

Talking to my submission on Kaka Valley PPC28. July 2022

Tena Kotou Katoa. My name is Susan Corry.

I stand here today, not as a technical expert on anything, just as a Nelson resident who wants to see a positive result come out of this proposal. My focus is primarily on the kaka valley/Maitai aspect of the proposal.

- When I was first considering this plan change I found it quite hard to decide what I thought, as I could see both the pros and cons of the idea.
- On the one hand, it will add extra housing and housing is needed, it is not using up particularly productive land, it is reasonably close to town, it includes new recreational tracks, and it could create enhanced environmental outcomes through wetland creation.
- But on the other hand, it will change and negatively affect the amenity values of the Maitai Valley area, with increased noise, increased traffic on Maitai and Nile Street, possible air pollution, and possible negative effects on water quality and the values of the Maitai River.
- After much thought, my written submission therefore sought a compromise, a balance, to support the concept of housing in principle, but with less density and less houses, so that the area retains more of a semi-rural atmosphere rather than becoming too urbanised, with flow-on lesser negative effects.

What I'd like to emphasis today therefore is that this whole development COULD be VISIONARY, it could be first-class, a well-planned social and environmental housing development. It definitely has the potential in the design so far, but it could be even better, it could be even more:

- ✓ flooding mitigated through high capacity good stormwater design;
- ✓ good wastewater and water design;
- ✓ water quality improved through use of wetlands, which also create an environmental and recreational benefit;
- ✓ improved riparian and native plantings on streams and hills;
- ✓ improved cycling and walking paths, into town and recreational;
- ✓ the provision of public transport – please include a bus stop in the roading design, near the commercial centre;
- ✓ designing the roading and subdivision lots to capture passive solar heating - not just trying to fit in as many houses as possible.
- ✓ allowing for community housing to be included;
- ✓ including caveats in the subdivision that promote healthy homes higher environmental building standards;

It could and should also be planned to create a community:

- providing within the commercial zone enough building space to create a central area that caters for a few shops -such as a fish and chip shop, a dairy, a local hairdresser, a small cafe; (is the space so far proposed enough?)
- also include in the zoning, near the shops, outdoor mall or park space and a space for a small community hall/meeting room facility so that locals can meet for creche groups, talks etc.
- If I am a stay-at-home parent, elderly, a child, or a commuter working from home in kaka valley, is there enough facilities there so I don't need to drive my car into town for something every day, is there a place to meet my neighbours, join an activity, buy a snack?
- Given its enclosed valley location kaka valley lends itself to a community, but only if the design and planning provide the spaces and facilities to create that.

So, this proposal could be visionary, OR it could be just another standard development, a satellite suburb that creates housing – small sections, individual houses, in a cold damp valley, socially isolated and without a community feel, with more traffic and reduced amenity values for all Maitai users.

It is up to the developers to have the vision and incorporate all those aspects in their plan proposal now at the highest level of detail. Many aspects are already there, more could be improved. Maybe it takes a bit more effort, a few less houses, but surely long term social and environmental sustainability is worth it.

One problem is that not all the necessary information to determine if this can or will happen is known at this stage of the process. I have read the latest s42 report and even the planning expert indicates there are lots of bits still missing – updated stormwater plan, updated maps, a new schedule X. Why are these things still unknown at this late stage? How can we be certain good sustainable design will happen if we don't have all the necessary information?

It is a bit of a chicken and egg scenario between the zoning and the subdividing, you can't grant the zoning without knowing what the next stage will look like, and the developers don't want to do detailed planning of the next stage without knowing if the zoning will be approved.

But we the community and the commissioners need information about the whole development, now, at the highest level before granting anything. I do

not think it is good enough to grant the zoning now and just hope for the best, for as we all know 'the devil is in the detail'.

So, please commissioners, please, IF after listening to all the evidence and submissions you can grant a plan change with the necessary detail and conditions that YOU know, in your HEART and MIND, will result in a good development, possibly even a visionary development, with positive housing, social and environmental outcomes, and that it is designed well enough to mitigate ALL the negative effects, then by all means grant it.

But IF there are still too many unknowns or significant negative effects then please, don't grant it.

For once the zoning change is granted, there is no going back. Once houses are built, there is no going back. Once the Maitai River is degraded or amenity values lost, there is no going back. We only have once chance to get this right.

Thank you for your time.