

To Mark Lile  
Landmark Lile Limited  
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22 June 2020

Hello Mark

Feedback from meeting 12 June 2020 Maitahi / Bayview

Thank you to the new owners/ developers of “Maitai Farm” for meeting with Ralphine Way property owners , to show us a draft concept of the subdivision they are planning for “Maitai Farm” now referred to as Maitahi and Bayview.

The Ralphine Way property owners (referred to below as “Residents”) have provided initial feedback as follows: Please note that we are not officially “Consulted” until able to have access to development plans and relevant documents and request to be provided with them as they become available / or when they are submitted to NCC for Resource Consent. The Residents referred to ; do not include Murray or Shelly Carter, as we understand you are liaising directly with them.

We do appreciate the early, goodwill meeting and hope that the developers will take on board our feedback and hopefully incorporate them into their planning. We want to maintain a good open relationship.

Some of these items below may be the responsibility of Nelson City Council, but they relate to the proposed development as a whole.

The following is initial feedback as requested:

1. The Residents are strongly opposed to any zoning change that will allow **high density residential** in The Maitai Valley, including Kaka valley, Ralphine Way. The Residents prefer the **area remains lower density housing**.  
With the exception of Olorenshaw’s at 10 Ralphine Way who support a residential zone for the flatter areas of the proposed development. The Olorenshaw’s would like to see any development reflect the location and eco housing concepts such as clusters of houses in bush pockets clover -leafed off the main winding road, rather than the usual, bland suburban subdivision sprawl. Peter Olorenshaw (Architect and advocate for public transport) will provide a separate email to the developers with his housing, traffic suggestions. Note : If any community housing areas are proposed, personal experience is that , they are much better managed if under taken by a group like the Nelson Tasman Housing Trust, rather than Housing New Zealand Corporation.  
  
Nelson Urban Growth Strategy 2006: 4.6 Maitai Valley: NUGS submissions on the Maitai were very strongly opposed to any residential zoning, based on loss of open space, conflicts with recreation values, and the effects of more traffic and noise.
2. Overall the Development must enhance the ecological and recreational value of the Maitai River
  - a) Making sure there is an adequate wetland / reserve land area between the proposed sections and Maitai River.
  - b) Restoration planting of native vegetation along river bank and hopefully Kaka Hill.
  - c) Filtration of run off into waterways
3. Residents are strongly in favour of a Footpath - Cycle Way from the Cricket Pitch (Maitai Valley Road) to the proposed subdivision to promote cycling & walking to the CBD: Giving direct access from any new housing to town , without having to go up the steep incline of Ralphine Way.  
Grades like Ralphine Way might seem like nothing in a car but are just enough to put off would be cyclists & walkers – having to climb up only to go down again. This will help minimise vehicular & pedestrian traffic on Ralphine Way.
4. Residents want to maintain the character of the existing section of Ralphine Way (as much as possible), Residents want Ralphine Way to retain its current zoning.  
Keeping the existing section of Ralphine Way “as is”, lowers the impact of the proposed development for

recreational users , running , biking , driving up Maitai Valley Road. It becomes a green belt- buffer zone.

5. Residents don't want street lights in our section of Ralphine Way. Darker skies are better for native wildlife which we wish to promote.
6. Residents are not in mutual agreement over the provision of a footpath in the current section of Ralphine Way. We do want to encourage use of the footpath / cycle way from the Cricket Pitch. However given the proposed increased traffic, safety of pedestrians and cyclists need to be considered. There are young families in the street with pushchairs and children on bikes therefore a footpath on one side of Ralphine Way may need to be considered. Residents do not want a footpath on both sides.  
1 and 5 Ralphine Way do not want a footpath.  
2 and 14 Ralphine Way do not want a footpath.  
6, 10, 18 Ralphine Way want a footpath if the proposed subdivision proceeds.
7. Residents do not require or want to hook into services for the proposed subdivision.
8. Concern is expressed at proposed filling and raising of the flat farm paddocks in the valley basin. This currently operates as a large spill over flood plain when the Maitai breaches its banks and flows down Maitai Valley Road. It also operates as a spill over area from Kaka Stream. During heavy rain events, large volumes of water flow rapidly off Kaka Hill.  
1 and 5 Ralphine Way bottom paddocks are subject to flooding when the Maitai breaches its banks. This does not last long and has never caused more than some debris in the fence lines.  
Note: The Maitai does not breach the bank of 1 Ralphine Way but breaches higher up stream causing water to flow down Maitai Valley Road and through the non easement drainage ditch at 1 Ralphine Way, it then flows onto 5 Ralphine Way and onto the farm area. The river breaches the banks of the farm.  
We are concerned filling of the flood plain may shift the spill over flood plain onto 1 & 5 Ralphine Way or stop the natural flow that currently occurs through the properties during flooding causing a backing up effect. It may also cause more severe flooding further downstream in residential areas.  
Note: 1 Ralphine Way has never had any flood water in the large storage shed and stables, no fence have been knocked down and no gravel deposited on the grazing paddocks.  
We want to be assured that the proposed subdivision will not cause greater flooding onto our properties.
9. Work needs to be done on traffic visibility and safety, especially turning into Maitai Valley Road – off Nile Street, Gibbs Bridge, and the traffic intersection into Ralphine Way -off Maitai Valley Road.
10. The majority of Residents prefer to keep Gibbs Bridge as a one lane bridge. This is a traffic calming measure to prevent cars speeding down the open stretch of Maitai Valley Road and also to maintain the recreational - rural nature of the valley. Historically there have been issues with Maitai Valley Road being used as a race track and long term residents at Ralphine Way have battled "Boy Racers" and worked with the Council to help make the area safe for recreational users.  
No 10 Olorenshaw's and No 18 Norman's want a two lane bridge.

There are serious safety issues with Gibbs Bridge :

a) A potential bottle neck for traffic and visibility is poor; traffic approaches the bridge too fast and then realise they have to stop, often meaning they have to reverse.

Pedestrians and cyclists have to wait on a very narrow section of the road, alongside the cars.

b) People biking/ pushing a buggy over Gibbs Bridge, do need to travel down the middle of the bridge to stop drivers from assuming there is room to cross at the same time (putting cyclist/ walkers at risk of being hit).

c) The "tack on walkway" is too narrow for buggies/ prams plus no ramp up and down at either end (need to step up and down).

Ideally a walkway wide enough for pedestrians with buggies-prams & children on bikes would be on either side of the bridge, with an access strip for them leading onto the bridge.

d) Gibbs Bridge is subject to frost in winter so an increase in traffic will increase the likelihood of accidents.

11. The Residents would like a slower speed zone through the development, including Ralphine Way. We have noticed visiting cars do tend to speed down Ralphine Way.

Residents prefer a 30kph shared zone where cars are driving through a pedestrian place and children are to be expected playing on the road. Maitai Valley Road to remain at 50km.

12. We would like the developers to ensure that every section has access to winter sun for at least 3 hours per day. Although it is entirely possible to design a house to be warm without any sun and with minimal heating, we think it is psychologically damaging to live in a house that doesn't get any winter sun at all at some times of the year.
13. Residents would like more information on the proposed Quarry , where it would be sited and its long term use. Whether it is proposed to be used only for the Maitahi Development or for BayView as well and anywhere else.
14. Residents would like to request that the developers give thought to a Land Covenant clause banning cats to help protect the native wild life or if this breaches personal rights then; a clause that states cats (pets) are to be contained within their property and not allowed to wander freely unless under supervision.
15. as previously stated; Residents at Ralphine Way request to have access to proposed development plans and supporting reports, as they become available / when they are submitted to NCC for resource consent.

yours faithfully

Lyn Marshall  
on behalf of Residents at Ralphine Way

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