could support any viable small-scale rural activity.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

There are a number of larger blocks of land along the southern side of [REDACTED]

These are a mix of residential and rural zones and are generally of steep contour with heavy natural bush cover.

To date the majority of development has occurred on the lower slopes adjacent to [REDACTED]

Notwithstanding, we are aware of various Consents to subdivide and develop this land. The most relevant example is a recent subdivision and new dwelling at [REDACTED]

A larger-scale clustered development was also completed in mid-2000 towards the northern end of [REDACTED]

Despite the rural zone, the property at [REDACTED]

The land rises steeply from the road, by approximately 70 metres, to the rear boundary.

A relatively clear area is available towards the north-east part of the site, with the balance steep hillside covered in natural bush.

A stream bisects the land longitudinally and in an east-west direction. The land would be costly to develop and may require a bridge to access the dwelling site.

An SNA overlay is proposed across the majority of the site, leaving approximately 3,000 square metres available at the north-east corner of the site.

Valuation details

Before value: [REDACTED]

After value: [REDACTED]

Loss in value (difference) [REDACTED]

Loss in value (percentage) 12%

The rural zoning tends to restrict further subdivision of the land, as this is a non-complying activity.

A single house is anticipated for the site but it would need to obtain Resource Consent.

Given the contour of the site, we consider any development is most likely to occur on the lower part, close to the road.

The native bush provides a pleasant backdrop and retention is necessary for ongoing land stabilisation to prevent land slips and erosion.

Any restrictions of removal of the trees would prevent harvesting of the pine trees located on the upper part of the site, hence potential lost income.

From a long-term perspective this land, which resides mostly within an urban environment, has a good chance of a future Plan Change to Residential, albeit any development on the upper reaches of the site would be challenging and costly.

Case Study 2:

[REDACTED]

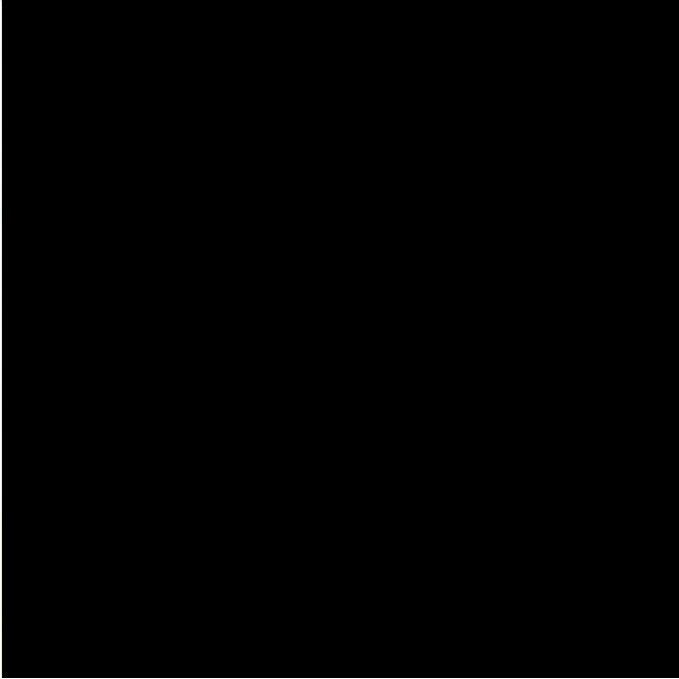
[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

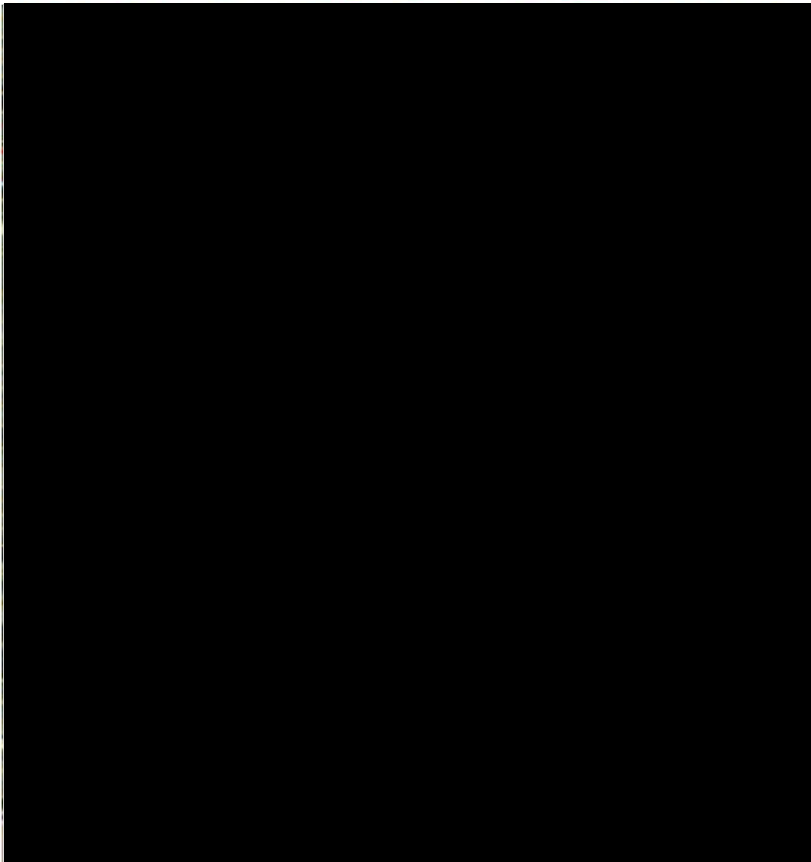
Case Study 2: [REDACTED]

Area: 1,442m²

Zone: Outer Residential



Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay 



Discussion:

The SNA covers approximately 850m² or 59% of this site. The site slopes steeply down from the road and continues to slope down to the rear boundary. There is an existing house on the site and a car deck located on road reserve.

Under the current District Plan the existing house on the site could be added to subject to meeting the permitted activity standards relating to site coverage, recession planes and maximum height etc. New accessory buildings would also be permitted subject to meeting the same standards.

There is no current restriction against a second household unit being built on the site provided it can meet all of the relevant permitted activity standards. Of particular relevance to this site is the parking and access standards that require every allotment to have drive-on vehicle access and a minimum of 1 parking space per household unit. Given the steep topography of the site, it is considered that an additional household unit on this site would require resource consent and is not a certain development option.

Under the proposed draft SNA provisions it would be possible to remove a very small amount of vegetation within the SNA to provide a 10m clearance zone (at its closest point the rear of the house is located 8m from the SNA boundary). There is also scope to add onto the existing dwelling, or to build new accessory buildings, provided these met the relevant 10m and 3m clearance distances in the draft provisions.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.- No additional house or subdivision without resource consent	<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings, but with some additional constraints in relation to the locations of these buildings to maintain the minimum clearance areas to the SNA.- No additional house or subdivision without resource consent.

Summary: The steep topography and associated access difficulties already appear to constrain the development potential of this site. Therefore the pre and post SNA development potential is considered to be similar and limited to additions and alterations to the existing house, and new accessory buildings. In either the pre or post development scenarios the option remains for a resource consent to be sought for another more intensive form or development. The main impact of the SNA is that it would limit the area that is permitted to extend the existing house i.e. due to the 10m clearance rule an extension of the house further to the rear / north would trigger the need for a resource consent.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The property is a large residential allotment of 1,442 square metres containing a refurbished 1960s dwelling. The dwelling is built close to the road, providing for drive-on access.

The balance of the site falls steeply towards the rear boundary by approximately 20 metres.

The contour is similar to adjacent sites along [REDACTED], which have all been developed in similar fashion. A perusal of an aerial plan shows that very limited that infill development has occurred on the rear land of adjacent sites. This suggests the steep contour and inability to provide carparking and drive-on access is a constraining factor.

In its current form the rear land provides an attractive backdrop for the residential dwelling and provides some shelter from the prevailing north-west winds.

The property also benefits from outlook over a substantial stand of native bush which covers the adjacent sites and adjoining Council reserve.

The SNA overlay is unlikely to restrict existing or any further expansion of the dwelling as there appears to be sufficient unaffected yard immediately behind the dwelling, estimated to be 8m at its closest point.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The presence of an SNA overlay is considered to have very limited impact on value.

The steep nature of the land and inability to meet the provisions of the District Plan would tend to restrict any further development of this land.

The key restriction, if any, is the restriction of removal of vegetation, additional adjacent requirement to provide a 10m wide buffer between the existing dwelling and the edge of the SNA overlay area.

The dwelling is sited well below road level, with a car deck on adjacent Council land. The land beyond the dwelling is steep bush-covered hillside extending towards a large gully on adjacent Council-owned land. The contour and access are significant constraints on any further development for this site and the adjacent properties

Case Study 3:

[Redacted]

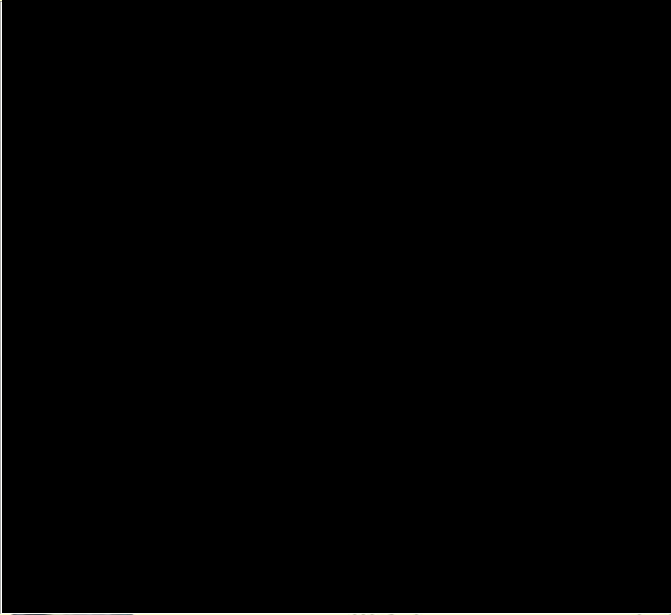
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Redactions under section 7(2)(a) of LGOIMA

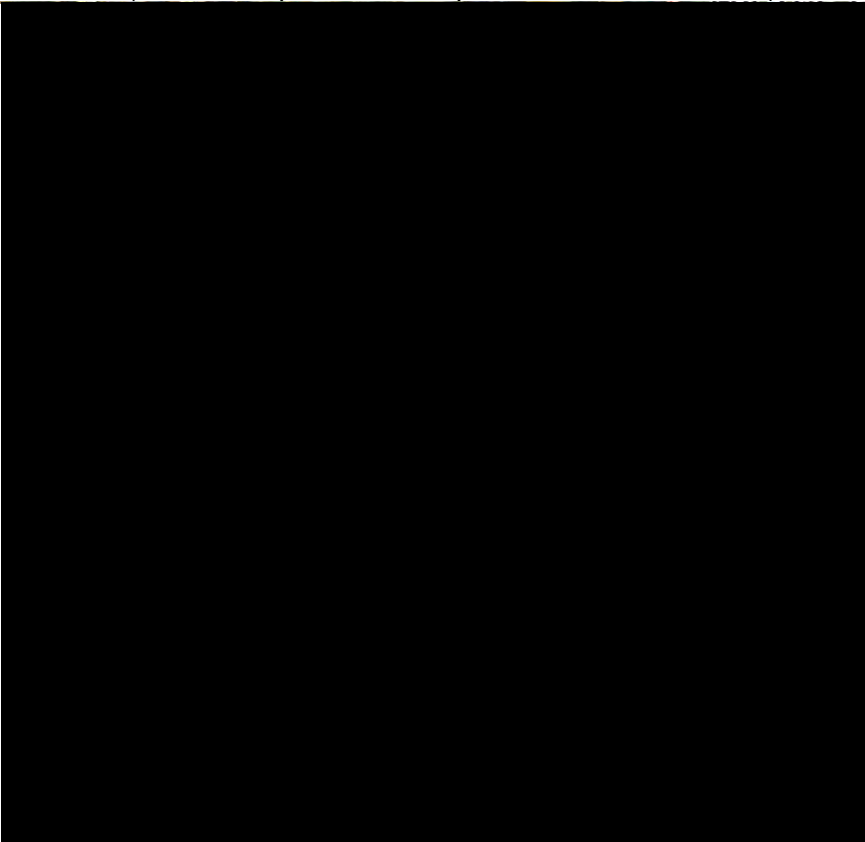
Case Study 3: [REDACTED]

Area: 2,937m²

Zone: Outer Residential

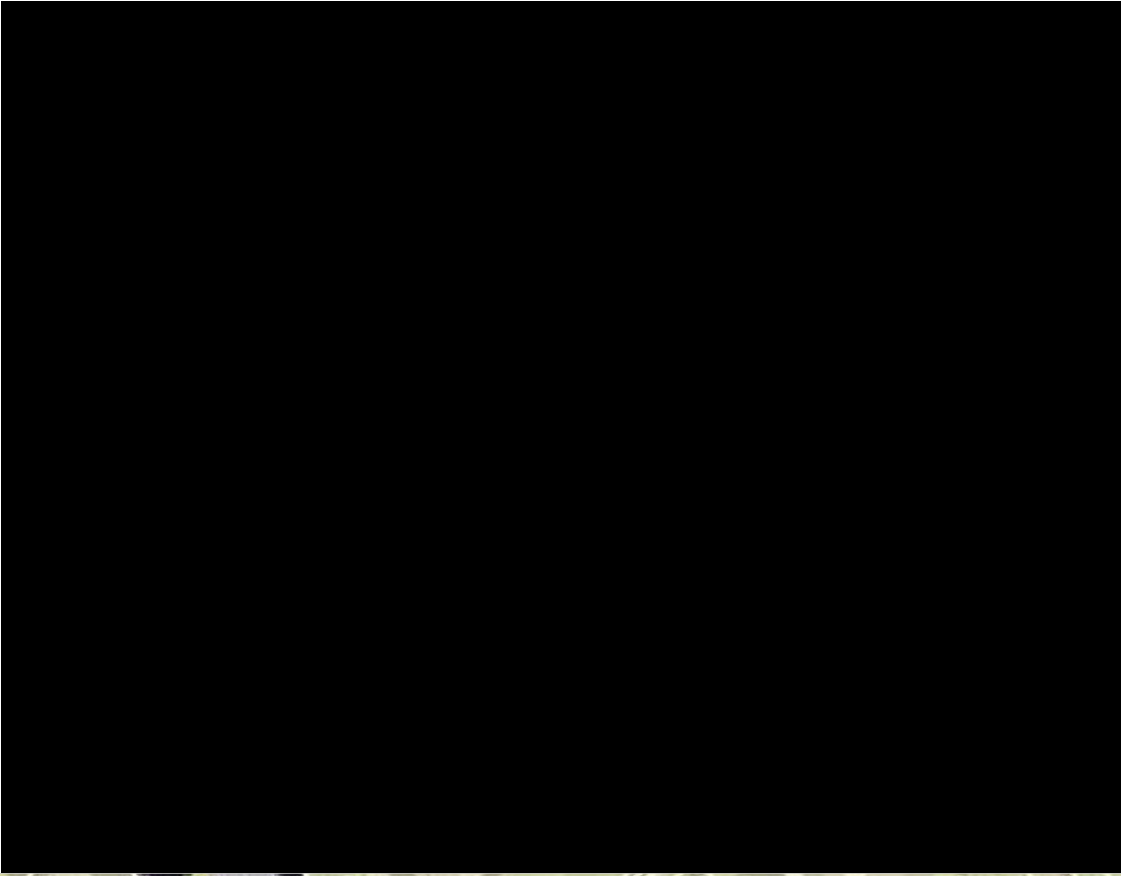


Contours (blue line represents an open stormwater channel):



SNA overlay [REDACTED]

Redactions under section 7(2)(a) of LGOIMA



Discussion:

The SNA covers approximately 1,200m² or 48% of this site. The exact boundary of this SNA still needs to be confirmed with a site visit. The site contains an existing house accessed by a 4m formed driveway.

Under the current District Plan the existing house on the site could be added to subject to meeting the permitted activity standards relating to site coverage, recession planes and maximum height etc. New accessory buildings would also be permitted subject to meeting the same standards.

It is also likely that a second house could be built on this site with the associated subdivision anticipated by the District Plan. The second house would also have to meet the permitted activity standards.

The site contours indicate a rise of around 7m from behind the existing house to the rear boundary of the property. There is a stormwater channel that runs through the rear part of the site. This does not prevent a house from being built on this part of this site, but if this were the chosen location for the second house then a stormwater channel would need to be relocated, with associated costs.

Under the proposed draft SNA provisions there would still be potential for additions to the existing dwelling, or to build new accessory buildings, and there is a reasonable amount of land around the house for this to happen that is not constrained by the SNA overlay.

The SNA overlay and draft provisions would limit the potential for a second dwelling on this site but may not prevent it. There is considered to be a buildable area between the existing house and the boundary of the SNA where a second house could possibly be accommodated.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.- A second house and associated subdivision.	<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.- A second house and associated subdivision, but with additional constraints on the size and location of the house to be clear of the SNA.

Summary: The pre and post SNA development potential is considered to be similar in relation to the potential for additions and alterations to the existing house, and for new accessory buildings. The main impact of the SNA is in relation to the development potential for a second house to be built on the site. Under the pre SNA scenario it is likely that a second house could be built on this site and subdivided with some flexibility around the size and location of the new house subject to the topography and stormwater channel considerations set out above. Under the post SNA scenario the development potential for a second house would be constrained and confined to the area of the site between the existing house and the boundary of the SNA, or alternatively a resource consent could be sought for vegetation removal with the SNA.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The property is a quality two storey 1920s bungalow on a large, elevated 2,937 square metre rear allotment.

Approximately one third of the site is clear, generally level land used by the principal dwelling. The rear part of the site is bush-covered rising land bisected by a stream. It is covered with attractive native bush.

In its current form the native bush provides significant natural aesthetic value to the property, providing good privacy and shelter.

The property is within an established, sought-after residential location. It is notable that the adjacent property has been developed, though was subdivided in the 1970s.

The land offers potential for future subdivision/development, though the extent is dependent upon the extent to which the amenity afforded to the existing dwelling will be retained, and the impact of the contour and stream on future development.

Notwithstanding, it would seem likely that potential does exist for further development.

Valuation Details

Before value:	██████████
After value:	██████████
Loss in value (difference)	██████████
Loss in value (percentage)	11%

Any development of the rear land is likely to reduce the privacy and amenity of the existing dwelling. Notwithstanding, the price of land in established parts of Khandallah is relatively high, with low availability, hence the property offers future potential to an existing owner or potential purchaser.

This outweighs the potential loss in amenity value.

Without an onsite inspection it is difficult to determine the exact extent of this potential loss, though it would appear that the contour and the presence of a stream through the rear land may be restricting factors. We have assessed that up to two lots may be available. Given the nature of the existing dwelling, retaining privacy and separation would be key factors in any future development of the rear land.

The SNA covers over half of the site and is therefore likely to detrimentally affect the value.

Case Study 4:

[Redacted]

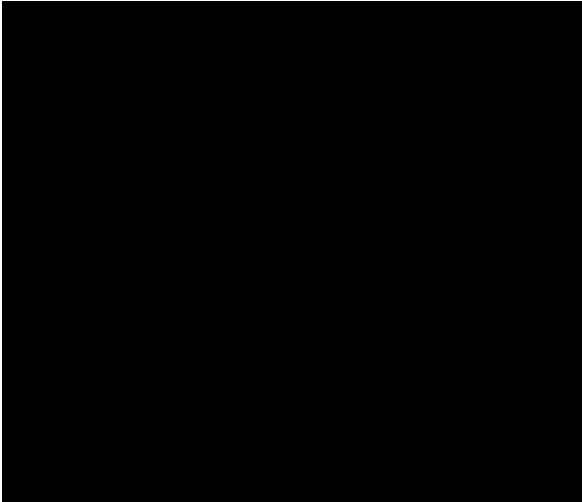
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

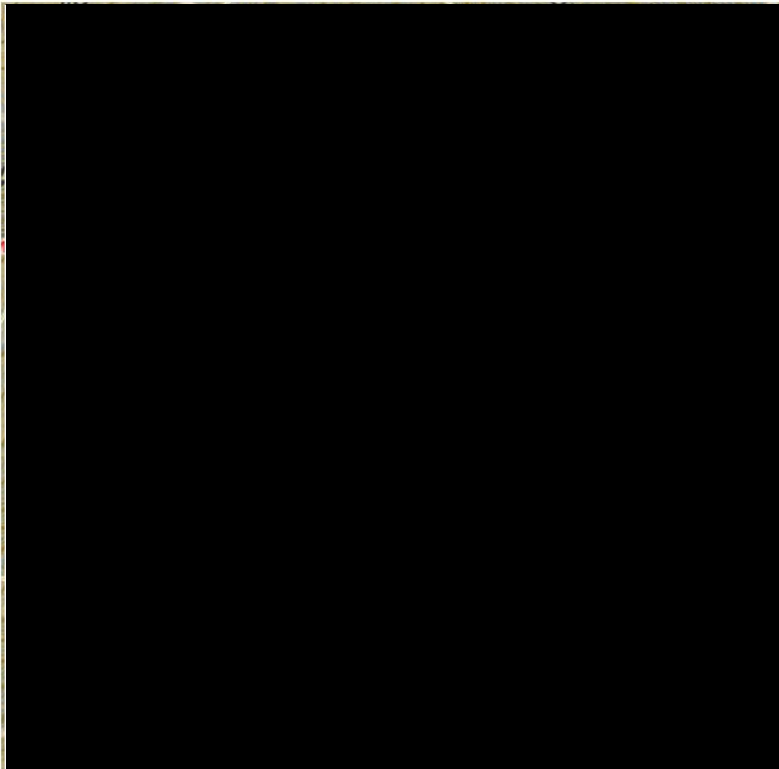
Case Study 4: [REDACTED]

Area: 45ha

Zone: Rural

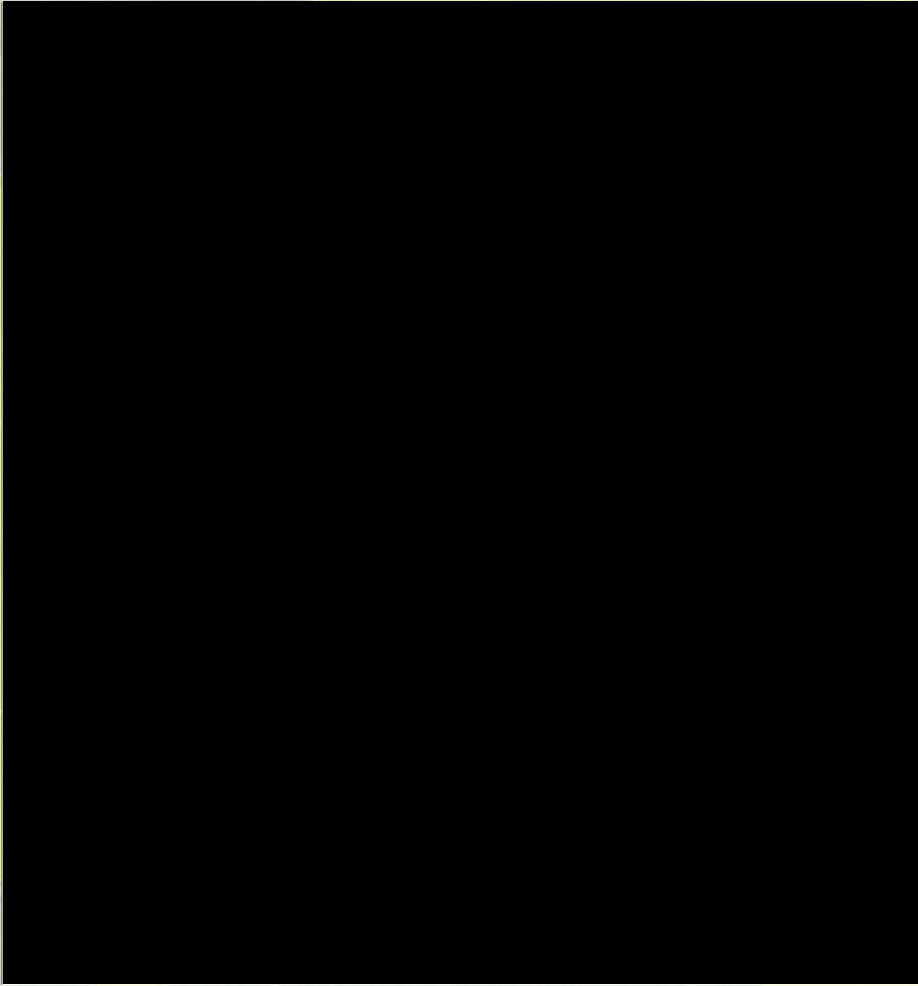


Contours:



SNA overlay [REDACTED]

Redactions under section 7(2)(a) of LGOIMA



Discussion:

The SNA covers a large proportion of this vacant and remote site.

Under the current District Plan rural and residential activities are permitted. Rural activities are defined as, “*primary production activities including horticulture, silviculture, and pastoral farming, but excluding top soil stripping, turf farming and quarrying*”. It is uncertain whether there are any viable rural activities that could occur on this site. For buildings associated with a rural activity, the plan allows for a total of 800m² of buildings on any part of site, with a limit of 400m² for any individual building.

There is a limit of one household unit per allotment subject to any new dwelling requiring resource consent as a Discretionary Activity (Restricted) and an assessment against the Rural Area Design Guide. A subdivision to create an additional allotment is a discretionary activity for this site.

Under the proposed draft SNA provisions a house or rural buildings of up to 800m² could be built within the area of the site that is not covered by the SNA overlay. This is a large area of around 15 hectares. Any development within the SNA would trigger the need for a resource consent.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- One new house potentially located anywhere on the site (but this would be subject to a resource consent application and assessment against the Rural Area Design Guide, or new rural buildings of up to 800m² which could be located anywhere on the site.	<ul style="list-style-type: none">- The SNA would add an additional limiting factor on the assessment of where any new rural or residential buildings could be located on this site, but there is a large area of the site of around 15 hectares that is not covered by the SNA.

Summary: The remoteness of this site is a potential limiting factor on any development potential. The SNA would restrict the rural activities that could take place here, but it is uncertain whether this site could support any viable rural activity. Given its isolation it is unknown if building a house on this land is a realistic prospect. However, under both the pre and post SNA scenarios it is considered that a house or rural buildings could be built on this land. The location of these buildings would be restricted by the SNA overlay, but there is still a large area available for new buildings.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This property is a substantial rural holding of approximately 45 hectares within a remote rural location towards the southern end of [REDACTED]

The land is relatively steep falling from the road, approximately 100 metres to the rear boundary. Any building is likely to occur on the upper land, closest to the road.

The SNA overlay covers approximately two thirds of the site, leaving around 15 hectares available for development.

Notwithstanding, this restricts the location of any potential dwelling to the southern part of the site, with the land available towards the western part of the site relatively unsuitable for building.

Valuation Details

Before value: [REDACTED]

After value: [REDACTED]

Loss in value (difference) [REDACTED]

Loss in value (percentage) 5% plus loss in value of any trees

We note the land is owned by a forestry group and therefore is potentially earmarked for forestry purposes. The SNA overlay would tend to restrict this use.

The location of any dwelling is likely to be positioned to maximise the view and sun whilst providing effective shelter.

There would also be a direct loss in income from the inability to harvest any trees. This is a further direct loss in value, which may be significant.

Case Study 5:

[Redacted]

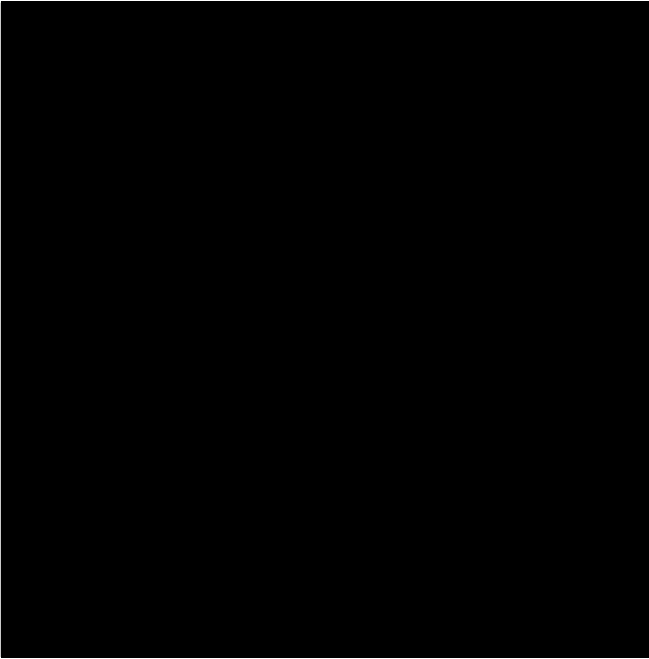
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

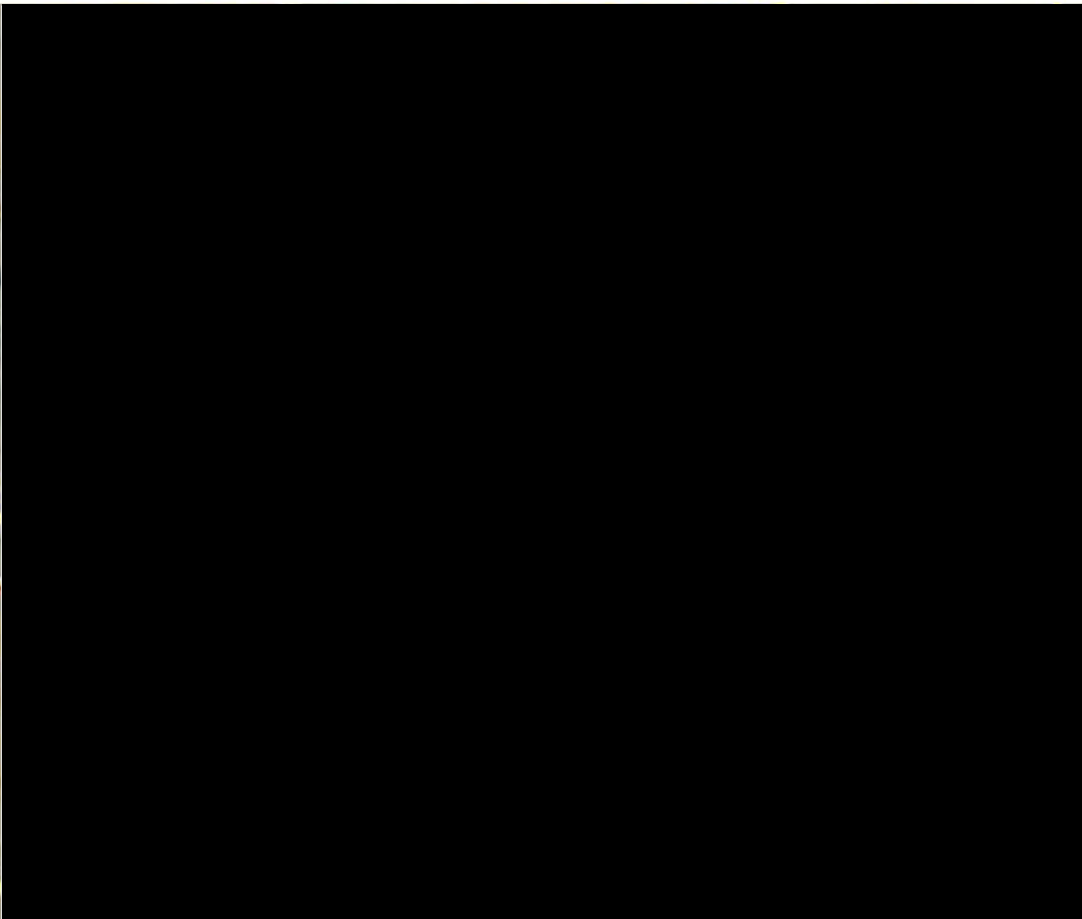
Case Study 5: [Redacted]

Area: 55ha

Zone: Rural

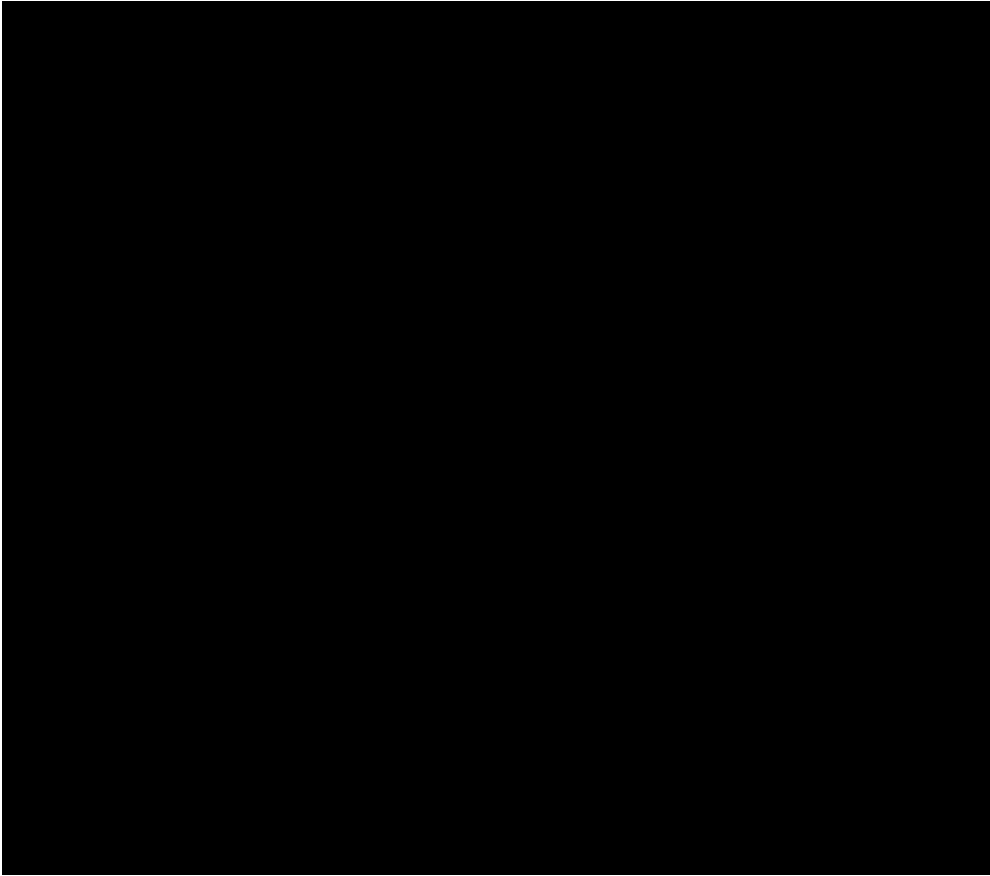


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay 



Discussion:

There is an existing house on this site and the SNA covers only a proportion of the overall site area. Transmission lines cross through the middle of the site.

Under the current District Plan rural and residential activities are permitted. It is understood that the site is used for pastoral farming. The SNA would not impact on this ongoing use.

The SNA does cover an area of forest of approximately 8ha (note: the boundary of this SNA needs to be checked as the aerial photo above suggests the boundary of the SNA should be larger). It is not known whether there is any potential value from forestry within the SNA. If so then the SNA would likely impact on this value as it would prevent the removal of any trees from within the area other than those that are dead or diseased.

The site already contains an existing house and therefore under the current District Plan the construction of a second house is not permitted and would require a resource consent irrespective of the draft SNA provisions. A subdivision to create an additional allotment is a discretionary activity for this site.

The proposed draft SNA provisions would not prevent new rural buildings from being constructed outside of the overlay area that met the District Plan limits of up to 800m² floor area.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- No additional house or subdivision without resource consent.- Rural activities and associated buildings over the whole of the sit	<ul style="list-style-type: none">- No additional house or subdivision without resource consent.- Rural activities and associated buildings over the majority of the site outside of the SNA area

Summary: The SNA would not prevent further housing development on this site, compared to the current District Plan provisions which already restrict further housing on this site. Rural activities and associated buildings are permitted under both the pre and post SNA scenarios. The draft SNA provisions would restrict any rural buildings from being located with the SNA area, but this is not considered to be a significant constraint given the extensive land area that is outside of the overlay area. One potential impact that could be of significance is the restriction of the removal of vegetation from within the SNA area if this was of any forestry value.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The subject property is a substantial rural block located in the heart of [REDACTED] close to the cross roads.

This is a sought-after rural location, well-suited to lifestyle use, particularly for equine purposes.

The land rises moderately steeply from the road to an elevated plateau of rolling pasture. The block has limited access from [REDACTED], bisected by various streams. A large patch of native bush is positioned close to the access point.

Without removal of bush, this effectively prevents access to the rear of the block, though access is available through the adjacent block.

Transmission lines cut through the rear part of the site.

The SNA covers an area of forest and native bush of approximately 8 hectares. The SNA would prevent removal of trees for secondary income.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	[REDACTED]
Loss in value (percentage)	6%

The property is affected to the extent that the existing forest is unable to be harvested at maturity.

Access to the rear of the block for subdivision may be limited and relies on removal of some of the trees. There is a further additional loss in value for the trees.

Case Study 6:

[Redacted]

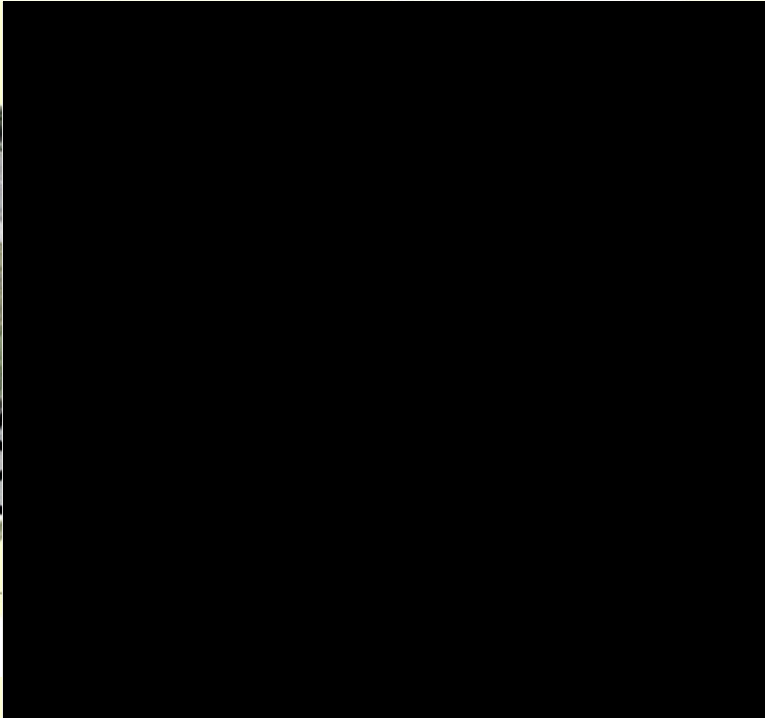
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

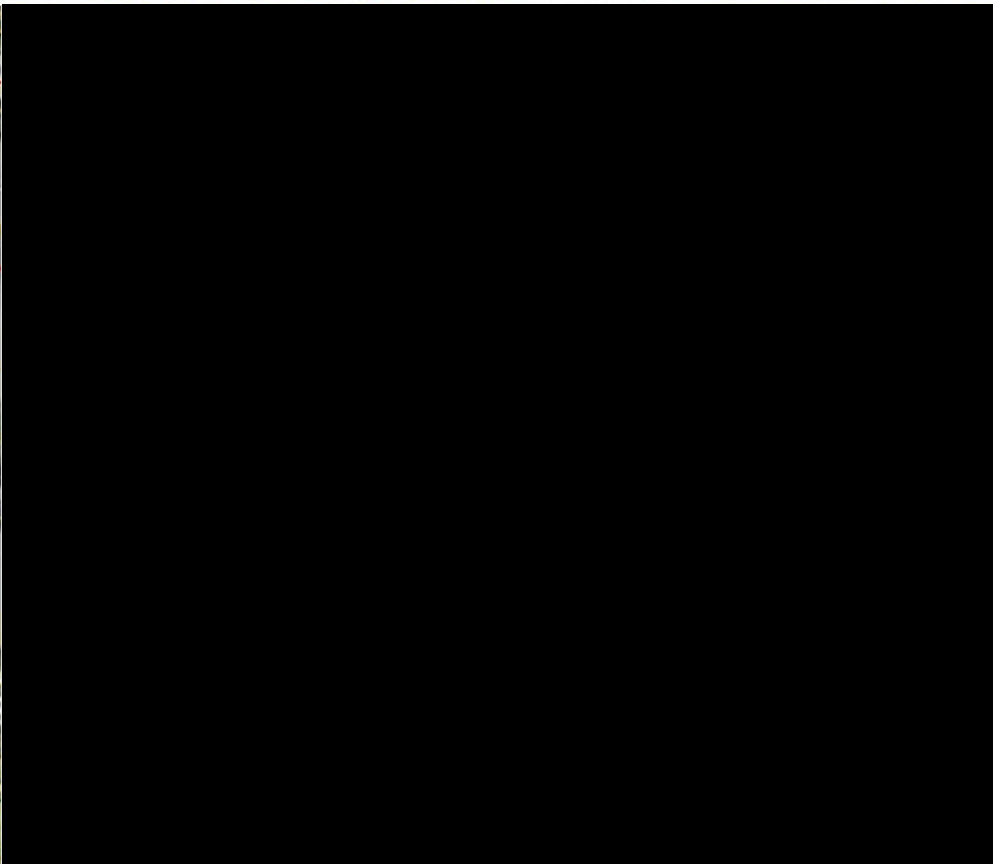
Case Study 6: [REDACTED]

Area: 1,509m²

Zone: Outer Residential

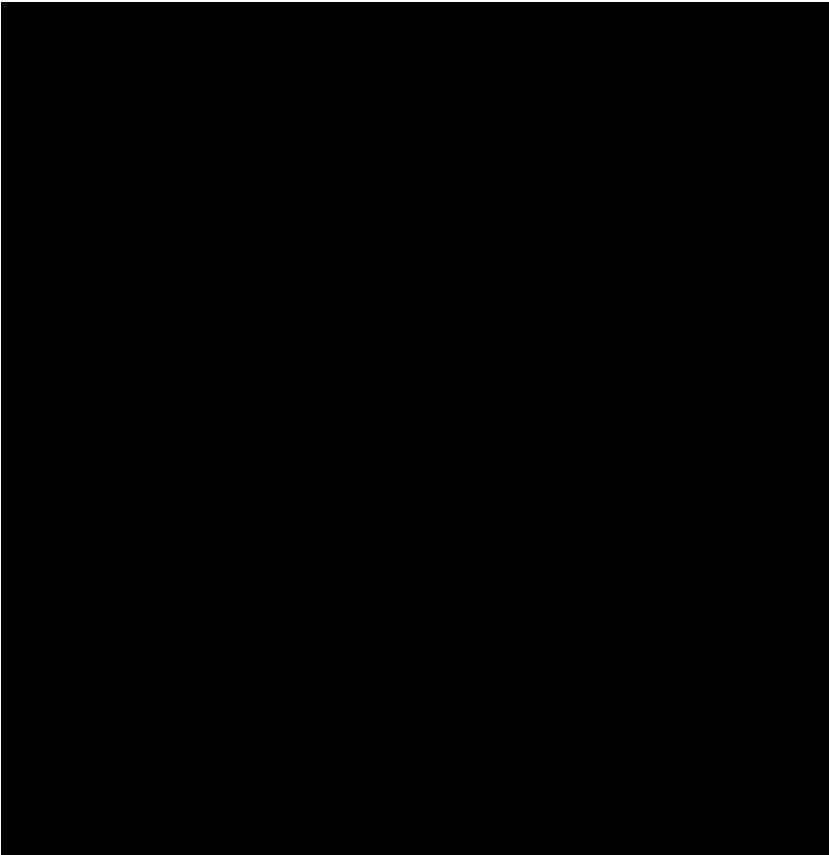


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]



Discussion:

The SNA covers approximately 970m² or 65% of this site. There is an existing house located on the front part of the site near to the road. The rear part of the site slopes downwards with an approximate fall of 28m from behind the house to the rear boundary.

Under the current District Plan the existing house on the site could be added to subject to meeting the relevant permitted activity standards eg. site coverage, recession planes, maximum height. New accessory buildings would also be permitted subject to meeting the same standards.

There is no current restriction against a second house being built on the site provided it can meet the relevant permitted activity standards. A multi-unit development of three or more houses on the site would require a resource consent. It is also considered that the potential for a multi-unit development on this site is limited by the topography. A more likely potential development option is a second house located behind the existing house, similar to the nearby development at [REDACTED] [REDACTED] although the topography and associated development costs would still be a factor.

Under the proposed draft SNA provisions it would be possible to remove some vegetation within the SNA to the rear of the house to maintain a 10m clearance zone. There is also sufficient area around the existing house that is clear of the SNA to enable additions to the existing dwelling, or new accessory buildings, as a permitted activity.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings - A second house may be possible but would be limited by the topography of the site and the associated development costs.	<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.

Summary: The pre and post SNA development potential is considered to be similar in relation to the potential for additions and alterations to the existing house, and for new accessory buildings.

The SNA would constrain the permitted area of the site where a second house could be built. However, the topography of the site is already a limiting factor and therefore the impact of the SNA may be a lesser factor than the current practicalities and feasibility of building a second house on this site

Redactions under section 7(2)(a) of LGOIMA

Property Overview

In this case, a gently sloping building platform is provided of approximately 500 square metres. The dwelling is located close to the road with drive-on access to a basement garage to the western side of the dwelling. Smallish front and rear yards are provided. The remaining site is steeply contoured bush-covered land falling approximately 20 metres to the rear boundary.

Whilst access may be possible to the rear of the dwelling, the topography of the land would restrict further development. This property is comparable to a large proportion of residential properties within elevated parts of Wellington.

In this case, adjoining properties which are similar have largely remained undeveloped.

This recognises the narrow, elongated nature of the site's difficult topography and high costs of building on steep land.

Increased risk of slips is also a key consideration.

The SNA overlay follows the top of the bush and includes all of the steep land. Sufficient area appears to be available if any additions are proposed.

Valuation details

Before value:	██████████
After value:	██████████
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The proposed SNA has little or no impact on the property as the land is likely to remain in its current state.

Case Study 7:

[Redacted]

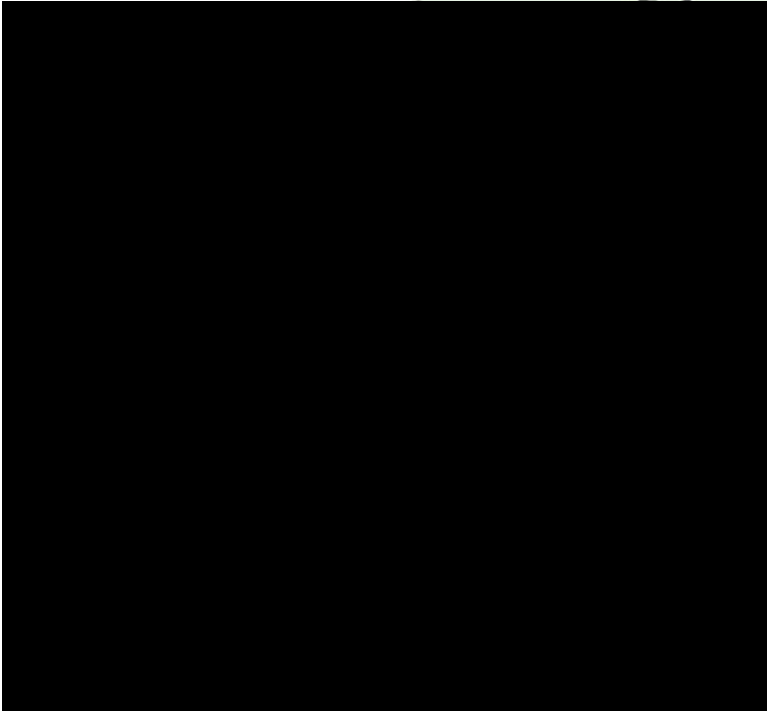
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

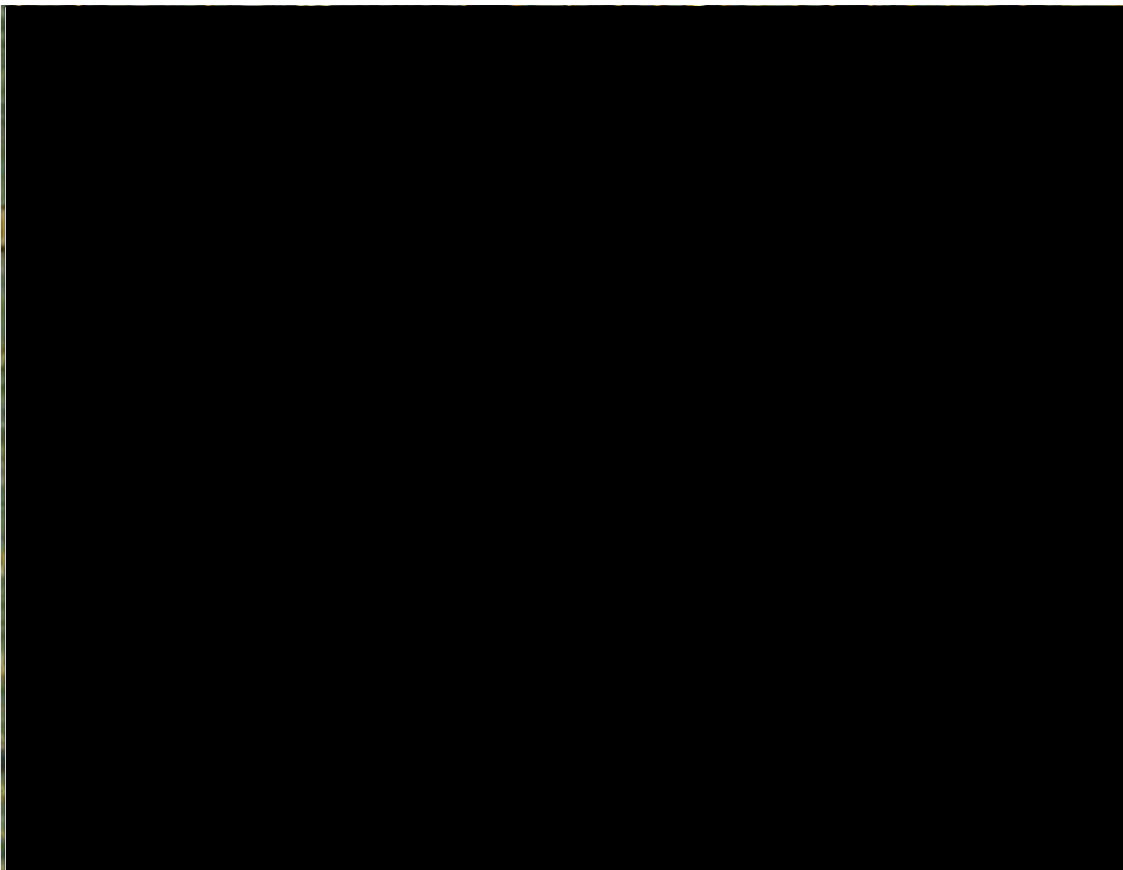
Case Study 7: [REDACTED]

Area: 1.79ha

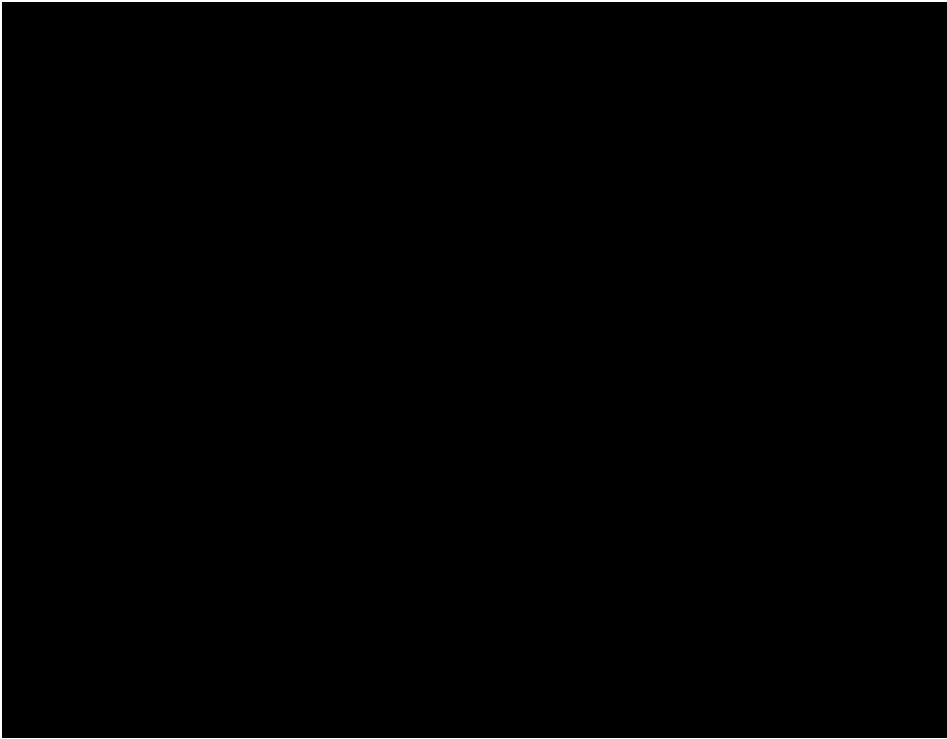
Zone: Rural (Ridgelines Hilltops Overlay)



Contours:



Redactions under section 7(2)(a) of LGOIMA



Discussion:

The site is a vacant rural block that rises relatively steeply from the front to the rear boundaries. The SNA covers the whole of the site.

Under the current District Plan rural activities are permitted. However, given the limited size of the site it is not considered that it a rural activity is likely to be a viable option.

The site is within the Ridgelines Hilltops Overlay area where any development requires a resource consent. The development potential of this site is also limited by its rural zoning, steep topography and single driveway access.

The proposed draft SNA provisions would provide for some clearance of vegetation to enable a house to be built on this site.

Pre-SNA development potential	Post-SNA development potential
- A new house requires resource consent.	- The draft SNA provisions would allow for some clearance of vegetation to enable a house to be built on this site

Summary: The development potential of this site is already limited by its zoning (rural and within the Ridgelines Hilltops Overlay area) and also its steep topography and single driveway access. Even though the SNA covers the whole of the site, this is not considered to be a significant additional constraint compared to the existing constraints referred to above. Therefore under both the pre and post SNA scenarios it is considered that there is a potential for a house to be built on this site, but this would need to be subject to a resource consent process in either case.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The land is a steeply contoured lifestyle block situated towards the top of [REDACTED]. The majority of the surrounding properties are residential in nature, built mainly during the 1970s-2000s. The land is a rear site serviced by a 5.7 metre-wide access strip. The land is elevated and rises steeply towards the rear boundary.

The site is within a Ridgelines and Hilltops Overlay area where any development requires a resource consent. Excavation and cleaning are required for any building to occur.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	[REDACTED]
Loss in value (percentage)	5%

The development potential of this site is limited by the Rural zoning and location within the Ridgelines and Hilltops Overlay area. The steep topography and single driveway access provide a further constraint.

The most likely option is for a single house development, subject to a resource consent. This would most likely be built close to the access way.

In this case, the proposed SNA covers the whole of the site. This provides for some clearance of vegetation to enable a house to be built, though would tend to be more restrictive in terms of potential location and extent of cleaning.

As a consequence, we consider the SNA Overlay would have a minor impact on the market value.

Case Study 8:

[Redacted]

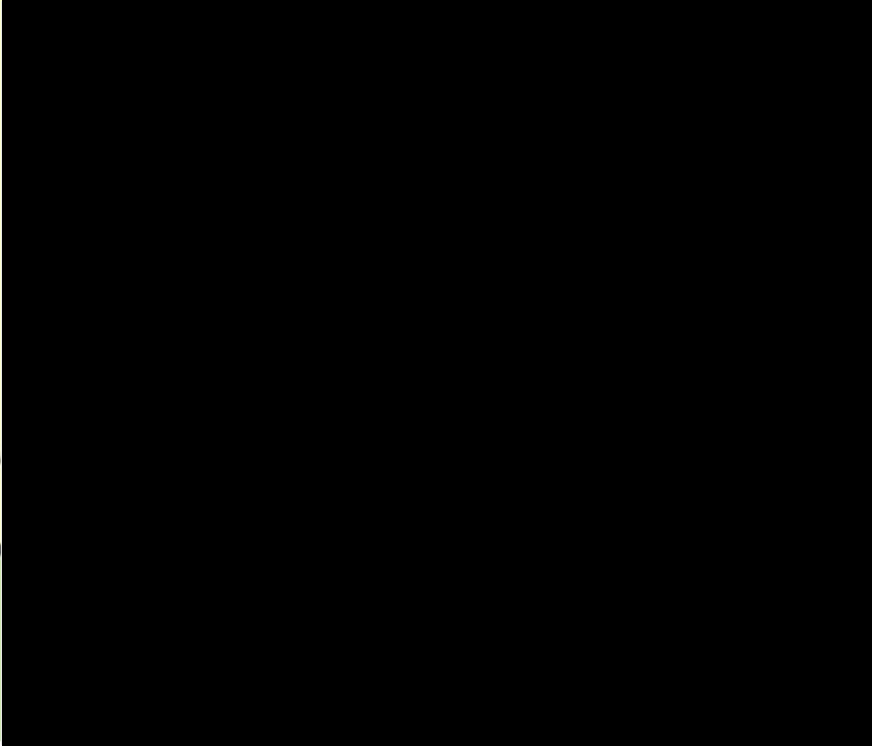
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

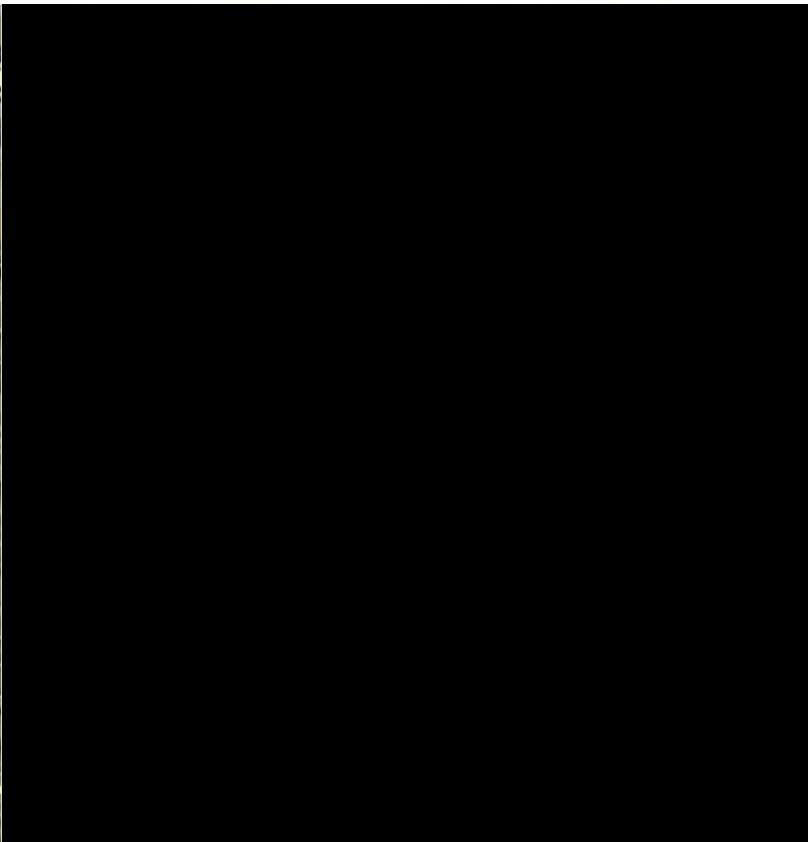
Case Study 8: [REDACTED]

Area: 800m²

Zone: Outer Residential

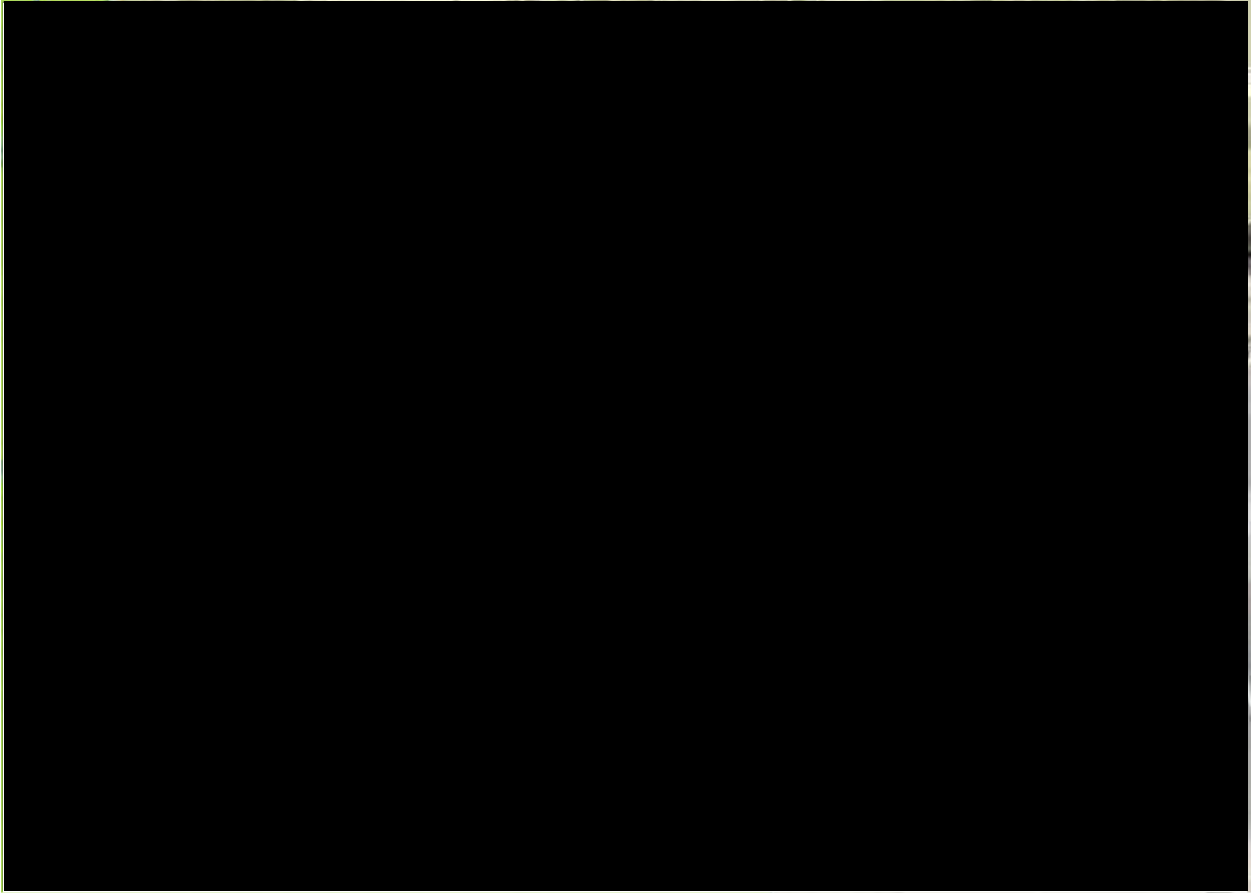


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]:



Discussion:

The SNA covers approximately 270m² or 34% of this site. There is an existing house at the front of the site. The rear part of the rises up by approximately 10m from behind the house to the rear boundary.

There are considered to be limited development options for this site given the location of the existing house, which restricts the ability to form another access to the rear part of the site, along with the site size and topography.

Under the current District Plan, the existing house on the site could be added to subject to meeting the relevant permitted activity standards eg. site coverage, recession planes, maximum height. New accessory buildings would also be permitted subject to meeting the same standards.

Redactions under section 7(2)(a) of LGOIMA

Under the proposed draft SNA provisions it would be possible to remove some vegetation within the SNA to the rear of the house to maintain a 10m clearance zone.

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.- A second house may technically be permitted, however it is questionable whether this is a realistic development option given the location of the existing house, which restricts the ability to form another access to the rear part of the site, along with the topography and site size	<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings, but with some additional constraints in relation to the size and location of these buildings in relation the SNA.- No additional house without resource consent.

Summary: The pre and post SNA development potential is considered to be similar and likely limited to additions and alterations to the existing house, and new accessory buildings. The main impact of the SNA is that it would limit the area in which it is permitted to extend the house or build a new accessory building.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The property comprises a two storey 1970s dwelling on a 799 square metre site with street frontage. The house is located close to the road on a sloping platform with the rear half of the site affected by a steep bank rising approximately 10 metres to the rear boundary. Access to the rear of the site is restricted

The proposed SNA affects the rear, steeply contoured part of the site.

Whilst a second dwelling could theoretically be built, the lack of access due to the position of the existing house, and difficult topography would prevent this. This property is similar to adjoining properties in [REDACTED] where no development has occurred on land of this nature.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The proposed SNA has little or no impact on the property due lack of rear access and topography restricting any further development. The land is more likely to be retained in its current natural state.

Case Study 9:

[Redacted]

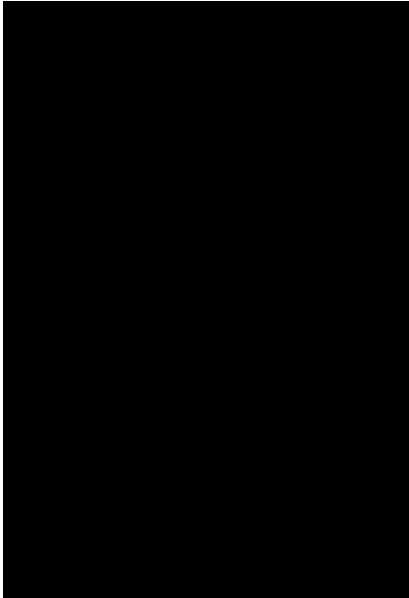
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

Case Study 9: [Redacted]

Area: 2,366m²

Zone: Outer Residential

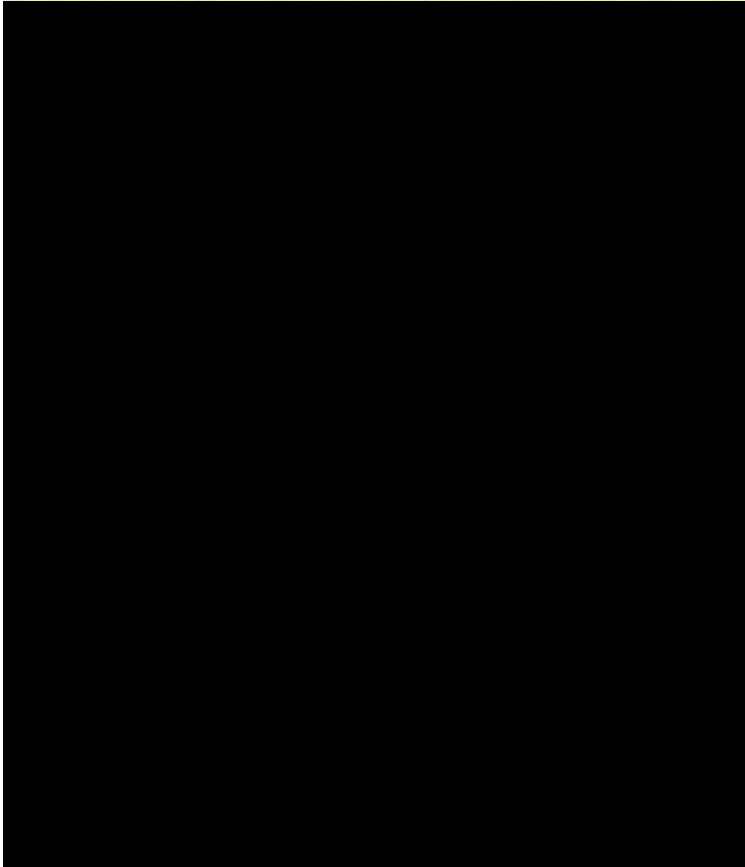


Contours (blue line represents a stormwater channel):



Redactions under section 7(2)(a) of LGOIMA

SNA overlay 



Discussion:

The SNA covers approximately 1000m² or 42% of this site. There is an existing house at the front of the site with a tennis court behind. The majority of the area covered by the SNA is steeply rising bank.

Under the current District Plan the existing house on the site could be added to subject to meeting the relevant permitted activity standards eg. site coverage, recession planes, maximum height. New accessory buildings would also be permitted subject to meeting the same standards.

There is no current restriction against a second house being built on the site provided it can meet the relevant permitted activity standards. A multi-unit development of three or more houses on the site would require a resource consent. It is noted that the topography and the access to the site (which appears to be via a right of way) may limit the potential for a multi-unit development.

Under the proposed draft SNA provisions there remains a reasonable flat area of the site (the current tennis court area) that would remain available for development.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings. - A second house, which would likely be located to the rear of the existing dwelling in the tennis court area.	<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings. - A second house, which could still be located to the rear of the existing dwelling in the tennis court area which is not covered by the SNA.

Summary: The pre and post SNA development potential is considered to be similar in relation to the potential for additions and alterations to the existing house, and for a second dwelling to be built on the site.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This property is a substantial multi-storey residential dwelling built in the 1990s with a freestanding garage to the front of the property. A tennis court is located on flat land to the rear of the dwelling. The land is of irregular shape and positioned below [REDACTED] with right of way access across the adjacent property. The rear north-west corner of the site rises steeply and forms part of a larger area of native bush spread across adjacent properties. A stream bisects the property at the foot of this bush.

The proposed SNA affects this steeper land and appears to follow the stream. A small area on the eastern side of the tennis court is also included. Appropriate clearance will need to be provided for any future development of this rear land.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	[REDACTED]
Loss in value (percentage)	5.4%

The rear part of the land is arguably suited to further development. As the majority of the land is unaffected by the SNA, this is likely to have only a minor impact on the density and location of any future dwelling(s). For any development an ecological report would be required and the presence of the SNA is likely to be perceived as a detriment.

The steep land is unlikely to be developed, as this is to the west of the stream, which would require culverting.

Case Study 10:

[REDACTED]

[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

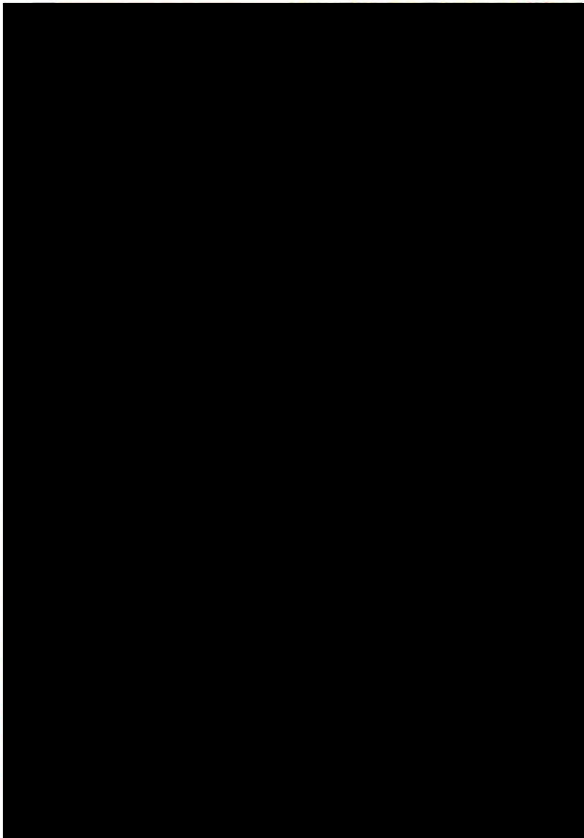
Case Study 10: [REDACTED]

Area: 9,252m²

Zone: Business 1 and Open Space B



Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay 



Discussion:

There is an existing building and open yard / parking area at the front part of this site. There is a steeply rising back adjacent to the building and yard.

This site has a split zoning with the front part being within the Business Area 2 zone and the rear part being within the Open Space B zone. The Open Space B land is valued for its natural character and informal open spaces. The current District Plan provisions seek to keep these areas in an unbuilt or natural state. As such, there is not considered to be any real development potential for the part of the site that is zoned open space.

The SNA covers part of the site that is zoned Business 2. This zoning provides for a range of industrial activities including warehousing and manufacturing. Some limited retail uses such as wholesalers, building improvement centres and yard based retail are permitted. Residential use is not permitted.

The indicative SNA provisions set out in Section 3 of this report do not specifically relate to business land. For the purpose of this exercise, it can be assumed that the future planning provisions would place a restriction on the removal of vegetation that is located within the SNA Area on this site. However, given the topography, it is considered that the part of the site

Redactions under section 7(2)(a) of LGOIMA

that is covered by the SNA would be an unlikely development prospect, particularly when there is flat and vacant land available for development around the existing buildings that is not subject to the SNA overlay.

Summary: The proposed SNA is considered to have little impact on the development potential of the site taking into account that much of the site is already covered by an open space zoning; the part of the site that subject to the SNA is steeply sloping; and there is other flat land available on the site around the existing buildings

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The property is a triangular-shaped allotment of 9,252 square metres. The front part of the site adjoining [REDACTED] [REDACTED] is zoned Business 2. The useable flat land is estimated to be 2,100 square metres. A modest 1960s warehouse building is located on the flat land, with the remaining area used as yard. The remaining land comprises steep bush-clad hill, with an Open Space B zoning. This land is unsuitable for any development and the Open Space B zone also restricts building.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The SNA covers part of the majority of the site and encroaches onto the Business 2-zoned land. Notwithstanding, the steep topography is unsuitable for industrial use and a sufficient buffer exists between the flat land and steeper land.

The SNA is considered to have little if any impact on the value of the property.

Case Study 11:

[REDACTED]

[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

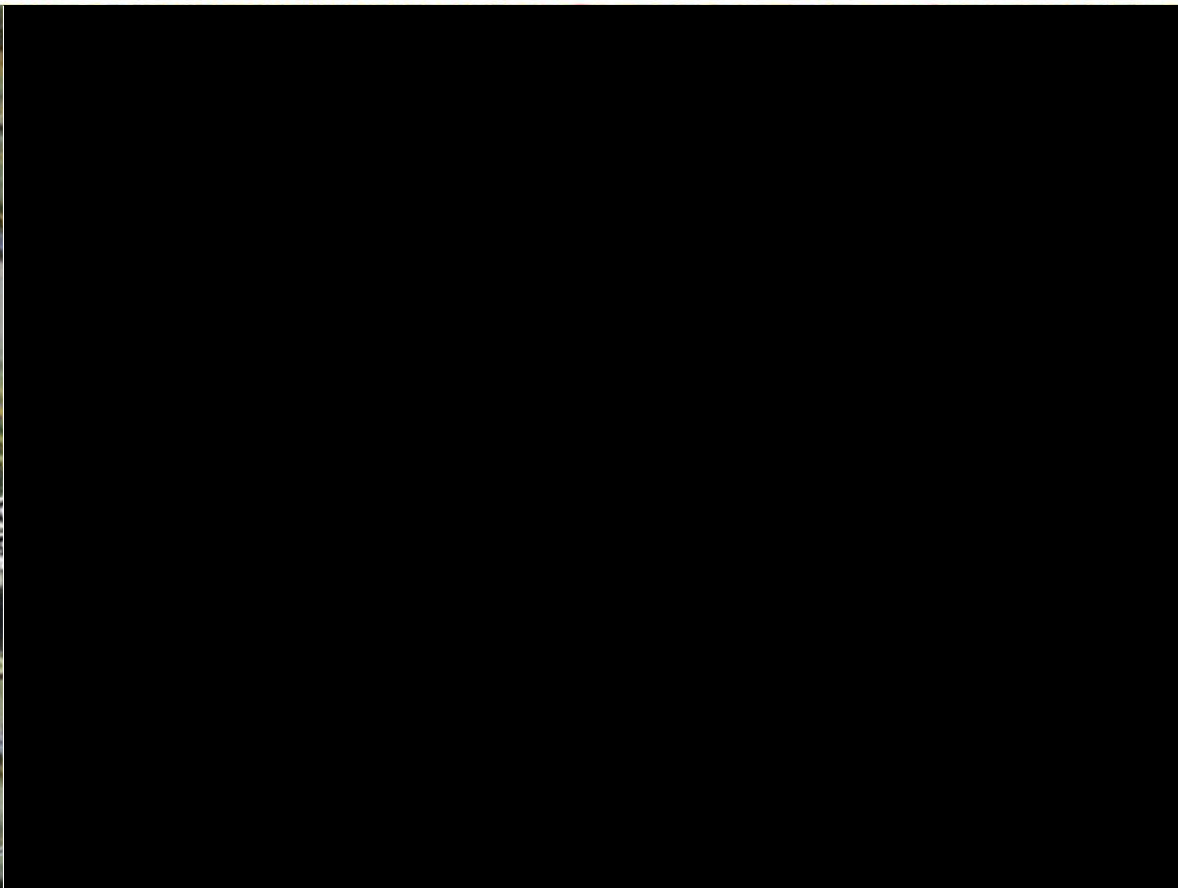
Case Study 11: [REDACTED]

Area: 3,097m²

Zone: Outer Residential

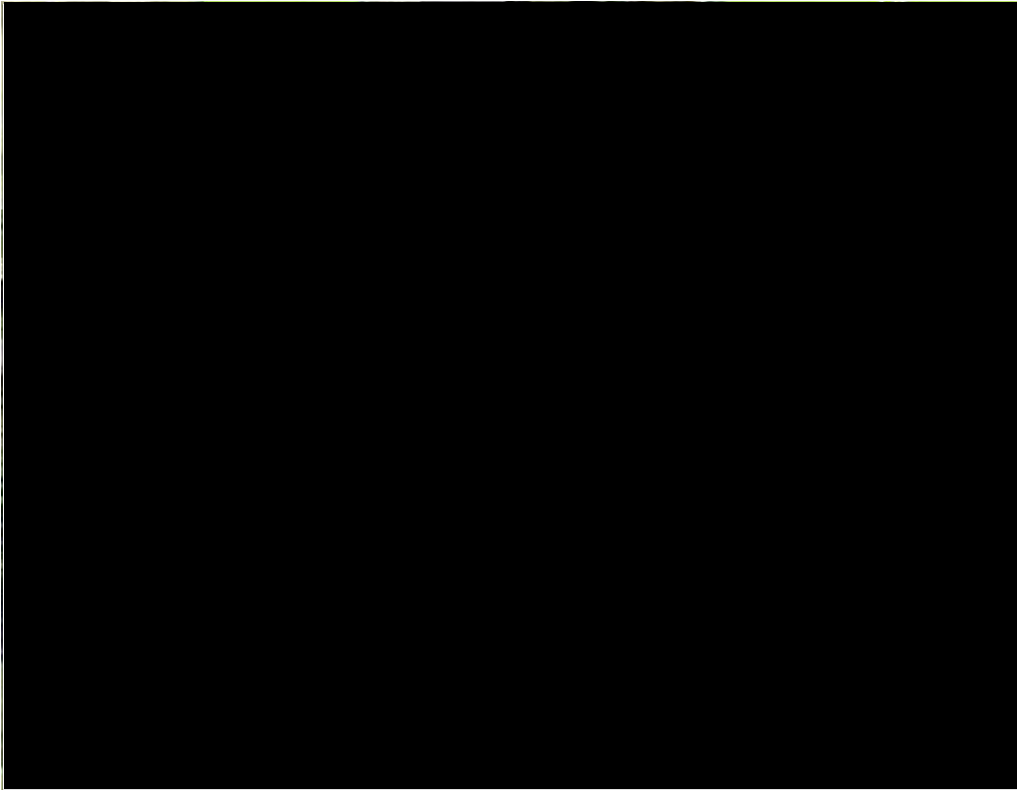


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]



Discussion:

There is an existing house located in the north east corner of the site. The SNA covers the majority of the site. The site has a very steep topography.

Under the current District Plan the existing house on the site could be added to subject to meeting the relevant permitted activity standards. The existing house appears to be modern and large and has been built into the hillside.

A second house could also technically be built but it is uncertain whether this is a realistic option given the steep topography and associated challenges and cost of further development on this site.

Under the proposed draft SNA provisions it would be possible to remove some vegetation within the SNA to the rear of the house to maintain a 10m clearance zone.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Technically there is the ability for further additions and alterations to the existing house or for another house to be built. However, it is questionable whether any further development is realistic given the steep topography and associated challenges and costs.	<ul style="list-style-type: none">- Any further development involving the removal of vegetation would require resource consent (although some vegetation could be removed around the existing house to maintain a 10m clearance zone).

Summary: The development potential of this site is already limited by its topography. It is therefore considered that the SNA overlay may not have a significant impact on the development potential of this site.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The property at [REDACTED] is a superior quality, multi-storey residence situated on a hillside block of land zoned Outer Residential.

The dwelling is situated on a small level footprint at the south-east corner of the site. The remaining land is very steep, heavily vegetated hillside. The steep topography and difficult access make this land impractical to build on.

The SNA covers the steeper rear land. The dwelling is already of substantial size and therefore any increase in the building footprint is unlikely.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The topography and difficult access make the land impractical for future development and it is likely to remain in its current state.

Case Study 12:

[Redacted]

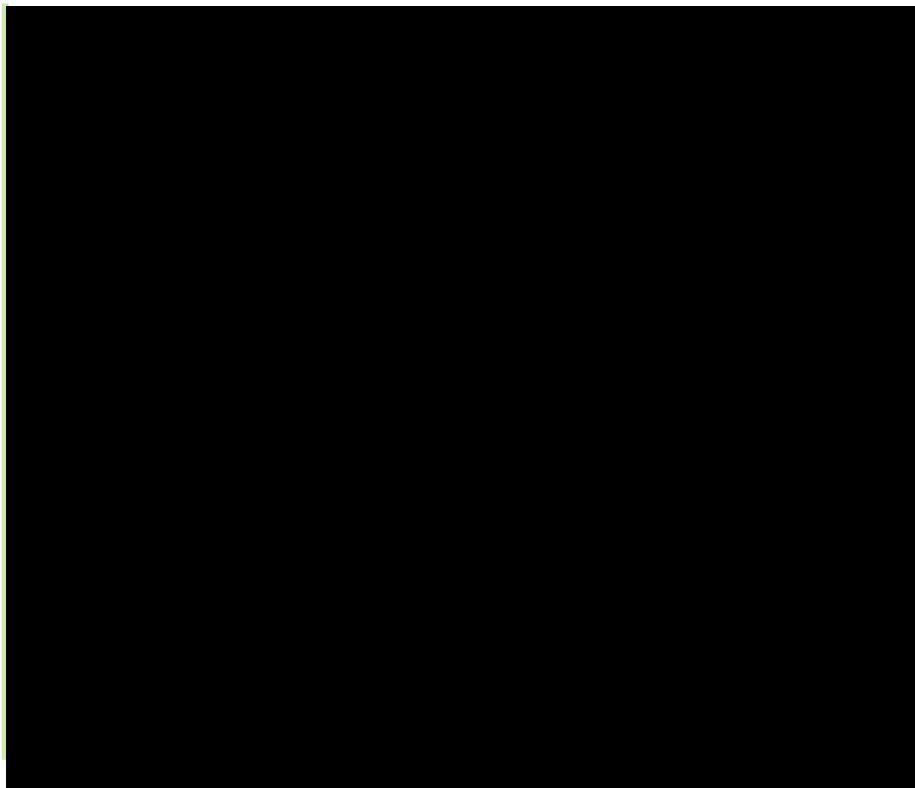
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

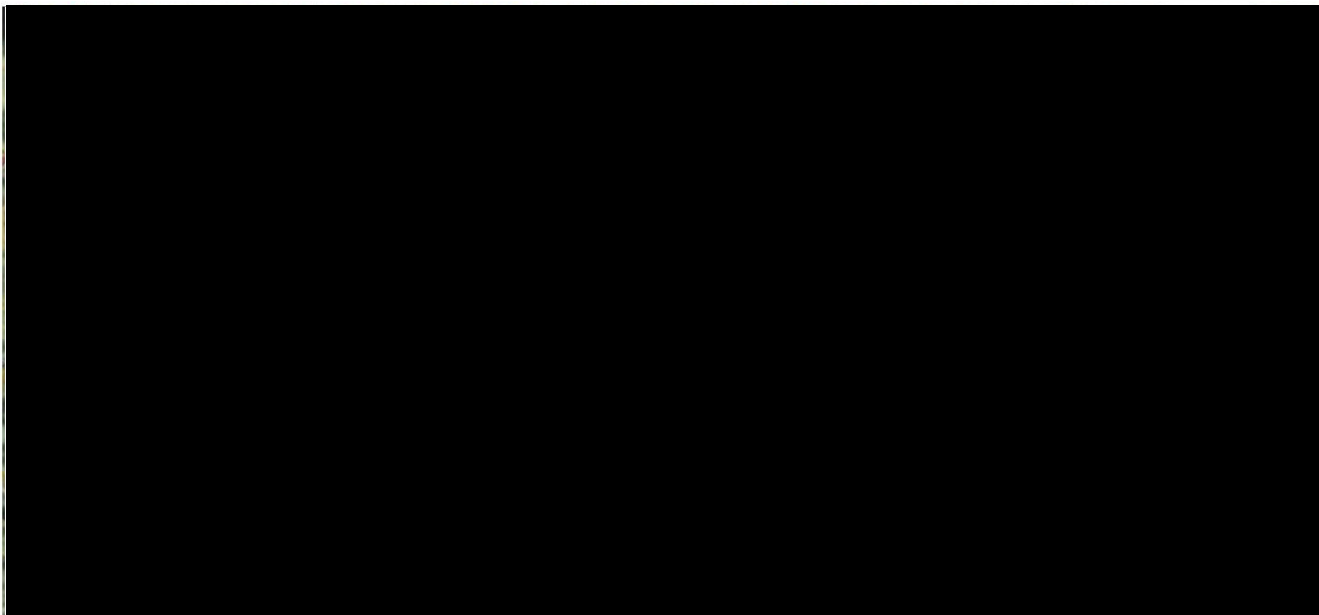
Case Study 12: [REDACTED]

Area: 857m²

Zone: Outer Residential

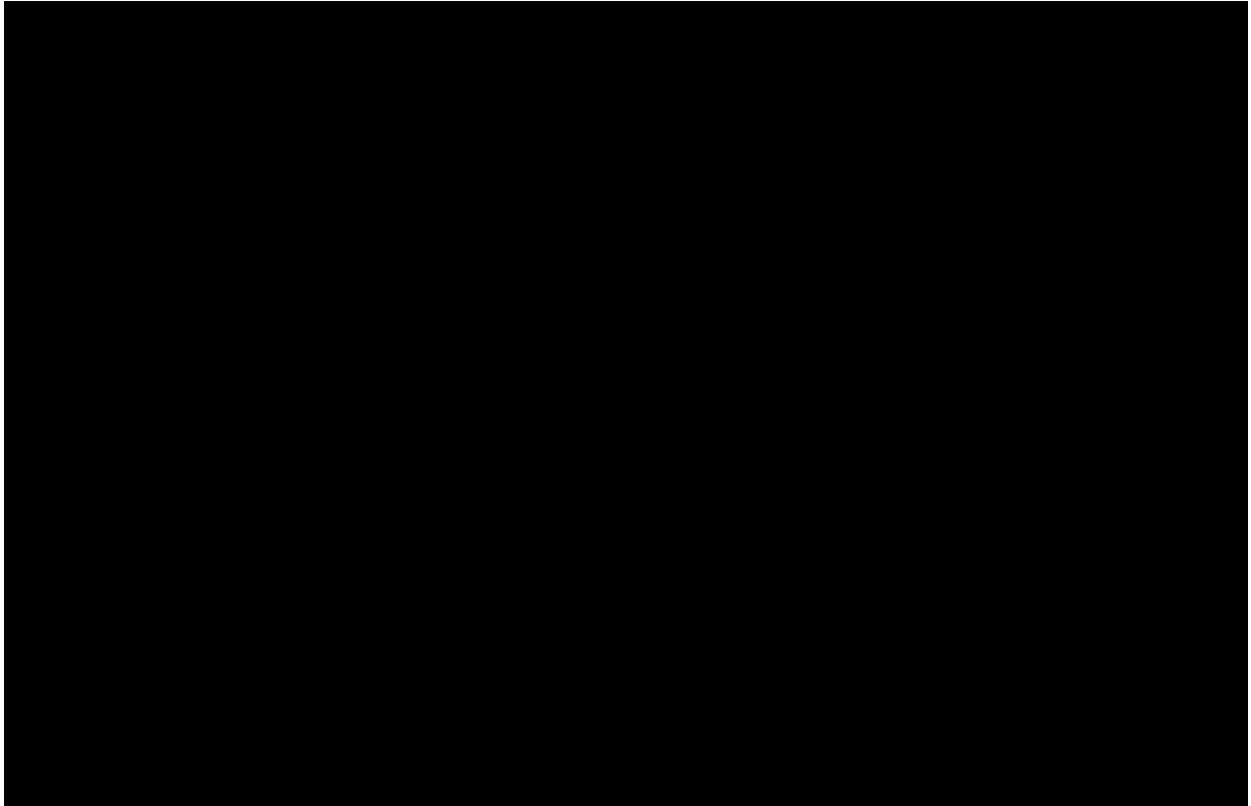


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]



Discussion:

There is an existing house on the flat front part of the site. The rear part of the site is a steeply rising bank. The SNA covers approximately 40% of the site area.

Under the current District Plan the site is located within the Residential Coastal Edge where additional houses require a resource consent and are subject to a design guide assessment. Additions to the existing house and new accessory buildings are allowed subject to meeting the relevant permitted activity standards.

The SNA would limit the development opportunities at the rear of the site. However, this part of the site is a steep bank and therefore the least likely to be developed.

There appears to be a reasonable area of flat land behind the existing house that is not covered by the SNA where further additions to the existing house or possibly a second house could be built. This is similar to the nearby properties at [REDACTED] where it appears second houses have been built behind the existing houses.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.- A second house, subject to a resource consent, which would likely be located to the rear of the existing dwelling.	<ul style="list-style-type: none">- Additions and alterations to the existing house, and new accessory buildings.- A second house could still be located to the rear of the existing dwelling in the area that is not covered by the SNA.

Summary: The pre and post SNA development potential is considered to be similar in relation to the potential for additions and alterations to the existing house, and for a second dwelling to be built behind the existing house.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The property is a modest single storey 1980s dwelling on a narrow, elongated residential allotment of 857 square metres. The front part of the site (approximately 450 square metres) is level, with the balance steep bush-covered hillside.

The dwelling and associated freestanding garage are located on the flat land close to the road.

The property is similar in nature to the majority of properties along Wellington's south coast, where only a small utilisable area is available. The rear land is generally left undeveloped, due to the steep contour and risk of land slips.

A second dwelling could potentially be built behind the existing dwelling, though the existing garage would need to be demolished/shifted.

The proposed SNA covers the rear 40% of the site, leaving all of the flat land and the lower part of the steeper land available.

Valuation Details

Before value:	██████████
After value:	██████████
Loss in value (difference)	Nil
Loss in value (percentage)	0%

Case Study 13:

[Redacted]

[Redacted]

Redactions under section 7(2)(a) of LGOIMA

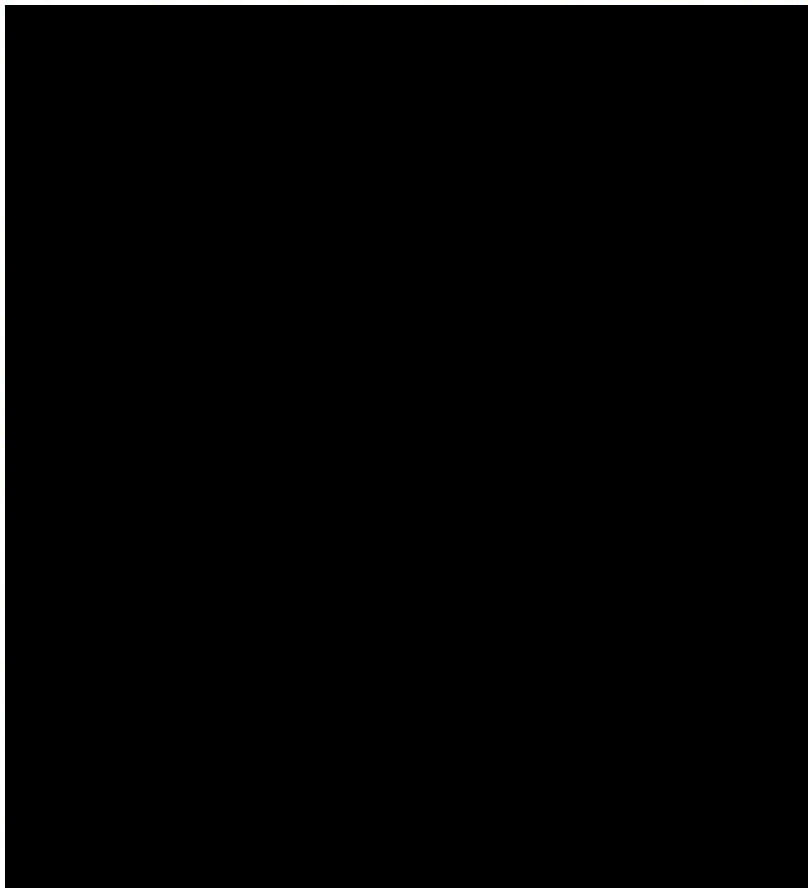
Case Study 13: [Redacted]

Area: 1,940m²

Zone: Outer Residential

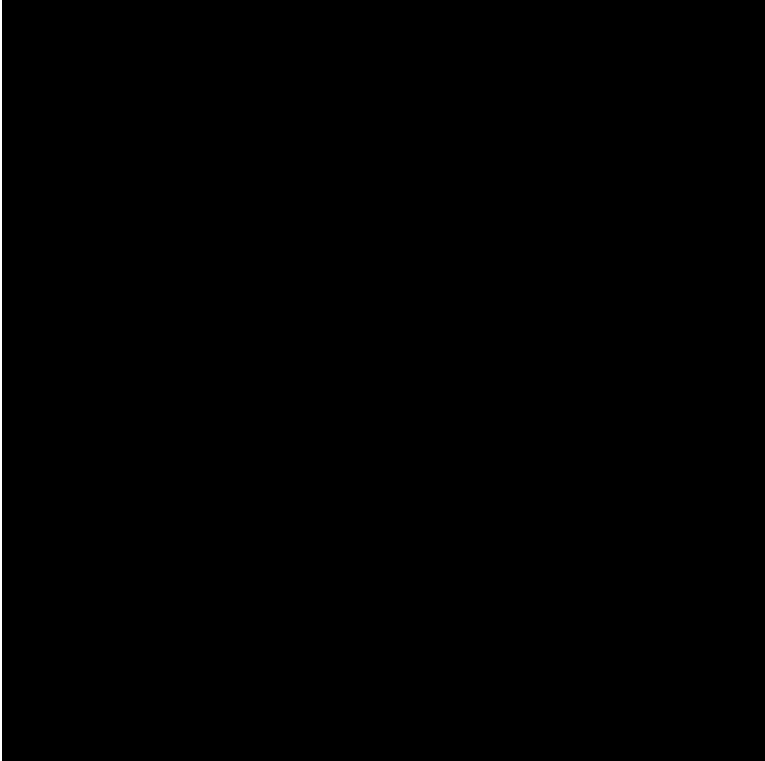


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay:



Discussion:

This is a vacant site that slopes downwards from the road to the rear boundary. The SNA covers the majority of the site.

The construction of a dwelling on this site is currently permitted under the District Plan provided it can meet all of the relevant permitted activity standards. However, complying with all of these standards is likely to be tricky given the sloping nature of the site.

A resource consent and a building consent have previously been granted to construct a new three storied split level dwelling on this site but these were not implemented and have now lapsed.

The proposed draft SNA provisions would allow for some clearance of vegetation within the SNA to enable a house to be built on this site.

Pre-SNA development potential	Post-SNA potential
<ul style="list-style-type: none">- A new house, which is likely to require resource consent	<ul style="list-style-type: none">- A new house would still likely require a resource consent, but the draft SNA provisions would allow for some clearance of vegetation to enable a house to be built on this site

Redactions under section 7(2)(a) of LGOIMA

Summary:

A multi-unit development of this site is considered unlikely given the topography. There is potential for a new house to be built on this site under both the pre and post SNA scenarios. The draft SNA provisions would allow for some clearance of vegetation to enable a house to be built. Therefore, the SNA overlay may not have a significant impact on the development potential of this site.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This property is a vacant residential site of 1,940 square metres which falls steeply from the road to the rear boundary (a 20 metre drop).

A dwelling is potentially viable towards the front of the site, though the reduced frontage of 9 metres further restricts the likely design and building location.

The proposed SNA covers the majority of the site, excluding two areas towards the front of the site.

Resource Consent and Building Consent were previously granted to construct a new three storey split level dwelling, garage and cottage at the road frontage and to the rear of the adjacent property. This has not proceeded, and the Resource Consent has now lapsed.

Valuation Details

Before value:	██████████
After value:	██████████
Loss in value (difference)	██████████
Loss in value (percentage)	10%

Whilst the most likely position of any dwelling is towards the front of the site, the SNA coverage extends well up the site on the western side, and this may affect the positioning and design of any proposed dwelling that comes in directly off the street.

The SNA is considered to have a minor to moderate effect on development of this land.

Case Study 14:

[Redacted]

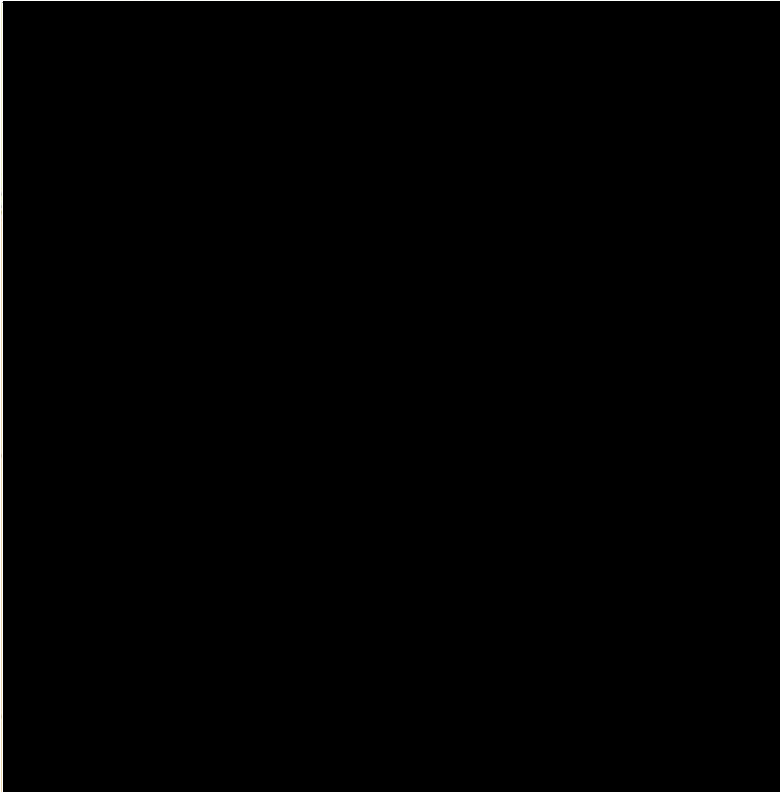
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

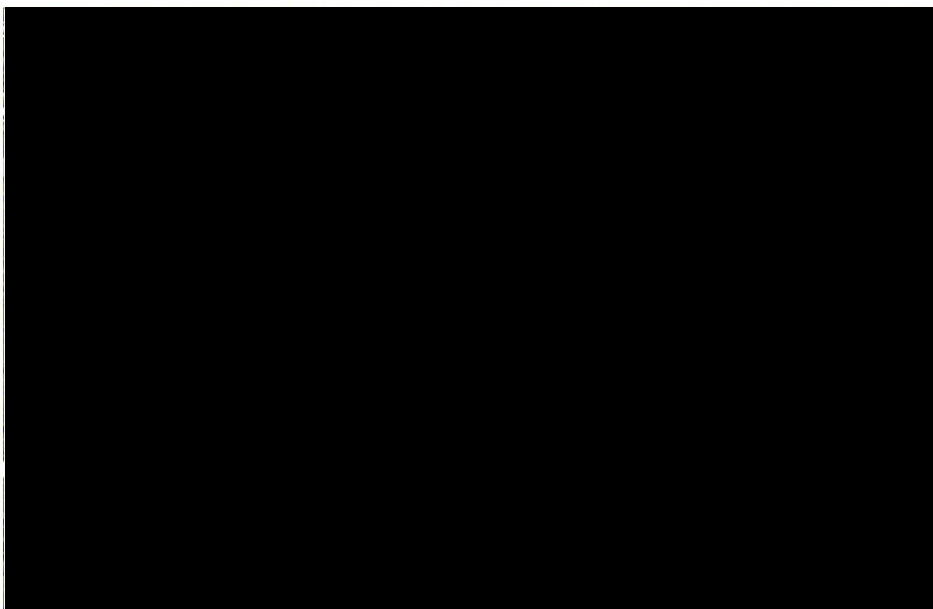
Case Study 14: 47 [REDACTED]

Area: 4,216m²

Zone: Inner Residential (also within the Thorndon Character Area and partly covered by the Hazard Fault Line overlay)

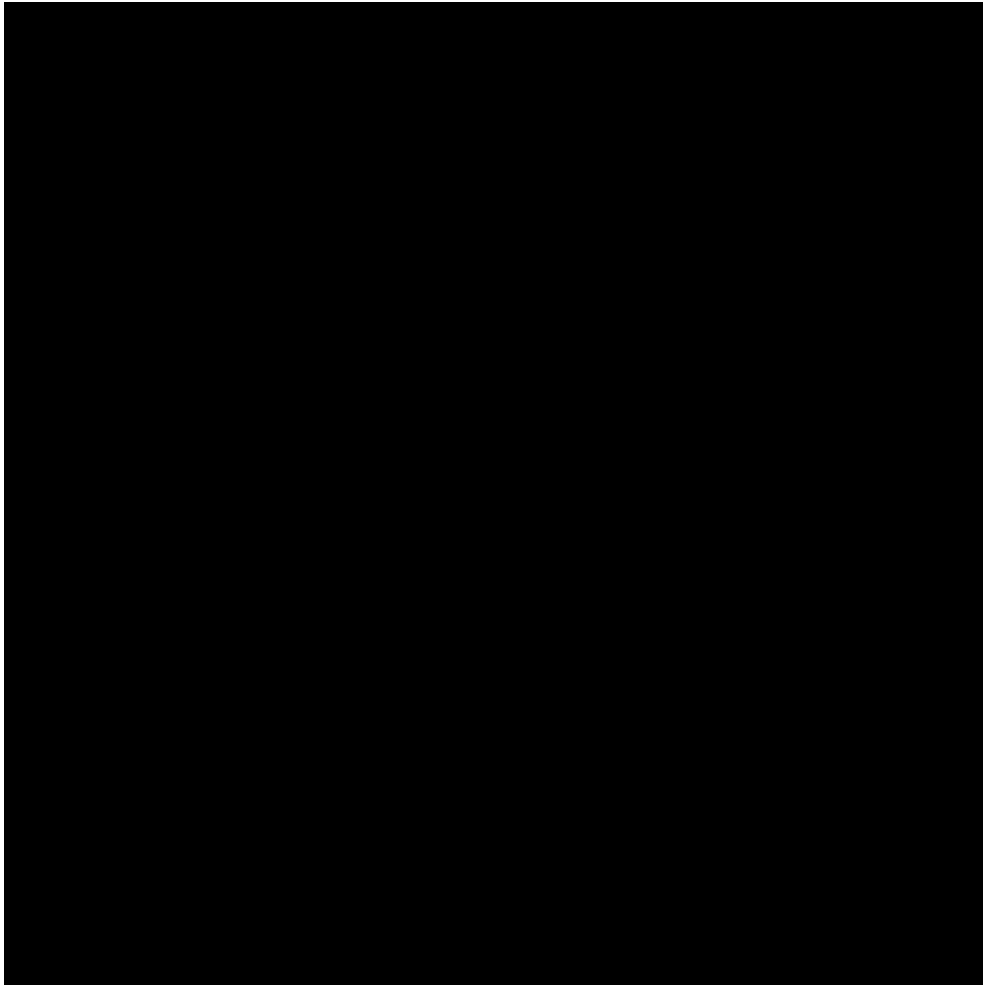


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]:



Discussion:

This site contains an existing dwelling with a steeply rising bank to the rear of the property. The SNA covers the majority of the bank. The site is accessed by a relatively narrow right of way / driveway off [REDACTED] that appears to serve a number of properties.

A second dwelling on this site would currently require a resource consent (for a multi-unit development in the Inner Residential Area, and also as the site is subject to the fault line overlay).

This site is considered to be challenging for an intensive residential development given its topography, and potential hazard and access constraints. The most developable parts of the site are around the existing house which are free from the SNA overlay.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
- Limited to additions to the existing house and new accessory buildings. A second dwelling would require resource consent.	- Similar to pre-SNA potential.

Summary: The current District Plan already limits the development potential of this site with the need for resource consent for a second dwelling. In addition there are other potential topography, hazard and access constraints that may impact on development potential. The most developable parts of the site are around the existing house which are free from the SNA overlay. Therefore the pre and post-SNA development potential scenarios are considered to be similar and would require resource consent for any additional dwellings to be built on this site.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

The subject property is a 4,216 square metre parcel of Inner Residential land located at the top of [REDACTED] Thorndon.

A 145 square metre villa is located towards the front north-east of the property, with walk-up access from a small parking area off [REDACTED]

The balance of the land comprises a small useable area located south of the dwelling, with the remaining land rising very steeply to the west and falling to the east.

The topography severely restricts development of this land.

Potentially, a second dwelling can be built on the easy land adjacent to the dwelling, or directly off the end of [REDACTED]. This area is not affected by the proposed SNA. The SNA covers only the very steep bush-covered hillside, which has no potential for further development.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The SNA only affects the very steep land to the south-west buffer on the uphill side of the "flatter" land. As such, it is considered that the SNA has little or no impact on the value of the property.

Case Study 15:

[Redacted]

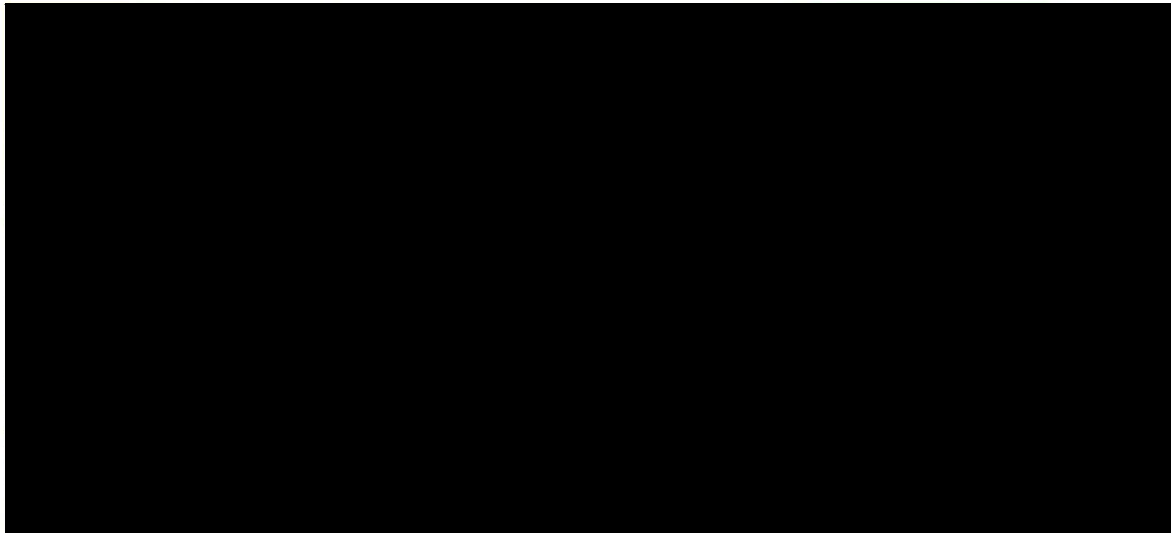
[Redacted]

Redactions under section 7(2)(a) of LGOIMA

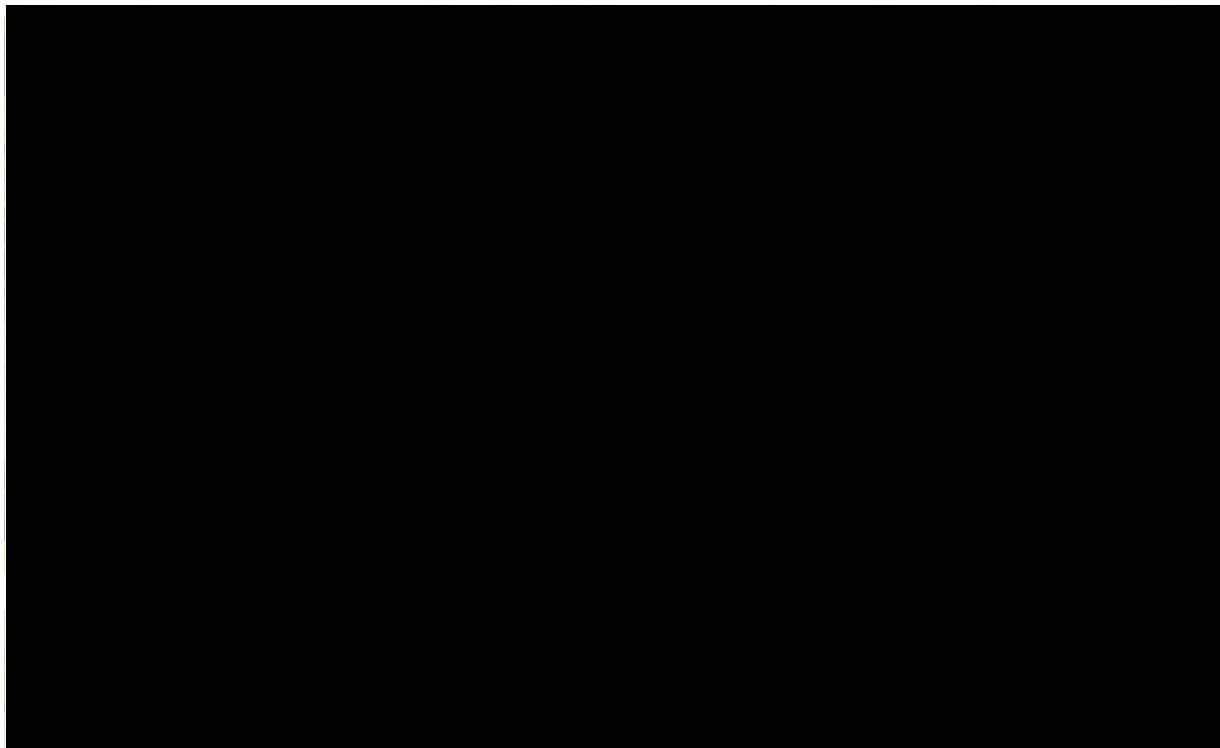
Case Study 15: [REDACTED]

Area: 3,331m²

Zone: Outer Residential

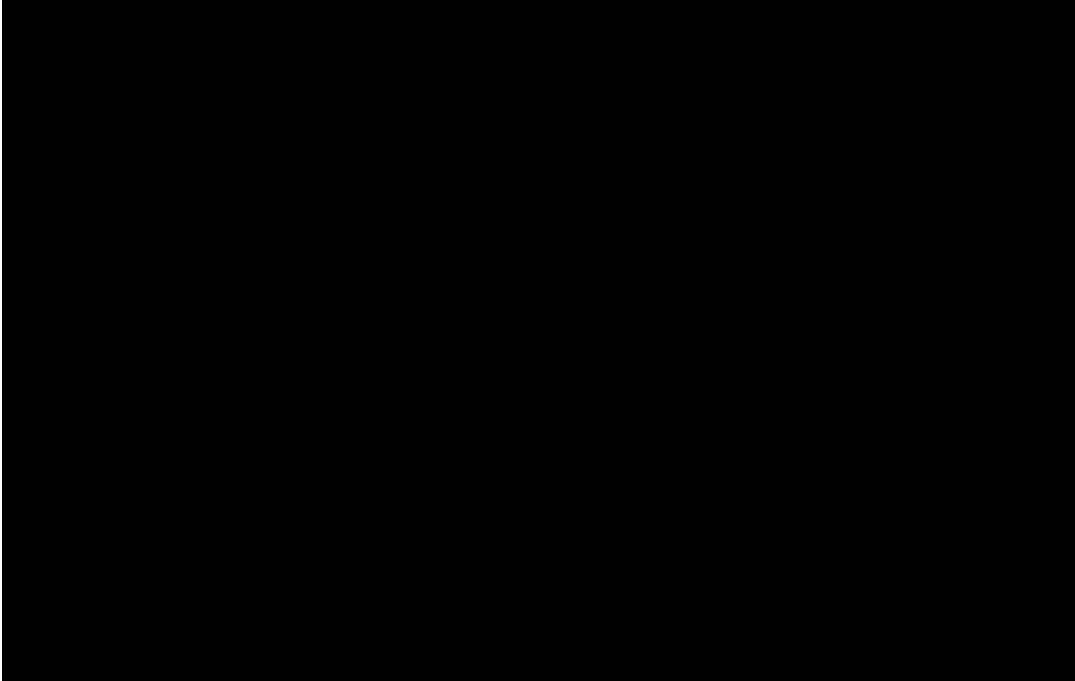


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]:



Discussion:

This site appears to be two separate allotments held in one title. Lot 2 contains the existing house at [REDACTED]. This Lot is not covered by the SNA.

Lot 3 [REDACTED] is vacant. It slopes steeply down from the road. The SNA covers the whole of this site. Treating Lot 3 as its own site means that the draft / indicative SNA provisions would allow for some clearance of vegetation to enable a single house to be built on this site.

A resource consent application was submitted in [REDACTED] [REDACTED] on this site (across both Lots 2 and 3). A further information request was sent to the applicant on 20 September with a lengthy list of matters that needed to be addressed before the application could be progressed further. The application has remained on hold since this time awaiting the further information to be submitted.

Redactions under section 7(2)(a) of LGOIMA

<p>Pre-SNA development potential</p> <ul style="list-style-type: none">- A new dwelling is anticipated for this site under the current District Plan rules.- A resource consent has been submitted for a multi-unit development, but there is no certainty that this level of development is acceptable as the application is on hold.	<p>Post-SNA development potential</p> <ul style="list-style-type: none">- The indicative SNA provisions would allow for some vegetation clearance to enable a house to be built on the vacant Lot 3. Any additional clearance beyond a building platform and access for a new house would require resource consent.
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Summary: A new house on the vacant Lot 3 is anticipated under both the current District Plan and the draft indicative SNA provisions, although in both cases resource consent is still likely to be required given the extent of earthworks that would be involved. A more intensive multi-unit development of this site would require resource consent in both the pre and post SNA scenarios. The SNA does add an additional development constraint, but there are also other issues to address to overcome the steep topography and associated challenges of developing on this site.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This property comprises an Outer Residential corner site of 3,331 square metres surveyed into two allotments but held under a single title.

Access is principally available from [REDACTED], with secondary frontage to [REDACTED].

The land falls moderately steeply from the road to the rear, and is heavily vegetated with native trees and bush. An older, early 1900s bungalow is located towards the western part of the site.

A Resource Consent application was submitted in [REDACTED] [REDACTED] over both lots. This is still not approved, awaiting further information from the applicant.

The proposed SNA affects Lot 3 only. For the proposed development, [REDACTED]
[REDACTED]

Given the mature nature of the native bush, the introduction of an SNA is likely to reduce the number of house sites on Lot 3, though without an ecological the extent of this impact is relatively uncertain.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	[REDACTED]
Loss in value (percentage)	14%

The introduction of an SNA will directly impact on the development potential of the site. Whilst development can still occur on Lot 2, given the mature nature of the native bush, the number of available house sites on lot 3 is likely to be reduced **if in fact the SNA provisions are considered.**

Given a resource consent has already been applied for, in practice this will be processed under the existing District Plan rules.

Case Study 16:

[REDACTED]

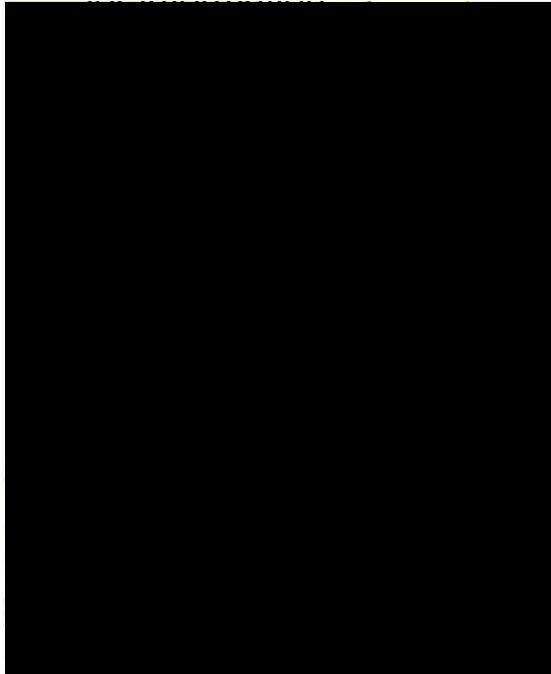
[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

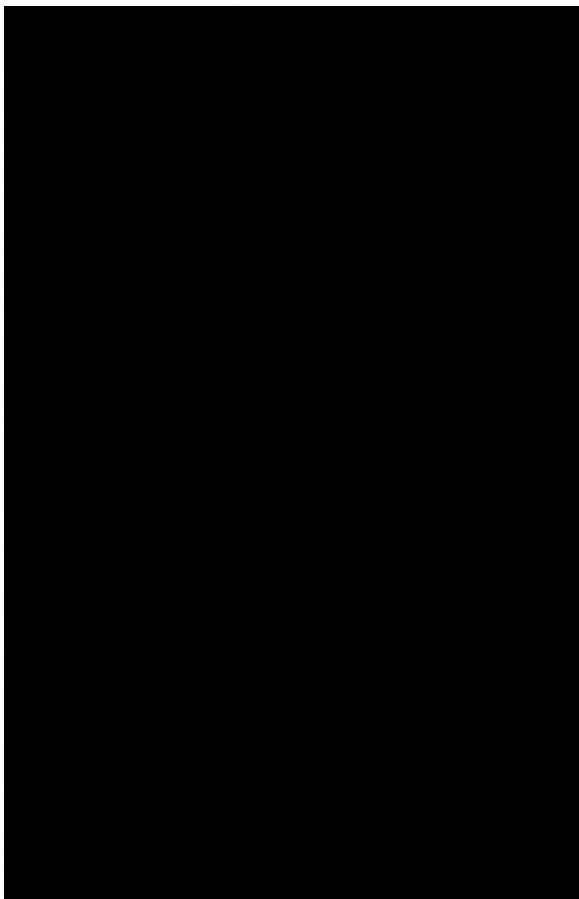
Case Study 16: [REDACTED]

Area: 19,820m²

Zone: Outer Residential

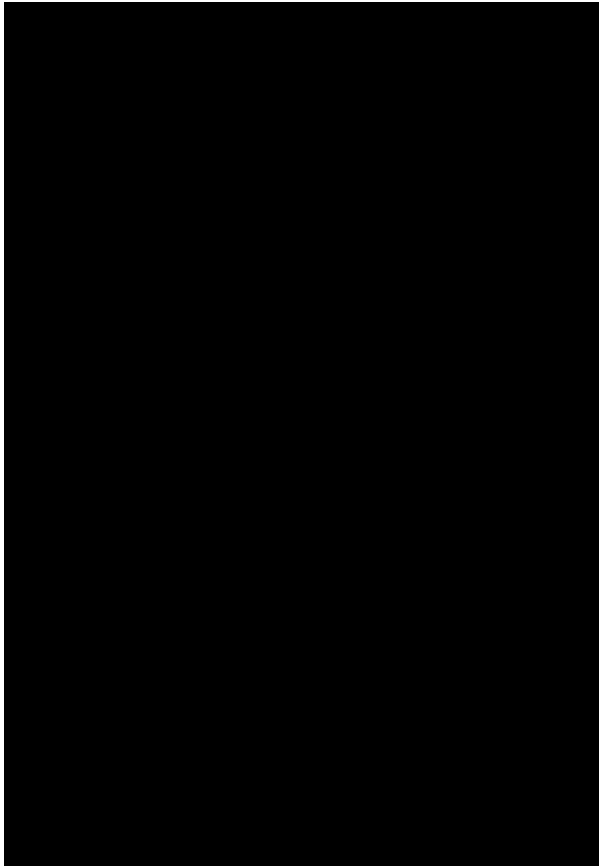


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]



Discussion:

This is a large vacant site with a residential zoning. The SNA covers the whole of the site.

Under the current District Plan, one or two houses on this site would be a permitted activity subject to complying with all of the relevant standards such as bulk and location, access and parking, and earthworks. Any more than two units triggers the need for a resource consent.

The indicative SNA provisions would allow for some vegetation clearance to enable a house to be built on this vacant site. Any additional clearance beyond a building platform and access for a new single house would require resource consent.



Under the current District Plan there is specific assessment matter that relates to subdivision on this site relating to, "*the extent to which the indigenous vegetation or landscape values will be adversely affected*".

Redactions under section 7(2)(a) of LGOIMA

The resource consent application includes a Landscape Assessment Report and an Ecological Significance Assessment.

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- One or two dwellings are anticipated for this site under the current District Plan rules.- A resource consent is required for a multi- unit development on this site, and part of the assessment of this application would be the effects on the existing indigenous vegetation on this site.	<ul style="list-style-type: none">- The indicative SNA provisions would allow for some vegetation clearance to enable one house to be built on this vacant site. Any additional clearance beyond a building platform and access for a new house would require resource consent.

Summary: Resource consent is required for a multi-unit development on this site under both the pre and post SNA scenarios. The impact of the SNA over this site may not be significant given that the site is already subject to an assessment matter regarding the effects on indigenous vegetation under the current District Plan.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This site is an irregular-shaped residential site of 1.882 hectares situated towards the northern end of [REDACTED]
[REDACTED]

In contour the land rises steeply to the north and falls away to the south. The land is heavily vegetated.
[REDACTED]

As part of the consent, consideration must be given to the extent to which indigenous vegetation or landscape values will be adversely affected.

No decision has been made on this resource consent. Notwithstanding, due to the steep topography any subdivision of the land is likely to be challenging and costly.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	[REDACTED]
Loss in value (percentage)	14%

As a consent application is already underway, this will progress under the current District Plan rules. There is already a requirement for an assessment of the effects of the indigenous vegetation under the current District Plan.

For similar properties, where consent has not been sought, once the SNA is in place this may restrict development depending upon the extent to which house sites can be provided without materially comprising the native bush. A more detailed ecological report will be also be required to accompany any resource consent application.

Notwithstanding, the potential for a multi-unit development would appear marginal.

Case Study 17:

[REDACTED]

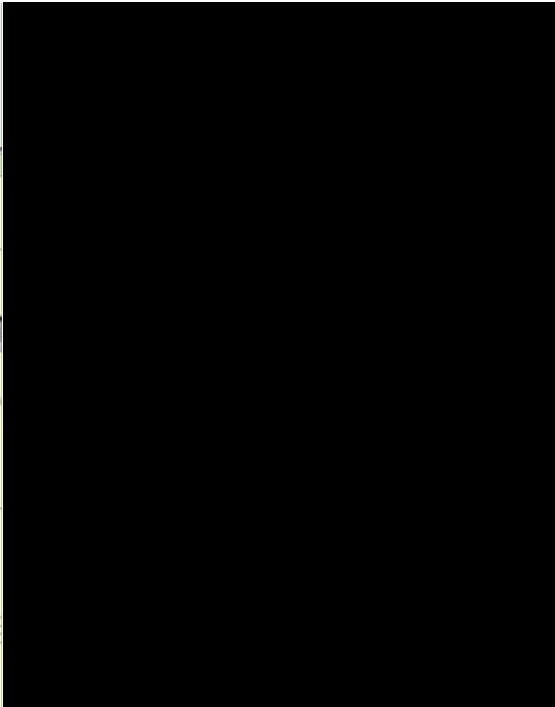
[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

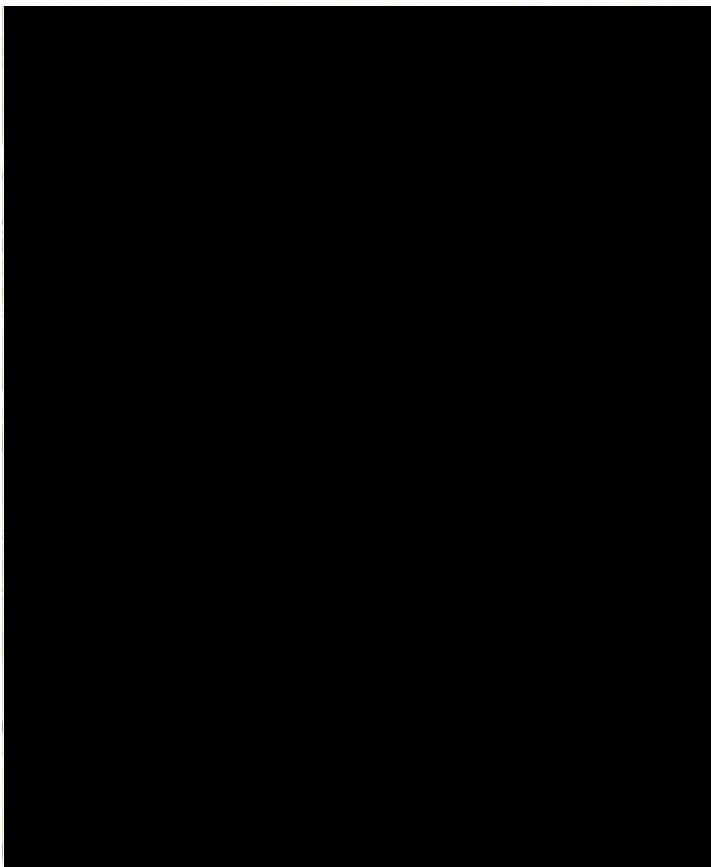
Case Study 17: [Redacted]

Area: 8,367m²

Zone: Outer Residential

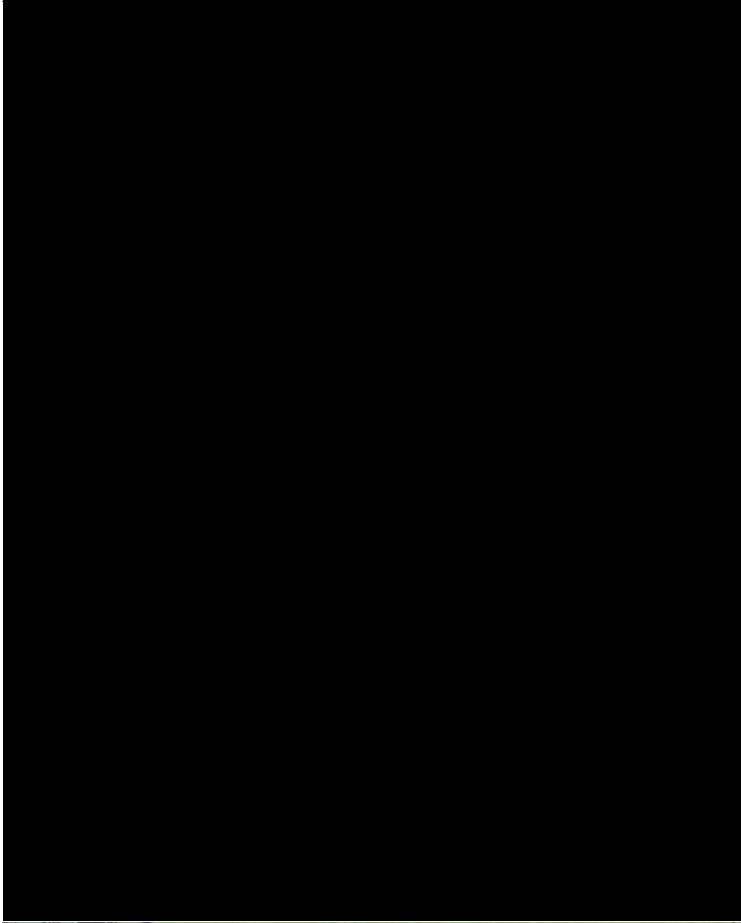


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]:



Discussion:

This is a large vacant site with a residential zoning. The SNA covers the majority of the site.

Under the current District Plan one or two houses on this site would be a permitted activity subject to complying with all of the relevant standards such as bulk and location, access and parking, and earthworks. Any more than two units triggers the need for a resource consent.

The indicative SNA provisions would allow for some vegetation clearance to enable a house to be built on this vacant site. Any additional clearance beyond a building platform and access for a new single house would require resource consent.

[REDACTED]
[REDACTED] This approval does not include any houses. The conditions of the consent restrict any houses from being built within the ridgeline and hilltops overlay area (refer to grey dotted line on zoning map on previous page). This consent can be implemented within 5 years from being granted irrespective of any future SNA overlay that may come into the District Plan. However, if the consent lapses and the SNA is in place then this would be relevant to any future development proposal for this site.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- One or two dwellings are anticipated for this site under the current District Plan rules.- A resource consent is required for a [REDACTED] within this site.- [REDACTED] [REDACTED] [REDACTED] This consent can be implemented with 5 years from being granted irrespective of any future SNA overlay that may come into the District Plan	<ul style="list-style-type: none">- The indicative SNA provisions would allow for some vegetation clearance to enable one house to be built on this vacant site, or for a new house to be built on each of the newly created sites via the existing subdivision consent. Any additional clearance beyond a building platform and access for a new house would require resource consent.

Summary: A resource consent is required for a [REDACTED] on this site under both the pre and post SNA scenarios. [REDACTED] that can be implemented irrespective of any future SNA provisions. However if that consent lapses then the SNA provisions would be relevant to any future development proposal for this site.

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This is a large vacant Residential-zoned allotment of 8,367 square metres located towards the eastern end of [REDACTED]

This is an average quality residential area towards the southern end of [REDACTED] established in the 1990s.

In contour the land is relatively easy in contour towards the western part of the site, rising steeply along the eastern and northern margins of the site.

The land is suited to residential development, with a resource consent for [REDACTED]

Two points of access are available.

The SNA covers the majority of the site, with two small level areas close to [REDACTED] outside the SNA

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	[REDACTED]
Loss in value (percentage)	3%

As Resource consent has already been granted [REDACTED] this trumps any SNA provisions, so long as the consent is substantially completed prior to the lapse date of the consent, [REDACTED]

In this case risk only exists if development does not occur within this timeframe and consent application is submitted under these new guidelines.

As such, this is likely to have minimal impact on value.

Case Study 18:

[REDACTED]

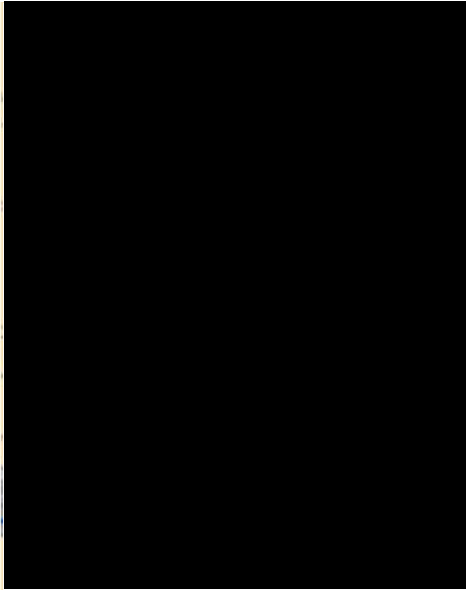
[REDACTED]

Redactions under section 7(2)(a) of LGOIMA

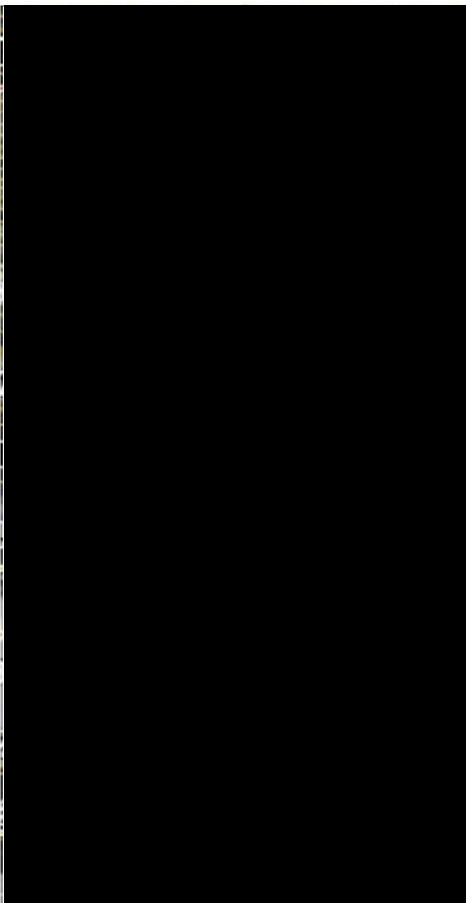
Case Study 18: [REDACTED]

Area: 2,699m²

Zone: Inner Residential ([REDACTED])

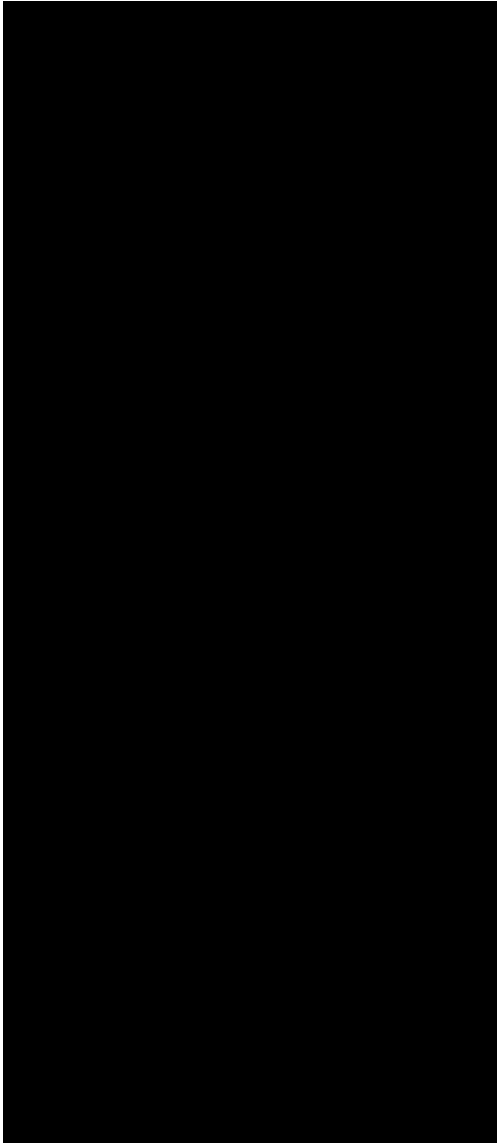


Contours:



Redactions under section 7(2)(a) of LGOIMA

SNA overlay [REDACTED]:



Discussion:

This site contains an existing multi-unit dwelling with eight units. There is steeply rising bank to the rear of the existing buildings. The SNA covers the rear part of the site.

Any additional units on this site would currently require resource consent. The height and steepness of the bank is expected to be a limitation on the future development potential of this site. A more likely development option may be to increase the height of the existing buildings, although this would be subject to resource consent and a design guide assessment. The SNA would not impact on the ability to increase the height of the existing buildings.

Redactions under section 7(2)(a) of LGOIMA

Pre-SNA development potential	Post-SNA development potential
<ul style="list-style-type: none">- Limited given the existing level of development on the site and character controls in place, and also taking into account the height and steepness of the bank to the rear of the buildings. Any additional dwelling would require resource consent.	<ul style="list-style-type: none">- Similar to pre-SNA development potential.

Summary: The pre and post-SNA development potential scenarios are considered to be similar and would require resource consent for any additional dwellings to be built on this site

Redactions under section 7(2)(a) of LGOIMA

Property Overview

This property is a substantial turn of the century dwelling which has been extended and converted into eight residential investment flats. The dwelling and associated garage are located on a gently sloping drive-on platform fronting [REDACTED], of approximately 900 square metres. The balance is steep bush-covered hillside which is inaccessible due to the steep embankment immediately behind the dwelling.

The SNA covers the majority of the steeper rear land, with sufficient buffer to the rear of the dwelling to accommodate development of the flatter land. This will have little if any impact on value.

Valuation Details

Before value:	[REDACTED]
After value:	[REDACTED]
Loss in value (difference)	Nil
Loss in value (percentage)	0%

The SNA covers land to the rear, which is generally inaccessible. This land is also prone to slips and therefore it is beneficial to retain the existing vegetation.

It is considered that there is no loss in value from introduction of an SNA over the rear part of the property.

Redactions under section 7(2)(a) of LGOIMA



Appendix 3 – Summary table

Case Study	Address	Suburb	Urban or Rural	Category	Vacant or Improved	Land area (ha)	Before Value	After Value	Loss in Value	% loss in Total Value	% loss in Land Value
GROUP 1 - Rural											
1	██████████	██████	R	RU	V	1.9403	██████	██████	██████	12%	12%
4	██████████	██████	R	RU	V	4.5000	██████	██████	██████	5%	5%
5	██████████	██████████	R	RU	V	55.0000	██████	██████	██████	6%	6%
7	██████████	██████	R	RU	I	1.7939	██████	██████	██████	5%	5%
AVERAGE RU										7%	7%
GROUP 2 - Residential no potential											
2	██████████	██████████	U	RN	I	0.1442	██████	██████	\$0	0%	0%
6	██████████	██████	U	RN	I	0.1509	██████	██████	\$0	0%	0%
8	██████████	██████	U	RN	V	0.0799	██████	██████	\$0	0%	0%
10	██████████	██████████	U	RN	I	0.9252	██████	██████	\$0	0%	0%
11	██████████	██████████	U	RN	I	0.3096	██████	██████	\$0	0%	0%
12	██████████	██████████	U	RN	I	0.0857	██████	██████	\$0	0%	0%
18	██████████	██████████	U	RN	I	0.2698	██████	██████	\$0	0%	0%
AVERAGE RN										0%	0%
GROUP 3 - Residential limited development potential											
3	██████████	██████████	U	RP	I	0.2937	██████	██████	██████	11%	22%
9	██████████	██████	U	RP	I	0.2366	██████	██████	██████	4%	7%
13	██████████	██████	U	RP	V	0.1940	██████	██████	██████	9%	9%
14	██████████	██████████	U	RP	I	0.4216	██████	██████	\$0	0%	0%
AVERAGE RP										6%	10%
GROUP 4 - Larger Blocks with development potential											
15	██████████	██████	U	RLP	I	0.3331	██████	██████	██████	14%	14%
16	██████████	██████	U	RLP	V	1.8820	██████	██████	██████	14%	14%
17	██████████	██████	U	RLP	V	0.8367	██████	██████	██████	3%	3%
AVERAGE RP										10%	10%

CATEGORY CODES

RU	Rural	Group 1
RN	Small Residential no development potential	Group 2
RP	Small Residential with limited development potential	Group 3
RLP	Larger residential blocks with development potential	Group 4