

Tana Pukekohatu *update*

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GREY STREET, MOTUEKA

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Winter has definitely arrived but unlike the bears and some other animals we have not gone into hibernation – far from it. The highly successful development of Tana Pukekohatu is changing rapidly, reinforcing the need for smaller and more affordable section/housing options. Plus the convenience, friendliness and weather that Motueka offers as more people from outside of the Nelson region move to this sun drenched paradise in the South Island.

If you haven't been for a walk or drive lately to see what has been evolving in Tana Pukekohatu Drive or Kerei Street go and have a look, you will not only be amazed but also impressed with the attractive housing, how much activity there has been and is continuing to occur and the extremely handy location.

Stage I is all but completely developed; the reserve is taking shape and will be a great facility for the children and adults alike. The designs of the homes are appealingly diverse and the cost to purchase a home in this stunningly landscaped development is very effective. To purchase a brand new home in the \$400,000's is only one of the many enticing features that may appeal. The benefits of double glazing, excellent insulation creating cost effective heating, sometimes a builder's guarantee for several years is available. All this and in a neighbourhood that is evolving into a wonderful place to live.

Stage II is also now complete and titles were released approximately 3 weeks ago. Thirty seven sites are contained within this stage and all but ONE section are either sold or under contract. To say this second stage has been a roaring success is no exaggeration. Fences are springing up, foundations are being dug and soon we will be seeing homes in this exciting new stage of the subdivision which opens out on to Pah Street.

The plantings in this new stage are extremely attractive with beautiful mature lancewoods and other natives along the grassed berms enhancing the overall look.

Wahanga have applied to the Council for consent to undertake Stages II and IV as one stage. Work is planned to proceed with these next 39 sections in the spring with titles anticipated June/

July 2017, provided the weather is kind and there are no unforeseen events during the earthworks/development phase.

No pricing has been struck for these sites and we anticipate that this will not take place for a few months yet. One aspect that would be fantastic to see occur is for a developer/investor to make the most of the options that the Resource Consent offers and build some duplexes. The TDC were very accommodating in allowing this type of construction but sadly to date this is not a style of build that has been embraced. Assuming that the two stages will be developed as one stage this presents the ideal scenario for the option to be adopted. We will wait and see.

Once we have some more information to share on this high demand subdivision we will let you know. Meanwhile keep rugged up and enjoy the benefits of a nice warm home.

Kindest regards from

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