

# Private Plan Change 28

## Maitahi Bayview

Submission by Bill Dahlberg S287

# Bill Dahlberg

- Married to Sue, we have three children and seven grandchildren
- Lived in Nelson for 40 years
- Owned our Nelson business for 23years
- Active in our community in various roles
- Nelson City Councillor 2016 - 2019



\* You will already seen this submission in total – I want to focus on a few points and let the experts cover the detail.

The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)): The whole plan

My submission is that: Decline - Private Plan Change 28

**Reasons:**

1. NCC has for many years held policies for intensification of existing built areas, that these should be maximised before any more urban sprawl is accepted. The Government has made going up not out, a priority for the future housing of New Zealand. The regional development plan showed there is sufficient land for housing in the Nelson region without this site. This is especially so as we have not seen the population growth numbers of over 10% that was reported three years ago. This is not the best use of resources.
2. The development will create a precedent, making further urbanisation of the valley much more likely to occur in future. Our family has enjoyed the Maitai Valley for 40 years, this is an iconic area of Nelson and should be kept that way for future generations.
3. The Maitai Valley's rural character and amenity should be protected and preserved for the benefit of current and future generations. Suburban sprawl will change the nature of this valley forever. The proposed urban development would result in loss of open space in the city's greenbelt, and conflict with recreational values.
4. Our communities are taking notice of wellbeingness and mental health issues, undeveloped green spaces like the Maitai Valley are essential for a large number of people in our community for health and wellbeing.
5. Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create an additional flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.
6. Ongoing sedimentation of the river from site works over 30 – 40 years, plus hydrological changes and pollutants from increased stormwater runoff from the new suburb will cause long-term degradation of the Maitai River. This will adversely affect the many highly valued community swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.
7. The development is contrary to the strategy of ecological restoration of the Maitai tributaries and taonga species. The value of the site as habitat (including for pekapeka/native bats) has not been adequately investigated and urbanisation of this habitat could have significant adverse impacts.
8. There are no existing public transport routes, meaning transport will be predominantly private cars. The development's transport and buildings are not consistent with the decarbonisation pathways required to achieve net zero carbon.
9. If the Plan Change goes ahead, all future subdivision and buildings within Kāka Valley/Bayview would be processed without notification to the public or affected parties, despite critical aspects of the development not being specified or supported by technical information at this stage (including air quality, geotechnical and downstream flooding assessments).
10. A lot of cities make the mistake of developing everything close to the city, though it is the cities that have preserved greenspaces, like Christchurch's Hagley Park, that are considered great cities. This is our councillors chance to retain the uniqueness of the Maitai Valley with a show of Kaitiakitanga / guardianship in management of our environment.

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*\* Easy walking access level one & two and cycling level one & two, great for all age groups.*

**2. The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.**

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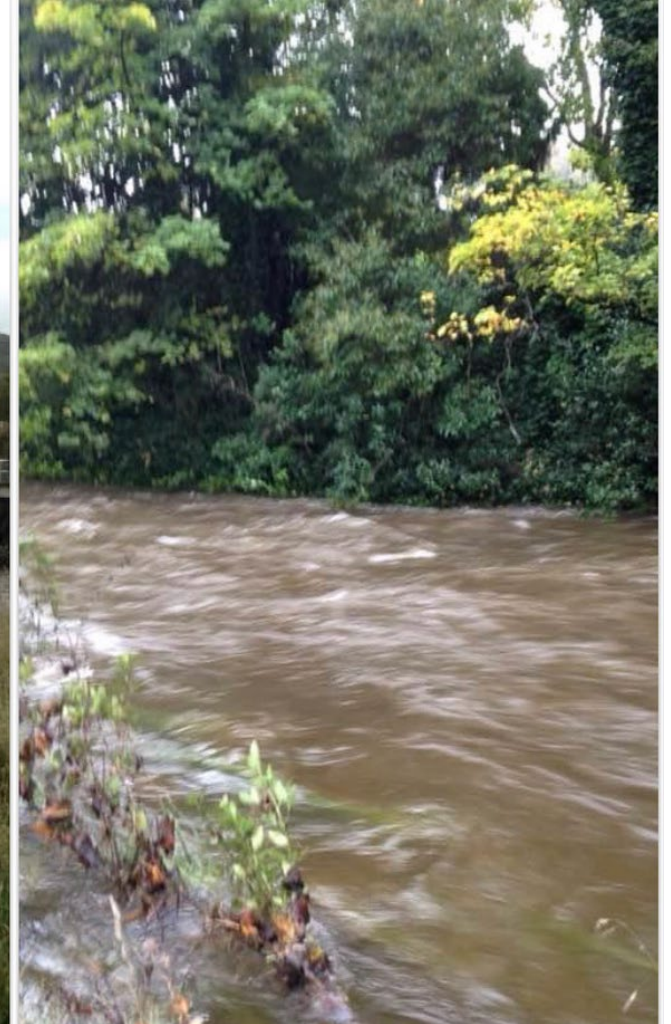
*\* First it was our children learning how to swim and enjoying nature plus our fabulous environment.*

*\* Opportunities to grow friendships and learning how to be safe. Some years later it was their children's opportunity to enjoy the same experiences. All in easy reach of the city being a major advantage.*



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*\* We already have flood waters changing the dynamics of the river, additional 700+ homes would add to these challenges*







*\* The grandchildren love the track to get to the river which is one of the pleasures being a kiwi and living in Nelson*



8. There are no existing public transport routes, meaning transport will be predominantly private cars. The development's transport and buildings are not consistent with the decarbonisation pathways required to achieve net zero carbon.

*\* From our home on Atmore Tce we are 700 metres from the nearest bus stop.*

*\*\* While I was a Nelson Councillor, NCC funded \$100,000 for a business case for a Cycle Lift / Gondola / restaurant / viewing-platform project up the Maitai Valley. To be situated by the Maitai camp, on land owned by Ngati Koata. The feasibility study highlighted the need for 100,000 or more customers, to be financial. I was supportive of this project. It would be prudent that this potential additional traffic movements should be considered in the Plan Change 28 traffic planning.*

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*\* I hope Nelsonians realise how special the Maitai Valley is.*