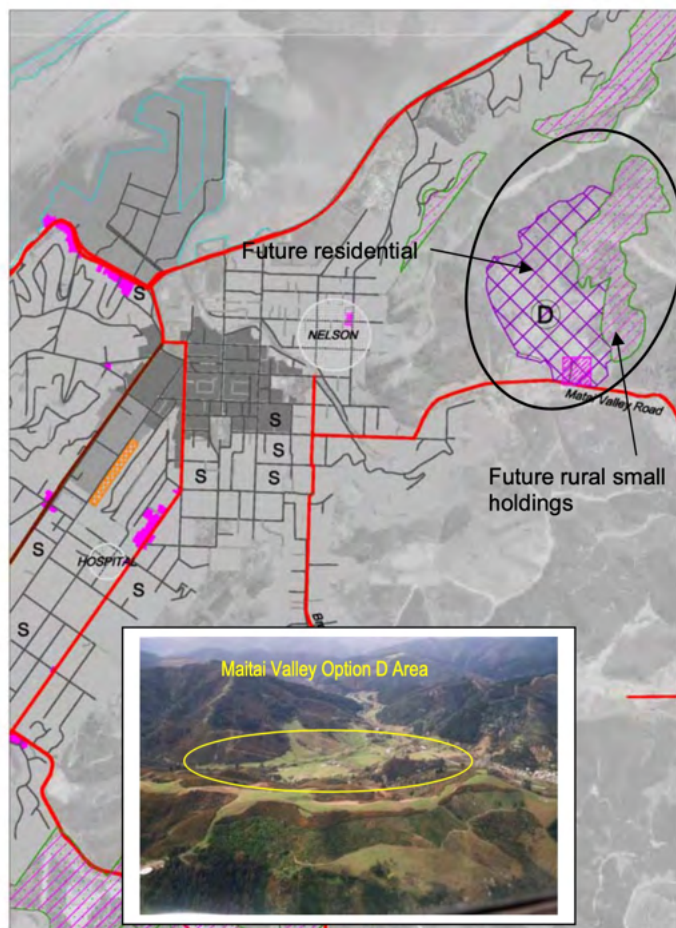




# **SAVE THE MAITAI**





## OPTION D: Maitai Valley

- Area 73 hectares proposed Residential Zone (about 1160 houses at 16dw/ha)
- Area 42 hectares proposed Rural small holdings (21 Holdings at 2ha)
- Currently zoned Rural Small Holdings

The Maitai Valley is a well known feature of Nelson City and for most of its length it is open space or rural. In one section the valley floor opens and a Small Holdings zoning exists. Option D proposes this be changed to Residential to make a more efficient use of the land. With a larger number of houses a small centre would be provided for to give a focus to the area and a shop. This area would require an extension of existing services, with its close proximity making this feasible.

### Advantages of Option D

- Good residential amenity – sun, access to recreation
- Close to town centre (about 2km)
- Utilises land more efficiently
- Provides a good part of projected land demand
- Serviceable from existing infrastructure
- Opportunity for recreational links with Atawhai

### Disadvantages of Option D

- Reduces Small Holdings options
- Adds traffic to Maitai Valley Road
- Increases commuting traffic
- Will change the character of the lower Maitai Valley



## Which growth scenario do you prefer?

We're considering three growth scenarios - spreading out, intensifying existing centres, or starting new settlements from scratch. Continue with our survey to tell us what you think about these scenarios.

### SPREADING OUT

Much of the flat, easier land to develop for housing is in Tasman District. Current trends suggest some of its larger populated areas such as Richmond, Mapua/Ruby Bay and Motueka will continue to expand outwards. But in some places, this could see land with high productive value change from horticulture to roads and housing. There is sea level rise to consider, as well as upgraded infrastructure to pay for. **Nelson City has some options to expand into the foothills on the eastern side of the city.**

Should we focus growth on the outskirts of existing urban areas and settlements? ☐ Yes ☐ No Why/why not?

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through urban expansion.

Residential intensification could take place in Nelson South, Stoke, Richmond, Motueka, Brightwater and Wakefield. Urban expansion would be possible in places like **Kaka Valley**, Saxton, Richmond South, Brightwater, and inland of Mapua and Motueka.

1. The potential sites for Tasman had already been filtered according to sea level rise and coastal inundation and erosion potential and they are situated outside the 2m sea level rise area.

Under this option, around 50% of growth occurs through intensification and 50% through expansion areas. The intensification areas are similar to the first scenario. Possible urban expansion and new settlement areas include Hira, **Kaka Valley**, Pigeon Valley, Stringer Road and Seaton Valley.

# NCC seeks \$25m for upgrade near proposed housing development

Amy Ridout • 05:00, Jun 03 2020



BRADEN FASTIER/ STUFF

A proposed housing development outside Nelson is believed to include land in the Maitai Valley.





Appendix item 5 – signing up volunteers.







[Home](#)

[Maitai Valley](#) ▼

[Proposed Subdivision](#) ▼

[How you can help](#) ▼

[Donate](#)

[Contact](#)



## Help Protect the Maitai Valley from Urbanisation

We are at a crucial stage in the fight to Save the Maitai. This beloved Nelson valley is Nelson's most popular rural recreation destination, yet a substantial area of the valley could be infilled with hundreds of houses if a proposed subdivision is approved. Over 700 written submissions were sent to the Resource Management Act (RMA) hearing, **almost all opposing the proposed subdivision.**

**Thanks to every person who made submissions and to those who have or are considering donating.**

The RMA verbal hearings are scheduled for July. Progress is good, but one key challenge remains:







# 10,000 strong petition presented to council over Maitai subdivision

Tim Newman • 13:56, Nov 12 2020



TIM NEWMAN/STUFF

Petra Cogger, 11, and Oscar Cogger, 13, with the 10,000 strong "Save the Maitai" petition brought before the Nelson City Council on Thursday.

ad

## most popular

- 1 Auckland principals' fears for missing students: 'They just disappear' ➤
- 2 Weather: Storm set to sweep in on Friday, targeting some already soaked regions ➤
- 3 Quiz: Morning trivia challenge: July 6, 2022
- 4 The changing face and style of the school ball
- 5 No end in sight for falling house prices ➤
- 6 Police arrest seven, seize 'myriad' of drugs,





Annette Milligan NZOM



Rod Dixon



Mark Hadlow

Kaka Valley (N-3)

Kaka valley was commented on by four respondents. The proposed level of development in Kaka Valley is standard density. One respondent was supportive of a higher density- specifically through the provision of houses designed to float, in response to the increased flooding issues expected with climate change. Two respondents were supportive of low/medium density but noted that any development should prioritise and enhance the high ecological values of Kaka Valley and that upgrading access and wastewater infrastructure would also be required. One respondent was unsupportive of any development noting the ecological value of the area, unfavourable environmental factors ie: narrow valley and steep hills, shading in the winter months making it cold and damp compared with the flat areas in the city, issue of flooding from the Maitai River, and cost of infrastructure servicing. This respondent commented that Kaka Valley should instead be rural-residential.



Our ref 546977 (Complaint ground: 550985)  
Contact Nick Wright  
16 June 2022



Dr Aaron Stallard  
By email: [aaron.stallard@xtra.co.nz](mailto:aaron.stallard@xtra.co.nz)

Dear Dr Stallard

**Final opinion on your complaint**  
**Nelson City Council's decisions in relation to Maitai Valley**

Thank you for your 22 March 2022 letter which responded to my provisional opinion, and your supplementary comments provided on 3 June 2022. I note your views on the public consultation which occurred prior to the Council adopting *Future Development Strategy 2019* (FDS).

I have decided to partially uphold your complaint, subject to the limitations outlined below. My assessment is that a member of the public reviewing the FDS 2019 consultation brochure would not have clearly understood that the Council proposed development should occur in areas of the Maitai Valley because:

- there is no acknowledgement or indication that Kaka Valley or the Orchard Flats are located within the Maitai Valley. Their respective locations are not described in written text.
- the graphical map is large scale, depicts the entire Nelson-Tasman region and displays all 64 proposed development areas. There are no annotations to assist the reader with orientation.
- I am not satisfied that Nelsonians were sufficiently familiar with the names 'Kaka Valley' and 'Orchard Flats' for the absence of a location descriptor or annotated map to be inconsequential.

It is my final opinion that the consultation brochure was not sufficiently clear and therefore the Council's administration of this particular aspect of the consultation process was unreasonable.

TeKarereWhaka

Nelson

YOUR PAPER SINCE 1866

Concern over mayor's 'bizarre' letter to leaders



Nelson council  
Skara Bohny  
skara.bohny@stuff.co.nz

A former Green Party candidate and current member of Save the Maitai says a letter from Nelson's mayor "complaining" to the Green Party co-leaders about him is "bizarre and undemocratic" – but she says it's nothing out of the ordinary.

Mayor Rachel Reese sent the letter by email, seen by *Stuff*, in late July, after Dr Aaron Stallard emailed councillors on behalf of the Save the Maitai group.

She sent the email directly to James Shaw and Marama Davidson, saying Stallard "remains the face of the Green Party in our city", and inviting them "to consider whether Dr Stallard's approach, which is seen as a Green Party approach, is consistent with Green Party thinking on housing and local government engagement".

Reese's letter outlined how the housing crisis was affecting Nelson, and the proposed Maitahi-Bayview



Dr Aaron Stallard says a letter from Nelson mayor Rachel Reese to the Green Party co-leaders about his conduct as a spokesman for Save the Maitai is "bizarre and undemocratic". He says his work with the group has nothing to do with his run as a Green Party candidate at the last election.

community viewed Stallard as a Green Party representative, and to emphasise the need for an "all-of-Government" response on housing.

"My communication is to say that there is a vacuum that is being filled – that's the perception here, that this is the Green Party guy," she said. "What I'm saying is, 'I'd like to see you [Green Party co-

about local democracy, giving the appearance that the mayor was looking for a political party to intervene on a local issue.

"She's drawing a long bow," he said.

"The candidacy was a specific time, for the specific campaign. I'm no longer a candidate, and I'm not claiming to be any voice for the



## Appendix item 14 – Summary of consultations and submissions

Consultation	No. of relevant respondents	Percentage opposed to subdivision in Maitai Valley	Main reasons for opposition	Notes
2006 Nelson Urban Growth Strategy	1422	91% <sup>a</sup>	Loss of open space, conflicts with recreation values, and the effects of more traffic and noise	Council summary: <i>"submissions on the Maitai were very strongly opposed to any residential zoning"</i> Council stance: <i>"Do not provide for any future residential zoning in this area."</i> <sup>a</sup> NUGS documents do not quantify the submissions, but only 9% supported subdivision in the Maitai, hence the figure listed here of 91% not supporting subdivision in the Maitai
2019 Future Development Strategy	4	--	--	Inadequate consultation resulted in only four responses, as Council did not use the known name of the area, did not show a map of the Maitai area in the consultation document, and omitted the Maitai area from a list of urban expansion areas on which the public was asked to comment
2020 Draft Nelson Plan	145	91%	Landscape qualities, concerns about inadequate infrastructure, and negative effects of water quality	
2021 Long Term Plan 2021-2031	87	98% <sup>b</sup>	Loss of the character and qualities of the Maitai Valley, inadequate consultation, the need to protect tranquil open green areas, green space is important for physical and mental health	<sup>b</sup> Data are based on responses to Section 20 (Housing affordability and intensification) that mentioned residential development in the Maitai Valley
2021 Submissions to RMA hearing (PPC 28)	716	89% (submitters) 79% (submission points)	Rural character and amenity, loss of open space in the city's greenbelt, conflict with recreational values, undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing, further urbanization, flood risk, sedimentation, increased traffic, effect on landforms	
2022 Future Development Strategy	361	81% <sup>c</sup> (submitters) 99% (submission points)	Recreational and natural values of the Maitai Valley, the desire to protect greenfield areas and prioritize intensification instead, concern about the loss of open rural landscape and amenity value, and increased GHG emissions	<sup>c</sup> Data are based on responses to Q 22 (Do you agree with the location and scale of the proposed greenfield housing areas in Nelson?). Ninety-two submitters specifically expressed opposition to residential development in the Maitai Valley. Despite the strong opposition from the public, Council officers recommend <i>"No changes to the draft FDS are recommended as a result of the issues raised by submitters on this theme"</i> .



Located 2.6kms from the Nelson City Centre.

## 10.6 Cyclists and Pedestrians

The PPCR area is located very close to the city centre (around 3kms). This will see the likely increased use of alternative transport as the preferred form of transport for work and recreational trips.



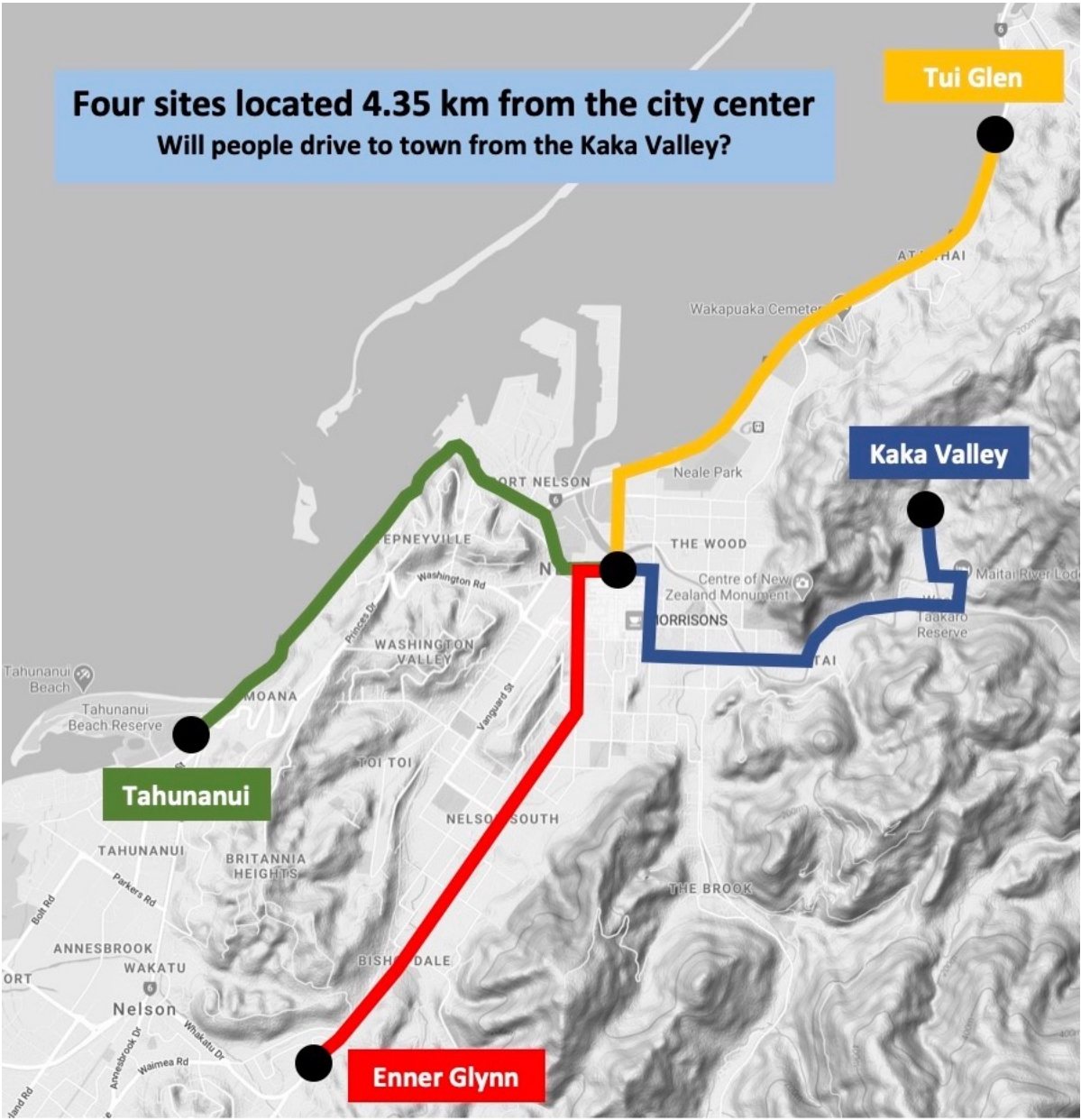


4 km from a central part of the proposed subdivision to the middle of the CBD.

Transportation Impact Report – Maitahi and Bay View PPCR File Ref: 0722

The Structure Plan also shows the indicative road connection from Ralphine Way to Bay View Development. As shown within the draft Nelson Plan, a new connecting road from the end of Walters Bluff is also being considered.

Due to the location of the PPCR area it provides an excellent opportunity to encourage alternative transport modes and provide greater resilience to the overall road network. Due to the topography and the ability to provide road connections will be limited, the road distance from the centre of the Bay View area is around seven kms to Hardy Street. The distance from





MAITAI LANDS.

(To the Editor.)

Sir,—Some considerable time ago the City Council proposed acquiring certain lands in the Maitai Valley, so that the public could continue to use this favourite resort for picnic parties, and for bathing, fishing, etc. The people have had the use of the valley for the last seventy years, and it was generally considered that the valley, or, rather, a portion of the same, and a portion of the river, should be acquired for the people for all time. It has always been the intention to fully compensate the present owners for all loss and privileges which might be taken from them, so that there should be no hardship done. The City Council agreed to devote a certain sum to acquiring the land, and the Government agreed to subsidise this amount. As it was feared that the amount would be somewhat in excess of the amount then available, our good old citizen, Mr Thomas Cawthron, again came to the rescue, and promised a sufficient sum to make the scheme practicable. At a recent meeting of the City Council a petition was presented signed by a few interested persons opposed to the proposal; but the Council turned the petition down. I contend, Mr. Editor, that if we have not the right to the Maitai picnic spots, and to the river, that we shall be inflicting a wrong on our children, and our children's children, and that we shall be blamed everlastingly for shameful neglect on our part as citizens. Thousand of us have learnt how to swim on account of having the Maitai river always available to us, and many thousands have enjoyed the charming Maitai Valley for picnic purposes; so it would be a thousand pities if we lose the privileges that we have enjoyed so long.

I am, etc.,  
CIVIS.

MAITAI LANDS.

NELSON EVENING MAIL,  
VOLUME XLVIII, ISSUE XLVIII, 1  
JUNE 1914

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