

Tony Haddon submitter statement

Good afternoon.

My name is Tony Haddon. I live at ground zero, #2 Ralphine way. A number of people have labeled me a NIMBY, whose opinion is irrelevant. Nevertheless here are my thoughts.

The Maitai is a place of peace and quiet, a retreat from the humdrum. It's been treasured for those qualities for over 100 years.

The progression of this zone change application to full blown subdivision would produce many effects that would undermine these qualities.

You have read the A4 list of "standard" reasons that were put forward on the pro forma submissions that many people sent in to you. I assisted in drafting those, so I don't feel I need to repeat how I would be effected by PPC28.

Mr Lile's executive summary [1] in the plan change request states that : *"the scale of this combined application site and its proximity to the heart of Nelson City, provide for an opportunity that will never be matched again."*

This *opportunity* will permanently remove all that is valuable in Nelson City's last remaining rural valley. In 100 years time, what will the city's population be ? What will be the value of close to town greenspace ?

You would have read the comments that accompany the 13,065 signature Save the Maitai petition.

I'll remind you of a few if I may :

"We need to keep our peaceful places. Where else can our minds and ears get a rest?"

"We owe our future children the safety and pleasure of The Maitai. Don't let them down"

"The last and loveliest valley. Why would you!"

"It's time to seriously commit to the environment. Developer driven decision making must not be tolerated."

I respectfully ask that weight be given to the concerns of the community and the negative effects of PPC28 on the community, especially as the community has not been involved in decisions about this subdivision to date.

Para 43 Milne Rebuttal evidence. Notes the benefit of public access provided by PPC28.

All the benefits of public access mentioned, along with the ecological enhancements that could be provided by PPC28 could all be equally well or better provided for by development under the existing zoning.

Para51 Mr Milne describes the area of the Maitai between Nile Street and Ralphine Way as a transitional landscape, with elements associated with the city.

Para 40 advises that over 40 years of recreational use of the Maitai has informed Mr Milne's professional opinion. My relationship with the Maitai has likewise spanned over 40 years, and I have resided in it for 33 years. Just as he recalls seeing Nelson city on breasting Spooner Hill crest on SH6 and thinking we're there [Para 47] I have a similar feeling of relief, joy, and thankfulness when I turn the corner from Nile Street into

Maitai Valley road. With all due respect I do not agree with his labelling Branford Park as a transitional landscape. It is a gateway landscape.

[Para 56] Refers to Nelson growing as anticipated by the Future Development Strategy.

I don't believe the FDS has any relevance to landscape and again with all due respect I question why Mr Milne would refer to it.

If I had to nominate the effect that I find most objectionable, it would be what I believe to be certain contamination of Dennes Hole . Engineers, designers, and contractors could build and certify the best runoff and stormwater treatment system in the world, **but the thought of what's going into the river would remain.** Who wants to swim in urban runoff, I don't. **This cannot be mitigated.**

I ask that PPC28 insofar as it relates to Kaka Stream watershed be rejected.

A (Tony) D Haddon