

Submission to Maitahi Bayview Plan Change 28 to Nelson Resource Management Plan

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Hearing

I wish to be heard

I do not wish to be heard with others

Submission 1

Oppose the entire Plan Change

Decision Sought

Reject the Plan Change in its entirety.

Reasons

1. The Plan Change (PC) is vague, and by its general and high-level nature, its effects are hard to determine. Its transport connections with the existing network are not known (possibly a connection to Frenchay Drive, possibly to Walters Bluff (Transportation Impact Report, further information), the need for upgrades to existing bridges, roads and infrastructure and their environmental impacts are unknown, as are the potential impacts on existing parks and recreational use.
2. The PC, if approved, would represent a substantial increase in the Nelson urban area, with significant and permanent changes to the existing character of the city. As such it deserves a considered and comprehensive assessment. However, the PC is something of a will o wisp. Its effects are very hard to accurately determine or are left to be dealt with in some other forum – in later (non-notified) resource consent applications, or as part of the Council infrastructure upgrades to deal with sewage connections, intersection enhancements, bridge widening or modifications.
3. The Council needs to take charge of the process and plan: not leave such as substantial change to a private applicant when there are so many loose ends. I am surprised the Council did not adopt the PC request so that it could better consider the development and the integration of the PC request area into the adjoining land and infrastructure, not the least to

ensure there were better roading connections, including to Walters Bluff and Frenchay Drive. At present the PC request appears to be just helicoptered in, in isolation, with a hope that connections may occur. As I outline in a submission point below, I believe that additional transport connections are a fundamental prerequisite before development on Bayview should be able to occur.

4. The Future Development Strategy is not a suitable guiding strategy. It has little buy-in from either developers or the community. The Bayview portion of this PC request, for example, is not within the FDS 2019, nor is the substantial proposed Wakatu Inc housing development on the Whakapuaka Flats. But when it suits, developers will claim support of the FDS, as in this case for Kaka Valley (while ignoring the fact the FDS does not include the Bayview area). And the FDS is very high level, but it is difficult to see the integrated planning below it to support its implementation – this PC highlights those shortfalls and the lack of developer and public acceptance of the FDS. The city needs some form of spatial planning that brings all these elements together.
5. The PC ought to be rejected and only reconsidered when comprehensive planning by Council is in place.

Submission 2

Oppose the Bayview portion the Plan Change.

Decision Sought

Reject the Bayview portion of the Plan Change.

If the entire Plan Change is not rejected, then I seek that:

1. the Bayview portion of the Plan Change is amended to:
 - a) Remove the Residential Lower Density Zone and replace it with Residential Standard Zoning (removing the 1500m² and 800m² minimum lot sizes from the relevant rules), and
 - b) Provide on the Structure Plan an indicative road connection in a position that can connect to Walters Bluff and to Frenchay Drive, and
 - c) Remove any roading connection into the Kaka Valley and Ralphine Way, and
 - d) Provide a more detailed Structure Plan that shows indicative local streets with the Plan Change area, and
 - e) Only approve the Plan Change as amended above if the Council has been able to secure legal rights over land outside the Plan Change area to ensure the necessary connections of roads within the proposed PC to Walters Bluff and Frenchay Drive.

Reasons

1. I believe the landscape values of Malvern Hills/Botanical Hills have been given disproportionate weight in the plan change assessment, compared to the recreational, landscape and natural values and uses of the Maitai Valley. Having 1500m² minimum allotments in the Lower Density Zones on the Malvern Hills excessive and very wasteful of land. This is nearly 4 times the 400m² standard lots size. Other areas of Nelson, such as Tasman Heights/Observatory Hill, the Tahunanui and Port Hills, and Bishopdale and Grampians, which all are important parts of Nelson's landscape setting, have been successfully developed without such large mandatory lot sizes. Some of the newer areas may have had landscape controls on the location of roads during subdivision, but not large mandated allotments. The proposal to keep houses below the skyline and for control over the colour palette is good, but it seems wasteful of land and potential house sites for families, to also have 1500m² or 800m² minimum lots.
2. Much of the housing won't be visible by most people, in most locations (I have looked, including from out at sea). Any built development will change the character of the Malvern Hills, but that once that change occurs the density itself, with landscape controls, will not become so critical – certainly not to the level necessitating large lot sizes. By all means, do the development well and sensitively. But many more houses could be accommodated on the Malvern Hills – and with minimal additional impact from the baseline proposed in the PC – and certainly will far less impact than high density housing in the Kaka Valley and Maitai. As with most of the existing housing development on Nelson's hills, it is the undeveloped higher hills in the backdrop that define the landscape setting and give the sense of place and enclosure. It will be the same with the Malvern Hills with the higher underdeveloped Kaka Hill and Maitai Valley behind.
3. Walters Bluff was a Council-owned and initiated housing development in the 1990s, and a large driver for it was to provide future road access to the Malvern Hills for housing development. There is a stub road, for this purpose, at the corner of what is now called Walters Bluff (i.e. the street) and Davies Drive. The initial PC application and Transportation Impact Report (TIR) anticipated a link to Walters Bluff (and modelled traffic flows accordingly), but in the TIR further information response it is stated "the connection from Walters Bluff has become more uncertain and therefore it is prudent to consider traffic movement on the assumption that a connection in this area can't be built".
4. The Bayview development should not be allowed to go ahead without a connection to Walters Bluff guaranteed. Walters Bluff is a wide road, built to allow a high volume of traffic. A connection from the Malvern Hills to Walters Bluff would better integrate the Malvern Hills housing into the existing urban fabric. This would avoid for many, long trips back via Bayview Road (or via Maitai Valley Road/Nile St if that connection were in place). Via Walters Bluff is a short trip to the bar and events at Founders Park, the Milton/Grove amenities and to the City Centre, NMIT, schools and other facilities. This route would open easier access for e-bikes as well as cars. Parts of the connection to Walters Bluff lies outside the applicants' area, but that is why the Council needs to take control of this process and plan. The Council urgently needs to designate the land needed for a Walters Bluff connection and/or secure the necessary legal permissions for it to occur. If a link cannot be guaranteed, the private Plan Change should be rejected.

5. As stated earlier, roading connection to Frenchay needs to also be secured, with the same arguments – and outcome sought - applying as for Walters Bluff.
6. The PC request refers to a Structure Plan. This is not really a Structure Plan, but rather a zoning /overlay map with a single indicative road through it. It gives little detail beyond what will appear on the zoning / overlay maps if the PC is approved. Beyond the zoning and overlay changes, little can be determined about what will occur within the development area, where streets will go, how the lots might be clustered or located, where neighbourhood parks might be. It does show some indicative walk/cycleways, and some wetland areas, but this is an inadequate 'Structure Plan' for such a significant development subject to such a high level of public interest. The developers must have done more work to know if their development will be economic, and the number of potential lots they can achieve. I appreciate they might want not to get too tied down by a Structure Plan, but a more detailed Structure Plan might be the cost of convincing people and the Council that the effects of the proposal (or parts of it) could be acceptable. At present, beyond the general zoning and overlays, and the rules in the PC (from which the public is excluded from any future involvement - 'without notification or service of notice'), it is impossible for people to understand and respond to the full effects of the proposal.

Submission 3

Oppose the Kaka Valley portion of the Plan Change

Decision Sought

Reject the Kaka Valley portion of the Plan Change entirely.

(not withstanding my opposition to approving the PC in Kaka Valley):

1. Amend the PC subdivision rules to make public notification mandatory.
2. Amend the subdivision rule to exclude use of zincalume or bare corrugated iron roofing, and testing of stormwater detention areas for heavy metals and other contaminants.

Reasons

1. The Kaka Valley development is inappropriate and would irreversibly change the natural and recreational amenity of the lower Maitai Valley. Over the years the lower Maitai Valley was secured by the Council for recreational use through the acquisition of Branford Park and the Waahi Takaro area. Since the early days of the city, Black Hole, Dennes Hole and Sunday Hole have been popular swimming and recreational spots, but public access to some areas was restricted. With the public acquisition of this land, there is now a substantial public resource on the doorstep of the city which is well used over summer by hundreds of families daily for swimming, picnicking with family cricket and other games, BBQs and so forth. The *NCC Roding and Maitai Rivers Users Survey 2015*, Rob Greenaway and Associates (copy attached) has good information about use of the Maitai (although it appears to have been commissioned to support the resource consent renewal for Council's Maitai, which may

affect its focus somewhat). The PC assessment does not reference the Greenaway report or anything similar.

2. There only one mention in the main body of the PC request (p23) of the extent of public use of this area:

The Maitai Valley contains a large number of popular reserve areas and recreational activities. These include Branford Park, the Maitai Cricket Ground, Waahi Taakaro Reserve, Maitai camping ground, various swimming holes (such as Dennes Hole, Black Hole, Sunday Hole), the Waahi Takaro Golf Club, and mountain biking opportunities. Dennes Hole is the closest to the site as it is located on the right bank of the Maitai River immediately adjoining the site, and at the confluence of the Kaka Stream.

3. However, that is just in terms of describing the character and context of the area. The landscape and urban assessment notes the swimming holes, but in the PC request there is no assessment of the existing recreational uses of the area, and how the PC if approved might impact that. The applicant ought to be asked to rectify this as the application fails to evaluate these potentially significant effects.
4. The Rough and Milne assessment (Section 6.8) states the Kaka Valley would be a contiguous extension of the existing urban area. The TIR (Section 10.6) also stresses the connection to the existing city: *With the proximity of the PPCR area, it is very likely that a high percentage of trips and especially those in the peak periods will be by cycle or walking*, while the Conclusion states: *The location of the PPCR area will encourage the use of alternative transport modes and particularly cycling and walking to work and other activities.*
5. However, the proximity to the city and existing city is overstated. The Kaka Valley residential area would be an enclave with a rural/open space area, and quite separated physically from the existing Mill/Nile St housing area. Branford Park and the Maitai cricket ground make a permanent barrier between the existing residential area and the proposed Kaka Valley one, and this will always be the case.
6. The Kaka residential area is not that walkable from the city. At a brisk walk it takes approximately 34 minutes to walk from the Hardy/Trafalgar St corner in the CBD to the top of Ralphine Way. Branford Park and the river paths do not provide a very safe walking environment at dawn or dusk, nor an environment well suited to people in business attire. The transport study's estimate (TIR further information, Table 2) of 12% of trips to and from Kaka to be walking seems unrealistic.
7. Paths could be added and improved to make them more attractive, and lighting for safety, but that would change the character and the purpose of the recreational areas, and not reduce walk time significantly. There has not been a discussion over whether the function and character of this area, and the existing walking paths, should change. Change should not occur by stealth or by increment: there ought to

be an explicit consideration by the citizens of Nelson as to what the future of these recreational areas is to be.

8. Any development of Kaka Valley for housing would have a significant impact on the lower Maitai Valley, both during construction (earthworks, stream realignment, sediment flows, truck movements, noise, dust) and once completed (stormwater quality, traffic increase – loss of tranquility at Sunday Hole and its recreational area, Dennes Hole, Black Hole and Branford Park). In addition, dense housing will change the change the character of the lower Maitai from its present rural and open space.
9. The TIR further information response estimates the PC would result in 3675 vehicle movements per day along Maitai Valley road. Assuming these were spread mostly during daylight hours e.g. 8am to 8pm, this would average around 300 vph, or 5 every minute, or one car every 12 seconds. Admittedly the am and pm peak would be higher, but this higher vehicle flow would have an increased choke effect on the one-lane Gibbs bridge, affect safe access to Sunday Hole and affect the amenity of Branford Park and Sunday Hole.
10. It is difficult to see how such a large and long-term development, with its stream realignment and earthworks to create building sites and roads, could be constructed over many years without it having a negative effect on sediment flows into the Maitai, particularly during heavy rain events, which are expected to be more frequent and severe with climate change. Kaka Stream joins the Maitai at Dennes Hole. Fugitive sediment flows from the stream realignment or during construction of the Kaka Valley development would enter the Maitai at this point. It is difficult to see how any sediment impact could be completely controlled. Sedimentation would adversely affect Dennes Hole, Black Hole and potentially Girlies Hole, as well as the ecology and substrate of the Maitai downstream from the Kaka confluence, and ultimately end up in the Haven.
11. The PC application proposes a number of principles for ecology and freshwater during consent consideration. Those are commendable in as far as they go, but the application of these principles is to be assessed by a 'suitably qualified person', presumably engaged by the applicant. The consent application would be processed without public notification or the service of notice of the consent on any party. Therefore stormwater, freshwater and ecological matters would just be dealt with between the applicant and the council, and without any opportunity for the public to have any input. It is not appropriate for such a potentially significant development, unprecedented in the lower Maitai, and with potential effects on both the river and the Haven, to occur without full public scrutiny.
12. Marlborough District Council is much stricter than NCC in protecting water quality. For example, De Luxe Developments consent U160625, on the northern edge of Blenheim, has restrictions within the subdivision consent that no zincaluminum or bare corrugated material may be used for roofing. Also, heavy metal testing of

stormwater and the soil in the settling ponds is required. These measures are to protect stream water quality. The Plan Change should include provisions to allow such conditions of consent.

Submission 4 Air Quality

Oppose

Decision Sought

(not withstanding my opposition to approving the PC in Kaka Valley).

Add a rule that no solid fuel burners shall be installed in any building on any residential site within the Kaka Valley (this being defined as any site where natural water flows or would flow into Kaka Valley).

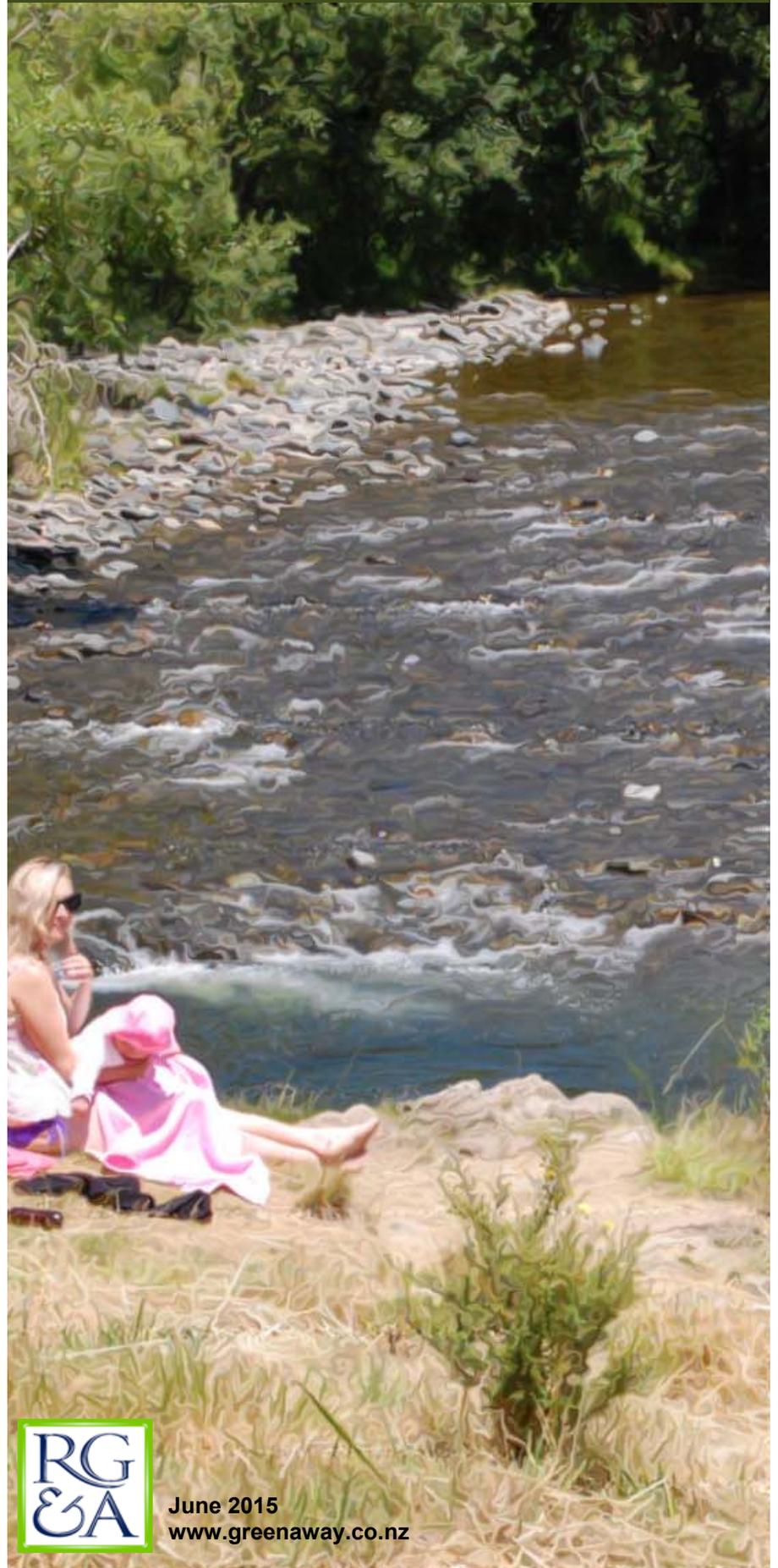
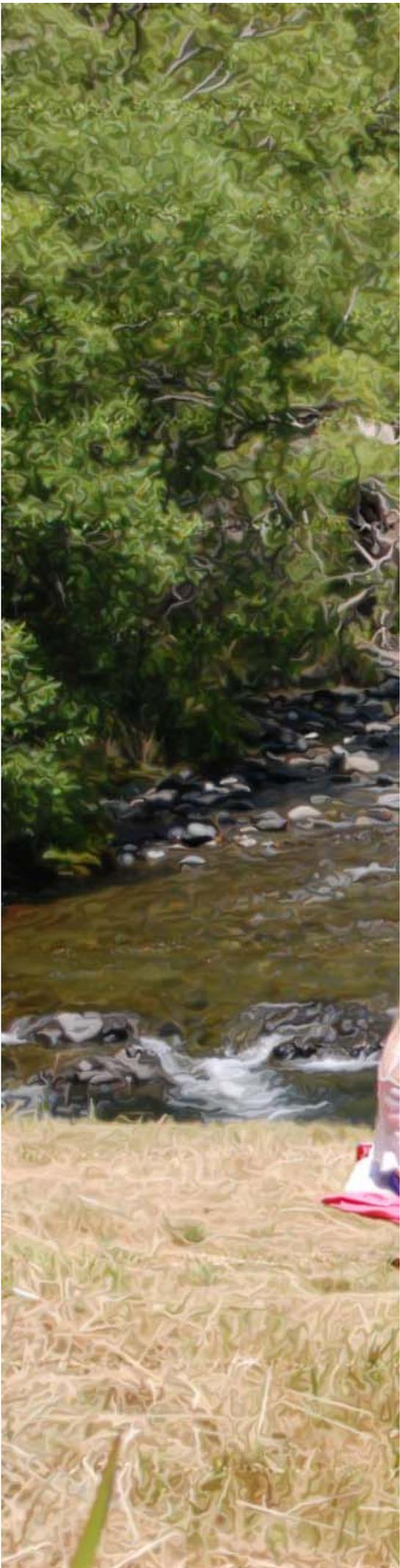
Reasons

1. Nelson City had a very significant air quality problem such that in 2008 an Air Plan was made operative which reduced the number of solid fuel burners in some parts of the urban area, and regulated the type of burners that could be installed in other parts (airsheds). No burners (except low emission pellet burning appliances) could be installed in new houses or ones that did not already have an existing burner to replace. These changes were very successful and the worst parts of Nelson have gone from breaching the National Environmental Standard for air quality (NES) 81 times a year, to only a handful (which complies with the NES).
2. Plan Change A3 to the Nelson Air Quality in 2016 enabled a new type of 'ultra' low emission wood burner (ULEB) to be installed in two of the 3 airsheds in Nelson. Modelling was done by Council to establish the number of new burners that could be allowed into Airsheds B and C without compromising the air quality improvements and staying compliant with the NES.
3. Under the new rules in the Air Plan, a total of 599 ULEBs can be installed in Airshed C. As at late October 2021, 204 out of 599 Burner Allocation Certificates had been issued – leaving a remaining 395 that can be installed as of right in the airshed. If the PC zoning were to be zoned residential, it would take on the Airshed C rules (see p22 of PC). Theoretically, all the remaining ULEB (nearly 400 ULEBs) could be installed in Kaka Valley. This unlikely but there is no rule to prevent them going there. The Kaka Valley is very confined with topography that could trap air pollutants. The modelling done for Plan Change A3 to the Air Quality Plan of course did not model for such a scenario as the land was not residential.

4. The applicant at para 34 of its further information response says that ULEB will not be able to be installed in Kaka Valley as they propose restrictive covenants to prevent this. That is to be welcomed but it is difficult to see how that could be enforced as part of this PC decision-making, as we are not dealing with a subdivision at this stage. Therefore, a rule needs to be included in this plan change to have that effect. The area to be affected is the water catchment that feeds into Kaka Valley. This is because when air emitted from a burner cools at night, it sinks and runs downhill, like water (catabatic flow).
5. Installation of ULEBs in the Bayview part of the PC is not an issue, as this area has free air drainage out to sea, much the same of the Tahunanui Hills where localized poor air quality is not an issue.

David Jackson
8 December 2021

Nelson City Council Roding and Maitai Rivers User Survey 2015



Nelson City Council

Roding and Maitai Rivers

User Survey 2015

Prepared for the Nelson City Council

by Rob Greenaway & Associates

www.greenaway.co.nz

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Nelson City Council

Roding and Maitai Rivers User Survey 2015

Contents

1 Summary	5
1.1 Discussion	8
2 Introduction	10
2.1 Method	10
2.2 Survey sites	11
2.3 Error and bias	11
2.4 Refusals – intercept survey.....	12
2.5 Weather	12
2.6 River flows	17
3 Results – intercept survey	18
3.1 Demographics.....	18
3.2 Activities, location and frequency.....	20
3.3 Change over time, best and worst aspects	26
3.4 Naturalness.....	30
3.5 Flows	31
3.6 Improvements	36
3.7 Final comments	38
4 Results - River-residents	39
4.1 Demographics.....	39
4.2 Activities, location and frequency.....	40
4.3 Change over time, best and worst aspects	45
4.5 Improvements	50
4.6 Final comments	51
Appendix 1: Full data tables	52
Appendix 2: Intercept survey schedule	85
Appendix 3: Questionnaires and letters	86

List of Figures

Intercept survey

Figure 1: Maitai River survey sites and river sections	13
Figure 2: Roding River survey sites and river sections	14
Figure 3: Weather record for Nelson Airport for January 2015. Source: NZ Met Service.....	15
Figure 4: Weather record for Nelson Airport for February 2015. Source: NZ Met Service	16
Figure 5: Maitai River at Avon Tce - Daily peak flow (hourly mean) in m ³ /s for survey period	17
Figure 6: Roding River at Caretakers - daily peak flow (hourly mean) in m ³ /s for survey period.....	17
Figure 7: Age group by river compared with Tasman Nelson 2013 Census data	18
Figure 8: Group size by river.....	19
Figure 9: Origin by river	19
Figure 10: Maitai River activities by sites - scaled.....	22
Figure 11: Roding River activities by sites - scaled.....	23
Figure 12: Frequency of visits in summer by river.....	25
Figure 13: Frequency of visits in winter by river	25
Figure 14: Maitai River: change over time (better, worse, same) by experience (years)	26
Figure 15: Roding River: change over time (better, worse, same) by experience (years).....	27
Figure 16: Maitai River: naturalness by survey site.....	30
Figure 17: Roding River: naturalness by survey site.....	30
Figure 18: Maitai River: Flow preferences for swimmers (n=114) (number of respondents by flow).....	32
Figure 19: Maitai River: Flow preferences (n=362) (number of respondents by flow).....	32
Figure 20: Roding River: Flow preferences for swimmers (n=312) (number of respondents by flow).....	33

Figure 22: Maitai River priorities for improvement (count)	36
Figure 23: Roding River priorities for improvement (count).....	37
Figure 24: Final comments word cloud: Maitai River	38
Figure 25: Final comments word cloud: Roding River.....	38

Residents survey

Figure 24: Age group by river compared with Tasman Nelson 2013 Census data	39
Figure 25: Maitai River activities by sites - scaled.....	42
Figure 26: Roding River activities by sites - scaled.....	43
Figure 27: Frequency of visits in winter by river.....	44
Figure 28: Frequency of visits in summer by river.....	44
Figure 29: Maitai River: change over time (better, worse, same) by experience (years)	45
Figure 30: Roding River: change over time (better, worse, same) by experience (years).....	46
Figure 31: Maitai River priorities for improvement (count)	50
Figure 32: Roding River priorities for improvement (count).....	51

List of Tables

Intercept survey

Table 1: Non responses – reasons by river section or site	12
Table 2: All Activities.....	20
Table 3: Main Activity.....	20
Table 4: Maitai River – river sections used by site intercepted	24
Table 5: Roding River – river sections used by site intercepted	24
Table 6: Reasons better (count).....	27
Table 7: Reasons worse (count).....	28
Table 8: Best aspects by river (count).....	28
Table 9: Worst aspects by river (count)	29
Table 10: Water-based activities not possible due to low flows	31
Table 11: Did you check the flow of the river before visiting?	31
Table 12: Maitai - reasons for flow preferences: flow band at time of interview by preference (count)	34
Table 13: Roding - reasons for flow preferences: flow band at time of interview by preference (count)	35

Residents survey

Table 13: All Activities.....	40
Table 14: Main Activities	41
Table 15: Reasons better (count).....	46
Table 16: Reasons worse (count).....	47
Table 17: Best aspects by river (count).....	47
Table 18: Worst aspects by river (count)	48

Appendix 1

Table 19: Origin by river (count).....	52
Table 20: All activities (count)	53
Table 21: Reasons better (count).....	54
Table 22: Reasons worse (count)	56
Table 23: Best aspects (count)	58
Table 24: Worst aspects (count)	61
Table 25: Modification: Maitai River (count).....	64
Table 26: Modification: Roding River (count)	64
Table 27: Other options (count)	64
Table 28: Other comments (count)	67
Table 29: Roding River - final comment residents	82
Table 30: Maitai River - final comment residents	83

1 Summary

Key points from the results:

- Flow levels in the rivers were of less interest to respondents than algae and water quality.
- Algae and toxic algae were key concerns, although there appears to be some confusion about what algae is.
- Water quality was also a strong area of interest, but what constitutes poor water quality was poorly described, with it including water clarity, algae and 'pollution'.
- Residents were more likely to consider the rivers to have changed for the worse in comparison with other river users, but river users were more likely to consider the rivers to be better or the same as when they first visited, rather than worse.
- Flood protection was a lower priority on the Maitai River than most other management issues.
- The rivers were highly valued for recreation and natural and scenic values, and respondents were able to name many more positive aspects than negative ones.

This is a report on the results and method of two surveys of recreational use and other values of the Roding and Maitai Rivers. The Roding River is based largely in the Tasman District but with its headwaters in Nelson City, and includes adjacent reserve land administered by the Department of Conservation and Tasman District Council. The Maitai River is within Nelson City with adjacent reserve land administered by the Nelson City Council (NCC).

A river intercept survey was carried out between the 1st of January 2015 and the 1st of March 2015 with 131 hours of effort expended on the Maitai River with 419 completed questionnaires; and 100 hours on the Roding with 403 completed questionnaires. Survey days were picked to coincide as much as possible with high use periods – weekends and statutory holidays and weekdays during the summer school holidays.

A self-completion residential questionnaires was hand-delivered to 229 letter boxes on streets which bordered the Maitai River, addressed to 'The Resident', with 102 returned via prepaid envelopes (45%); and 45 were hand-delivered to letter boxes in the Roding Valley, with 27 returned (60%). Both return rates are quite high, with 30% standard for surveys of this type.

The intercept survey had six main focus areas:

1. **Demographics.** Those aged under 15 were not interviewed and were treated as non-responses.¹ The Roding River tended to have a younger age-profile than the Maitai (20% aged between 15 and 24 years, compared with 7% for the Maitai for example), while the Maitai was more comparable with the regional profile. The gender splits were near even. Ethnicity was not identified. On the Maitai River, 29% of respondents were visiting alone, compared with only 3% on the Roding River. The remainder were visiting in groups. The mean group size was 3.0 for the Maitai and 5.4 for the Roding. The Roding tended to have much larger groups than the Maitai, with, for example, four groups of 30 at Busch Reserve, and 30 groups of between 11 and 20 people at the Busch, White Gates, Twin Bridges Reserves and the Hacket Track carpark, compared with one group of 15 and one of 20 around Branford Park on the Maitai (for group sizes over 10). Nelson City residents made up 62% of all respondents, and Tasman residents 20% for both rivers. Maitai River respondents were mostly from Nelson, whereas the Roding River had both Tasman and Nelson residents (36% and 48% respectively). Ten percent of respondents on the Maitai were of international origin, compared with 3% on the Roding.

¹ Standard survey etiquette requires permission from a guardian or parent for potential respondents aged under 15.

2. **Activity.** Swimming was a key activity on the Roding River (80% of main activities), while the Maitai has a stronger focus on walking and dog walking (42 and 10% respectively), although swimmers are also well-represented (28%). All other main activities have small sub-samples ($n < 23$). Activities were logically dispersed along the Maitai River, with walking dominating the River below Nile Street, and swimming very popular above. There were low levels of visitor activity in the River above Smiths Ford and little survey effort was expended in these reaches. Activity on the Roding River was strongly focused on the four reserves: Busch, Twin Bridges, White Gates and the Hacket Track carpark, with swimming the dominant activity at all. There was little activity between these sites with only 11 questionnaires completed between the Hacket and White Gates. As for the Maitai, there was little activity in the upper catchment and less survey effort was expended there. The Maitai River tends to sustain visits over winter, and has a higher level of daily use by respondents in comparison with the Roding River.
3. **Change over time.** Respondents were asked if, in their opinion, that the river was better, worse or the same as the first time they had visited it. They were also asked how many years they had been visiting the river. Overall, 35% of respondents with enough experience over time felt the Maitai River was better, 26% felt it was worse and 33% thought it had not changed. Those with a longer period of experience tended to think the River had changed for the worse (50% for those with more than 40 years of experience), with those with between 6 and 20 years of experience more likely to think it was better. For the Roding River 19% of valid respondents felt the Roding River was better, 25% felt it was worse and 56% thought it had not changed. Those with the longest period of experience tended to think the River had changed for the better (45% for those with more than 40 years of experience, although the number of respondents in this group is small: $n=11$). Improved tracks and paths and other amenities were frequently cited for the Maitai River as reasons for improvement. Amenities and deeper and cleaner water were top improvements for the Roding River. Issues with algae and low flows were frequently cited as reasons for negative change for both rivers.
4. **Best and worst aspects.** Respondents were asked to name their best and worst aspects of both rivers via an unprompted open question. Swimming, swimming holes and deep holes were a particular feature of the Roding River, while on the Maitai River its calm or peaceful nature and its proximity to town appealed, amongst many other features on both settings. Insects were a key issue on the Roding River. Both rivers had issues with algae and slime, but reference to cyanobacteria and / or toxic algae was only made in relation to the Maitai River. Just over 2.5 times as many 'best aspects' were named for the Maitai River in comparison with 'worst aspects' (959 best compared with 379 worst); and 2.1 times as many 'best aspects' for the Roding River (986 best compared with 452 worst).
5. **Flows.** Respondents were asked if their water-based activities were ever not possible due to low flows. The Roding had a higher 'never' level of response (88%) than the Maitai (61%), and higher level of activity reliability generally. Water-based activities undertaken by the 17 respondents (6%) who stated that low flows in the Maitai River 'frequently' (more than half the time) made their activities impossible included: swimming (15), kayaking (2), rafting (2) and fishing (1). Only 5% of respondents on the Roding River checked flows before they visited compared with 11% on the Maitai, although many did so by looking at it from home. Respondents were asked their opinion about the river flow at the time they were interviewed, and their preferences compared with the flows recorded at the time. On the Maitai River, 55 respondents did not know at preference (13%). Fewer on the Roding had no opinion – 12 respondents (3%). For the Maitai, the most common flows for the survey period were between 0.4 and 0.5 m³/s and so most responses relate to these lower flows. There was a general preference for the flow encountered at the time of the interview, although at all flows there were many respondents preferring a 'little higher' flow. Only one respondent sought a lower flow (at 0.7 m³/s). Swimmers on the Maitai had a stronger preference for the flow they

encountered than other users. The Roding River showed a similar trend with the general preference for the flow encountered at the time, but also a common preference for flows a 'little higher' at most flows. The majority of respondents on the Roding River were swimmers and these showed a similar trend, although these respondents were more likely to prefer flows a 'little higher' at 0.1 and 0.2 m³/s. Reasons for preferences included the flows – either that encountered or a higher flow – to be, for example, better for swimming and jumping, looking better, the water being cleaner and there being less algae. There was little consistency as to which flow provided these values.

6. **Improvements.** A closed question was provided with the options of ordering three top priorities from the following list:

- More recreation facilities
- Making the river more fish-friendly
- More native riparian or riverside planting
- Improving water quality
- Managing toxic algae
- Managing slippery algae
- Managing sediment inflows to the river
- Improved flood protection works

The latter option was not included in the questionnaire for the Roding River. Toxic algae and water quality were the top issues for the Maitai River. Toxic algae and slippery algae were the top two issues for the Roding – although there has been no toxic algae recorded in the Roding.

The river residents' survey had a similar focus, but was a shorter questionnaire to help ensure a good response rate.

1. **Demographics.** There were no respondents aged under 25. The Roding River tended to have a younger age-profile than the Maitai, with the 50-64 age group well-represented in both. The gender split was near equal. The mean number of years respondents had been living by both rivers was 19. However, the distribution is quite different with 17 Maitai respondents having lived by the River for more than 40 years and the maximum duration for the Roding at 39 years. Thirty-five percent of Maitai respondents had lived by the River for less than 10 years compared with 22% of Roding respondents.
2. **Activity.** Roding residents were more likely to swim (52%) and Maitai residents more likely to walk (54%) as a main activity on or around the rivers, although a wide range of activities was reported. The full length of both rivers was used, with use declining the further upstream. The Maitai River tends to sustain visits over winter and has a higher level of daily use by respondents, compared with the Roding River.
3. **Change over time.** Overall, 14% of all resident respondents felt the Maitai River was better, 68% felt it was worse and 19% thought it had not changed. Those with a shorter period of experience were more likely to think the River had not changed or was better compared with those with longer experience, with those with the longest experience considering it was worse. For the Roding River, overall, 4% of all respondents felt the Roding River was better, 78% felt it was worse and 19% thought it had not changed. The majority considered the River was worse than when they first lived nearby. Improved paths and cycleways, and planting and landscaping, were most frequently cited for the Maitai River. There were only two positive comments for the Roding River (planting and landscaping, and the control of anti-social behaviour). Algae and low water levels were cited most frequently for both rivers as changes for the worse.

4. **Best and worst aspects.** The accessibility of the Maitai River and its scenic qualities were its top 'best aspects'. For the Roding River, the clean or clear water and swimming opportunities were particular features. Just over 1.6 times as many 'best aspects' were named for the Maitai River in comparison with 'worst aspects' (324 best compared with 203 worst); and 1.3 times as many 'best aspects' for the Roding River (89 best compared with 69 worst).
5. **Improvements.** The same set of closed questions for improvements was provided to residents as for the intercept survey. Water quality and toxic algae were the top issues for both rivers.

1.1 Discussion

The recurrent themes from the data for maintaining or improving recreation values in both rivers, relate firstly to periphyton – algae or slime being unsightly and / or slippery, and potentially toxic – and then water quality generally. The data suggest that there is some confusion about what periphyton is, with the terms didymo, algae, slime, brown crud, toxic algae and cyanobacteria (and others) being used apparently interchangeably in responses to the open-ended questions. 'Higher flows' were occasionally suggested as solutions to 'cleaning out' periphyton, but there was virtually no reference to flushing flows.

Opinions about flow levels *per se* are less clear. In both rivers, the intercept survey indicated that respondents were often as happy with the flow they encountered on the day, as preferring that it was a little higher, with some preferences stated for flows to be 'a lot higher' when they were the lowest encountered. The survey staff member working on the Roding River reported that at lowest flows there was little or no jumping from the Hacket Track bridge; but the survey results indicate there was still satisfaction with those low flows: being suitable and safe for young children, and warm. Swimmers on the Maitai River were more likely to prefer the low flows than to want them higher.

Flooding and flood protection works were rarely prioritised over managing for other river values.

Respondents to the intercept survey were far more likely to consider the rivers to have improved over time, while most residents considered both rivers to be worse. However, with open-ended questions (non-led) intercept respondents appeared to focus more strongly on the quality of recreation facilities, such as paths and picnic tables, as well as insects, litter and dog poo, while residents focused more on water quality and algae.

While the resident survey indicated more interest in ameliorating low flows first (with some commenting that this would help address algae issues), the intercept survey showed more interest in dealing with algae first. Sediment was a recurring issue for residents on the Roding River, with many references to forestry as a cause. Both response groups generally prioritised water quality and other in-river and riparian treatments for the benefit of natural values above facility development for recreation. The exception was intercept survey respondents on the Roding River who placed facility development as a higher priority than planting, sediment control and making the River more fish-friendly (noting that water quality seemed less of an issue for this respondent group).

Recreation on the Roding River is strongly associated with swimming in the River, but the large reserves provided by the Tasman District Council gained very high levels of approval for their scale, maintenance and ability to provide for a variety of family and group activities, as well as the scope to find a quiet corner. There were, however, many comments about additional facility provision, such as more BBQs, easier access to the river's edge and other picnic facilities – although it is very difficult to isolate priorities, especially considering a generally high level of satisfaction with existing services.

The Maitai River has a more mixed activity profile, but swimming remains an important use above Nile Street. Water quality and algae issues were identified by all user groups, suggesting that both issues affect contact recreation as well as general concerns about maintaining natural in-river values. However, there appeared to be a high level of satisfaction with the developments for recreation which have occurred around the Maitai River to date. Interestingly, during the survey design and

implementation process there were many comments heard about historic gravel extraction from swimming holes on the Maitai River and their consequent suitability for jumping and swimming, but only limited comment about this opportunity appeared in the survey results.

Importantly, it must be remembered that all respondents were more able to name good things about the rivers than bad things. While there is clearly concern over the issues discussed, the rivers are highly valued for many reasons in their current conditions, and are greatly enjoyed for recreation.

In sum, respondents appear to be most interested in managing the rivers to reduce nuisance and toxic periphyton growths and to improve water quality. Flow levels, in themselves, appear to be less of an issue for recreation. There are education opportunities about what periphyton is and how it may naturally occur (several respondents noted that if the rivers are behaving 'naturally', then whatever happens is acceptable), and what is toxic algae and didymo. There is also a range of preferences for recreation facility development (including maintaining low levels of development in some areas) which can inform planning processes. Preferred priorities for works are clearly to improve in-river and natural values.

2 Introduction

The Nelson City Council provided the following scope for the project:

The primary driver for this assessment is the water abstraction resource consent which is due to expire in early 2017. As part of the application process for the new resource consent, it is essential we understand all impacts the water abstraction activity has on the river. The application will not be seeking any increase in abstraction rates.

The recreational assessment is to establish a baseline of recreational values which covers all aspects of the river, and a range of NCC activities which may impact upon recreational users enjoyment of the river, not just those associated with the water abstraction activity.

The key objectives were to review the recreational values of the Roding and Maitai Rivers with the following considerations:

- What are the recreational uses of the river, and what do recreational users value about the river and its environs? Users to include: in-river activities, river environment activities, properties immediately fronting the river, any businesses dependent on the river activities.
- Determine how river characteristics such as flow rates, water quality, water temperature and ecological quality ('natural-ness') affect the recreational uses and user enjoyment associated with the river. This is to cover the impact of both low flows and high flows within the river.
- How do river users rate the impact of current Council activities on their enjoyment of the river? Current Council activities include: water abstraction, structures within the river (eg fords and bridges), structures alongside the river (eg walkway and signage), flood protection work, gravel extraction, landscaping and mowing, riparian planting, forestry, Waahi Taakaro golf course, Maitai Campground, and stormwater discharges.
- What future changes to river characteristics (including flow rates, water quality, water temperature and ecological quality) would impact (positively or negatively) on types of recreational use, or the enjoyment of users?
- Discuss any predicted change in recreational experiences and activities over time, based on currently available information.
- Identify recommendations for practical options for enhancement of recreational use and enjoyment.

The ability to answer some of these questions is limited and are based on the data gained through this method. The discussion in Section 1.1 addresses the top priorities and issues. Many options for works to improve recreation experiences are shown with the results, but beyond the main issues of algae and water quality, the data provide only a starting point for further investigation of preferred facility developments for recreation, and the recognition that there is a high level of satisfaction, in the main, with existing levels of service for facilities.

2.1 Method

The survey had two components: an intercept survey of users on each of the Maitai and Roding Rivers with a target response rate of 400 at each (800 responses in total); and a self-completion mail-back questionnaire for residents living adjacent to each river.

The questionnaires were designed by Rob Greenaway of RG&A, in consultation with the client (NCC, whose key representative was Becky Marsay, with the support of Jo Martin, Sharon Flood and Phil Ruffell), the Department of Conservation (Lionel Solly) and Tasman District Council (Trevor James and Beryl Wilkes). The survey method was designed and recorded so that NCC will be able to replicate it in future summers if required.

Respondents for the intercept component were randomly selected, although at many sites and at many times, all visitors could be questioned.

Three surveyors were employed to implement the intercept survey. Their activity schedule appears in Appendix 2, showing date and time inputs by individual surveyor by colour.

The aim of the survey method was to gain the maximum number of respondents, rather than to collect a truly representative sample of river users. Therefore survey days were timed to coincide, as much as possible, with statutory holidays and weekends, and sunny weather, although some week days were chosen during the school holiday period. Very little time was expended in the upper reaches of both rivers as these were used relatively infrequently and it would have been very time-consuming to attempt to gain an adequate level of response from these sites and to generate reliable site-specific results.

For the residential survey, self-completion questionnaires were hand-delivered to 229 letter boxes on streets which bordered the Maitai River, addressed to 'The Resident', with 102 returned via prepaid envelopes (45%); and 45 were hand-delivered to letter boxes in the Roding Valley, with 27 returned (60%). Both return rates are quite high, with 30% standard for surveys of this type.

Questionnaires and letters to residents are included in Appendix 3.

Results for the intercept survey are presented in this report in tables and figures with blue headers, and with green headers for the residents survey. Black headers are used for generic data.

2.2 Survey sites

Figure 1 and Figure 2 show how the rivers were subdivided for surveying purposes. Appendix 2 shows the schedule applied by the surveyors to each of these river sections: 12 on the Maitai and 7 on the Roding. For the Roding River, most effort was expended at the four reserves: Busch, Twin Bridges, White Gates and the Hacket Track carpark, with a few respondents found on the roadside between them. On the Maitai, surveyors moved on foot or by bike through each numbered section according to the schedule.

2.3 Error and bias

An error in a survey is defined as a difference between the data gained through research (usually in average values) and the true characteristics of the study's target population. Bias is one cause of error, and can be caused by strategic responses from respondents, poor or inconsistent interviewing techniques, and leading or unclear questionnaire design. An example of bias in this survey is its focus on high-use periods (there is a bias against visitors who prefer using sites when no one else is around). There is no way of compensating for or measuring this type of bias with the results gained, as the scale of its effect is unknown.

Some other forms of error, such as sampling error, can be quantified, but only if the sampling technique relies on the random selection of respondents.

With those errors in mind, surveys of this type can be considered in two ways. At one level they are merely the collection and presentation of a large number of opinions and the provision of descriptive data. At another level, they are a quantitative representation of the likely use patterns and recreation values of a resource. This survey is largely the former due to the targeted survey method – that is, survey days were not randomly selected and therefore do not show truly representative use patterns. Consequently, the level of statistical error in the results is not known (because the selection method was not truly random).

However, as the same selection method was used for both rivers, the data effectively show the relative use levels and values between them. Also, response levels (shown as *n* in data tables and

figures²), were high at 400 per river. If 400 respondents were randomly selected from any sized population, the margin of error would be $\pm 5\%$ where there was a 50 / 50 split in response to an either / or question (greater agreement or disagreement to a question means lower error).

The author of this report agrees with Ziliak & McCloskey³ in relation to the danger and irrelevance of applying tests of statistical significance to survey samples which are clearly non-random, and as result, none is used in this report.

Some missing data are evident in several data tables (where n is less than the total number of responses). These gaps result largely from several questionnaires being only partly completed during the interview, with the respondent running out of time or interest. Where enough of the questionnaire was completed, the available data were coded. Rounding results in a few data sets not adding to 100%.

2.4 Refusals – intercept survey

Table 1 shows the reasons by site for a questionnaire not being completed when a potential respondent was available. A total of 139 non-responses or refusals was recorded, 12% of which were respondents who had already been questioned. Walkers made up 64% of refusals, 7% were swimmers, and one was fishing.

Table 1: Non responses – reasons by river section or site	M1	M2	M3	M4	M5	Busch	Hacket	White
No thanks	7	19	6	11		4	1	3
Tourist / visitor	7	18	4	3				
No time / in hurry	6	13	1	6	1			2
Already surveyed		8	1	7				
Under 15 years	1		2	4		1		
Will do later		1		1				
Stopped during interview				1				
Totals	21	59	14	33	1	5	1	5

2.5 Weather

Figure 3 and Figure 4 show the NZ Meteorological Service weather records for the survey period for Nelson Airport. The survey period was hot and dry, and was often described as pleasantly and unusually so.

² 'n' describes the number of completed responses (the 'sample') of relevance to the analysis being described. Where a table describes only percentage figures, n describes the size of the sample (or number of 'observations') the percentage figures refer to. Where n is low and that data is being used in a cross-tabulation (e.g., the origin of jet boaters, where n=9), there is likely to be a high level of error). In mathematical terms, 'n' is any indefinite number.

³ Ziliak, S.T., McCloskey, D.N. 2008. *The Cult of Statistical Significance*. University of Michigan

Figure 1: Maitai River survey sites and river sections

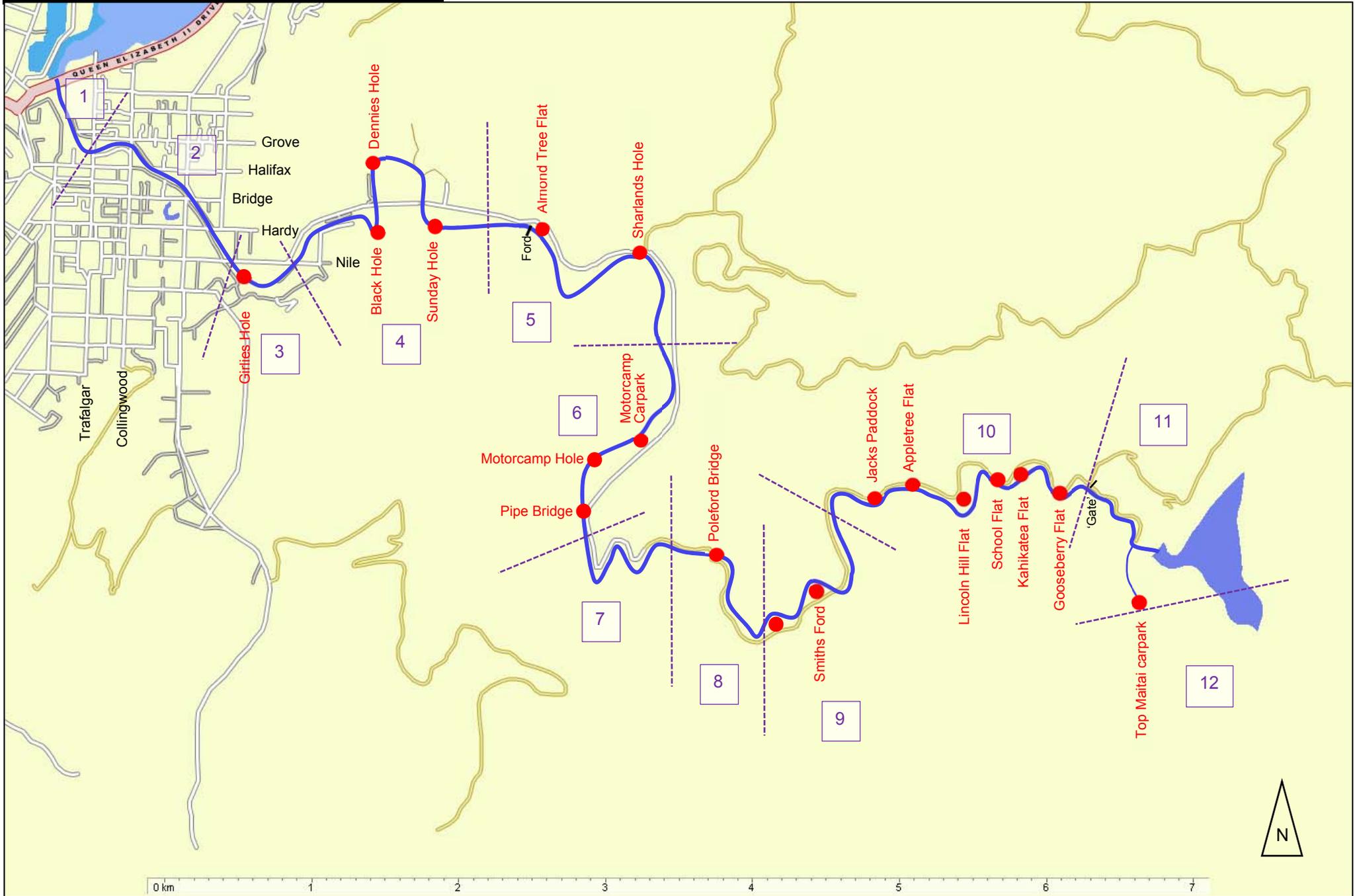


Figure 2: Roding River survey sites and river sections

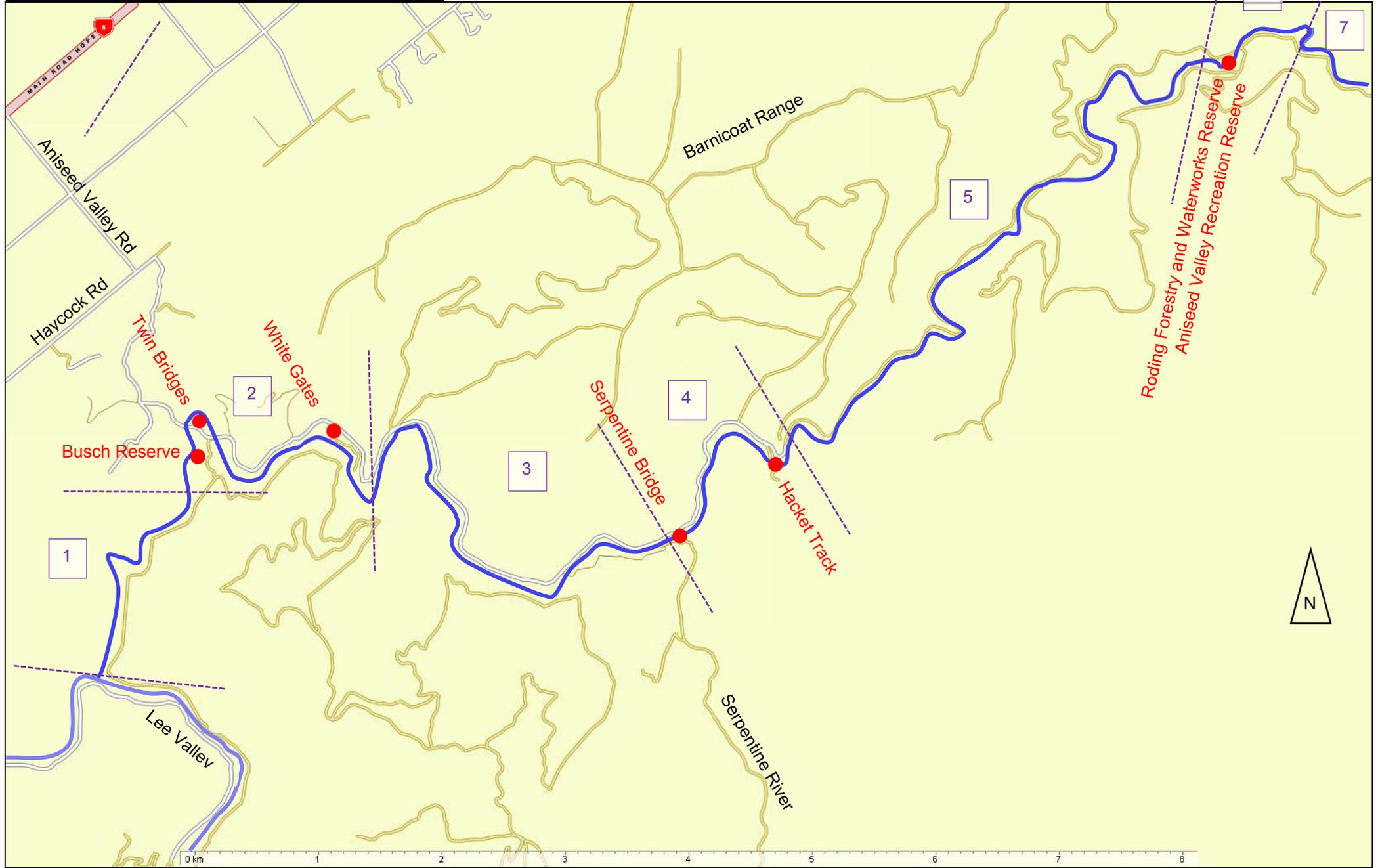


Figure 3: Weather record for Nelson Airport for January 2015. Source: NZ Met Service

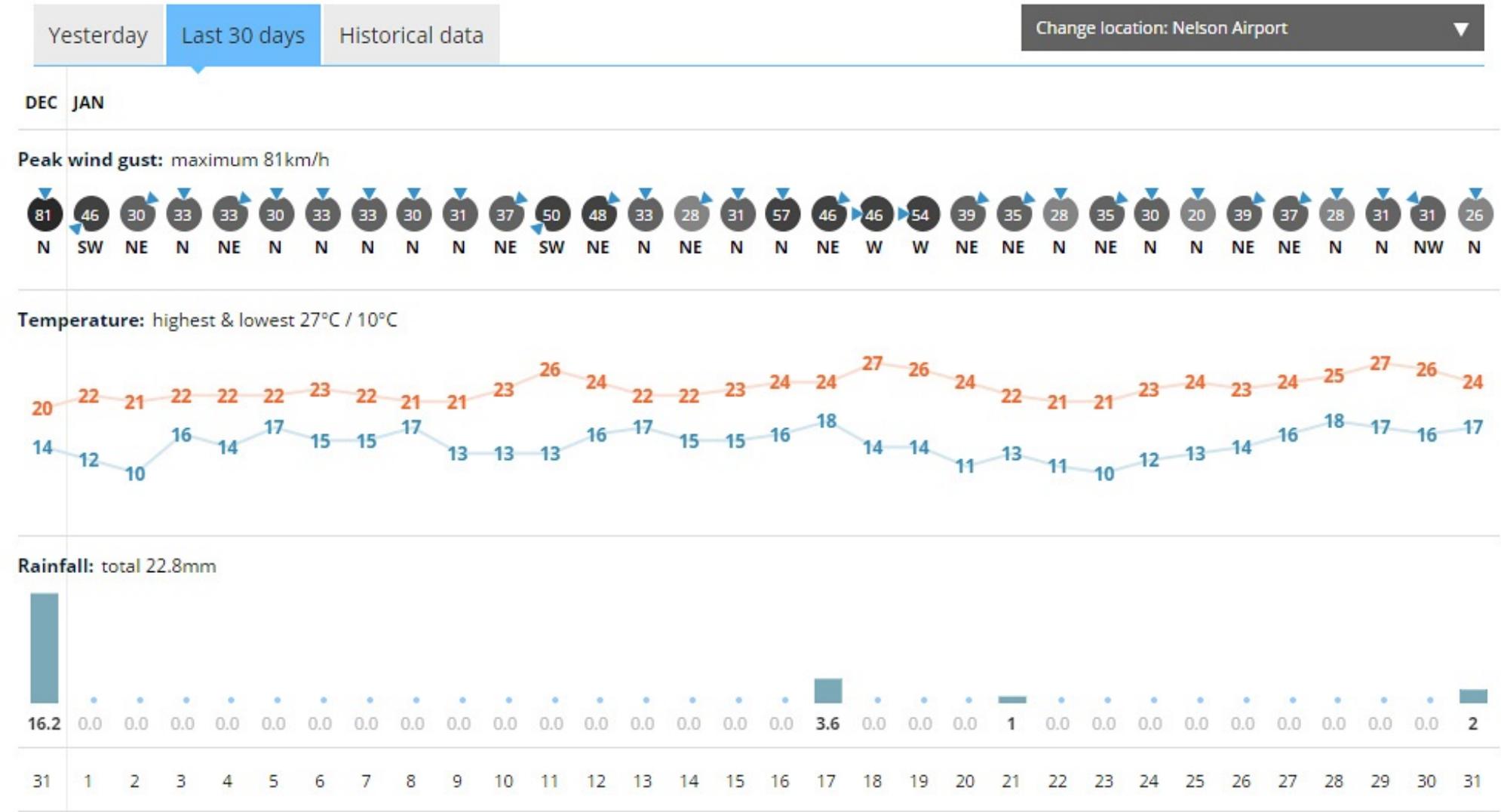
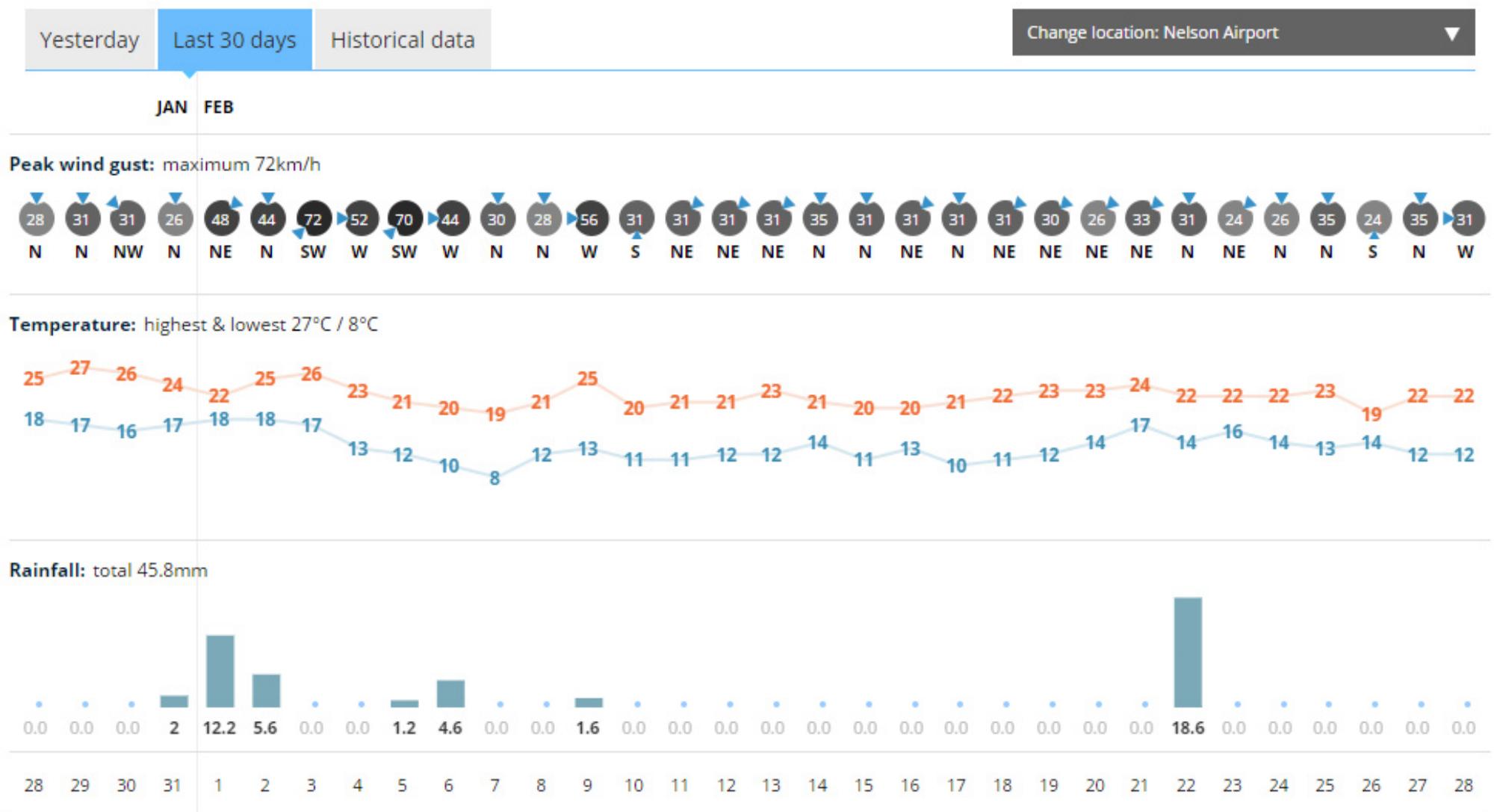
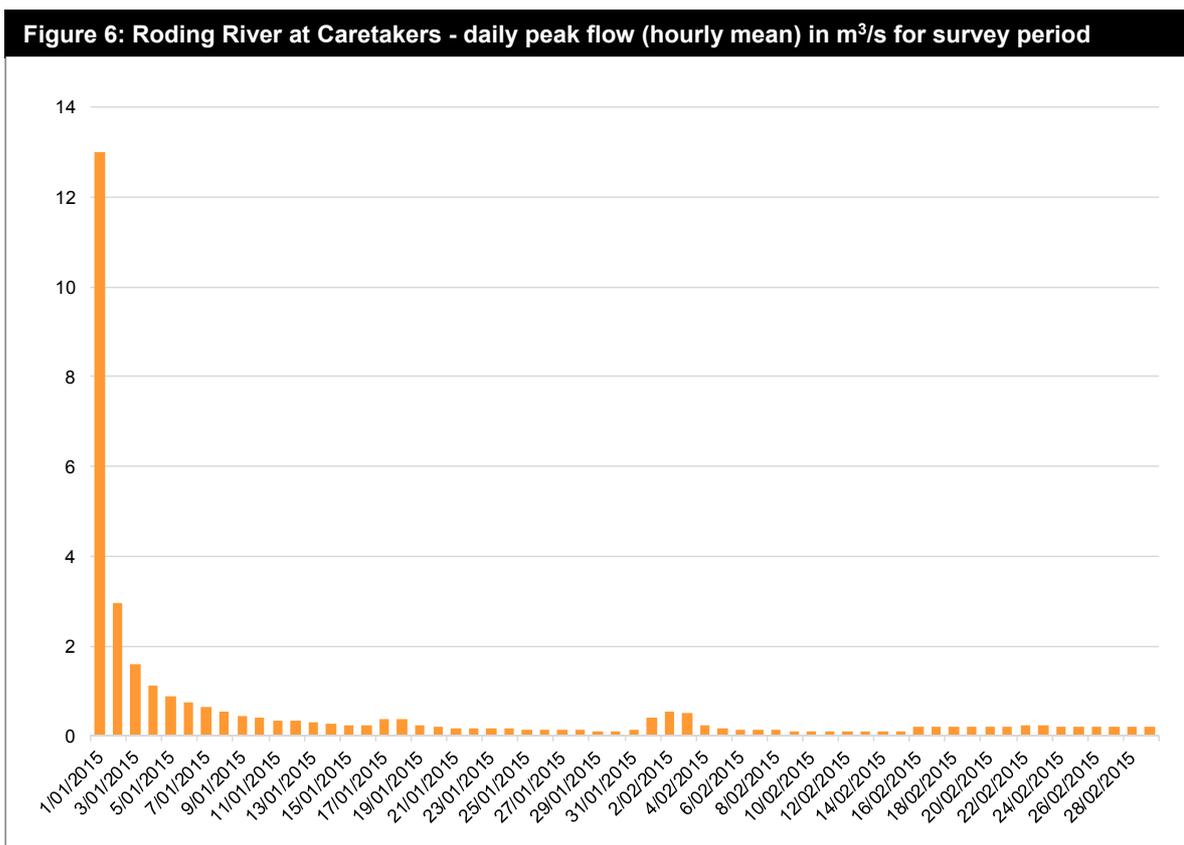
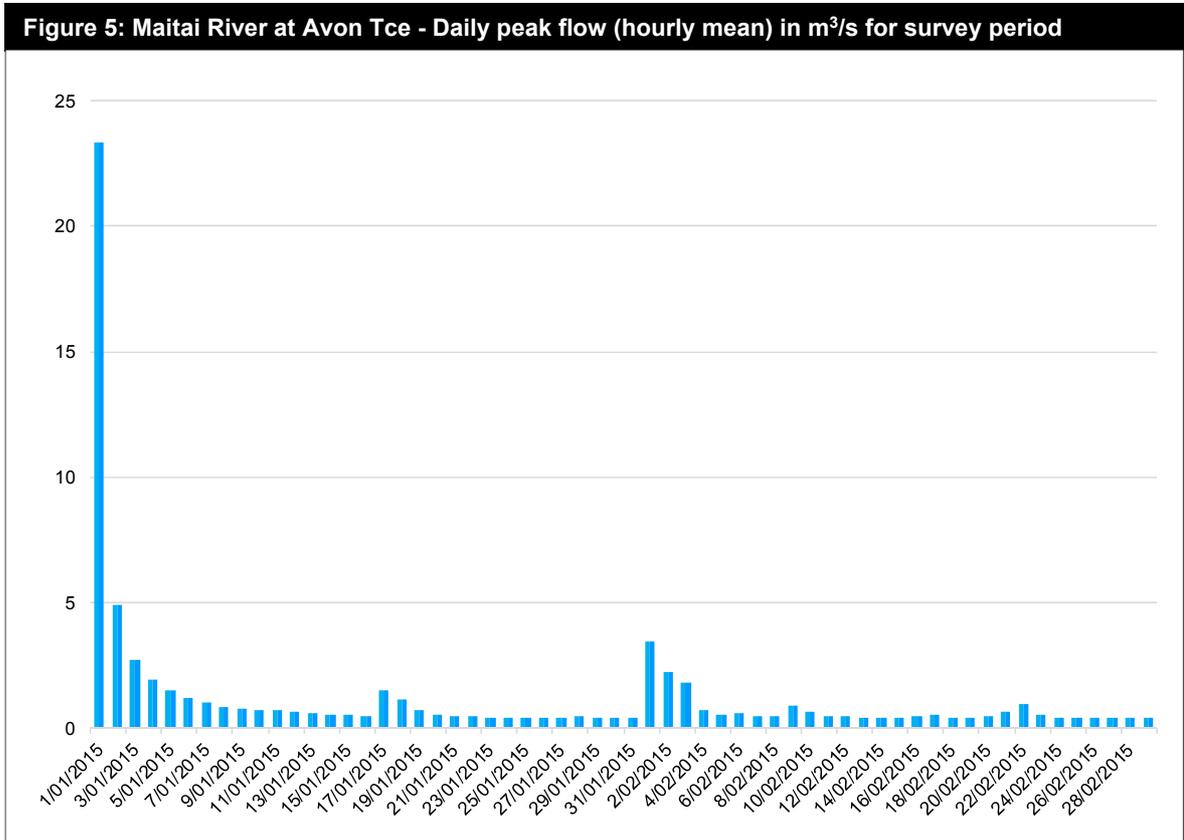


Figure 4: Weather record for Nelson Airport for February 2015. Source: NZ Met Service



2.6 River flows

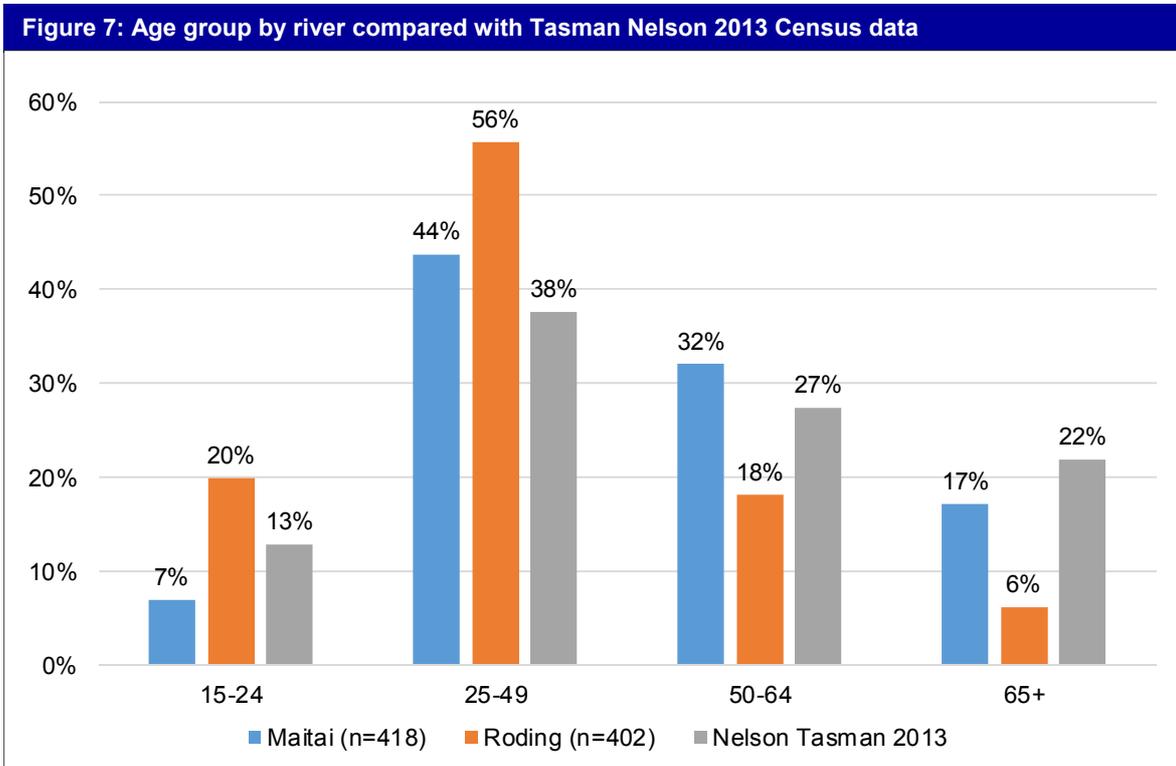
Flows on the Maitai River dropped as low as 0.39 m³/s during the survey period and to 0.19 m³/s on the Roding River (Figure 5 and Figure 6). The 7 day mean annual low flow for the Maitai River at Avon Terrace is 0.375 m³/s and 0.1 m³/s on the Roding River at Caretakers. These data are used in the results for Question 16 relating to flow preferences compared with those encountered on the day (Section 3.5).



3 Results – intercept survey

3.1 Demographics

Figure 7 shows the age groups of respondents compared with 2013 Census data for the Nelson and Tasman regions combined. Those aged under 15 were not interviewed and were treated as non-responses. The Roding River tended to have a younger age-profile than the Maitai, while the Maitai was more comparable with the regional profile.



On the Maitai River, 46% of respondents were male and 54% female. On the Roding River, 44% were male and 56% female. The regional profile (Tasman and Nelson 2013 Census) is 49% male and 51% female.

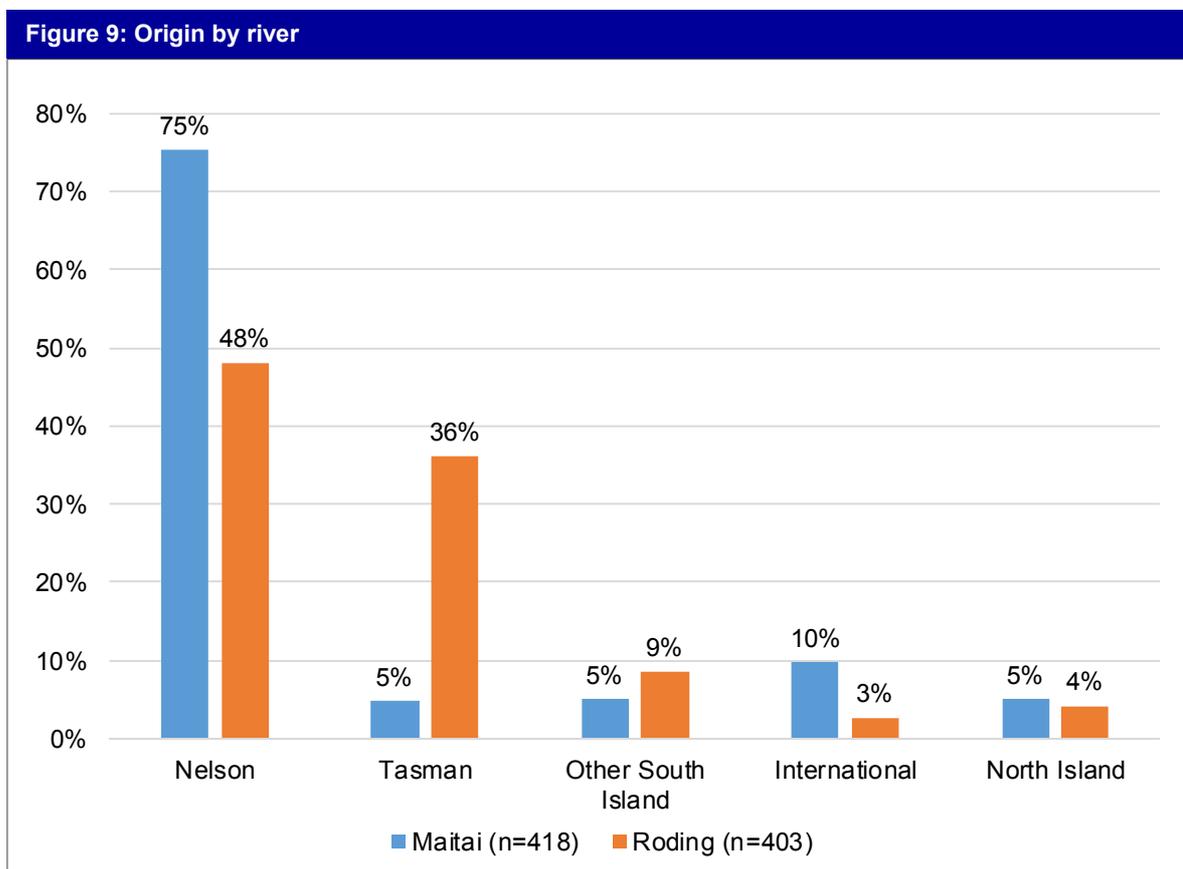
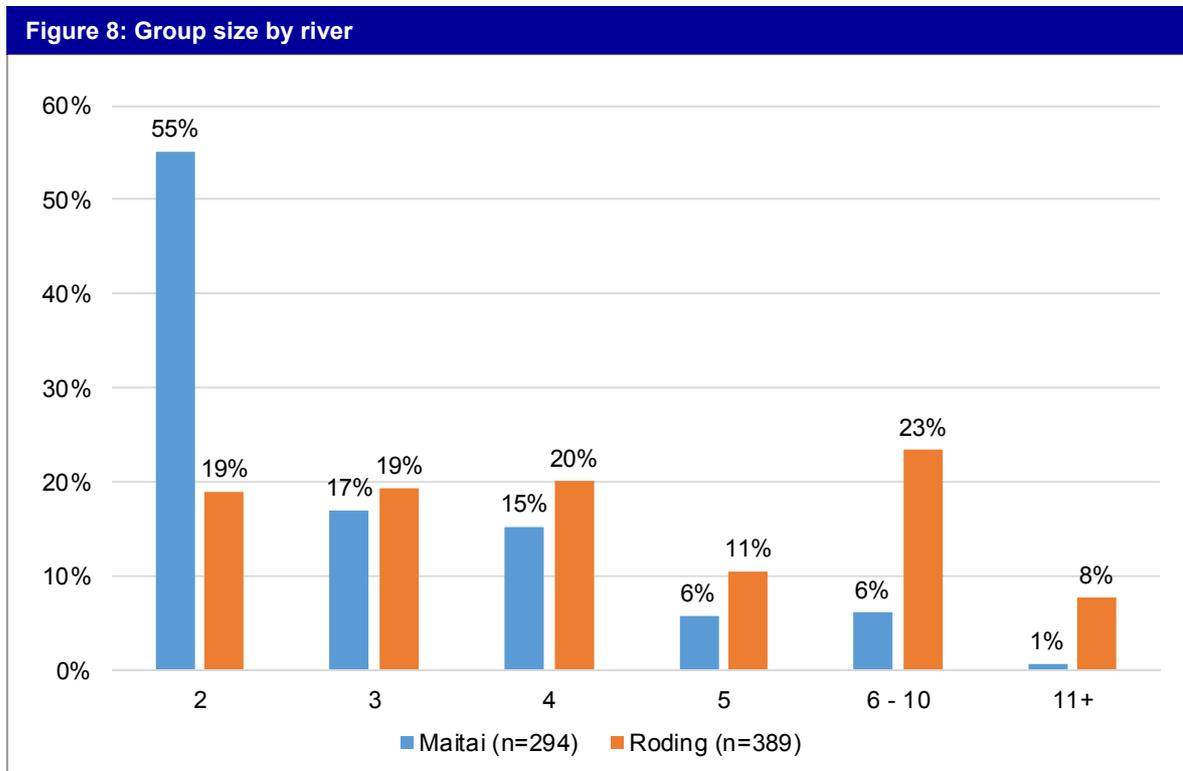
On the Maitai River, 29% of respondents were visiting alone compared with only 3% on the Roding River. The remainder were visiting in groups. The mean group size was 3.0 for the Maitai and 5.4 for the Roding.⁴ Figure 8 shows group size for each river. The Roding tended to have much larger groups than the Maitai, with, for example, four groups of 30 at Busch Reserve, and 30 groups of between 11 and 20 people at the Busch, White Gates, Twin Bridges Reserves and the Hackett Track carpark, compared with one group of 15 and one of 20 around Branford Park on the Maitai (for group sizes over 10). While this represents a total encounter level of 2118 people for the Roding River compared with 1022 for the Maitai, this does not indicate different levels of patronage for each setting, but is merely an artefact of the survey method. That is, targets of 400 respondents were applied to each river and because the Roding tended to be a group-focused setting, the outcome is a greater number of total encounters for the Roding.

The mean number of years respondents had been visiting both rivers was 12.

Figure 9 shows the origin of respondents by river, grouped as shown. Table 20 in Appendix 1 shows specific suburbs, cities and countries by river. Nelson City residents made up 62% of all respondents, and Tasman residents 20% for both rivers, although both regions have similar populations. This most likely reflects many Tasman residents living well-away from either setting and with other fresh-water

⁴ Calculated by multiplying the number in each group by the number of respondents for each group size, divided by the total number of respondents in groups.

recreation options nearby. Maitai River respondents were mostly from Nelson, whereas the Roding River had a closer representation between Tasman and Nelson residents (36% and 48% respectively).



3.2 Activities, location and frequency

Table 2 shows all activities undertaken by respondents 'today and in the past' for activities named by more than 10 respondents in total for both rivers. Table 21 in Appendix 1 lists all activities, including 'other'.

Table 3 lists the main activity undertaken by respondents on the day they were interviewed. These main activities are used in later cross-tabulations to identify preferences by activity. Swimming is a key activity on the Roding River, while the Maitai has a stronger focus on walking and dog walking, although swimmers are also well-represented. The number of respondents on each river who were swimming (n=119 for the Maitai and n=322 for the Roding) gives a well-sized sub-sample for specific analysis. Walkers on the Maitai are also well represented (n=175) while dog walkers on the Maitai are marginal for specific analysis (n=41). All other activities have small sub-samples (n=<23) and further analysis by these main activity groups is avoided because it is less likely to be representative of all participants in whose activities.

Table 2: All Activities	Maitai (n=1018)	Roding (n=1217)
Swimming	26%	32%
Picnicking	11%	30%
Walking	25%	5%
Mountain biking	11%	2%
Dog walking/swim	7%	5%
Sport	1%	5%
Relaxing	3%	3%
Jump into water		5%
Running	4%	<1%
Sightseeing/scenery	2%	1%
Socialising	1%	2%
Kayaking	2%	1%
Playing	1%	1%
Snorkelling		2%
Rafting	1%	1%
Sunbathing	<1%	1%
Photography	<1%	<1%
Other	5%	4%
Totals	100%	100%

Table 3: Main Activity	Maitai (n=418)	Roding (n=403)
Swimming	28%	80%
Walking	42%	4%
Picnicking	5%	7%
Dog walking/swim	10%	1%
Mountain biking	6%	<1%
Relaxing	3%	2%
Sightseeing/scenery	2%	1%
Running	2%	<1%
Socialising		1%
Commuting	1%	

Table 3: Main Activity	Maitai (n=418)	Roding (n=403)
Jump into water		1%
Playing	<1%	<1%
Fishing	<1%	
Painting	<1%	
Waiting for lorry to take skip away after party	<1%	
Pest eradication	<1%	
Kayaking		<1%
Photography	<1%	
Hunting		<1%
Motorbiking	<1%	
Snorkelling		<1%
Rafting		<1%
Totals	100%	100%

Figure 10 and Figure 11 show these activities by location on the Maitai and Roding Rivers respectively. The figures show the location, type and level of activity; the latter indicated by the proportional size of the pie charts.

The Maitai River was surveyed by river section, with six sections above the Pipe Bridge as shown in Figure 1. There was relatively little visitor activity in these sections and while less survey time was expended here the difference in effort was not so great to suggest that the relative scale of activity shown in Figure 10 is not representative. Survey site 1 – the lower Maitai walkway – was partly closed at the intersection of Trafalgar Street due to construction work, and the relatively low level of activity is likely to be a reflection of this. Sections 3 to 6 of the Maitai had a strong focus on swimming while the lower River was more likely to attract walkers.

The Roding River was also surveyed by section (see Figure 2), but in reality the vast amount of activity was recorded at the four reserve sites shown in Figure 11, although 10 respondents were encountered parked at roadside sites between the Hacket and White Gates, all swimming. Swimming was by far the dominant main activity at all sites. Some survey time was expended up-river of the Hacket Track, but was very unproductive with relatively few visitors spending long-periods away from the survey sites, and indicated largely by the presence of their parked cars.

Figure 10: Maitai River activities by sites - scaled

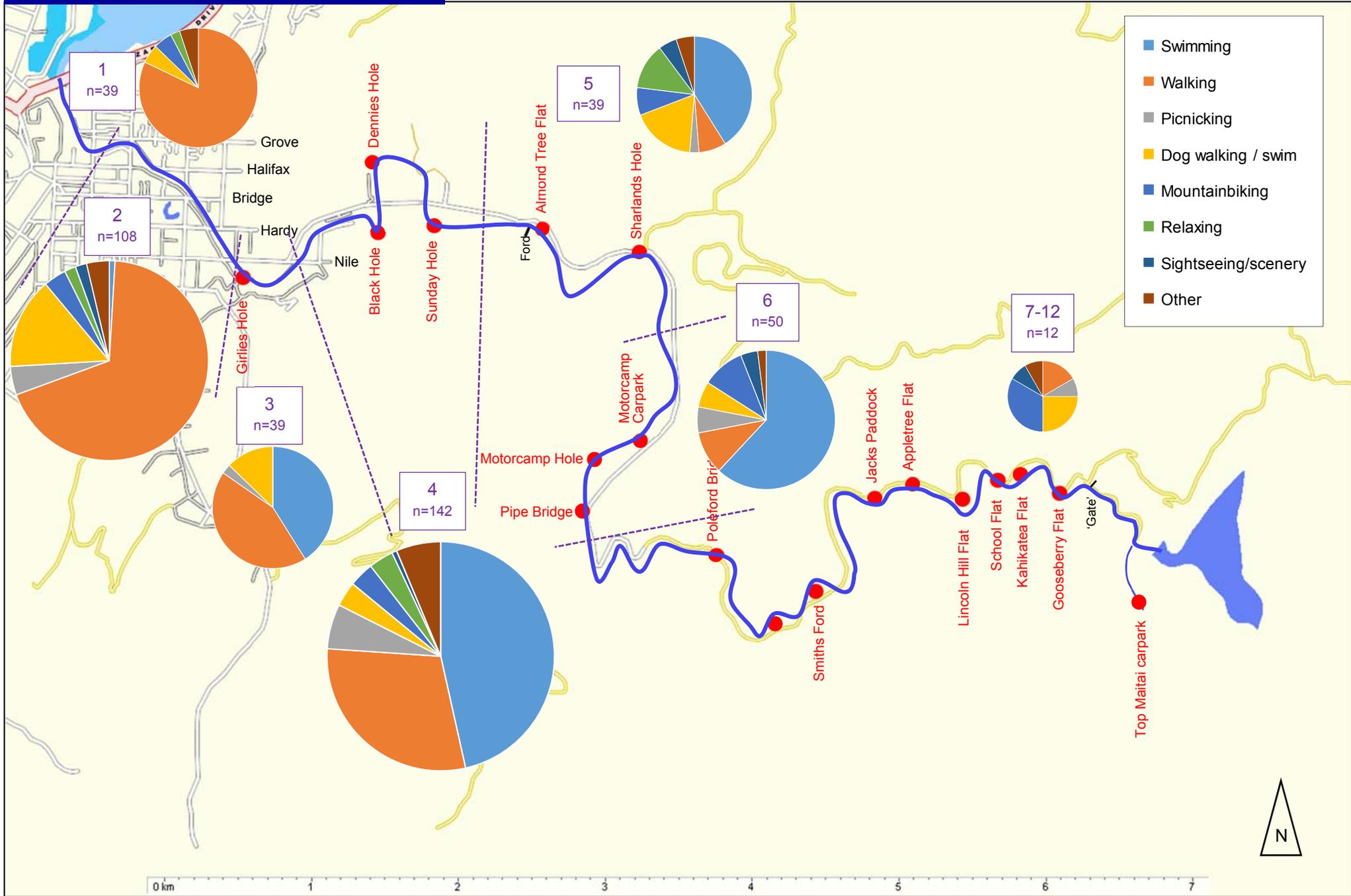


Figure 11: Roding River activities by sites - scaled

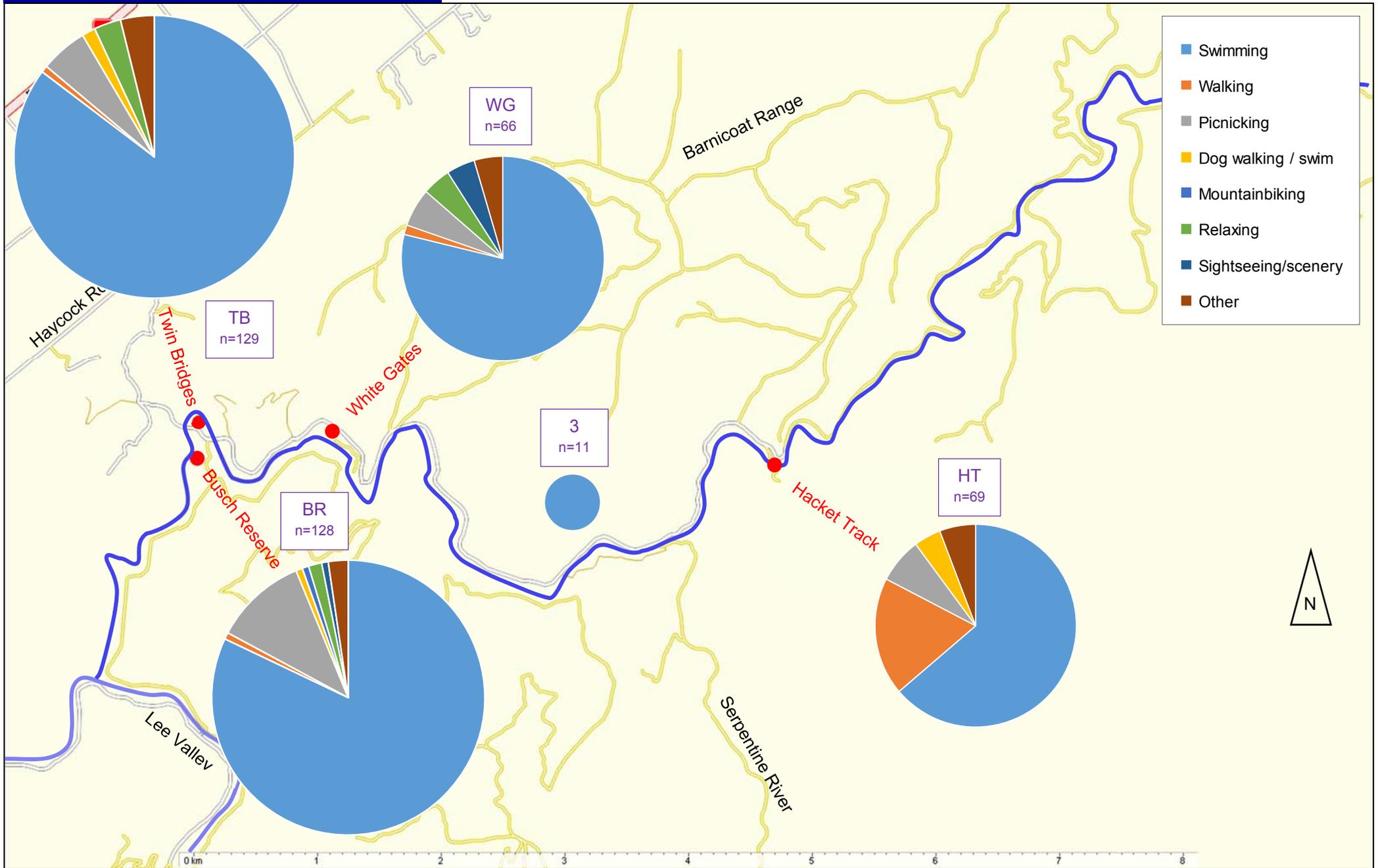


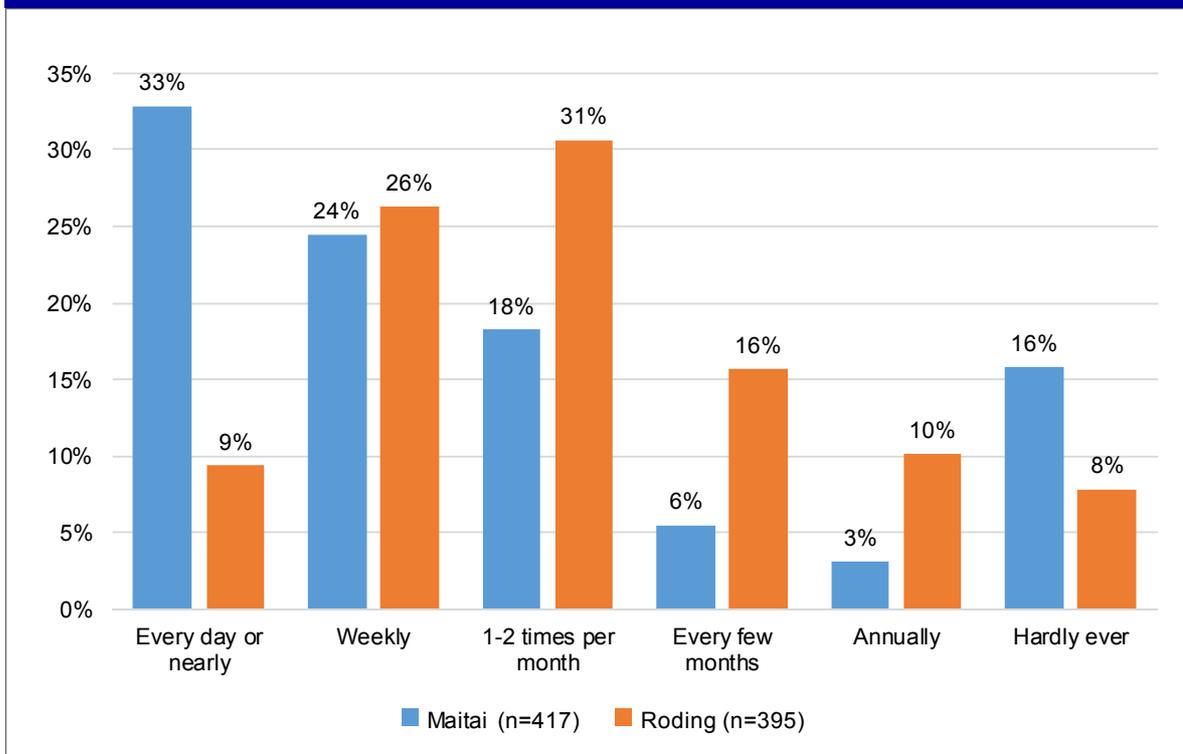
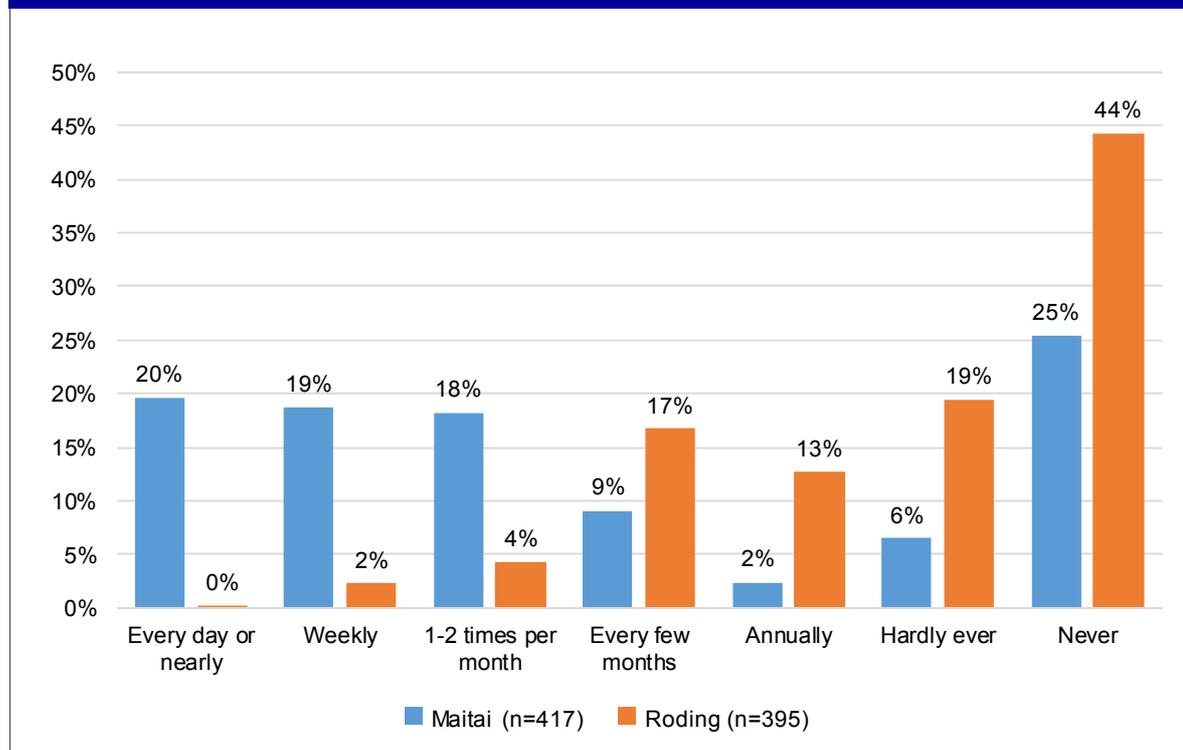
Table 4 shows how respondents moved along the Maitai River, indicating, for example that while respondents interviewed in survey section 6 (left column) stayed mostly at the one site, several also visited sites 9 and 12 (top row); and many respondents in section 4 (the section with the most respondents) used a wide stretch of the River on the day of their visit.

Table 4: Maitai River – river sections used by site intercepted												
Sections used	1	2	3	4	5	6	7	8	9	11	12	n=
Site intercepted												
1	100%	33%	10%	8%	3%	3%						61
2	19%	100%	32%	15%	3%							184
3	7%	29%	100%	75%	29%	11%	4%					71
4	4%	11%	22%	100%	23%	7%	1%	1%	1%			240
5					100%	18%						46
6					2%	100%			4%		6%	56
9						25%			100%	25%		6
11									25%	100%	75%	8
12											100%	4
n=	68	146	98	182	84	72	2	1	8	5	10	1058

Respondents on the Roding River were less likely to move around the setting, with users of the three main reserves staying put during their visit 'today' (Table 5), although a percentage of all visitors checked out section 4 – most likely the Hacket Track carpark – during their day. Visitors to the Hacket were more likely to have visited another reserve in another part of the River.

Table 5: Roding River – river sections used by site intercepted						
Sections used	2	3	4	5	6	n=
Site intercepted						
Busch Reserve	100%		5%			135
Twin Bridges	100%		9%			139
White Gates	100%	2%	14%			76
Section 3		100%	20%			12
Hacket Track	18%	1%	100%	1%	1%	82
n=	334	12	96	1	1	444

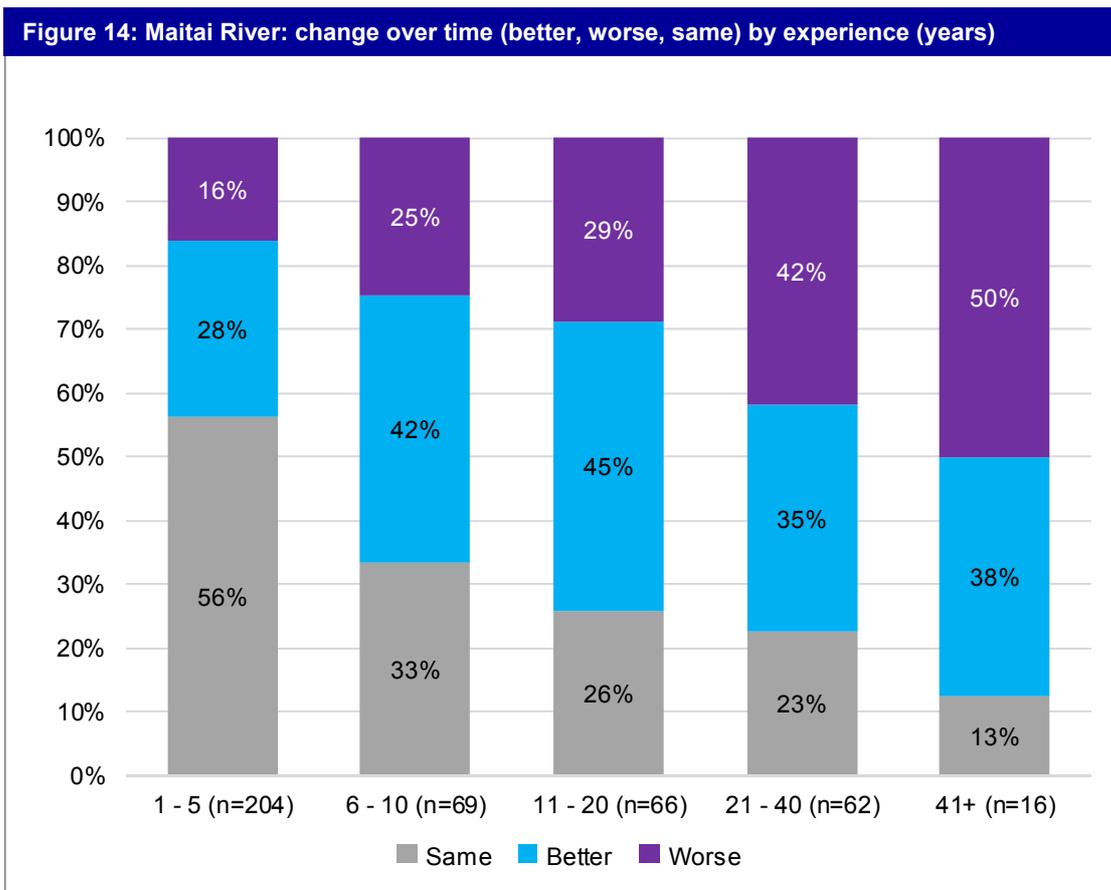
Figure 12 and Figure 13 show frequency of visits by river. The Maitai River tends to sustain visits over winter, and has a higher level of daily use by respondents in comparison with the Roding River (33% and 9% respectively in summer, and 20% and 0% respectively in winter).

Figure 12: Frequency of visits in summer by river

Figure 13: Frequency of visits in winter by river


3.3 Change over time, best and worst aspects

Respondents were asked if, in their opinion, that the river was better, worse or the same as the first time they had visited it. They were also asked how many years they had been visiting the river.

For the Maitai River, 56 respondents felt that they had insufficient experience to comment and were excluded from the analysis for this question. Overall, 35% of valid respondents felt the Maitai River was better, 26% felt it was worse and 33% thought it had not changed. Figure 14 shows these data by period of respondents' experience in years. Those with a longer period of experience tended to think the River had changed for the worse (50% for those with more than 40 years of experience), with those with between 6 and 20 years of experience more likely to think it was better.



For the Roding River, 73 respondents felt that they had insufficient experience to comment and were excluded from the analysis for this question. Overall, 19% of valid respondents felt the Roding River was better, 25% felt it was worse and 56% thought it had not changed. Figure 15 shows these data by respondents' period of experience in years. Those with the longest period of experience tended to think the River had changed for the better (45% for those with more than 40 years of experience, although the number of respondents in this group is small: n=11).

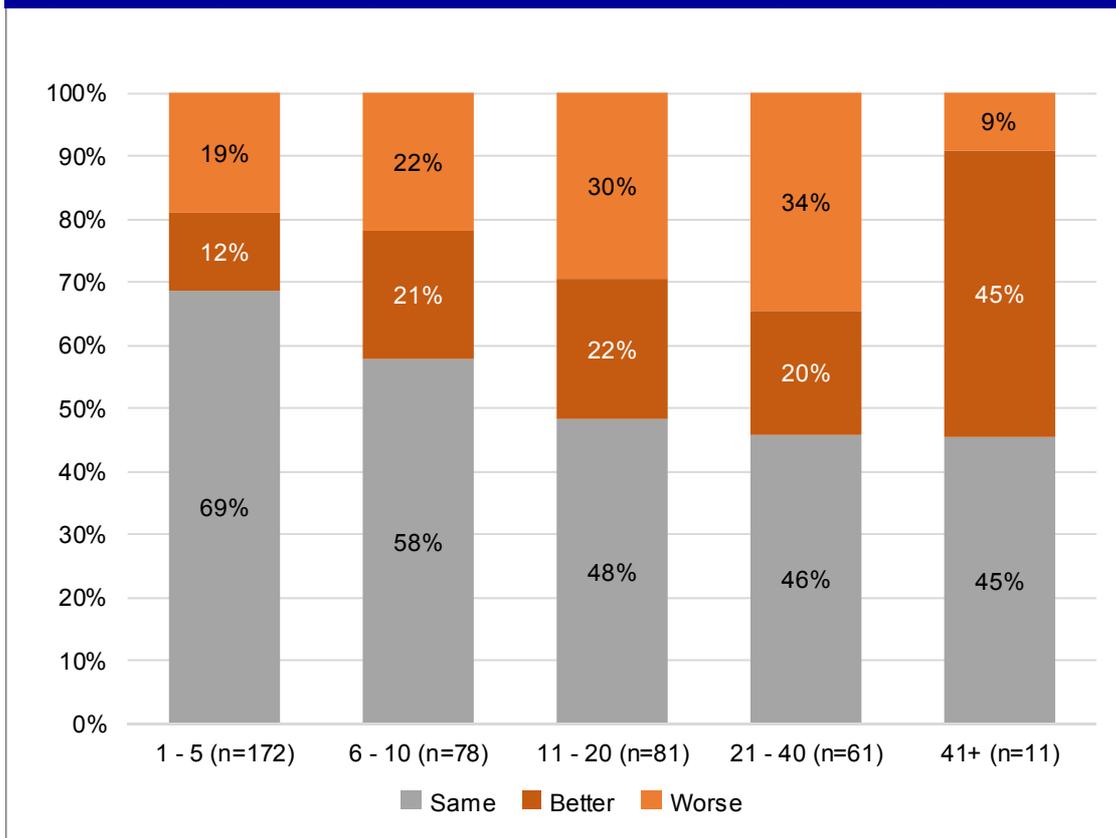
Figure 15: Roding River: change over time (better, worse, same) by experience (years)

Table 6 shows the main reasons the rivers were considered better than in the past. Improved tracks and paths and other amenities were frequently cited for the Maitai River. Amenities and deeper and cleaner water were top features of the Roding River. Respondents were able to give multiple answers.

Table 6: Reasons better (count)	Maitai	Roding
Paths and tracks better	46	
Amenities / facilities improved	24	20
Well maintained tidier	22	
Cleaner / clearer water	11	9
Deeper / more water	3	12
Less algae/slime	8	3
Access better	8	2
Swimming better	3	4
Landscaping	7	
Trees / planting	7	
User friendly	5	1
Fewer people	1	4
Art/sculpture	5	
Other	78	23

Table 7 shows the main reasons the rivers were considered worse than in the past. Issues with algae and low flows were frequently cited for both rivers. Where respondents mentioned toxic algae or cyanobacteria, their responses were not grouped with 'algae / bloom / growth', and three respondents mentioned this specifically for the Maitai River. Respondents were able to give multiple answers.

Table 7: Reasons worse (count)	Maitai	Roding
Algae / bloom / growth	40	41
Lower water / flow	24	30
Dirtier water	16	7
Water quality deteriorated	17	2
Rubbish	3	2
Didymo / rock snot	3	2
Pollution	5	
Other	65	23

Full results for both Table 6 and Table 7 are given in Appendix 1. Note that although respondents may have said their key response was, for example, that a river was 'worse', several made positive comments as well as negative ones. Table 22 and Table 23 in Appendix 1 therefore show some positive and negative comments that do not match the initial judgement that a river is worse or better.

Table 8 lists the main 'best aspects' of each river. Swimming, swimming holes and deep holes were a particular feature of the Roding River, while on the Maitai River the calm or peaceful nature and its proximity to town appealed. Respondents were able to name more than one 'aspect'.

Table 8: Best aspects by river (count)	Maitai	Roding
Swimming / swimming hole	70	158
Calm atmosphere / peaceful	115	42
Clear / clean water	43	106
Close to town / accessible	102	39
Beautiful / nice view/scenic	74	41
Walking / cycling / running tracks	96	7
Trees / bush	74	14
Dog walking / friendly/swimming	41	31
BBQ / picnic area	6	71
Family friendly	25	42
Few people	17	44
River	38	15
Natural surroundings	41	10
Large open space	11	38
Jump off rocks / bridge	5	43
Safe	11	36
Shade	10	32
Wildlife	33	9
Grass / green	21	13
Social setting	18	13
Changing facilities / toilets	8	22
Facilities	13	13
Easy access to river	1	22
Car parking	6	15
Warm water	1	18
Well maintained	9	8
Lots of activities to do / multi-use	7	7
Sunny	3	9

Table 8: Best aspects by river (count)	Maitai	Roding
Other	60	67

Table 9 list the main 'worst aspects' of each river. Insects were a key issue on the Roding River. Both rivers had issues with algae and slime, but reference to cyanobacteria and / or toxic algae was only made in relation to the Maitai River.

Table 9: Worst aspects by river (count)	Maitai	Roding
Mosquitos / sandflies / wasps etc	30	72
Dogs / dog poo	22	41
Litter / rubbish	25	36
Algae / bloom / growth	37	21
Slipperiness/slime	11	31
Crowded (at times)	11	26
Toxic algae / cyanobacteria	34	
Anti-social behaviour	11	20
Water level low	17	10
Amenities and facilities lacking	7	18
Access to water	3	22
Cyclists	24	
Toilets	1	21
Water quality	19	1
Dirty water/sludge / gunk / brown stuff in river	12	7
Stones / rocks sharp	1	17
Pollution	12	
Gorse / broom / weeds	4	8
Drive in on road	1	10
Other	97	91

Just over 2.5 times as many 'best aspects' were named for the Maitai River in comparison with 'worst aspects' (959 best compared with 379 worst); and 2.1 times as many 'best aspects' for the Roding River (986 best compared with 452 worst).

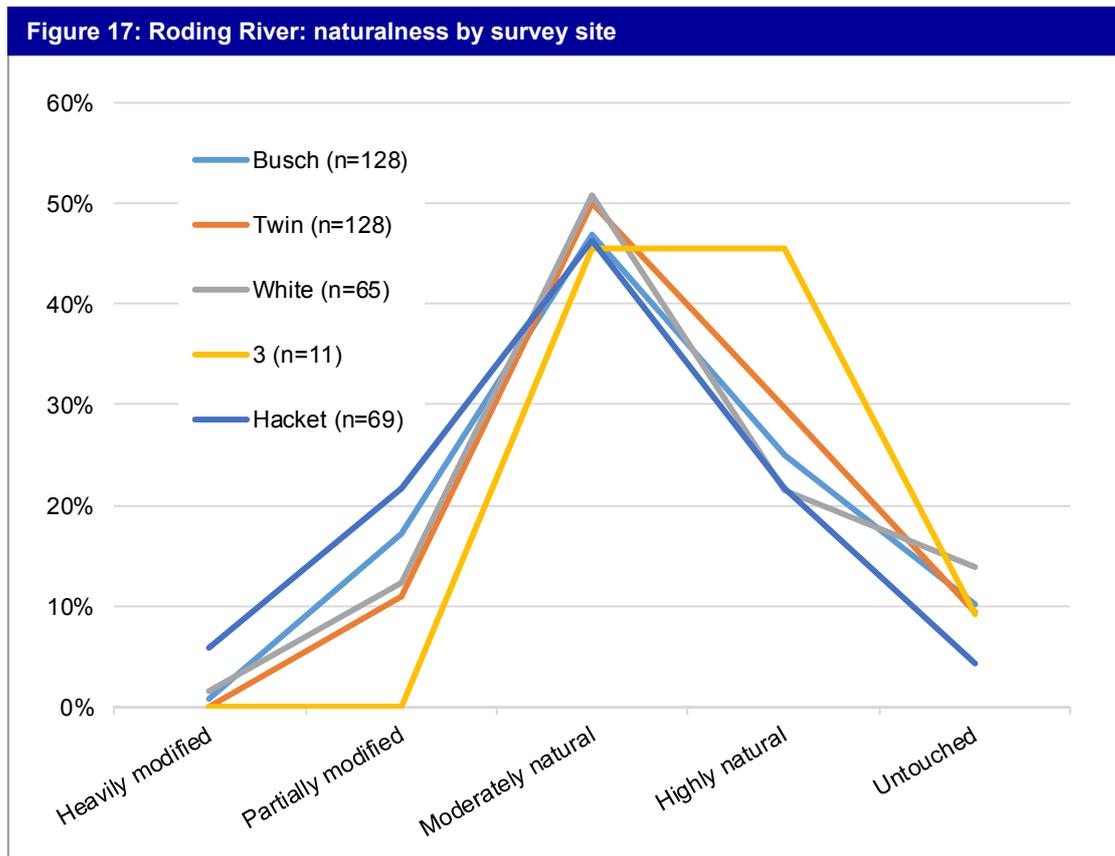
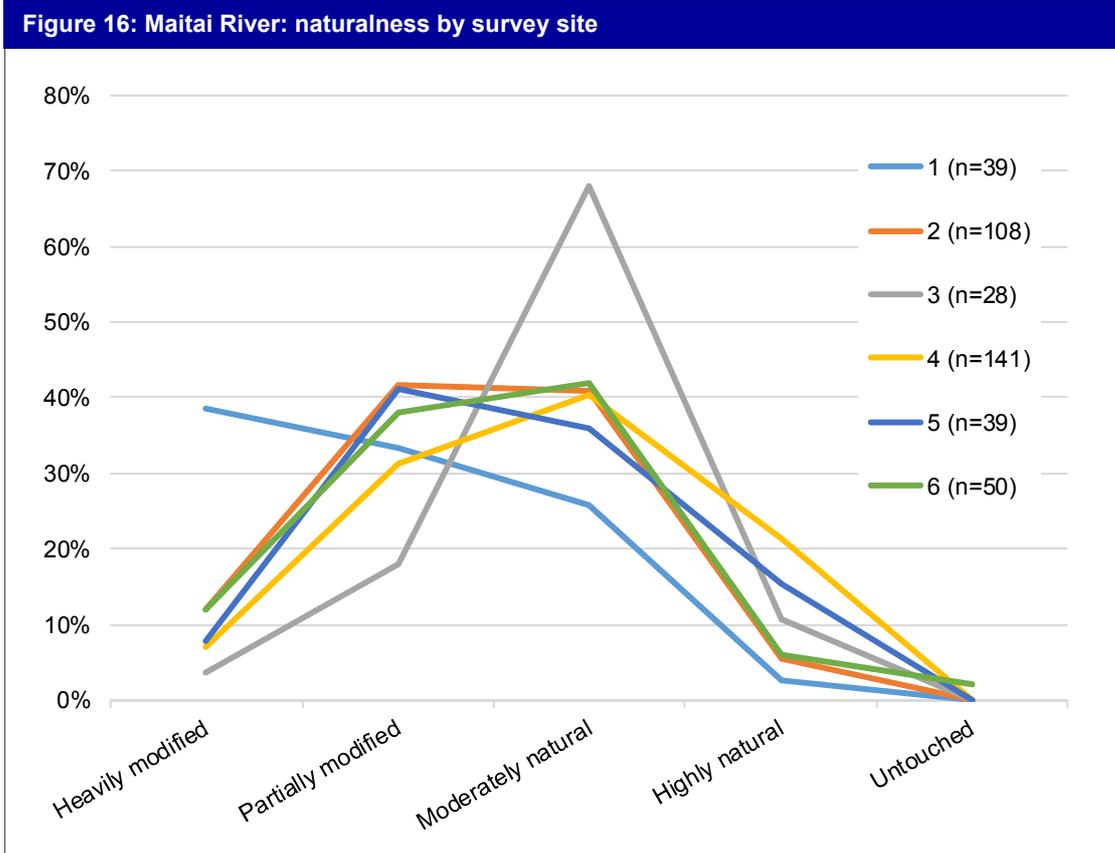
The survey question for best and worst aspects asked respondents to name their 'aspects' and to give a reason why they thought of that aspect. The 'reasons' were less frequently given than the aspects and did not add anything to the responses. The 'reason' data was used to ease grouping of this response set, but there seems no reason to use this additional question in the future.

Full responses for worst and best aspects are in Table 24 and Table 25 in Appendix 1.

3.4 Naturalness

Respondents were asked to describe how natural or modified they thought the site (see Figure 1 and Figure 2) they were being interviewed at was.

Figure 16 and Figure 17 show that, almost regardless of where respondents were on the rivers, they held similar opinions; although the lower Maitai walkway (site 1) was more likely to be described as



a 'heavily modified' and site 4 was a little bit of an outlier with a higher assessment as 'moderately natural'. Site 3 on the Roding River – with no formal reserves – was more likely to be assessed as 'highly natural'. The Roding River sites were skewed towards the natural side of the spectrum. Base data are provided in Table 26 and Table 27 in Appendix 1. The number of responses for sites upriver of site 6 on The Maitai were too few to be valid and have been excluded.

3.5 Flows

Respondents were asked if their water-based activities were ever not possible due to low flows. Table 10 shows that the Roding had a higher 'never' level of response to the Maitai, and higher level of reliability generally. Water-based activities undertaken by the 17 respondents who stated that low flows in the Maitai River 'frequently' made their activities impossible included: swimming (15), kayaking (2), rafting (2) and fishing (1) (respondents could name more than one activity). Respondents who did not participate in a water-based activity were excluded from this response set.

Table 10: Water-based activities not possible due to low flows	Maitai (n=296)	Roding (n=304)
Never	61%	88%
Rarely (less than one visit in ten)	24%	11%
Occasionally (less than half the time)	9%	1%
Frequently (more than half the time)	6%	
Total	100%	100%

Table 11 shows the percent of respondents who checked the rivers' flows before visiting 'today'. Fewer checked flows on the Roding compared with the Maitai. Of those 19 respondents on the Roding who checked, 8 relied on a recent visit, 6 assumed it would be high after a recent rain, 2 relied on word of mouth, one checked online and the remainder lived locally. Of the 42 who checked the flow on the Maitai, 23 had a look at the river before leaving home (they lived locally), 5 relied on a recent visit, 5 looked online, 3 checked the newspaper and 2 looked at the tides.

Table 11: Did you check the flow of the river before visiting?	Maitai (n=417)	Roding (n=403)
Yes	11%	5%
No	89%	95%
Total	100%	100%

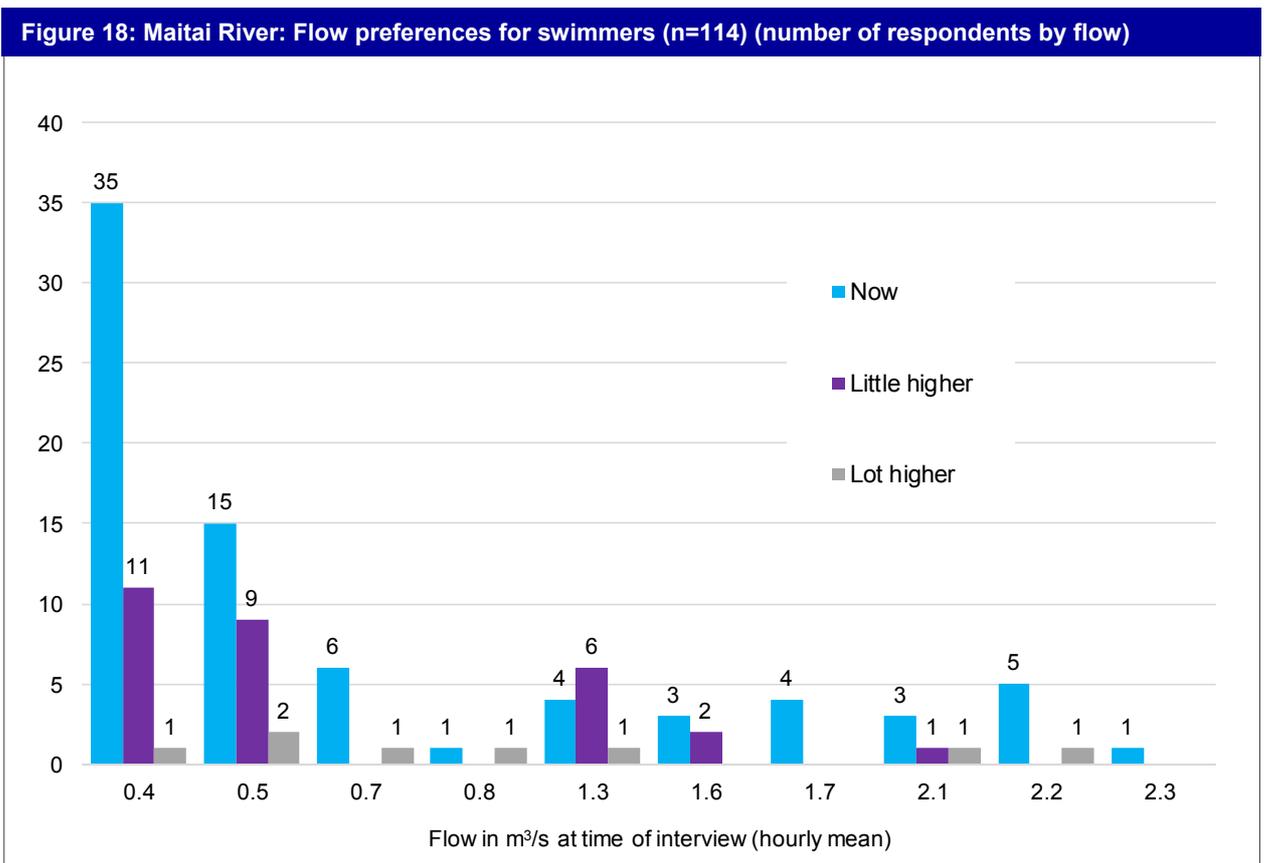
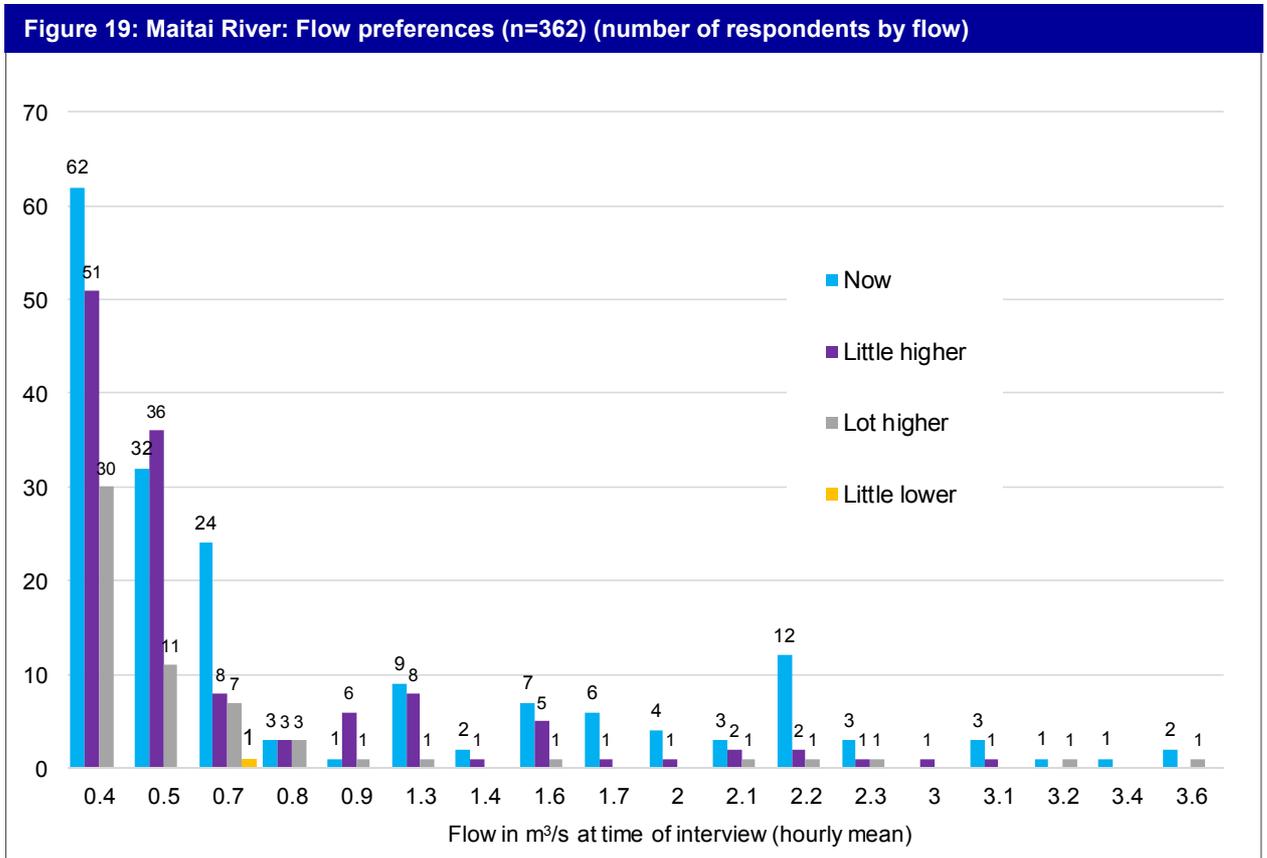
Respondents were asked their opinion about the river flow at the time they were interviewed, with the options of describing a preferred flow:

- I don't know
- I prefer it the way it is today or now
- I prefer it a **little higher** than it is today (about 10% higher)
- I prefer it a **lot higher** than it is today (about 50% higher)
- I prefer it a **little lower** than it is today (about 10% lower)
- I prefer it a **lot lower** than it is today (about 50% lower)

On the Maitai River, 55 respondents did not know (13%). Fewer on the Roding had no opinion – 12 respondents (3%). The data below excludes these respondents.

The mean hourly flows were obtained for the Maitai River at Avon Terrace and at Caretakers for the Roding River (see Figure 6 and Figure 5) at the end of the survey period, and entered in the response datasheet for the hour of each interview (a less onerous exercise than it sounds). The data presented here therefore shows the respondents' preferences compared with the hourly mean flow on the rivers at the time of the interview.

Figure 19 shows flow preferences for all respondents on the Maitai River, excluding 'don't knows'. The most common flows for the survey period were between 0.4 and 0.5 m³/s and so most responses relate to these lower flows. Counts rather than percentages are shown to better illustrate data reliability. There was a general preference for the flow encountered at the time of the interview,



although at all flows there were many respondents preferring a 'little higher' flow. Only one respondent sought a lower flow (at 0.7 m³/s).

Figure 20 shows preferences for only those respondents whose main activity was swimming. These users had a strong preference for flows encountered at the time, which is between 0.4 and 0.5 m³/s.

For the Roding River, Figure 21 shows a similar trend the general preference for the flow encountered at the time, but also a common preference for flows a 'little higher' at most flows. The majority of respondents on the Roding River were swimmers and Figure 20 shows a similar trend for this sub-

Figure 21: Roding River: Flow preferences (n=391) (number of respondents by flow)

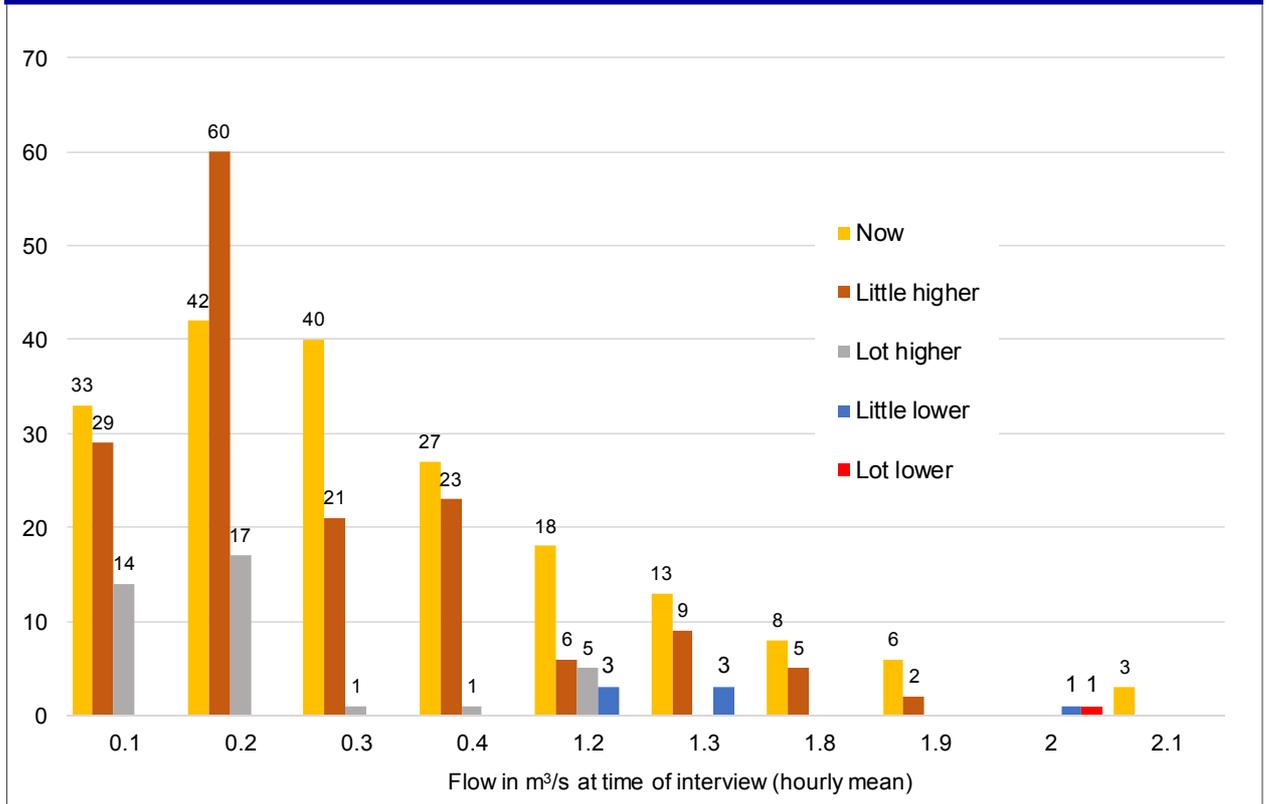
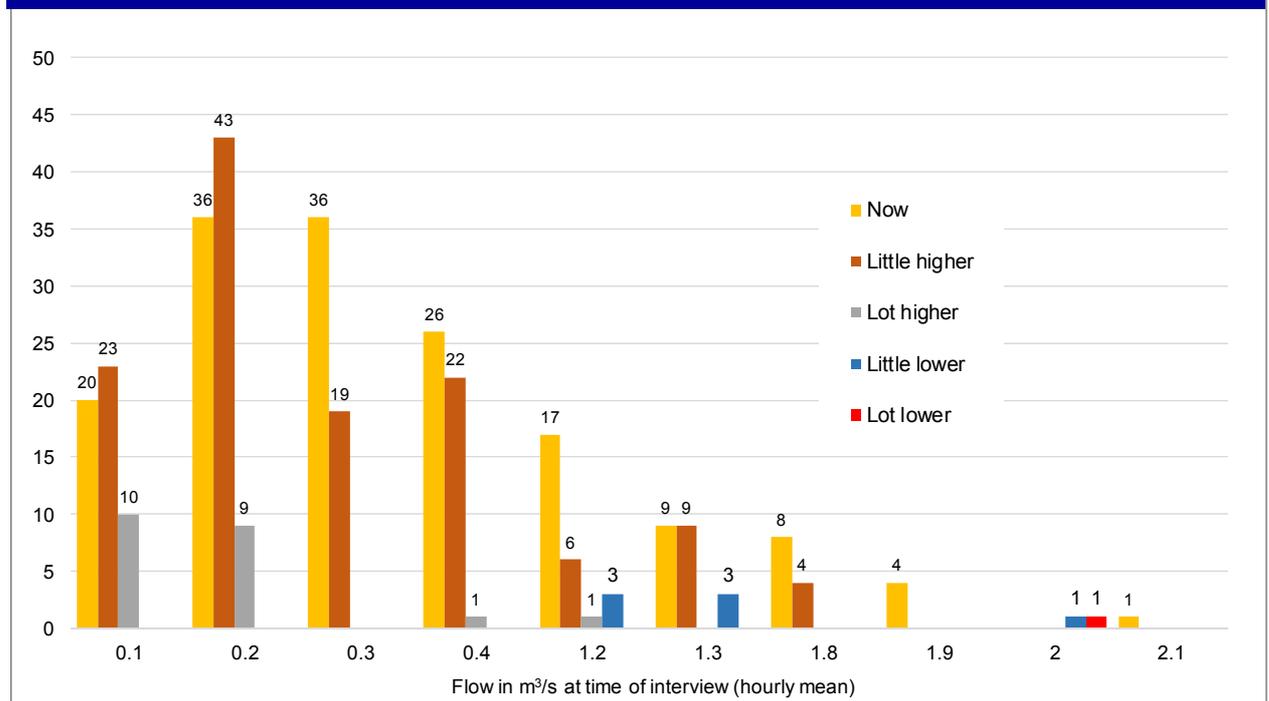


Figure 20: Roding River: Flow preferences for swimmers (n=312) (number of respondents by flow)



group, although these respondents were more likely to prefer flows a 'little higher' at 0.1 and 0.2 m³/s.

Table 12 is a complex one, but worth a look. This shows the reasons given for flow preferences by the flow experienced at the time of the interview. It shows, in general terms, that there is not a lot of consistency in the preferences stated, which the figures above also reinforce. For example, at 0.4 m³/s the flow was considered by 23 respondents to be 'better for swimming', while 11 thought it would also be better a little or a lot higher, and at all other flows responses were given for satisfaction for existing or higher flows. A range of flows was considered safe for children, but the lowest flow encountered gained the most preferences (11 for 'now' at 0.4 m³/s). Respondents were able to name more than one reason for their preference.

Table 12: Maitai - reasons for flow preferences: flow band at time of interview by preference (count)															
Flow band - m ³ /s:	0.4	0.5	0.7	0.8	0.9	1.3	1.4	1.6	1.7	2	2.1	2.2	2.3	3+	n=
Better for swimming / jumping															126
Now	23	21	5	1	1	4	1	5	3		2	3	2	2	73
Little higher	11	12	2	2		5		2	1	2	1	1			39
Lot higher	5	5		1	1						1	1			14
Looks more attractive / nicer															76
Now	6	3	8	1				1		1		4	1	2	27
Little higher	18	4	3		4	1							1	2	33
Lot higher	10		3										1	1	15
Little lower			1												1
Cleaner															56
Now		1													1
Little higher	14	13	1		1	3		2				1	1		36
Lot higher	11	5	3												19
Less algae															42
Now	1				1				1	1		2			6
Little higher	8	4	2			4	1	1			1				21
Lot higher	6	3	3	2		1									15
Safe for children / families															37
Now	11	4	2	1		2			2	1	2	2		1	28
Little higher	2	4			1			1							8
Lot higher	1														1
Wildlife / river health															32
Now			1			1		1					2	1	6
Little higher	13	1			1			1							16
Lot higher	3	3	2	1				1							10
Clean															18
Now	5	2					1	3	2	2				3	18
Let nature be/should be natural															11
Now	4		2	1						1				1	9
Little higher	1							1							2

Table 13 gives a similar picture for the Roding River, with, for example, a similar number of respondents stating 0.1 m³/s being good for swimming and jumping, as well as wanting it a little higher, although at 0.2 m³/s more than three times as many respondents preferred the flow higher as preferred it the way it was. The results could have varied as a result of the site of the interview,

but further analysis shows no interesting variations, and this could be an unavoidable result of the survey method. The Roding interviewer reported that at low flows there was little jumping activity off the bridge at the Hacket, and those potential respondents were not available to comment that the River was too low for their activity, while those still swimming at the site (and interviewed) were happy with a safer, warmer and quieter setting.

Table 13: Roding - reasons for flow preferences: flow band at time of interview by preference (count)												
Flow band - m ³ /s:	0.1	0.2	0.3	0.4	1.2	1.3	1.8	1.9	2	2.1	n=	
Better for swimming / jumping											208	
Now	15	13	16	8	9	2	6	3		1	73	
Little higher	18	46	13	19	5	5	5	3			114	
Lot higher	7	9	1		4						21	
Safe for children / families											86	
Now	11	23	16	11	8	7	1	2		1	80	
Little higher		2									2	
Little lower					3				1		4	
Cleaner											33	
Little higher	8	9	3	2	1	3					26	
Lot higher	1	4		1	1						7	
Less algae											32	
Now	2				1						3	
Little higher	8	4	5	2	1	1					21	
Lot higher	4	2			2						8	
Looks more attractive / nicer											24	
Now	1	3	2	1		1					8	
Little higher	4	4		1							9	
Lot higher	2	5									7	
Warmer											18	
Now	2	1	3	5		1					12	
Little higher						1					1	
Lot higher	1										1	
Little lower						3					3	
Lot lower									1		1	

3.6 Improvements

Figure 22 and Figure 23 show respondents' preferences for improvements to the river settings. These data are based on a closed question with the options of ordering the three top priorities from the following list:

- More recreation facilities
- Making the river more fish-friendly
- More native riparian or riverside planting
- Improving water quality
- Managing toxic algae
- Managing slippery algae
- Managing sediment inflows to the river
- Improved flood protection works

The latter option was not included in the questionnaire for the Roding River.

Figure 22 and Figure 23 are ordered by the counts for priority 1 and 2 options. Toxic algae and water quality were the top issues for the Maitai River while toxic algae and slippery algae the top two issues for the Roding – although there has been no toxic algae recorded in the Roding.

Table 28 in Appendix 1 lists all the 'other' priority options by river and by survey site. Many relate to particular recreation facility developments.

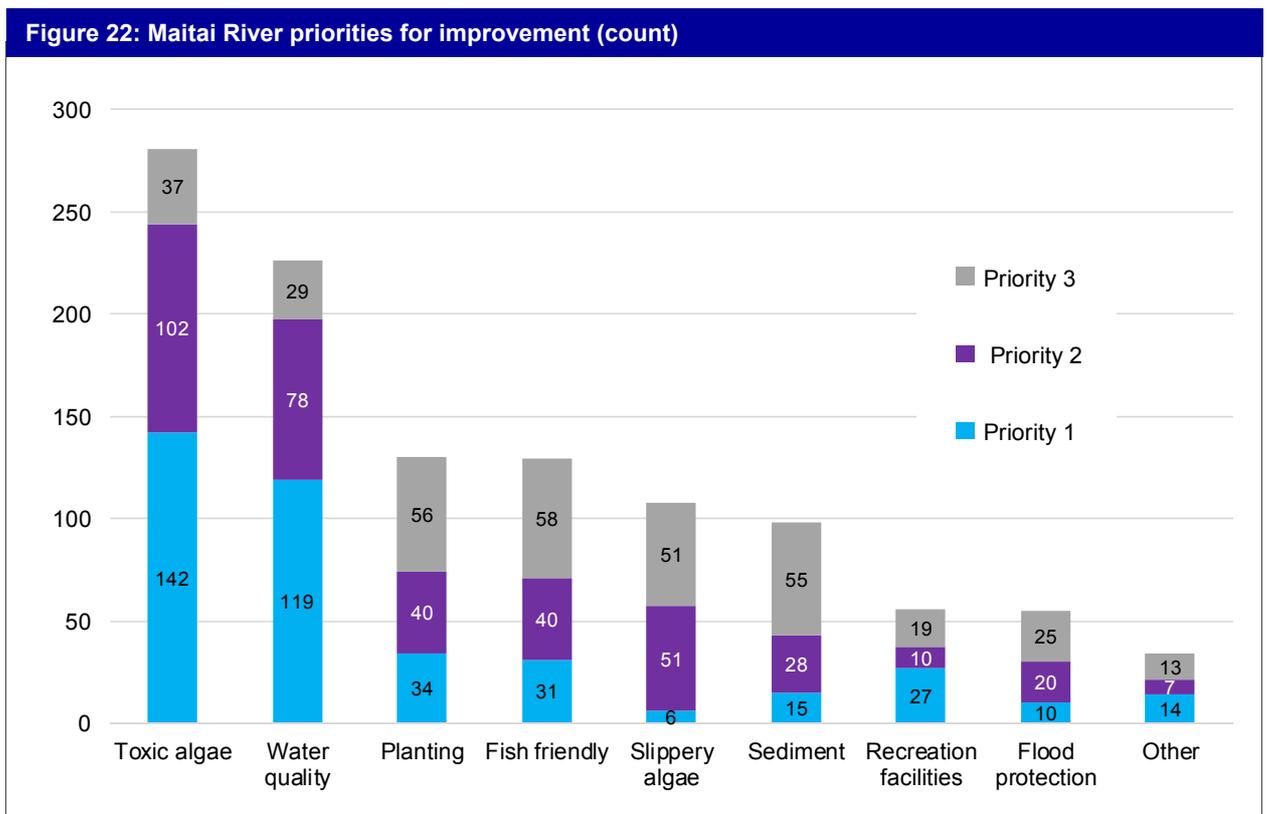
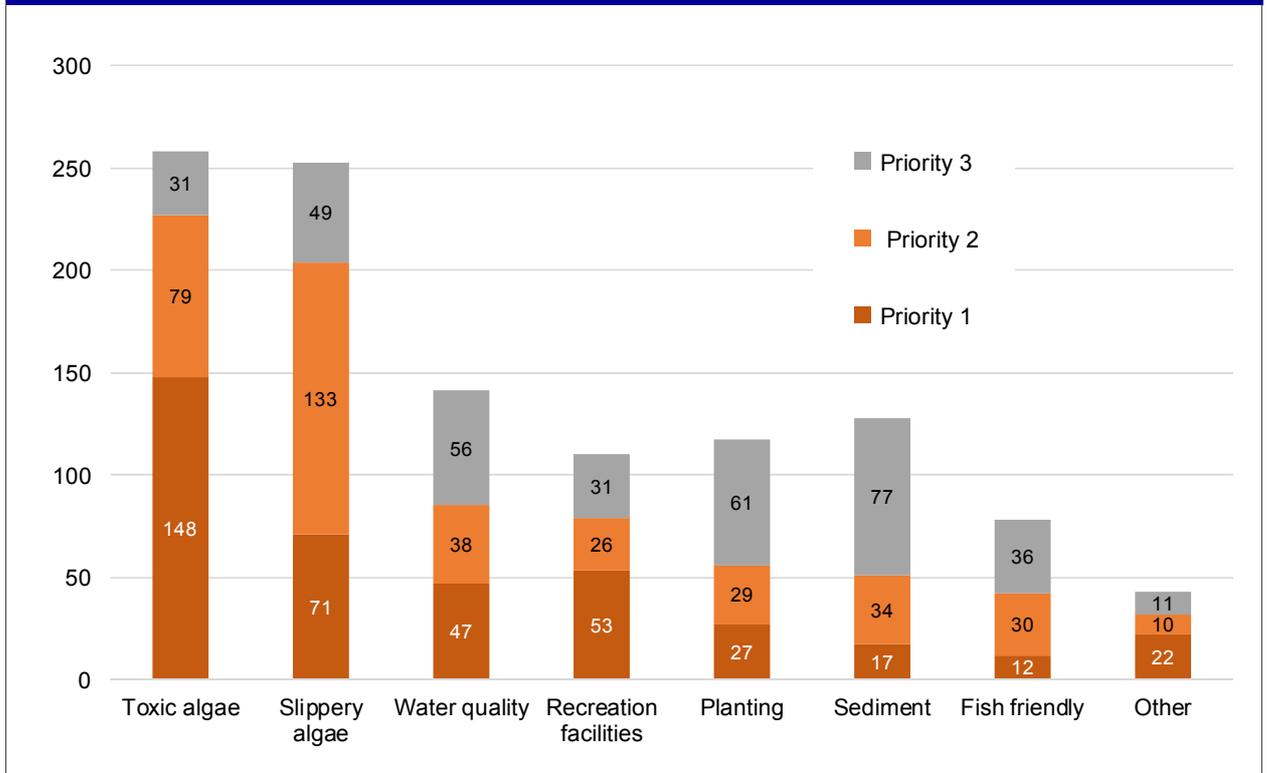


Figure 23: Roding River priorities for improvement (count)

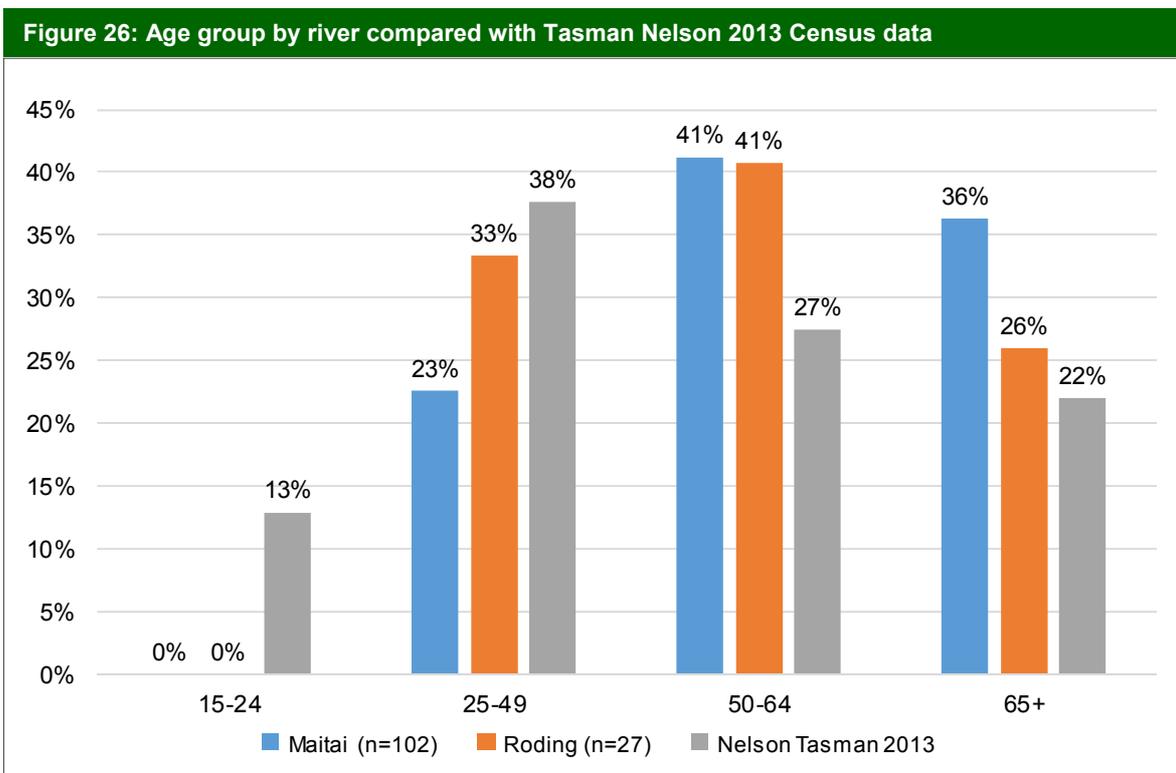


4 Results - River-residents

Self-completion questionnaires were hand-delivered to 229 houses on streets which bordered the Maitai River, addressed to 'The Resident', with 102 returned via prepaid envelopes (45%); and 45 were delivered to houses in the Roding Valley, with 27 returned (60%). Both return rates are quite high, with 30% standard for surveys of this type.

4.1 Demographics

Figure 26 shows the age groups of respondents compared with 2013 Census data for the Nelson and Tasman regions combined. There were no respondents aged under 25. The Roding River tended to have a younger age-profile than the Maitai, with the 50-64 age group well-represented in both.



On the Maitai River, 45% of respondents were male and 56% female (virtually identical to the intercept survey on the Maitai). On the Roding River, 54% were male (49% in the intercept survey) and 44% female (51% in the intercept survey). The regional profile (Tasman and Nelson 2013 Census) is 49% male and 51% female.

The mean number of years respondents had been living by both rivers was 19. However, the distribution is quite different with 17 Maitai respondents having lived by the River for more than 40 years and the maximum duration for the Roding at 39 years. Thirty-five percent of Maitai respondents had lived by the River for less than 10 years compared with 22% of Roding respondents.

4.2 Activities, location and frequency

Table 14 shows all activities undertaken by residents on the rivers. This question was partly closed with a tick-list provided as well as the option to name 'other activities'. The closed list was the top ten activities in Table 14. Respondents' main activities are shown in Table 15, with Maitai residents more likely to walk and Roding residents more likely to swim.

Table 14: All Activities	Maitai (n=418)	Roding (n=145)
Walking	22%	17%
Looking at the water	20%	12%
Swimming	14%	17%
Cycling	11%	10%
Dog walking	10%	9%
Picnics	8%	13%
Playing with children	7%	11%
Kayaking	1%	5%
Eel fishing	1%	1%
Trout fishing	1%	2%
Running	1%	1%
Water supply	<1%	1%
Feeding ducks	<1%	
Fossicking	<1%	1%
Enjoying living in Maitai area	<1%	
Whitebaiting	<1%	
Commuting	<1%	
Dog swimming	<1%	
Golf	<1%	
Flax planting	<1%	
Avoiding hordes of mountain bikes	<1%	
Watching birds	<1%	
Birdlife	<1%	
Weed control activity on river bank	<1%	
Painting	<1%	
Photography	<1%	
Dinghy		1%
Totals	100%	100%

Table 15: Main Activities	Maitai (n=102)	Roding (n=27)
Walking	54%	15%
Dog walking	20%	4%
Swimming	5%	52%
Looking at the water	12%	11%
Cycling	5%	4%
Running	2%	4%
Water supply	1%	4%
Picnics		7%
'All activities'	1%	
Painting	1%	
Totals	100%	100%

Figure 27 and Figure 28 show the locations on the Maitai and Roding Rivers used by respondents, by the main activity of the respondent; with the scale of response indicated by the proportional size of the pie charts.

These figures are unlike those for the intercept survey (Figure 10 and Figure 11): they do not show the frequency of use (a respondent could use site 1 several hundred times a year and site 12 only once, but they show the same in these data); and the data do not show the activity undertaken at each site – only the main activity of the respondent generally. For example, Figure 27 shows that respondents whose main activity was swimming did not use site 1 or site 11. The collection method does not allow for each activity undertaken by each respondent, and its frequency, to be located; this would require a far longer and more detailed questionnaire and would be better suited to an online digital method.

Figure 27: Maitai River activities by sites - scaled

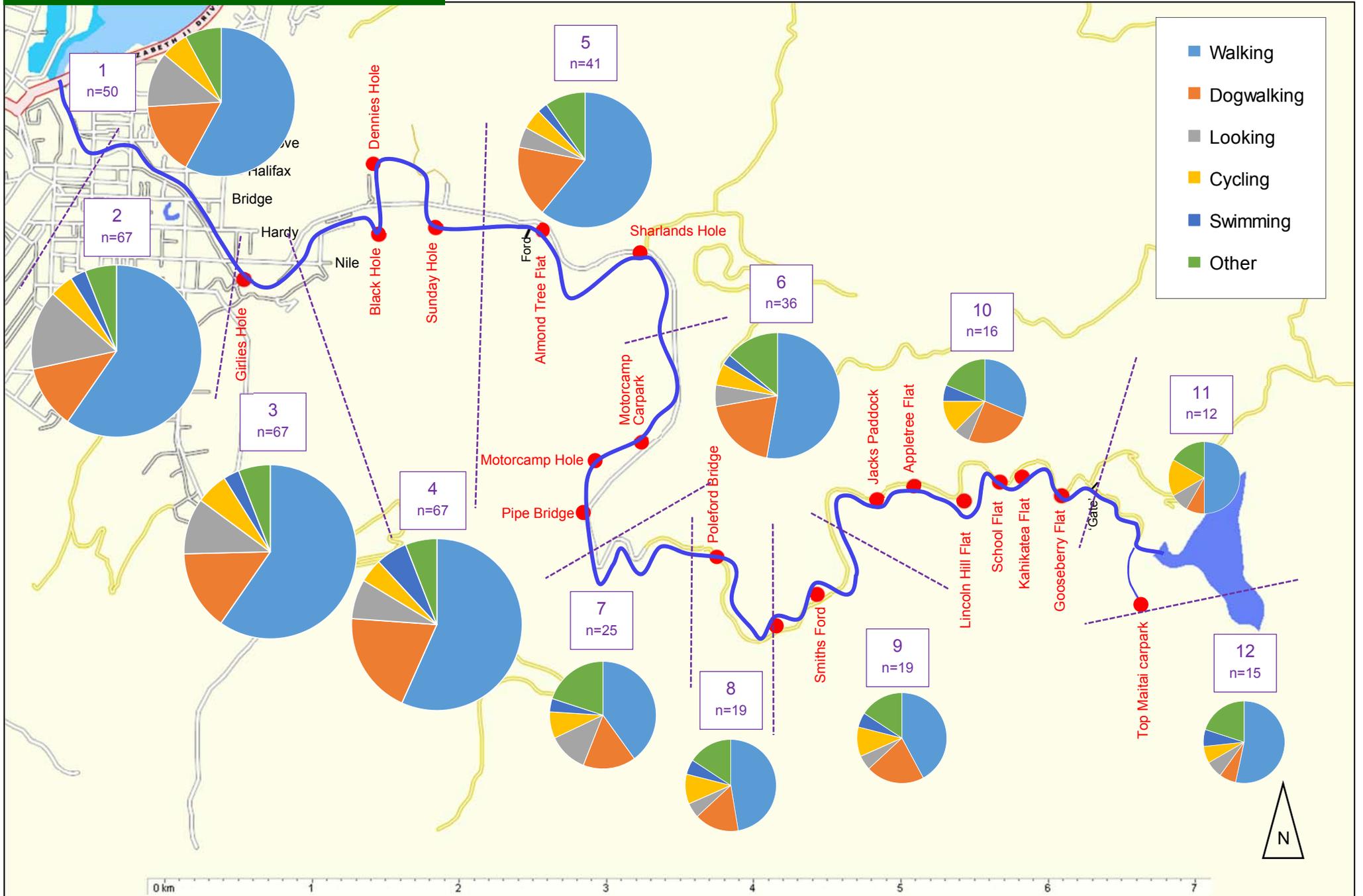


Figure 28: Roding River activities by sites - scaled

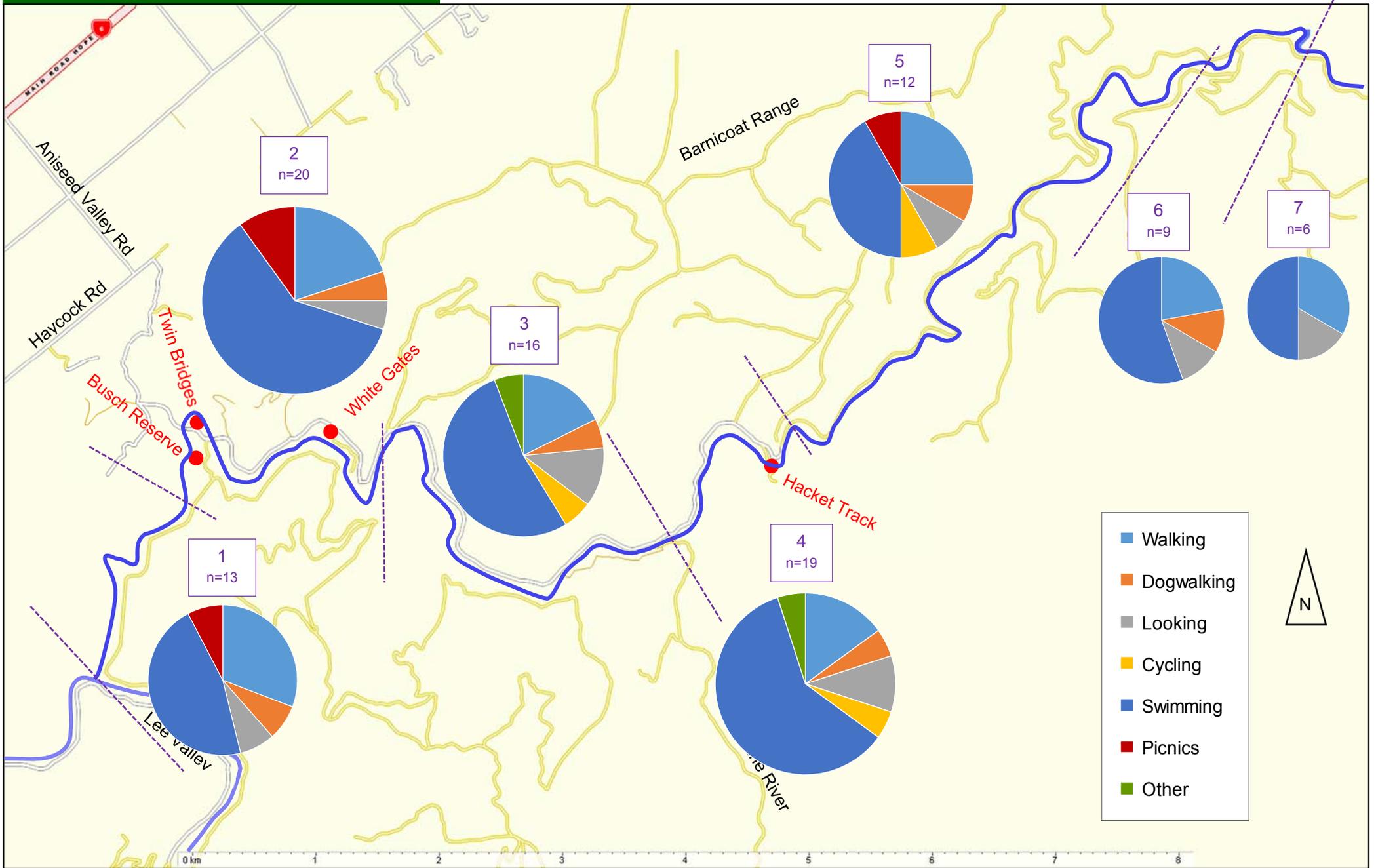
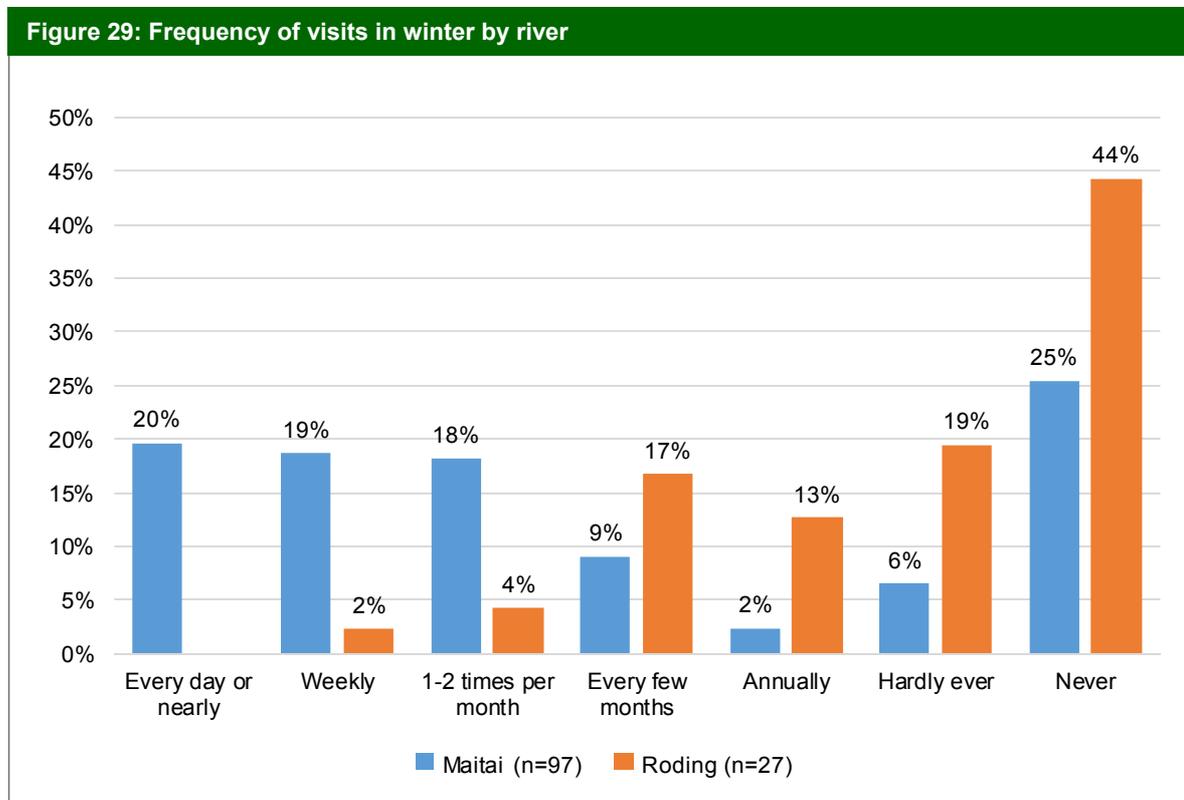
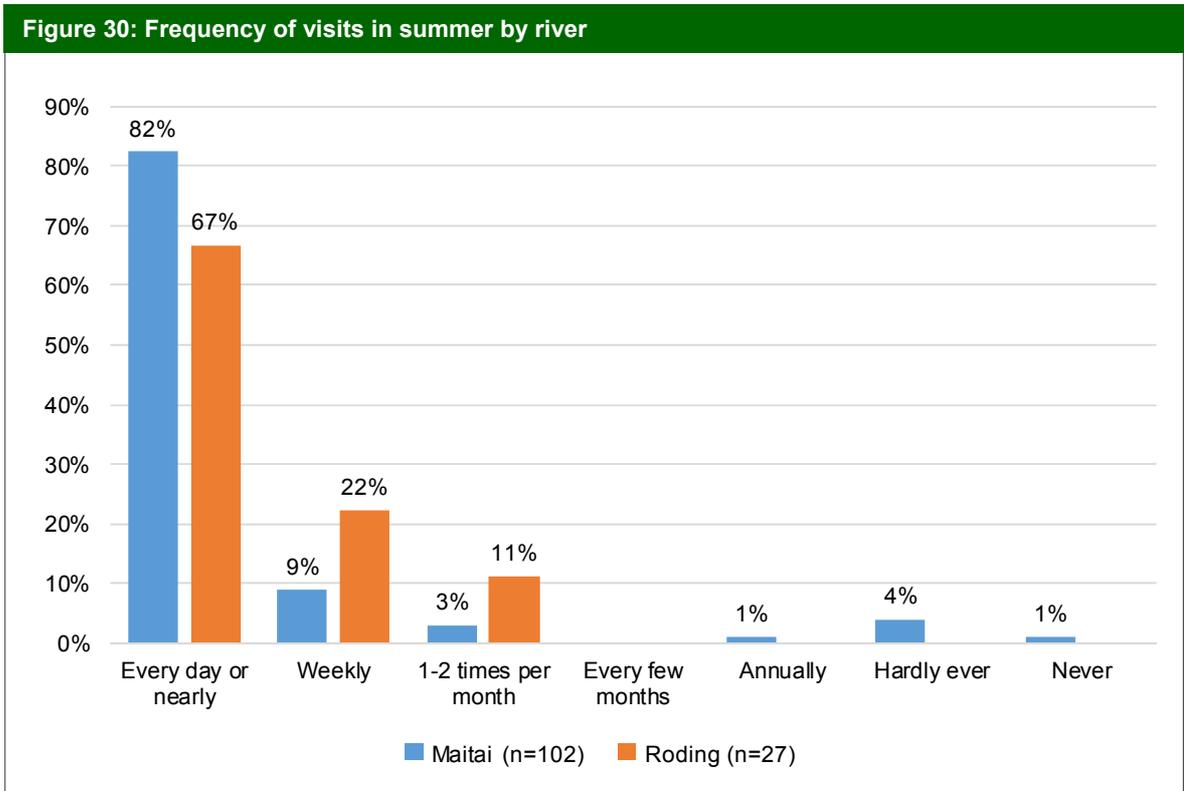


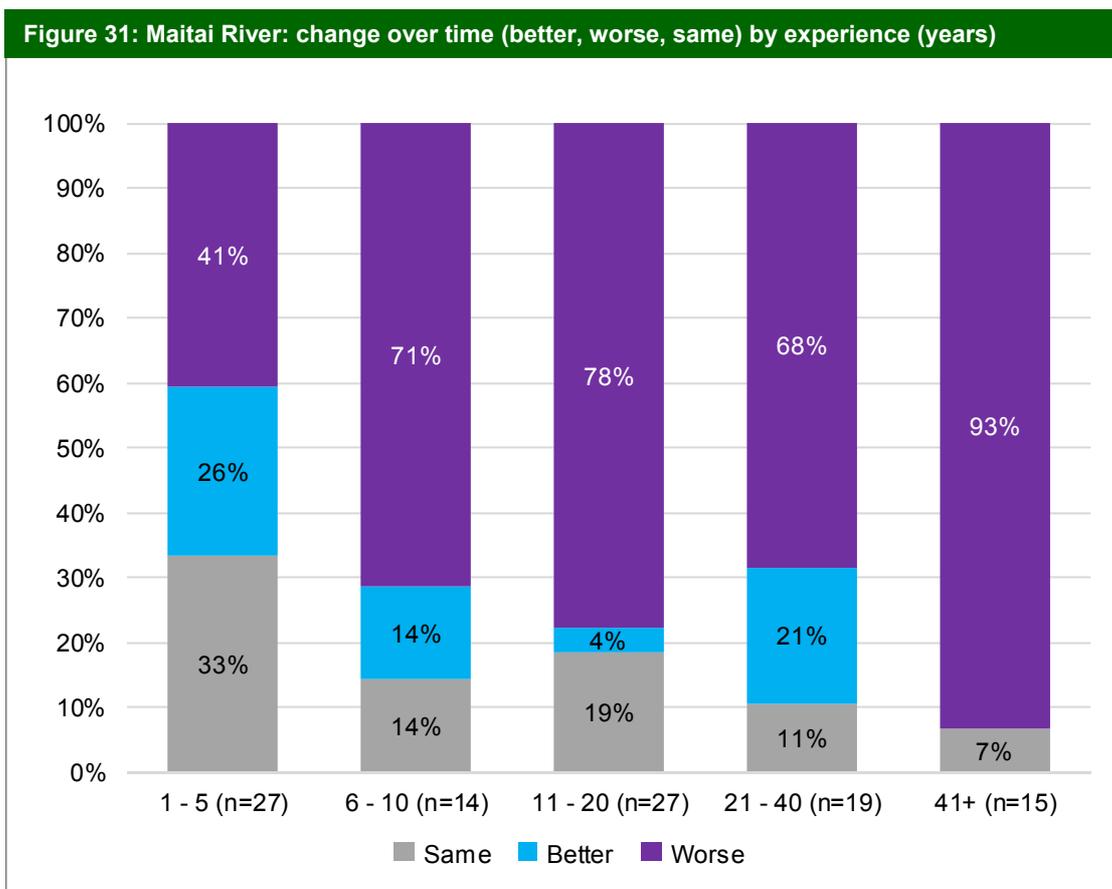
Figure 30 and Figure 29 show frequency of visits by river by season. The Maitai River tends to sustain visits over winter and has a higher level of daily use by respondents in comparison with the Roding River. Several respondents failed to complete this question for winter use.



4.3 Change over time, best and worst aspects

Respondents were asked if, in their opinion, that the rivers had changed for the better, worse or the same during their period living beside it. They were also asked how many years they had been living by each river. No respondent felt they could not comment regardless of their period of experience.

Overall, 14% of all respondents felt the Maitai River was better, 68% felt it was worse and 19% thought it had not changed. Figure 31 shows these data by the period of respondents' experience in years. Those with a shorter period of experience were more likely to think the River had not changed or was better compared with those with longer experience, with those with the longest experience considering it was worse.



For the Roding River, no respondents felt that they had insufficient experience to comment, but two failed to enter their period of residence (shown with a ? in Figure 32). Overall, 4% of all respondents felt the Roding River was better, 78% felt it was worse and 19% thought it had not changed. Figure 32 shows these data by respondents' period of experience in years. Several respondents with the longest period of experience thought the River changed for the better or was the same, but the majority in all groups considered the River was worse than when they first lived nearby.

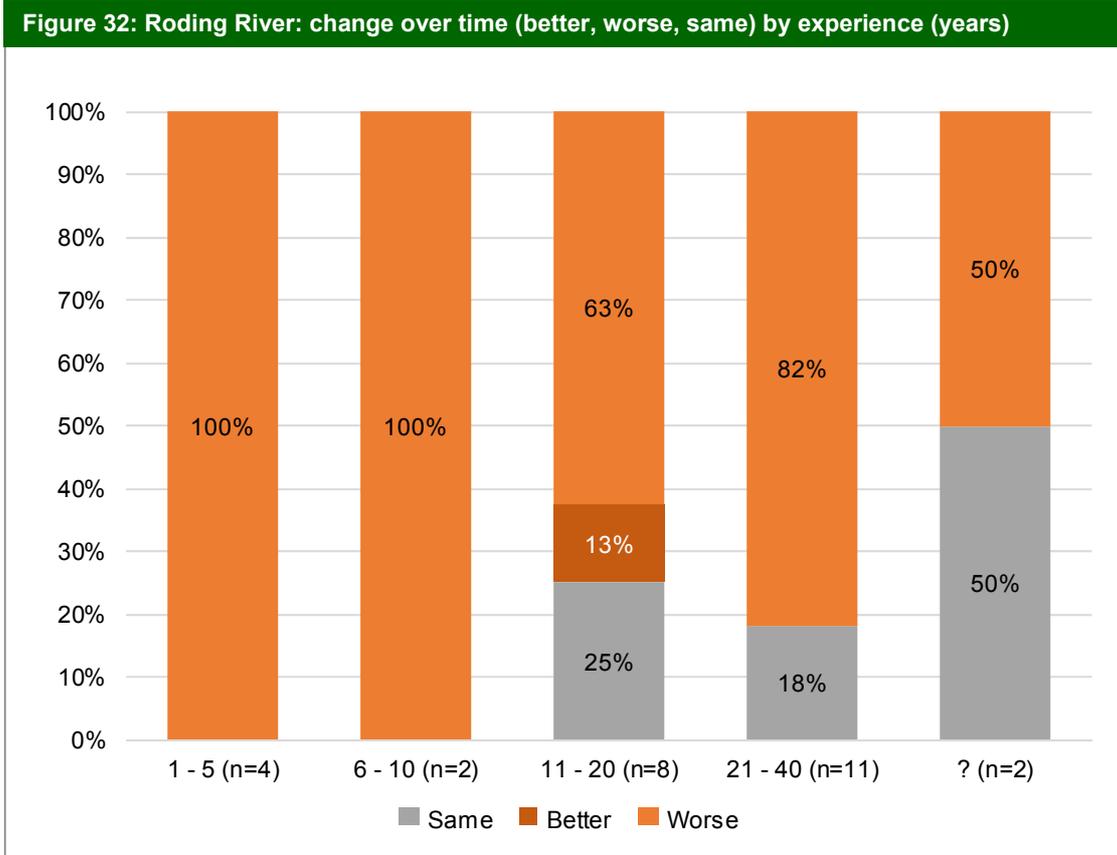


Table 16 shows the main reasons the rivers were considered better than in the past. Improved paths and cycleways, and planting and landscaping, were most frequently cited for the Maitai River. There were only two positive comments for the Roding River. Respondents were able to give multiple answers.

Table 16: Reasons better (count)	Maitai	Roding
Pathways / cycleways upgraded	5	
Planting / landscaping	3	1
Control anti-social behaviour	2	1
Dam impact on river positive	2	
Water cleaner	2	
Improved river flow	2	
Well maintained	2	
More accessible	1	
More scenic	1	

Table 17 shows the main reasons the rivers were considered worse than in the past. Algae and low water levels were cited most frequently for both rivers.

Table 17: Reasons worse (count)	Maitai	Roding
Slime / algae / bloom / growth	41	12
Lower water / flow	23	11
Wildlife decreased	13	3
Water quality deteriorated	13	1
Dirtier	13	1
Pollution / rubbish	8	1
Logging / forestry	3	6
Sediment build up	4	2
Planting / landscaping	6	
Busy / more people	1	4
Maintenance poor	3	1
Swimming holes filled with gravel	4	
Dam impact on river	4	
Cyclists	3	
Anti-social behaviour		3
Flood damage		2
Extremes in water level	1	
Embarrassing for tourists to come - use to be proud of Maitai	1	
Improved access	1	
New water supply infrastructure an ugly balls up	1	
River course changed	1	
Damage up Hacket Track and banks along river		1

Table 18 lists the main 'best aspects' of each river. The accessibility of the Maitai River and its scenic qualities were top picks. For the Roding River, the clean or clear water and swimming opportunities were particular features. Respondents were able to name more than one 'aspect'.

Table 18: Best aspects by river (count)	Maitai	Roding
Accessibility	50	1
Walking / cycling / running tracks	46	2
Beautiful/scenic	35	6
Clean / clear water	17	15
Swimming/swimming holes	12	13
Calm atmosphere / peaceful	20	5
Wildlife	21	4
Trees / bush / reserve	19	5
Natural environment	18	4
River access/setting	19	2
Recreation multi-use asset	11	6
Social setting	9	1
Family friendly	7	
BBQ / picnic areas	4	3
Safe	3	4
Tidal change	6	
Well maintained	5	1
Dog friendly	5	

Table 18: Best aspects by river (count)	Maitai	Roding
Large open space	2	3
Rocks	1	2
Landscaping	2	1
Appreciation	1	
Source of water	1	
Love the taste	1	
Closing of reserves at night over winter tops cars damaging the grass		1
Nostalgia	1	
Water supply	1	
Part of Nelson's geography	1	
Always somewhere to go		1
Rarely dangerous flows	1	
Still flowing	1	
Daily inflow of tide adds interest with sea birds coming in	1	
Good hunting nearby		1
If enough rain	1	
Change during flood events	1	
Use water for domestic purposes		1
Warm water with deep holes for swimming		1
Remind of what whole catchment could be like		1
Little run off		1
Designated reserves control user impacts		1
Needs to be respected	1	
Never goes dry		1
No erosion		1

Table 19 lists the main 'worst aspects' of each river. Water quality and algae were top issues with both rivers.

Table 19: Worst aspects by river (count)	Maitai	Roding
Water quality	30	3
Algae / bloom / growth/slime	20	9
Water level low	15	5
Weeds along river, dead trees, wrong trees planted in reserves	10	8
Can't always swim	11	5
Anti-social behaviour	8	6
Logging / forestry	5	7
Pollution	10	1
Toxic algae / cyanobacteria	11	
Flooding	10	1
Ugly / unattractive / eyesore	9	
Cyclists	9	
Rubbish	7	2
Dirty/sludgy / brown water	7	2
Crowded	1	7
Fewer fish	7	1
Road and vehicles	2	5

Table 19: Worst aspects by river (count)	Maitai	Roding
Dam	5	2
Sediment build-up	4	1
Dog can't swim / die	5	
Dogs / dog poo	3	
Maintenance poor / inadequate	3	
Mosquitos/sandlifes / wasps		2
Time it has taken to finish walkway near library	1	
Swan - shame it was removed	1	
Not safe	1	
Inflows	1	
Hot dry summers		1
Rocks	1	
Riverbed below Trafalgar Bridge	1	
Maitai walkway	1	
Live beside it	1	
Got worse since lived here		1
Following heavy rain banks get eaten way	1	
Affects our property	1	
Temporary ban in section 2 has been in place for 4 years	1	

Just over 1.6 times as many 'best aspects' were named for the Maitai River in comparison with 'worst aspects' (324 best compared with 203 worst); and 1.3 times as many 'best aspects' for the Roding River (89 best compared with 69 worst).

The survey question for best and worst aspects asked respondents to name their 'aspects' and to give a reason why they thought of that aspect. Unlike the intercept questionnaire, the 'reasons' were almost always given and helped explain the 'aspects' considerably, although they were not coded separately.

4.5 Improvements

Figure 33 and Figure 34 show respondents' preferences for improvements to the river settings. These data are based on a closed question with the options of ordering the three top priorities from the following list:

- More recreation facilities
- Making the river more fish-friendly
- More native riparian or riverside planting
- Improving water quality
- Managing toxic algae
- Managing slippery algae
- Managing sediment inflows to the river
- Improved flood protection works

The latter option was not included in the questionnaire for the Roding River.

Figure 33 and Figure 34 are ordered by the counts for priority 1 and 2 options. Water quality and toxic algae were the top issues for both rivers – although there has been no toxic algae recorded in the Roding.

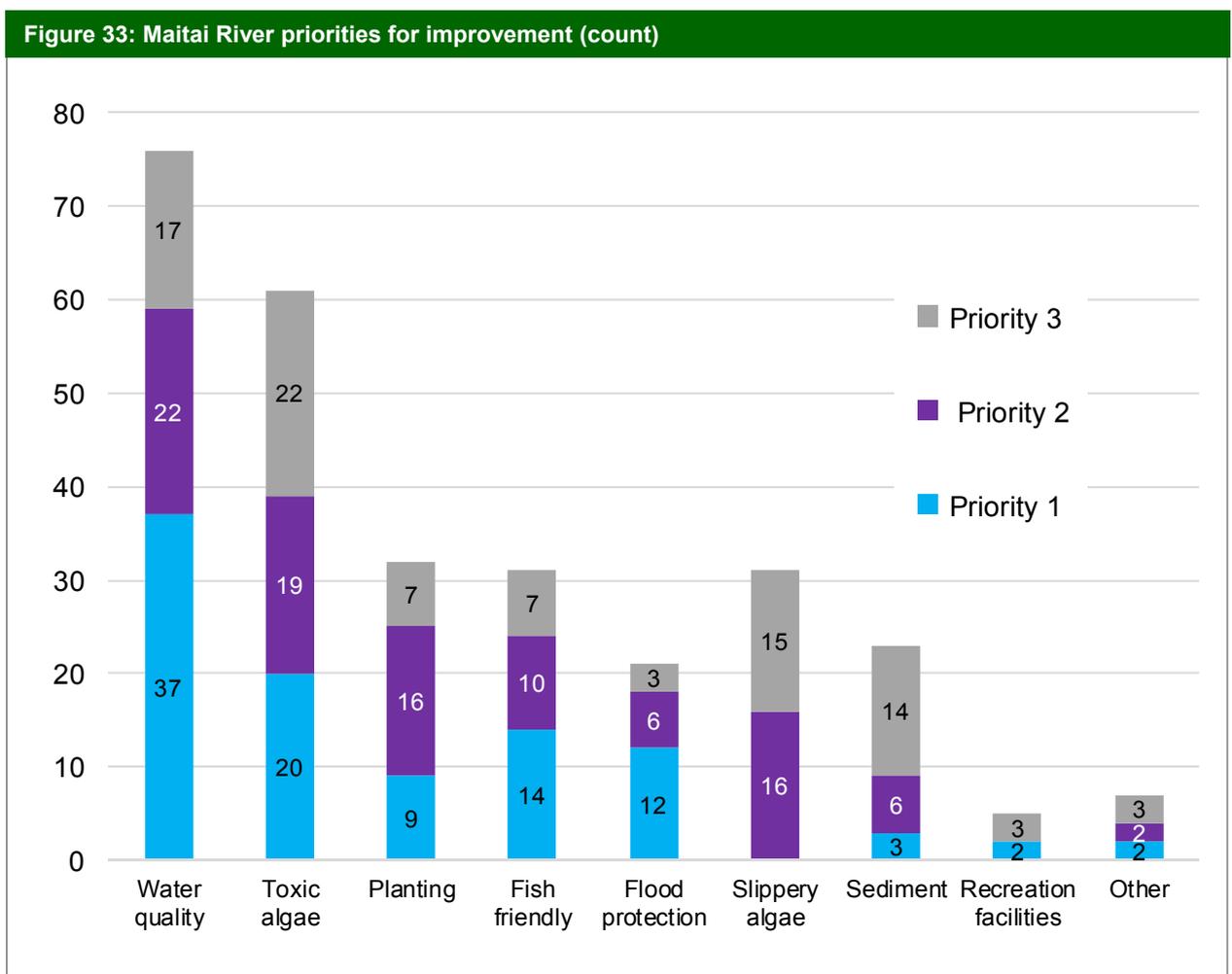
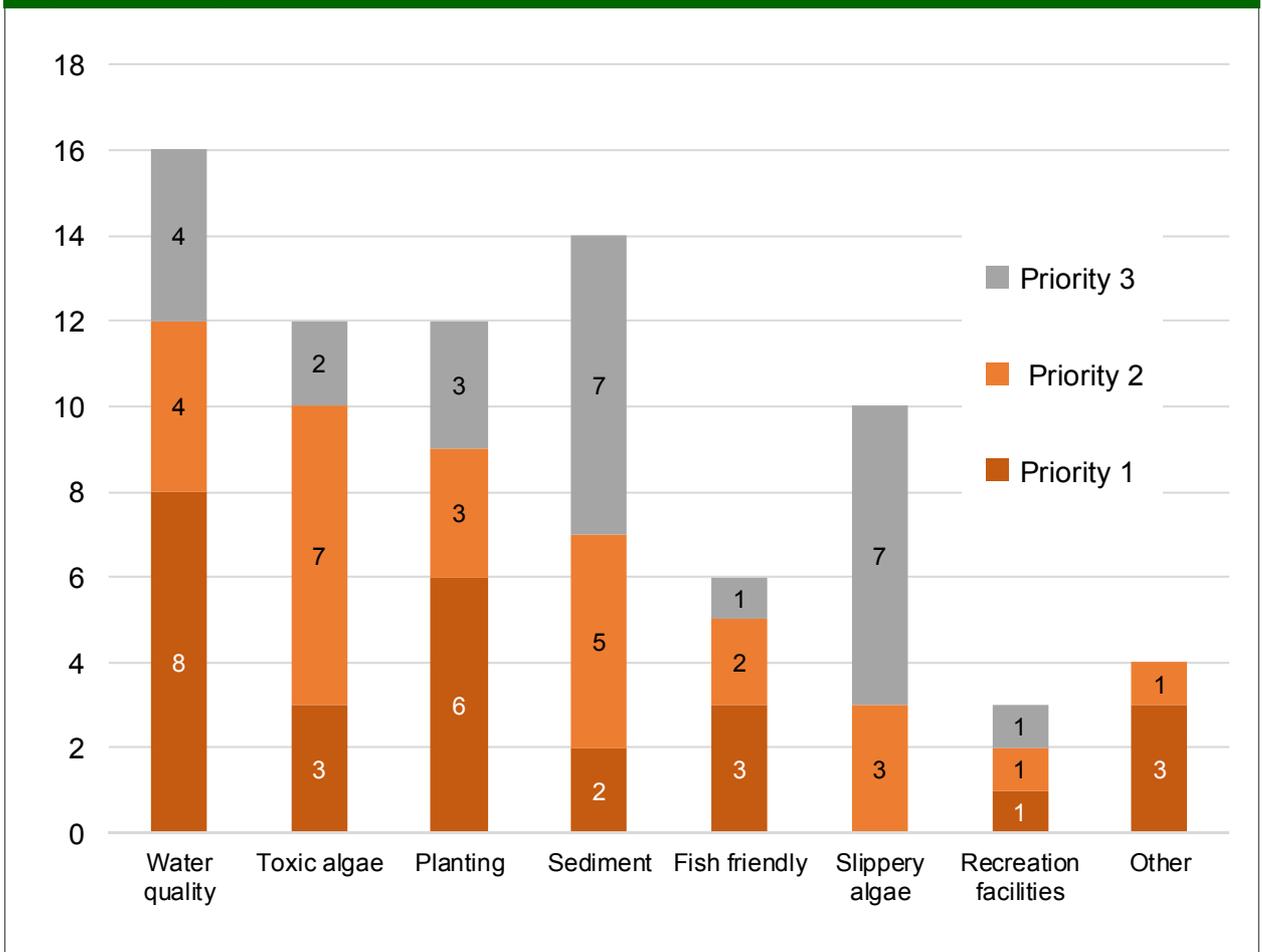


Figure 34: Roding River priorities for improvement (count)



'Other' priorities for the Maitai River were:

- Improve run-off protection and improve public access
- Improved flow
- Increase flow from dam in summer
- Keeping banks mown so river is visible at all time
- Managing river banks, grass, trees
- Monitor / control forestry practices
- More seating along walks
- Signs to show how deep the river is

'Other' priorities for the Roding River were:

- Keeping an eye on cleanliness eg. Chemical run-off
- Manage minimum flow rates at dam
- More water flow in summer
- Weed control on river bank

4.6 Final comments

Many additional comments were given, most of which were positive and many of which were long and specific. As a result, a word cloud does not provide any indication of key themes, and comments are listed in Table 30 and Table 31 in Appendix 1. Some comments were very long and were provided directly to the NCC to review.

Appendix 1: Full data tables

All tables in this section besides the final two (Table 30 and Table 31) are for the intercept survey.

Table 20: Origin by river (count)	Maitai	Roding
Aniseed Valley		5
Annesbrook	3	5
Appleby		1
Atawhai	27	11
Auckland	3	2
Australia	5	8
Bishopdale	8	1
Blenheim		1
Brightwater	4	7
Cable Bay	1	
Canterbury	14	31
Dovedale		1
Enner Glynn	4	4
Europe	11	9
Golden Bay	1	
Hira	3	
Hope		10
Hori Bay		1
Kina Beach		1
Maitai	10	5
Mapua	2	
Marina	4	1
Marlborough	1	
Monaco		1
Motueka		6
Motupiko		1
Murchison	1	
Nelson Central	138	19
Nelson South	7	16
North America	14	
Otago	5	1
Other North Island	5	3
Other South Island	1	1
Pacific Islands		2
Port Hills	15	7
Rai Valley		1
Redwood Valley		2
Richmond	8	109
Ruby bay		2
Stoke	21	72

Table 20: Origin by river (count)	Maitai	Roding
Tahunanui	9	15
Tasman		1
The Brook	24	6
The Glen	2	1
The Wood	22	5
Todd Valley	2	
UK	16	
Victory	12	12
Wakapuaka	3	1
Wakefield	1	6
Washington Valley	3	5
Wellington	6	3
West Coast	2	1
Totals	418	403

Table 21: All activities (count)	Maitai	Roding
Swimming	261	394
Picnicking	117	365
Walking	256	61
Mountain biking	107	27
Dog walking/swim	69	57
Sport	13	56
Relaxing	33	33
Jump into water		62
Running	36	6
Sightseeing/scenery	20	14
Socialising	8	22
Kayaking	18	12
Playing	14	15
Snorkelling		22
Rafting	8	14
Sunbathing	5	10
Photography	5	6
Skimming rocks	2	7
Rope swing		9
Golf	8	
Fishing	6	1
Feeding ducks	5	1
Eeling	1	4
Cycling road	2	1
Birdwatching	1	2
Hunting	1	2
Café	2	1
Commuting	3	

Table 21: All activities (count)	Maitai	Roding
Whitebaiting	3	
Collecting plants/stones	1	2
Food gathering	1	1
Motorbiking	1	1
Model work	1	
Body boarding on rapids		1
Painting	1	
Pest eradication	1	
Dig holes		1
Quad biking		1
Volunteer - collect rubbish & chase boy racers away		1
Exercise	1	
Waiting for lorry to take skip away after party	1	
Firewood gathering	1	
Geocaching		1
Planting	1	
4WD up top of Roding		1
Skids		1
Waka ama	1	
Hot rock massage		1
Washing		1
School Trip	1	
Science	1	
Arboretum	1	
Totals	1018	1217

Table 22: Reasons better (count)	Maitai	Roding
Paths and tracks better / wider / better maintained	46	
Amenities / facilities improved	24	20
Cleaner / clearer water	11	9
Deeper / more water	3	12
Well maintained / looked after	12	
Less algae/slime	8	3
Access better	8	2
Tidier / Cleaned up a bit	10	
Swimming better	3	4
Landscaping	7	
Trees / planting	7	
User friendly	5	1
Fewer people	1	4
Art/sculpture	5	
Getting better all the time	3	1
Warmer water		3
River changed / different	1	2

Table 22: Reasons better (count)	Maitai	Roding
Water quality deteriorated	3	
No sand-flies	1	1
Bridge safer to go under	2	
Opened up more	2	
Better sharing with cyclists	2	
Pretty / looks nicer	2	
Busch Reserve is better		2
Signage improved	2	
Toilets renovated / nicer	2	
Grassed area		2
Blocked Brandford Park from boy racers	2	
Well maintained / looked after	2	
Pine trees gone	1	
Finer gravel to sit on		1
Sewerage taken out	1	
Good for dogs	1	
Enhanced environment	1	
Graded the road	1	
Fewer fish / eels / trout	1	
Cricket grounds	1	
Steps into river	1	
Great jetty	1	
Flow controlled so don't have extreme high and low	1	
Grew up swimming in Appleby river		1
Enhanced river	1	
Improved by bridge	1	
Feels safer	1	
Improved edges of track	1	
River looks better	1	
Keep it mowed	1	
Cleared up after storm damage on tracks	1	
Cycleways	1	
Surroundings have improved.		1
Better than Lee Valley at moment		1
This summer good for this part of river	1	
Toxic algal blooms	1	
Not over grassed	1	
Cyclists menacing / rude	1	
Parking area sealed	1	
Dam is established	1	
Picnic areas nicer	1	
Dam might have reduced slimy-ness	1	
Plenty of room for everyone	1	
Black hole better for swimming	1	
Reserve is better		1

Table 22: Reasons better (count)	Maitai	Roding
Better lighting	1	
River has changed flow		1
Width of vegetation better	1	
Riverside residential area is worse - parking, dust and path is bad	1	
Dog friendly	1	
Shared pathway	1	
Mountainbike tracks improved	1	
Spraying done	1	
New decking / wood bridges	1	
Surface is good	1	
New swimming holes		1
Swim depends on year and how storms wash it out.		1
No carpark	1	
Taking down trees	1	
No debris in river		1
Cleaned out the trees and made more open	1	
Dun Mountain trail improved	1	
Concrete place for jumpers into water		1
Not changed much	1	
Looks nicer / pretty	1	
Very under-developed when left in 1969	1	
More connected	1	
Water holes	1	
More developed	1	
Well maintained / looked after	1	
More information provided	1	
Well maintained / looked after	1	
More parking	1	
Whole environment / reserve		1
More reserves now		1
Wood bollards at Branford Park	1	
More shade	1	
More space	1	

Table 23: Reasons worse (count)	Maitai	Roding
Algae / bloom growth	40	41
Lower water / flow	24	30
Dirtier water	16	7
Water quality deteriorated	17	2
Rubbish	3	2
Didymo / rock snot	3	2
Pollution	5	
Too many people	1	3
Fewer fish / eels / trout	4	

Table 23: Reasons worse (count)	Maitai	Roding
Toxic algal blooms	3	
Weeds	1	1
Cleaner / clearer water	2	
Forestry / deforestation	1	1
Deeper / more water	1	1
Grassed area	2	
Cyclists menacing / rude	2	
Loss of swimming holes	2	
Effects of floods	1	1
Dam	2	
Paths and tracks better / wider / better maintained	2	
Moss	1	1
Scummy	1	
Water colder		1
Surroundings have improved.	1	
Friends of Maitai is good	1	
Pollution in river	1	
Depth fluctuates	1	
Smells	1	
Hear that have closed the water holes - though not personally experienced this	1	
Used to be able to drink out of river	1	
It is not looked after well enough	1	
Can't jump off both sides of bridge anymore.		1
It used to look better	1	
River looks worse	1	
Landscaping	1	
Slime is weather dependent - not as bad as last year	1	
Less flat space		1
Some erosion of bank	1	
Look of river worse	1	
Too many people have dogs that can't pig hunt		1
Looks nicer / pretty	1	
Used to be big swimming hole here	1	
Can't take dogs because of toxic algae	1	
BUT grounds are tidier	1	
Amenities / facilities improved		1
Dogs in river	1	
Maintenance of tracks declined	1	
Pools used to be deeper	1	
More pines planted, which means logging, which means erosion	1	
Ecology		1
White Gates has slime on access rocks		1
Sign saying contaminated since 2003	1	
Worse for families - wooden barriers prevent use	1	

Table 23: Reasons worse (count)	Maitai	Roding
Slips on DOC track to Whispering Falls		1
Zone 2 used to be deeper and trees are gone		1
Some dumping of household rubbish	1	
Access better	1	
Stuff in the water		1
No ducklings	1	
Bank is steeper		1
Not as many swimming holes.		1
Every time the river course changes. Have to find deep holes		1
Not as nice as use to be though improved this year	1	
Used to be bad slime but think river is recovering	1	
Not as pristine		1
Walking and cycling is fine	1	
Not great for swimming	1	
Water is high, discoloured and colder		1
Parts where used to sit are now swimming holes	1	
flood effects	1	
Dog poo	1	
Picnic areas from Nile Street to Black Hole damage	1	
Wouldn't swim now but used to	1	
NCC trying to squeeze dog walkers out of area	1	
Needs flood to keep clean	1	
No beach	1	

Table 24: Best aspects (count)	Maitai	Roding
Swimming/swimming hole	68	108
Calm atmosphere / peaceful	115	42
Clear / clean water	43	106
Close to town / accessible	102	39
Beautiful / nice view/scenic	74	41
Walking / cycling / running tracks	96	7
Trees / bush	74	14
Dog walking / friendly/swimming	41	31
Family friendly	25	42
Few people	17	44
River	38	15
Deep pool / hole	2	50
Natural surroundings	41	10
Large open space	11	38
Jump off rocks / bridge	5	43
Safe	11	36
Shade	10	32
Wildlife	33	9
BBQ		41

Table 24: Best aspects (count)	Maitai	Roding
Picnic area	6	31
Grass / green	21	13
Social setting	18	13
Changing facilities / toilets	8	22
Facilities	13	13
Easy access to river	1	22
Car parking	6	15
Warm water	1	18
Well maintained	9	8
Lots of activities to do / multi-use	7	7
Sunny	3	9
Rope swing	2	5
Landscaping	5	2
Beach		6
Variety of depths	1	5
Shallow water for kids	1	4
Free	2	3
No rubbish	2	3
High tide	4	
Current not too strong		4
Fresh air	2	1
Toilets		3
Dam interesting	2	
Not polluted	1	1
Rubbish bins		2
Varied scenery / terrain	1	1
Changes with tide	2	
No algae/slime		2
Country	1	1
Rapids	1	1
Art and sculpture	2	
No sand		2
No traffic	2	
Sharlands	1	
Road sealed	1	
Tidal area	1	
Near to water	1	
Sandflies not so bad this year		1
Good wood, nearby for fire		1
Little traffic	1	
No commercialism	1	
My name is Busch		1
No gum trees	1	
Golf course well integrated	1	
No mozzies yet		1

Table 24: Best aspects (count)	Maitai	Roding
Cellphone reception		1
Close to hills	1	
Signage	1	
No rules and regulations		1
Good place to show visitors	1	
Great spot		1
Enough room to share with cyclists	1	
Experienced people input to design	1	
Keeps rough elements away	1	
Breeze	1	
General layout of river		1
Café	1	
Difficult terrain	1	
Not over developed	1	
Sandy beach	1	
Forestry tracks	1	
Like the lit up bridge	1	
Not salty		1
Shelter		1
Not too rocky		1
Small rocks		1
Nothing to eat me		1
Stones		1
Only river I swim in		1
Enough flat places to sit		1
Historic	1	
Waterfalls	1	
Playground	1	
Good weather	1	
Plenty of places to get to river		1
Cyclists considerate	1	
Comfortable lying on stones		1
Watching people jump off the bridge		1
No traffic		1
Not as many dogs as Hacket		1
Meandering	1	
Access to wharf	1	
More lighting in town	1	

Table 25: Worst aspects (count)	Maitai	Roding
Mosquitos/sandflies / wasps etc	30	72
Dogs / poo	22	41
Litter / rubbish	25	36
Algae / bloom	37	21
Slipperiness/slime	11	31
Crowded (at times)	11	26
Toxic algae / cyanobacteria	34	
Boy racers / hoons / damage / anti-social behaviour	11	20
Water level low	17	10
Amenities and facilities lacking	7	18
Access to water	3	22
Cyclists - too fast / intimidating / rude / boisterous / on narrow sections	24	
Toilets	1	21
Water quality	19	1
Dirty water/sludge / gunk / brown stuff in river	12	7
Stones / rocks sharp	1	17
Pollution	12	
Gorse / broom / weeds	4	8
Drive in on road	1	10
Signage needed	6	3
Cold water	2	6
Not enough shade	4	4
Forestry / pine trees / deforestation	5	2
Didymo	2	5
Sun goes too early	1	5
Rubbish bins needed	4	1
Gate closing times		5
Seagulls	4	
Less / no fish	2	2
Forestry / pine trees / deforestation	3	1
Dogs can't swim / controls too strict / can't come	4	
Cyclists - too fast / intimidating / rude / boisterous / on narrow sections/separate track	4	
Track to water / paths	2	2
Spraying	3	
Traffic / road noise	3	
Eels		2
Prickles in grass		2
Tide out	2	
Cars parking / too fast	1	1
Bank eroded/steep		2
Lack of shade		2
Swimming holes too shallow	1	1

Table 25: Worst aspects (count)	Maitai	Roding
Moss is slippery	1	1
Not disabled friendly to get down to water		2
Not enough swimming holes	1	1
Gravel build up at Black Hole	1	
Rapids		1
Pity no sunbathing reserved area	1	
High tide and heavy blocks off footpath under Collingwood St bridge	1	
Grass / green		1
Lack of consistency in cleanliness of river	1	
Too far from home		1
Lack of private picnic spots close to river		1
Potential for accident on bridge to highway	1	
Cows on riverbank		1
Run and jump is dangerous		1
Lee has better swimming holes		1
Smell	1	
Change in water depth		1
The Maitai is paru (dirty stink)		1
Can't camp here	1	
Overall degradation	1	
Little kids pee in water		1
Cicadas	1	
Long grass on side	1	
Quiet		1
Looks awful at low tide	1	
Roads too manicured		1
Lot less people on it	1	
Saltwater river could be cleaned up	1	
More native plantings. Across the river is dreadful to look at - farmer needs to do something		1
Broken up main roads	1	
Bright walkway	1	
Some people are funny about dogs		1
Bad smell	1	
Surveys		1
Native trees washed out in the Hacket Valley		1
Embankment maintenance	1	
Trim river edge	1	
Too narrow near library	1	
Dead animal nearby. Can smell it		1
Parking		1
Wish there were more birds	1	
Pollen from trees kills fish	1	
Buildings eyesore eg. NZ Pipe Band	1	
Pot holes on Busch Reserve		1

Table 25: Worst aspects (count)	Maitai	Roding
Dead fish last time we were here		1
Cellphone reception		1
No drinking water at Hacket (long tramp)		1
Rail along river needed for kids	1	
No internet / post	1	
River a bit muddy from number of users	1	
No trout		1
Clean up side stream under road	1	
Not a good jumping spot		1
Run off with nothing to filter	1	
Not a proper surface on path (glare)	1	
Saw a rat	1	
Not as dirty as in past summers	1	
Clock tower needs painting	1	
Gateway to Twin Bridges hard to manoeuvre with a campervan		1
Slop that balls go down and children follow ball, close to river. Dangerous		1
Not enough native trees		1
So far away from Tasman		1
Not enough rope swings		1
Drowning here 7 years ago in back of mind	1	
Cheeky birds		1
Effect of sunscreen on aquatic life / film on water surface	1	
Flooding	1	
Grove Street footpath	1	
Not finished	1	
Gum trees	1	
Obnoxious fishermen	1	
Too deep		1
Only deep in one area		1
Too far from house		1
Outlook to left isn't nice - needs more trees or development	1	
Hard to find spot on back to watch kids - due to erosion	1	
Outside our house (Riverside)	1	
Carpark		1
Tree stump		1
Burnt tree		1
No bike jumps into river		1
Need more shade trees		1
Wind		1
Needs more access to get dogs in and out of water	1	
Needs steps to get to water		1
No bays to pull over when driving		1

Table 26: Modification: Maitai River (count)	1	2	3	4	5	6	Total
Heavily modified	15	13	1	10	3	6	48
Partially modified	13	45	5	44	16	19	142
Moderately natural	10	44	19	57	14	21	165
Highly natural	1	6	3	30	6	3	49
Untouched						1	1

Table 27: Modification: Roding River (count)	Busch	Twin	White	3	Hacket	Total
Heavily modified	1		1		4	6
Partially modified	22	14	8		15	59
Moderately natural	60	64	33	5	32	194
Highly natural	32	38	14	5	15	104
Untouched	13	12	9	1	3	38

Table 28: Other options (count)	Maitai River								Roding River				
	Site	1	2	3	4	5	6	11	BR	TB	3	WG	HT
Access to water from car park for oldies										1			
Allow overnight camping, open fireplace									1				
Another toilet / changing room closer to river									1				
Area by Bridge St needs work		1											
BBQ as in Aniseed Valley				1									
BBQ queue now									1				
BBQ											1	1	
Benches	1												
Better access to river. Toilets clean. More rubbish bins									1				
Better access at White Gates. You have to fight the grass and gorse									1				
Better changing rooms and improved toilet facilities				1									
Better signage						1							
Better step access to river for elderly										1			
Better toilet										2		1	
Better toilet like Busch reserve, rope swing, more picnic tables, hot spa												1	
Bigger and more frequently emptied rubbish									1				
Can't improve on nature - do it naturally		1											
Changing room please												1	
Clean BBQ more often and check gas									1				
Cleanliness of toilets. Rubbish bins. BBQ									1				
Control of dogs. Keep it peaceful. No boy racers										1			
Digging rapids deeper									1				
Diving board at White Gates												1	
Dog poo dispensers									1				
Don't change it									1				
Don't let dogs in river				1									

Table 28: Other options (count)	Maitai River								Roding River				
	Site	1	2	3	4	5	6	11	BR	TB	3	WG	HT
Drinking fountain, like Tahuna and tap by BBQ									1				
Extra BBQ & picnic table										1			
Fence off cows											1		
Fix clock tower	1												
Fully fenced dog exercise area				1									
Gas BBQ. Signage about BBQs												1	
General upkeep / litter		1											
Get rid of algae									1				
Get rid of gorse									2				
Gorse control									1				
High river flow											1		
Improve access to river for wading - but accept importance of maintaining bank to stop flooding		1											
Invasive species management						1							
Keep 1080 out										1			
Keep livestock out													1
leave it as it is													1
Leave the river alone - it doesn't need to be managed					1								
Litter										1			
Maintain it as it is		1											
Maintain water quality										1		1	
Manage old man's beard and broom please										1			
Manage water quality										1			
Managing chemical residue and toxin infiltration				1									
More access steps										1			
More basic shelters like Chch parks. More access to river in area 3										1			
More BBQs									1			1	
More BBQs & toilets									1				
More BBQs and seating									1				
More BBQs, playground for toddlers (aged 2 - 6)									1				
More BBQs, swing set, cricket, upgrade tracks to water									1				
More BBQs. Closer toilets									1				
More flow													1
More frequent Sunday emptying of rubbish bins. Bigger rubbish bins in peak season									1				
More gas BBQ. Safer road entrances (corners)												1	
More gas BBQs												1	
More jumping spots (into river)												1	
More parking				1									
More picnic tables									2				
More picnic tables in shade										1			
More picnic tables, rubbish bins and shady area									1				
More rope swings for grandchild										1			
More ropes and slides												1	

Table 28: Other options (count)	Maitai River								Roding River				
	Site	1	2	3	4	5	6	11	BR	TB	3	WG	HT
More rubbish bins please									1				
More shade				1					1				
More shade trees									1				
More toilets									1				
More toilets and cleaner toilets, changing room, rubbish bins												1	
More toilets spread out in White Gates												1	
More toilets that work										1			
Nicer toilets please										1			
Pests (possums)			1										
Picnic seats													1
Picnic tables													1
Pine trees should be more than 50 m from river													1
Plant shade trees and have senior friendly seats	1												
Playground									1	1		1	
Playground, flying fox										1			
Prohibit agricultural runoff											1		
Remove exotic poplar trees										1			
Remove fallen willows in river please										1			
Remove rubbish & glass in reserve												1	
Remove willows on riverside													1
Rope swing please													1
Rope swing, better toilet												1	
Rope swing, ladder, ice-creams. Fairy lights in trees would be lovely													1
Rubbish bin close to picnic table at White Gates												1	
Rubbish bins	1	1					1				1		
Safe for dogs										1			
Sand-flies						1							
Shade planting					1								
Signage													1
Signage to make cyclists give way / dogs on leash				1									
skid pads										1			
Steps and pathway for kids and older people										1			
Steps to beach										2			
Steps to get from water to bridge													1
Steps to river could be improved. More seats									1				
Steps up bank									1				
Stock access to river									1				
Sunbathing platform	1												
Supply drinking water												1	
Toilets				1		2	1					1	1
Toilets and bins on Maitai path		1											
Toilets need overhaul									1				
Trail improvements to Whispering Falls													1

Table 28: Other options (count)		Maitai River							Roding River				
	Site	1	2	3	4	5	6	11	BR	TB	3	WG	HT
Walkway down, access to river													1
Water heaters									1				
Totals		5	7	1	9	2	6	1	36	26	4	20	15

Table 29: Other comments (count)		Maitai River										Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
A composting toilet would be great, especially with young kids						1										
A good place													1			
A lovely walk	1															
A weir beneficial		1														
Access to river is difficult at Sunday Hole				1												
Access to Sunday Hole too steep for infirm people						1										
Accessible clean water for swimming						1										
Aesthetically pleasing	1															
Algae a problem					1											
Algae is main problem						1										
All BBQ and other facilities are good down river					1											
All good					1			1	1							
All good - happy to have place to tramp						1										
All good and can still do what we want to do here						1										
All good apart from occasional idiot										1						
Allow self-contained motorhomes. As Tasman ratepayers, our view is that the ban on self-contained vehicles parking overnight in all council reserves could be regarded as a blanket ban and violate freedom camping act 2011.												1				
Always seems to be well managed - no evidence of litter												1				
Amazing asset					1											
Amazing that have natural amenities so close to city				1												
Appreciate the involvement and taking responsibility for the river		1														
Area has lot of potential		1														
As a ratepayer - can't sink lots of money into it						1										
Ask TDC why no overnight camping, specifically self-contained campervans. Please answer direct to Guy 0274315287												1				
At picnic spots have BBQs								1								
At Sharlands Creek a definite access point into river - BB and tables					1											
Away from town				1												
BBQ				1	1											
BBQ and cooking facilities				1												
BBQ at Sunday Hole				1												
BBQ tables like at Sunday Hole				1												
BBQ would be nice				1												

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
BBQs				1												
Beautiful	1				1											
Beautiful				1												
Beautiful amenity in heart of city		1														
Beautiful job on walkway but doesn't flow through		1														
Beautiful views						1										
Beauty is that it is so natural				1												
Better access for infirm people				1												
Better flow would keep river cleaner					1											
Better management 0 rules to stop crazy people								1								
Better maps for mountain biking out-of-towners						1										
Blessed by having dam structure on the Brook						1										
Bloody neat place						1										
Brilliant			1													
Brilliant resource	1															
Brings people to the area	1															
Brook logs in river by roundabout at Tasman Street						1										
Bumpy section on path towards Nile Street - rocky and dangerous for cyclists				1												
Busch reserve needs more access points to get to river											1					
By golf course on road needs a marker so water on road is measured				1												
Can combine with supermarket shopping		1														
Can't swim in middle of town				1												
Couldn't get past gate at Easter											1					
Certified campervan allowed please. 1 or 2 nights in a calendar month											1					
Change concrete table to wooden ones				1												
Clean					1											
Clean water					1											
Come here as it's safe to bring dog and other swimmers. Quite user friendly as is												1				
Come here mostly because of convenience BUT Aniseed has deeper swimming holes					1											
Come to Hacket because can't swim in Maitai. Open up Maitai dam, flush river														1		
Concerned about potential fatality at run and jump												1				
Confusion over name - Roding River and Aniseed Valley											1					
Could BBQ table at top car park be replaced										1						
Could be more dog friendly - more places we can swim - only black hole						1										
Could dam be opened during algae periods to clean it out				1												
Could work more closely with landowners to manage erosion etc				1												
Council does great job looking after Nelson				1												
Council doing a good job maintaining this part of river		1														

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Council is doing a great job												1				
Council maintains well				1												
Council needs to be more actively involved with the Maitai. Volunteers should not have to step in		1														
Council please put in a rock retaining wall and steps to Sunday Hole				1												
Council should just do infrastructure and let community control				1												
Creative seating		1														
Cut long grass by river as can't see river and looks disgusting	1															
Cyclists are a pain to walk with				1												
Dam is mixed blessing and people forget that had water restrictions before dam					1											
Dam looks natural									1							
Deal with algae					1											
Delighted can swim in river again				1												
Delightful spot for visitors to have picnic - especially with benches and lack of rubbish		1														
Developed enough, doesn't need any more				1												
Didn't realise there was a BBQ here. Signage might help.												1				
Dig out swimming holes		1														
Disabled toilet at Twin Bridges is odd. Disabled women have to go past urinal in the men's toilet. Terrible design												1				
Disappointed in the time taken to complete works done in section one		1														
Disgusted with Maitai since I was a kid															1	
Do a pretty good job of keeping it a good spot for summer use				1												
DOC A poo bag dispenser would be excellent															1	
DOC Browning Hut has mice												1				
DOC Glass bottles up the Hacket												1				
DOC Hacket carpark was off-putting. Drove into carpark but didn't get out of vehicle													1			
DOC Hacket needs weed controlling, gorse blackberry and old man's beard. Whispering Falls Bridge should be rebuilt for oldies. Didn't know Whispering Falls track was closed												1				
DOC Hacket toilets are bad															1	
DOC Hacket toilets are filthy, rubbish left, need an upgrade, poor signage, lack of picnic tables, unloved. Favourite swimming spot but facilities need a makeover												1				
DOC Heaps of wasps and nest near track															1	
DOC Picnic tables please															1	
DOC sign should include track difficulty															1	
DOC tidy up area to be picnic friendly. Put carpark at back and picnic areas with view of river															1	
DOC toilet is disgusting. Fix track to Whispering Falls															1	
DOC Toilets are gross - no toilet paper															1	
DOC toilets are not as nice as TDC's Busch reserve															1	

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
DOC track to Whispering Falls. Weed / remove blackberry and gorse															1	
DOC. 1. Lack of maintenance on DOC Tracks. 2. Toilets are odorous. They need more regular cleaning. Toilet paper dispenser needed. Can use toilet paper that's been on floor.															1	
DOC. Bad bumps on driveway on entry to Hacket car park															1	
DOC. Supply toilet paper please															1	
DOC. Toilets could be improved															1	
DOC. Used to park on flat below river. Toilets need upgrading. Supply toilet paper please.															1	
Doesn't need improving, just maintaining				1												
Dog poo dispenser bags eg. Hardy Street entrance			1													
Dogs - separate Busch into dog friendly and family friendly or time restrictions.										1						
Dogs at Dennes Hole				1												
Dogs without leads can be dangerous		1														
Doing a good job / Keep up good work		2														
Doing well - have seen improvements for pedestrians and cyclists and those who interact with river	1															
Doing well - not many clean rivers that go through towns in NZ				1												
Don't add any more recreation facilities			1													
Don't want a weir		1														
Done a nice job	1															
Done a wonderful job		1														
Don't change the flow, especially for irrigation												1				
Don't get the jetty / wharf as boats can't really use it	1															
Don't overdue the facilities															1	
Don't spray around river				1												
Don't swim in the Maitai anymore											1					
Don't think should be over-commercialised			1													
Don't try to 'improve' this part of the river - it doesn't need it					1											
Don't turn it into the Gold Coast															1	
Draw people to this end of walkway as nice	1															
Driveways on Riverside get blocked		1														
Easier access for dog owners					1											
Encouraging recreation - signs to show tracks				1												
Enhance the bus area- advertising maybe shuttles				1												
Enjoy flushable toilets by Sunday Hole but need shade sails there					1											
Enjoyable chilled out space				1												
Enjoying it as a visitor	1															
Everyone happy here					1											
Excellent facilities				1												
Facilities along River at Aniseed Valley are excellent					1											

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Facilities are fine				1												
Facilities are great - picnic areas						1										
Facilities at Blacks Hole vandalised				1												
Facilities downstream are good eg. Sunday Hole						1										
Facilities well maintained					1											
Fantastic				1												
Fantastic asset			1	1												
Few shags because no yellow eyed mullet. The tide meant should be here. You would see shoals of fish in the past	1															
Fewer closures of tracks would be good	1															
Fill in pot holes												1				
Fix up the potholes at entrance to Busch Reserve											1					
Focus less on facilities and more on quality of water				1												
For an urban stretch of river the balance of keeping it natural but safe is about right		1														
For walking - constant battle with cyclists who think they own the track and swear at dogs if go too slow (my wife formed a lobby group called 'DOG' - managed to amend the dog control proposals to allow more dog access)							1									
For what use river for, it is awesome					1											
Foreign fishermen low down in river?		1														
Forestry - when harvested will be sediment running off unless carefully managed					1											
Friends in self-contained camper would like to stay overnight												1				
Gas BBQs instead of wood please												1				
Generally pretty good		1					1									
Get rid of algae and pollution		1														
Get rid of rubbish	1															
Give permission to take as much water as like.												1				
Gives me what need (swimming, walking etc)								1								
Glad I can bring dog here					1											
Glad that Friends of Maitai have been active				1												
Glad the valley is here												1				
Glare on path	1															
Go ahead with Kohatu Park									1							
Go extra distance to Aniseed and Lee because know water is clean there					1											
Good asset to town	1															
Good balance, not too over managed											1					
Good facility close to town					1											
Good idea to have survey - applaud Council for involving people in decisions about Maitai				1												
Good if algae would be addressed						1										
Good if diggers could dig out deep out deep holes between Twin Bridget & Hacket												1				
Good if more area for recreation				1												

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Good job getting community consensus		1														
Good place for visitors to picnic and eat. Close to amenities which visitors use		1														
Good plans guys - Nelmac						1										
Good that NCC provides dog poo bags but none up here					1											
Good to have nice free family things to do											1					
Good to have picnic tables and toilet at site 6					1											
Good to move hoons driving over ground						1										
Good to resurrect BMX track near Jickells Bridge				1												
Good to see NCC has an interest listening to river users!						1										
Got to protect it				1												
Grass mown				1												
Grateful to have the resource to use					1											
Great			1								1					
Great area				1												
Great asset of Nelson				1												
Great development in Nelson with mountainbiking							1									
Great facility			1													
Great for all ages		1														
Great shared tracks	1															
Great that have dog poo bags						1										
Great that you can cycle / walk along most of river						1										
Great the way it is					1											
Great to remove pines from visual sight						1										
Great to see people out and enjoying river	1															
Great to see rubbish bin emptied by friendly Nelmac man												1				
Great today		1														
Handy toilet. Good that unrestricted access												1				
Happy to enjoy it		1														
Hard to bring water quality back to health after a certain period of degradation				1												
Harlands is good as can park right next to river and get both privacy and gurgling of stream					1											
Has toilets				1												
Hasn't changed in years						1										
Have a dog free reserve												1				
Have a dog zone											1					
Have a managed campground												1				
Have a toilet at no-name site													1			
Have this resource preserved for our grandchildren please				1												
Having a good time											1					
Holes in picnic tables for sun umbrellas												1				
Hope new part becomes central part of Nelson entertainment		1														

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Hope they open new section soon		1														
Hope trees grow quickly	1															
How bad is algae problem 0 seems to need regular rain to flush away?						1										
Huge improvement site #1	1															
I wish the Maitai was a s good as it used to be. We've travelled this far to get to a nice river. Pine for old days.										1						
If water could be cleaner that would be great					1											
Important facility that needs money spent on it				1												
Improve access to trails for MTB					1											
Improve ease of access to river for older folk at Sunday Hole				1												
Improve fencing at Smiths Ford to deter 4DW ripping up the surface - there's already a gap - would be easy to extend the fence to preserve the site for users						1										
Improve river flow. Gave out Rob green card re report publication date. Sport NZ publication												1				
Improve water quality						1										
Improvement on what it was	1															
In flood put a measure up				1												
In past summers have been stickers saying not to swim; no such restrictions years ago								1								
Increase in sand-flies				1												
Info on website is quite good - good if website said whether needed a 4WD to get to dam						1										
Instead of barriers at picnic spots suggest use cameras to target offenders					1											
It is all good					1											
It is fine						1										
It is free				1												
It is great		1														
It is in better condition than rivers down south					1											
It's alright, we're happy, we keep coming!												1				
It's excellent. Families enjoying the summer										1						
It's good														1		
It's good to have somewhere to bring the dog											1					
It's great what the council has done - well maintained		1														
It's great. Luv it										1						
It's just there. I go anywhere in the Maitai - never stick to one place						1										
It's lovely. Lucky in Nelson. Spoilt for choice for swim and picnic spots											1					
It's nice to have access to the whole thing		1														
Keep it / like it as natural as possible	1	1			1											
Keep looking after it				1												
Keep on top of algae			1													
Keep on trying			1													
Keep the rubbish bins											1					
Keep up good work				1												

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Keep working on it				1												
Kiddy swings would be good					1											
Lack of toilet facilities						1										
Leave it as is				1												
Leave it as it is										1						
Leave some open areas so safe for those walking alone					1											
Let nature take its course											1					
Like all recreational facilities on river, if tried two do anything would get washed out						1										
Like dog free zone enforced				1												
Like it lots. Glad we discovered it this year														1		
Like new development		1														
Like this spot now found it						1										
Like to see campers access to Council Reserve						1										
Like to see more control of dogs eg some dogs have no collars. More check of bad driving and dogs. Dog ranger visit more often										1						
Like to see more historical trail staff		1														
Like to see NCC invest more in this part of river				1												
Like to see river bought back to clean state		1														
Like to use this huge space for recreational campers - no need for power points. COC Argument between respondent and wife over impact of overnight motor home access.											1					
Like what I see - key thing is keep water clean.		1														
Like what see					1											
Link it to CBD Trafalgar Street	1															
Looking good A closer BBQ would be good.												1				
Looking great				1												
Looks like oxygen weed at Sunday Hole				1												
Lots been done down the river in way of improvements to water holes						1										
Love it		1														
Love the green - colours and nature								1								
Love the name 'Maitai'					1											
Love this place					1											
Lovely						1										
Lovely - most attractive recreational area		1														
Lovely asset				1												
Lovely place		1														
Lovely spot				1												
Lovely to have such a natural place so close to town					1											
Lovely to walk by river	1															
Lovely walk		1														
Low level of development at Sunday Hole is just right - keep it at this level please				1												

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Low level management to return to natural state						1										
Lucky to live in such a beautiful place		1														
Lucky we've got it		1														
Magnificent job by Trafalgar Centre		1														
Maintain access and beauty		1														
Maitai is an amazing asset						1										
Maitai is scody. Don't go there anymore. DOC-need gas BBQ at Hacket														1		
Maitai River is gross											1					
Make entrance to reserve wider for campervans to get through easily											1					
Make it better for swimming	1															
Make roads wider to accommodate cars and cyclists					1											
Manage toxic algae						1										
Managed fine						1										
Maybe degradable dog poo bags		1														
Maybe last summer's toxic algae highlighted need to manage Maitai better - this is a good development					1											
Millions spent on pump station by motor camp to keep pumping water when flow are low						1										
Model other rivers on this one											1					
Money well spent site #1	1															
More BBQs in the shade											1					
More dog control												1				
More dog poo bins				1												
More ducks				1												
More facilities - better toilets, potable water						1										
More fish - just to see them and take pictures											1					
More gas BBQs												1				
More lighting between Bridge St bridge to Nile St bridge. It's too dark		1														
More management of freedom campers - especially toileting					1											
More picnic tables						1										
More riparian and riverside planting				1												
More rubbish bins	1															
More shade so can sit under trees				1												
More shade trees														1		
More shade trees between Collingwood St bridge and Riverside		1														
More swimming holes for dogs and their owners					1											
More tables		1														
More thought about planning improvements and the expenditure				1												
More toilets		1	1													
More toilets at far end(3rd pool), more BBQ and picnic tables											1					
More water holes open to dogs in summer			1													

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
More water in river - but would need better flood protection of course						1										
Most impressed to see Nelmac man cleaning BBQs on weekend.											1					
Motorcycle clubs grateful for support of NCC					1											
Natural					1											
Natural rocks to prevent cars parking on grass						1										
Naturalise more		1														
Beautiful that it is natural and not heavily commercialised					1											
NCC and DOC do a great job - even this questionnaire					1											
NCC doing a grand job - mowing, cleanliness and plenty of rubbish bins and toilets				1												
NCC doing as much as it can						1										
NCC is pro-actively trying to manage the river - doing their best						1										
NCC overly stringent on dogs. Nobody minds dogs in other swimming holes lower down river						1										
NCC should actively support Friends of the Maitai						1										
NCC should use its own water											1					
NCC try to keep it so can swim every year				1												
Need better signage about water quality for dog walkers					1											
Need bins for rubbish		1														
Need it to be safe		1														
Need more BBQs at Busch reserve as sometimes there's a big queue eg New Years											1					
Need more signage about whether or not dogs can swim		1														
Need patrols for people dumping rubbish											1					
Need some dog free designated place															1	
Need to be careful about protecting it		1														
Need to get to river		1														
Need to look after it				1												
Need to relocate dam						1										
Needs looking after better				1												
Needs more dog friendly areas				1												
Needs more facilities - BBQ, picnic table, drinking water, waterproof pagoda, bike rack				1												
Needs to be maintained and improved to reach potential			1													
Nelsonians are lucky to have the number of reserves we have!											1					
Never seen anyone working here			1													
New Maitai walkway is unattractive concrete				1												
New walkway is great		1														
Nice	1															
Nice area				1												
Nice for an out-of-towner				1												
Nice if had a dog water bowl				1												
Nice if new section was open - a problem		1														

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Nice place for family to come to											1					
Nice place to come											1					
Nice to have things kept natural as much as possible											1					
Nice to see more trout				1												
Nile Street wooden bridge in danger if 50 year event						1										
No commercial development						1										
No Didymo					1											
No more recreation				1												
No rubbish and lawns are mowed								1								
Not enough knowledge about causes of toxicity					1											
Not many "facilities" up here and that's appropriate						1										
Not much trout in Hacket. Used to be more. Redirect log trucks re dust on river															1	
Open the flood gates and clean out river				1												
Open up Branford Park												1				
Our biggest asset - why not have it healthy				1												
Overall well maintained including the tracks					1											
Oxygenate the dam			1													
Patrol the river so don't have to fence ourselves out of so much of the river					1											
Peaceful spot for holiday						1										
People could pick up poo bags on way up river from stations					1											
People make best use out of it				1												
People should be able to swim				1												
Picked up beer bottles and rubbish		1														
Pity can't maintain cleanliness of the river thru summer BUT it's a natural function. Shouldn't complain												1				
Playground at Sunday hole good for families					1											
Pleased that NCC taken on board that water quality has declined				1												
Pollution issues downstream - Sunday Hole						1										
Potentially a beautiful area		1														
Precious and should be protected	1															
Prefer big dogs be on leads or in designated area for dogs, especially where small kids area. Make one of Busch / Twin a dog free reserve												1				
Pretty cool here													1			
Pretty good											1					
Pretty happy				1	1											
Pretty outstanding				1												
Progress is excellent		1														
Put in a toilet	1															
Quiet place to kick back								1								
Quinneys Bush is a good example of dredged out pools. Natural features are good for kids												1				

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Quite well looked after						1										
Real old fashioned spot. Like when we were kids												1				
Really enjoy the use of river for many activities					1											
Really enjoyed our time here												1				
Really great													1			
Really happy about everything				1												
Really like the NCC planted fruit trees next to Lower Maitai water holes							1									
Reasonably happy					1											
Recommend it to others				1												
Recreation - punts, boats	1															
Recreation things like in holiday park - shops, buses							1									
Recycling bins needed		1														
Re-open Maungetapu								1								
Reseal the access road. Don't do more patching													1			
Research on toxic run-off from gold course				1												
Respondents observed Council wasting water at Saxton Field, watering grass between main road and cricket.													1			
Results are amazing (site 1)	1															
River a great asset				1												
River is scummy/slimy - people don't realise how toxic it is						1										
River is sick							1									
River quality downstream not so good				1												
River swimming is a unique activity that needs to be protected				1												
Riverside pool needs more parking		1														
Road could be improved upstream (narrow / pot holes/sharp corners)							1									
Road isn't smooth for lowered vehicles													1			
Road up Maitai very narrow on bike				1												
Roding is closer and better than Lee. Pleasantly surprised											1					
Rubbish - DOC encourages people to take rubbish home but not everyone does															1	
Rubbish and hoons are a problem						1										
Rubbish bins for dog poo							1									
Rubbish dumped along road and river						1	1									
Rubbish in river	1															
Sand-flies				1												
Seating and walk		1														
Seen what doing at Tahunanui - good - just need to keep to a plan of upgrading as doing							1									
Separate bike track to keep walkers and cyclists separate				1												
Separate walkers from MTB						1										
Shade	1															
Shame that the toilets are so far away from the river											1					

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Should have taken white duck as it was swan's companion		1														
Should let NCC take as much water as needed												1				
Shower				1												
Signage for mountain bike tracks						1										
Signage is poor on the Maitai Valley section of the Dun mountain loop						1										
Signage to say not go swimming					1											
Signage to slow cyclists under bridges				1												
Site 6 is safe for kids and water warm and tracks good for families					1											
Slightly too much space on track	1															
Some of stuff done is very good	1															
Some toilets better and some worse				1												
Specific place to park cars - security issue if leave car too long					1											
Spot works well				1												
Status quo on water take												1				
Straighten hill road please. Keep it basic like it is. Don't turn it into Tahuna												1				
Straighten road from Sunday Hole going down					1											
Suggest designated area for dogs within a reserve (like Tahuna's dog beach and Rabbit Island). Used to visit Hackett but don't go there anymore, better facilities at Busch and closer)											1					
Sunday Hole beautiful - great family spot				1												
Sunday Hole not the greatest for young kids because of access				1												
Surprised at lack of trout				1												
Tables with umbrellas				1												
Taken too long to finish off the library to Trafalgar Street	1															
Tarseal road right to dam						1										
Thank you for creating access			1													
The hill road is steep and narrow													1			
The long drop toilet is not looked after / monitored very well													1			
The mountain biking and walking tracks are good						1										
There was uproar over the dam was built but we'd be lost without it						1										
They do a good job													1			
They're taking water upstream for town so that has some impact surely?															1	
Think it is great				1												
Tics on dog									1							
Tidy up the grass		1														
To finish the BBQ the end of the walkway		1														
Toilet block at Sharland Creek					1											
Toilet facilities - freedom campers using river for toilet						1										
Toilet facilities at all swimming areas				1												
Toilet facility - discreet and nice		1														

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
Toilet would be good					1											
Toilets	2	1														
Toilets along this part of track(site 3)			1													
Toilets at Branford Park need renovating			1													
Toilets clean				1												
Toilets near ford				1												
Toilets sometimes not tidy in past				1												
Too noisy when lots of young children				1												
Top facilities				1												
Top notch				1												
Toxic algae is problem because of dogs					1											
Track into water steep at site 6					1											
Trees would help everything else				1												
Unbelievable waste of money at site 1	1															
Unloved compared with money spent on downstream				1												
Use of swimming holes dropped off in recent years - even at top used to be chocker with people swimming										1						
User friendly	1	1														
Verges on roadside - higher fire risk - need mowing							1									
Very accessible				1												
Very clean and tidy				1												
Very clean spot. Keep it that way												1				
Very good facilities												1				
Very good overall							1									
Very good, clean and tidy											1					
Very lucky to have it here				1												
Very nice place										1						
Very pleased NCC is working with Friends of Maitai.				1												
Very pretty		1														
Very satisfied with minimal facilities													1			
Very user friendly				1												
Visually logging is unattractive													1			
Walking are amazing asset							1									
Water quality a problem all over NZ				1												
Water quality fine				1												
Water quality has gone down in Nelson / Tasman rivers							1									
Water quality is the key							1									
Water quality issue									1							
We all need to pay more attention to river quality - we're all a bit blasé about it															1	
We are lucky		1														
We are very fortunate and grateful											1					
We come this far (past Maitai) as we think the Maitai has more problems											1					

Table 29: Other comments (count)	Maitai River											Roding River				
	Site	1	2	3	4	5	6	9	11	12	BR	TB	WG	3	HT	
We like it															1	
Weed spraying by river can't be good for river						1										
Well maintained		1		1		1										
We're impressed - the level of maintenance is far better than we expected (in comparison with Whangarei facilities)											1					
What about a BBQ area				1												
When first came here you could drink water (30 years ago)				1												
When low not appealing		1														
When TDC subjects its water users to restrictions, NCC should be subject to restrictions on Roding River water intake												1				
When younger river was awesome for swimming - didn't even hear about algae						1										
Whitebaiting bad now - none here any more		1														
Why are dogs allowed to swim alongside children?						1										
Why do have toxicity problem?						1										
Will be back again, but first time						1										
Will bring 3 year-old to swim here - feels safe						1										
Will come back again						1										
Wish people could have better access to these lovely places - for people who can't afford a car					1											
Wish there was more access for dog walkers further up the river															1	
Wonderful				1												
Wonderful asset				2												
Wonderful family facility					1											
Wonderful recreation asset			1													
Work is good				1												
Worried about over-spending on project	1															
Worried that possum control bait may get into water				1												
Worry about toxic algae							1									
Worth saving				1												
Would definitely come again						1										
Would like one reserve to allow campervans											1					
Would like reserve gated all year around. Car driving around reserve- doing spin outs. Should be closed out												1				
Wouldn't like to see path widened		1														

Table 30: Roding River - final comment residents

Already busy in summer for residents
Better water flow quality you will improve all aspects of river
Concerns if too much water taken out for irrigation
Contractors do a great job keeping everything clean and tidy
Council do a wonderful job and provide well facilities picnic areas and parks
Dam could do with a clean out - let more fines down the river
Effects of forestry should be kept out of river - esp. clear felling
Facilities are good but don't need more picnic areas
Fire is main fear in valley so think Council should close road during high risk times.
Great asset
Great to manage people with keys to forestry on Meads Rd - seems like A LOT of people with keys
Have a look at 100km speed limit on the road - nuts
Like to see planting which is in addition to natural state
Lot more people living in the Valley.
Many abandoned cars left at Hackett and set alight - dangerous
More picnic tables at the reserves would be good
More walkways would enhance recreational use
Mountain bikers shouldn't be allowed on Hackett Track - walking not pleasant there any more
Native riparian planting should provide unbroken corridor for catchment
NCC take at dam should only be for a back up
Need to educate public to pick up trash
Nelmac visit several times a week to tidy picnic area
No more water should be taken for town supply
Really good
Reserves well kept - no more needed
River changed in places after flood
Road from Hackett to dam needs to be maintained for all vehicles
Roding is better and recreation areas developed since have been here
Roding is a very important and essential part of our daily lives as valley residents - what makes Aniseed Valley a special place to live
See separate sheet
Shame the public doesn't look after parks and facilities better
This summer has been exceptionally busy and TDC reserves very busy
To properly gauge recreational use of Roding a traffic count should be done.
Too much time and money spent on maintaining the picnic areas and not enough on actual river
Water levels are low - not just because of time of year but due to pine trees - reduce them around the river
When river in flood could have structure to lower power generation into river for supply to the grid

Table 31: Maitai River - final comment residents

A little less water in river around summer than in earlier years
Appreciate changes have seen are difficult to manage
Area from Riverside pool to Bridge Street bridge - grass ruined by vehicles driving down to river and parking / cars turning using grass area / plant trees here / have a no exit sign and widen road
Branford Park sign to be place where can be seen - trees are in front of it
Cause of pollution addressed
Could be improved to look more attractive - rocks etc
Council do fairly well.
Council doing an exceptionally good job and attitude to improving the Maitai is excellent
Council needs to consider water quality reintroduced to river - remove water requirement by encouraging water harvesting of greywater re-use
Council seems to be working to improve river
Cut long grass on banks
Don't want a concrete walkway - gravel is good
Encourage all residents who back onto Maitai to make their bank attractively landscaped
Europeans see we do not practice our clean green image when they see the Maitai
Flood protection doesn't protect my property - if anything has made it worse
Get Home to clean up each day or not park there
Great to see Council looking at Maitai - keep up good work
Hope don't spray near the water
Improvement to riverside walks between library and QEII Drive are a credit to NCC and enhance the city
Information panels
It will be good to have the river cleaned up as soon as possible
Keep channel open - take out gravel build up and fallen trees and willows growing in actual river - so river flows faster and stays in channel
Keep it clean
Keep pine plantations away from river
Lawn mowing good
Less toxic algae this year which is great
Look after existing riverside planting
Look at South branch water quality at pipeline intake compared with lake water compensation flow
Love sculpture and plantings
Maitai a wonderful feature of Nelson
Maitai River has immense recreational value for city dwellers
Maitai River walk is excellent
More control over the dog owners who walk by Maitai - poo us annoying on properties
More flood protection as there seems to be more storms now
More regular inspections for removal of unstable, dead or dying trees near or fallen in river
More rubbish bins.
More rubbish times and doggy bags on walkways
Native plantings do not improve the river's appearance and some natives will clog the river
Needs will arise and need to be managed as occur - a living environment
New walkway is amazing very user friendly and wide enough for all users
No more forestry
Nobody monitors logging up here and the effects on the river - or animal run-off into river (sheep and cattle)
Our Maitai River could be showpiece of Nelson. At present is a sad, neglected habitat
Perhaps a weir by QEII bridge
Plant more native trees

Planting along river natural - good to get rid of sycamores and old man's beard - Maitai valley road 5.67km up
Plastic doggy bags by Dommet St a great idea
Please don't put too many paved / concrete paths up the river. It is good being natural
Please protect health of the river
Poor maintenance
Post markers to flood points wo driver can see depth of water across road as dangerous - bend before golf course
Problems below Ralphine Way to Denny's Hole and Sunday Hole
Problems with water level and slime only happened since building of the dam
Real inner city asset which NCC should continue to improve
Reduce logging on steep slopes / better forestry practice
Reduce willows
Release more water down into Maitai over summer when rainfall low so that swimming holes can be enjoyed
Remove concrete splash barriers
River allowed to drop too low at times in summer
River is a treasure to Nelson
River is used by a wide group of people, including tourists
Rubbish bin at end of Hardy St is often over-flowing
See disregard the logging practice has for catchment streams as biggest effect - very obvious since 2007 storm and subsequent logging
See separate sheet
Should remove dead willows or else will fall into river during flood and take out a bridge or cause obstruction to flow
Signs encouraging cyclists to stop for pedestrians
So lucky to have river near a city
Some of the pathways above Nile Street bridge could be improved
Support Project Maitai
Thank you - keep it up
Thank you for keeping it in Council plans
Thanks to initiatives on offer
The WHOLE valley and environs need to be taken into account when decisions made
Think the Council has done a wonderful job
We are lucky to be sparsely populated
We love the Maitai
Weed removal on edge of river in Avon Tce usually done at start of the year - not yet done this summer
Well done Council for managing wonderful recreational facility for residents and visitors
What about dam discharging de-oxygenated, metallic poor quality water into river? What measures are planned to reduce this? It is the elephant in the room along with forestry activity down to the river edge at and along tributaries
When we walked the great new walkway we noticed an absence of rubbish bins
Why is Girlies Hole not named on map = unique place in Nelson history
Why is it polluted? And with what - apart from algae?
Why keep about 200 cows near Almond Flat - cow poo affect walking, water, biking and sport
Willow trees and cabbage trees rotten
Would like to see continuous riparian zone along river
Years ago bought in diggers and made river deeper which flowed better and cleaned water quality
Years ago Council used to clean out gravel from river and use it for roading projects

Appendix 3: Questionnaires and letters

Maitai River user survey

Site	Interviewer	Date	Time
Notes:			

Hello, I am doing a survey for the Nelson City Council about the use and values of the Maitai River and its surrounds. Do you have a couple of minutes to answer some simple questions?

Q1. Have you been surveyed about your use of this site in the past month?
 1 No (CONTINUE) 2 Yes →

THANKS FOR STOPPING BUT WE WON'T BOTHER YOU AGAIN

Q2. What age group are you in? **(INSTRUCTION: show categories)**
 1 Under 15 (CLOSE WITH THANKS)..... →
 2 15-24
 3 25-49
 4 50-64
 5 65 years and over

THANKS FOR STOPPING BUT WE'RE JUST TALKING TO PEOPLE WHO ARE 15 YEARS OR OLDER TODAY

Q3. Are you visiting today alone or as part of a group?
 1 Alone 2 Group: **how many in your group (including you)?**:

Q5. Where do you normally live? **(RECORD NELSON/TASMAN SUBURB, NZ CITY, OR COUNTRY)**

Thinking about the Maitai River

Q6a. What activities have you used the Maitai River for, today and in the past? **(PROMPT FOR ALL ACTIVITIES – NOT JUST TODAY'S)**

Q6b. What is your main activity here today? **(TICK ONE ACTIVITY)**

Q7. Which parts of the Maitai River are you using today? **(SHOW MAP AND TICK SECTIONS)**

- 1 2 3 4 5 6 7 8 9 10 11 12

Q8. For how many years have you been doing **your main activity** on **this part (where we are now)** of the Maitai River? _____

Q9a. In your opinion do you think the part of the Maitai River you are visiting today is better, worse or the same as the first time you visited for **<say main activity>**?

- 1 Better 2 Worse 3 Same **(IF SAME GO TO Q10)**

Q9b. How do you think the part of the Maitai River you are visiting today has changed since you first visited?

Q10. How often do you visit this area of the Maitai River during the summer and also during the rest of the year? For summer we mean Labour Weekend until Easter. **(SHOW LIST ON CARD)**

Q10a. During the summer? (1 Nov – 31 March)
(tick one box)

- 1 Every day or nearly every day
- 2 Once a week on average
- 3 1-2 times a month
- 4 Once every few months
- 5 Once a year
- 6 Hardly ever – today is unusual

Q10b. During the rest of the year?
(tick one box)

- 1 Every day or nearly every day
- 2 Once a week on average
- 3 1-2 times a month
- 4 Once every few months
- 5 Once a year
- 6 Hardly ever
- 7 Never

Q11. Can you describe the **BEST ASPECTS** of the **part of the Maitai River you are visiting today** and **WHY** you think that?

Best aspects	Reasons

Q12. Can you describe the **WORST ASPECTS** of the **part of the Maitai River you are visiting today** and **WHY** you think that?

Worst aspects	Reasons

Q13. Which of the following five statement do you think best describes **this part (where we are now)** of the Maitai River? **(SHOW LIST ON CARD)**

- 1 Heavily modified
- 2 Partially modified
- 3 Moderately natural
- 4 Highly natural
- 5 Untouched

Q14a. Did you check the flow of the river, or the amount of water in it, before you visited today?

- 1 Yes 2 No **(IF NO GO TO Q15)**

Q14b. How did you check the river flow?

- 1 Online 2 Had a look before leaving home. 3 Other:

Q15. In your experience, how often are your water-based activities not possible on the Maitai River due to **low flows** in the river? **(SHOW LIST ON CARD)**

- 1 Never
- 2 Rarely (less than one visit in ten)
- 3 Occasionally (less than half the time)
- 4 Frequently (more than half the time)

Q16a. Thinking about the amount of water in the Maitai River today, how would you describe your preferred flow from the following list (**SHOW LIST ON CARD**)

- 1 I don't know
- 2 I prefer it the way it is today or now
- 3 I prefer it a **little higher** than it is today (about 10% higher)
- 4 I prefer it a **lot higher** than it is today (about 50% higher)
- 3 I prefer it a **little lower** than it is today (about 10% lower)
- 4 I prefer it a **lot lower** than it is today (about 50% lower)

Q16b. Why do you prefer that flow?

Q17. What priorities should the Nelson City Council place on improving this part of the Maitai River?

Rank your top three priorities from the following list: (**SHOW LIST ON CARD**)

- 1 More recreation facilities
- 2 Making the river more fish-friendly
- 3 More native riparian or riverside planting
- 4 Improving water quality
- 5 Managing toxic algae
- 6 Managing slippery algae
- 7 Managing sediment inflows to the river
- 8 Improved flood protection works
- 9 Other:

Q18. Have you any other comments to make about the Maitai River, the facilities provided by Council and its use or management?

Q19. (RECORD GENDER)

- 1 Male
- 2 Female

Thank you very much. (Give contact card to anyone who asks further questions)

Roding River user survey

Site	Interviewer	Date	Time
Notes:			

Hello, I am doing a survey for the Nelson City Council about the use and values of the Roding River and its surrounds. Do you have a couple of minutes to answer some simple questions?

Q1. Have you been surveyed about your use of this site in the past month?
 1 No (CONTINUE) 2 Yes →

THANKS FOR STOPPING BUT WE WON'T BOTHER YOU AGAIN

Q2. What age group are you in? **(INSTRUCTION: show categories)**
 1 Under 15 (CLOSE WITH THANKS)..... →
 2 15-24
 3 25-49
 4 50-64
 5 65 years and over

THANKS FOR STOPPING BUT WE'RE JUST TALKING TO PEOPLE WHO ARE 15 YEARS OR OLDER TODAY

Q3. Are you visiting today alone or as part of a group?
 1 Alone 2 Group: **how many in your group (including you)?**:

Q5. Where do you normally live? **(RECORD NELSON/TASMAN SUBURB, NZ CITY, OR COUNTRY)**

Thinking about the Roding River

Q6a. What activities have you used the Roding River for, today and in the past? **(PROMPT FOR ALL ACTIVITIES – NOT JUST TODAY'S)**

Q6b. What is your main activity here today? **(TICK ONE ACTIVITY)**

Q7. Which parts of the Roding River are you using today? **(SHOW MAP AND TICK SECTIONS)**

1 2 3 4 5 6 7 (above the weir)

Q8. For how many years have you been doing **your main activity on this part (where we are now)** of the Roding River? _____

Q9a. In your opinion do you think the part of the Roding River you are visiting today is better, worse or the same as the first time you visited for **<say main activity>**?

1 Better 2 Worse 3 Same **(IF SAME GO TO Q10)**

Q9b. How do you think the part of the Roding River you are visiting today has changed since you first visited?

Q10. How often do you visit this area of the Roding River during the summer and also during the rest of the year? For summer we mean Labour Weekend until Easter. **(SHOW LIST ON CARD)**

Q10a. During the summer? (1 Nov – 31 March)
(tick one box)

- 1 Every day or nearly every day
- 2 Once a week on average
- 3 1-2 times a month
- 4 Once every few months
- 5 Once a year
- 6 Hardly ever – today is unusual

Q10b. During the rest of the year?
(tick one box)

- 1 Every day or nearly every day
- 2 Once a week on average
- 3 1-2 times a month
- 4 Once every few months
- 5 Once a year
- 6 Hardly ever
- 7 Never

Q11. Can you describe the **BEST ASPECTS** of the **part of the Roding River you are visiting today** and **WHY** you think that?

Best aspects	Reasons

Q12. Can you describe the **WORST ASPECTS** of the **part of the Roding River you are visiting today** and **WHY** you think that?

Worst aspects	Reasons

Q13. Which of the following five statements do you think best describes **this part (where we are now)** of the Roding River? **(SHOW LIST ON CARD)**

- 1 Heavily modified
- 2 Partially modified
- 3 Moderately natural
- 4 Highly natural
- 5 Untouched

Q14a. Did you check the flow of the river, or the amount of water in it, before you visited today?

- 1 Yes 2 No **(IF NO GO TO Q15)**

Q14b. How did you check the river flow?

- 1 Online 2 Had a look before leaving home. 3 Other:

Q15. In your experience, how often are your water-based activities not possible on the Roding River due to **low flows** in the river? **(SHOW LIST ON CARD)**

- 1 Never
- 2 Rarely (less than one visit in ten)
- 3 Occasionally (less than half the time)
- 4 Frequently (more than half the time)

Q16a. Thinking about the amount of water in the Roding River today, how would you describe your preferred flow from the following list (**SHOW LIST ON CARD**)

- 1 I don't know
- 2 I prefer it the way it is today or now
- 3 I prefer it a **little higher** than it is today (about 10% higher)
- 4 I prefer it a **lot higher** than it is today (about 50% higher)
- 3 I prefer it a **little lower** than it is today (about 10% lower)
- 4 I prefer it a **lot lower** than it is today (about 50% lower)

Q16b. Why do you prefer that flow?

Q17. What priorities should managers of the Roding River place on improving this part of the River?

Rank your top three priorities from the following list: (**SHOW LIST ON CARD**)

- 1 More recreation facilities
- 2 Making the river more fish-friendly
- 3 More native riparian or riverside planting
- 4 Improving water quality
- 5 Managing toxic algae
- 6 Managing slippery algae
- 7 Managing sediment inflows to the river
- 8 Other:

Q18. Have you any other comments to make about the Roding River, the facilities provided by Council and its use or management?

Q19. (RECORD GENDER)

- 1 Male
- 2 Female

Thank you very much. (Give contact card to anyone who asks further questions)

20 February 2015

Alec.Louverdis@ncc.govt.nz
www.nelson.govt.nz

The Resident

Insert address here

Dear Resident

As you'll probably be aware, Nelson City relies on water from the Maitai River for its domestic water supply. In 2017 the resource consents to take this water expire, and the Nelson City Council must reapply for them. As part of this process, we are keen to better understand how those residents living near the river, use it, and what priorities should be placed on current and future management (like storm water management and flood protection).

This information will also feed into work Council is carrying out to improve the health of the river as part of Project Maitai/Mahitahi. At a later date, Council will survey all city residents.

Over this summer we have been surveying recreational users of the river, and you might have encountered one or more of our survey team completing questionnaires at the main reserves and swimming holes.

A short questionnaire for you is enclosed. We are interested in all activities in and around the river, including such things as walking beside it, as well as fishing, swimming and other activities, which don't involve getting wet, such as simply enjoying the view of the water.

If you have any additional comments about the Maitai River that won't fit on the questionnaire, please feel free to add more on another sheet of paper.

All responses are anonymous.

Once you have completed the questionnaire, place it in the enclosed envelope and mail it, or drop it into our customer service centre in Civic House on Trafalgar Street.

Please complete and mail your questionnaire by 6 March. Also please note that there is a map on the back of this letter that you will need to use to answer one of the questions in the questionnaire.

For more information, please phone the Nelson City Council on 546 0200 and ask about the Maitai River residents' survey.

Kind regards and thanks for your assistance.



Alec Louverdis
Group Manager Infrastructure

Maitai River resident survey

Thanks for taking the time to complete this questionnaire.

Q1. Have you already been surveyed about your use of the Maitai River when visiting it this summer? (tick one box)

- ¹ No ² Yes (continue anyway – we still need to know what residents think)

Q2. What activities do you use the Maitai River for – either along its banks or in the water? (tick as many boxes as apply)

- ¹ Walking ² Walking the dog ³ Swimming ⁴ Trout fishing ⁵ Eel fishing
⁶ Picnics ⁷ Playing with children ⁸ Cycling ⁹ Looking at the water ¹⁰ Kayaking

Other activities (please write): _____

Q3. Of those activities, which **one** do you do the most?

Q4. Which parts of the Maitai River do you use? (PLEASE REFER TO THE MAP and tick as many as apply)

- 1 2 3 4 5 6 7 8 9 10 11 12

Q5. For how many years have you been living by the Maitai River? _____

Q6. In that time, do you think the Maitai River has changed for the better or the worse, or has remained the same? (tick one box)

- ¹ Better ² Worse ³ Same (IF SAME GO TO Question 8)

Q7. How do you think the Maitai River has changed over time?

Q8. How often do you visit the Maitai River **for recreation** during the summer and also during the rest of the year? For summer we mean 1 Nov – 31 March.

Q8a. During the summer? (1 Nov – 31 March)

(tick one box)

- ¹ Every day or nearly every day
² Once a week on average
³ 1-2 times a month
⁴ Once every few months
⁵ Once a year
⁶ Hardly ever
⁷ Never

Q8b. During the rest of the year?

(tick one box)

- ¹ Every day or nearly every day
² Once a week on average
³ 1-2 times a month
⁴ Once every few months
⁵ Once a year
⁶ Hardly ever
⁷ Never

Q9. Can you describe the **BEST ASPECTS** of the Maitai River and **WHY** you think that?

Best aspects	Reasons

Q10. Can you describe the **WORST ASPECTS** of the Maitai River and **WHY** you think that?

Worst aspects	Reasons

Q11. In your experience, how often are your water-based activities not possible on the Maitai River due to **low flows** in the river (tick one box)?

- 0 I don't do any water-based activities on the Maitai River
- 1 Never
- 2 Rarely (less than one visit in ten)
- 3 Occasionally (less than half the time)
- 4 Frequently (more than half the time)

Q12. What priorities should managers of the Maitai River place on improving the River? From the list below, **identify your top priority for management activity (put a number 1 in a box), your second priority (put a 2 in that box) and your third priority (a 3 in that box).**

- 1 More recreation facilities
- 2 Making the river more fish-friendly
- 3 More native riparian or riverside planting
- 4 Improving water quality
- 5 Managing toxic algae
- 6 Managing slippery algae
- 7 Managing sediment inflows to the river
- 8 Improved flood protection works
- 9 Other:

Q13. Have you any other comments to make about the Maitai River, the facilities provided by Council and its use or management? Use another sheet of paper if required.

Q14. Please record your gender

- 1 Male
- 2 Female

Q15. What age group are you in?

- 1 15-24
- 2 25-49
- 3 50-64
- 4 65 years and over

Thank you very much. Now – pop this completed questionnaire in the envelope and post it or deliver it to a Nelson City Council customer service office.

Roding River resident survey

Thanks for taking the time to complete this questionnaire.

Q1. Have you been surveyed about your use of the Roding River on site this summer? **(tick one box)**

- ¹ No ² Yes (continue anyway – we still need to know what residents think)

Q2. What activities do you use the Roding River for – either along its banks or in the water? **(tick as many boxes as apply)**

- ¹ Walking ² Walking the dog ³ Swimming ⁴ Trout fishing ⁵ Eel fishing
⁶ Picnics ⁷ Playing with children ⁸ Cycling ⁹ Looking at the water ¹⁰ Kayaking

Other activities (please write): _____

Q3. Of those activities, which **one** do you do the most?

Q4. Which parts of the Roding River do you use? **(PLEASE REFER TO THE MAP and tick as many as apply)**

- 1 2 3 4 5 6 7

Q5. For how many years have you been living by the Roding River? _____

Q6. In that time, do you think the Roding River has changed for the better or the worse, or has remained the same? (tick one box)

- ¹ Better ² Worse ³ Same **(IF SAME GO TO Q8)**

Q7. How do you think the Roding River has changed over time?

Q8. How often do you visit the Roding River **for recreation** during the summer and also during the rest of the year? For summer we mean 1 Nov – 31 March.

Q8a. During the summer? (1 Nov – 31 March)

(tick one box)

- ¹ Every day or nearly every day
² Once a week on average
³ 1-2 times a month
⁴ Once every few months
⁵ Once a year
⁶ Hardly ever
⁷ Never

Q8b. During the rest of the year?

(tick one box)

- ¹ Every day or nearly every day
² Once a week on average
³ 1-2 times a month
⁴ Once every few months
⁵ Once a year
⁶ Hardly ever
⁷ Never

Q9. Can you describe the **BEST ASPECTS** of the Roding River and **WHY** you think that?

Best aspects	Reasons

Q10. Can you describe the **WORST ASPECTS** of the Roding River and **WHY** you think that?

Worst aspects	Reasons

Q11. In your experience, how often are your water-based activities not possible on the Roding River due to **low flows** in the river (tick one box)?

- I don't do any water-based activities on the Roding River
- Never
- Rarely (less than one visit in ten)
- Occasionally (less than half the time)
- Frequently (more than half the time)

Q12. What priorities should managers of the Roding River place on improving the River? From the list below, **identify your top priority for management activity (put a number 1 in a box), your second priority (put a 2 in that box) and your third priority (a 3 in that box).**

- 1 More recreation facilities
- 2 Making the river more fish-friendly
- 3 More native riparian or riverside planting
- 4 Improving water quality
- 5 Managing toxic algae
- 6 Managing slippery algae
- 7 Managing sediment inflows to the river
- 8 Other: _____

Q13. Have you any other comments to make about the Roding River, the facilities provided by Council and its use or management? Use another sheet of paper if required.

Q14. Please record your gender

- Male Female

Q15. What age group are you in?

- 15-24 50-64
- 25-49 65 years and over

Thank you very much. Now – pop this completed questionnaire in the envelope and post it or deliver it to the Nelson City Council customer service office in Civic House on Trafalgar Street.

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: <u>553</u>
Date Received Stamp: <u>26-11-2021</u>
Objective No: <u>Δ2795586</u>

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Sali Suzanne Eady Matthews		
Organisation			
Contact Person			
Postal address	275 Hampden Street	Phone number	
	Nelson	021 136 0098	
Email	Sali.matthews@outlook.com		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
(tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

- I am am not directly affected by an effect of the subject matter of this submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Sali Matthews

26/11/21

Signature of Submitter (or person authorised to sign
on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Add any additional reasons here: The Maitai is a significant resource as a natural area, a playground for all in Nelson, and it is extensively used. This development is not what Nelson needs.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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Nelson 7040

(Hand delivery or Courier to:
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Nelson 7010 or

Email to: submissions@ncc.govt.nz with **Plan Change 28** in subject line)

OFFICE USE <i>S</i>
Submission No: <i>554</i>
Date Received Stamp: <i>26-11-2021</i>
Objective No: <i>A2795592</i>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Lesley Bandy		
Organisation			
Contact Person			
Postal address	3 Pettit Place	Phone number	
	The Wood	03 927 6730	
	Nelson 7010		
Email	lbandy@mac.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- I **could** **could not** gain an advantage in trade competition through this submission (tick one)

If you **could** gain an advantage in trade competition through this submission please complete the following:

I **am** **am not** directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

LA Bandy

Date

26 Nov 2021

Signature of Submitter (or person authorised to sign

on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



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Nelson 7040

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OFFICE USE
Submission No: S55
Date Received Stamp: 26-11-2021
Objective No: A2795596

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	John D Potter		
Organisation			
Contact Person			
Postal address	107 Moana Ave	Phone number	
	Nelson 7011	03 548-5779	
Email	j.d.potter@massey.ac.nz		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission
(tick one)

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Sign here

Date

26th Nov 2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
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I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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Email to: submissions@ncc.govt.nz with Plan Change 28 in
subject line)

OFFICE USE
Submission No: <u>556</u>
Date Received Stamp: <u>26-11-2021</u>
Objective No: <u>A2795600</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Gwendoline Daly		
Organisation			
Contact Person			
Postal address	192 milton st	Phone number	
	The Wood	0210760624	
	Nelson 7010		
Email			

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission
(tick one)

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Sign here

Date

26/11/2021

Signature of Submitter (or person authorised to sign
on behalf of submitter – a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

- 1. There has not been any community consultation prior to Nelson City Council environment department approving funding from the government infrastructure grant. The council is railroading this development through even though NCC has been presented with twelve thousand plus signatures against the development.
- 2. Other areas are available and welcomed for development and are more suitable for residential housing not least Bishopsdale, Victory/Toi Toi, Stoke.
- 3. The Maitai Valley is a precious resource that once developed will never be regained. It is proven throughout the world, the importance of natural spaces for the health of the community. It is important to keep recreational spaces for the population that is within easy access to the City. This special area is part of the fabric of Nelson for the locals and visitors.
- 4. The increased pollutants from storm water run off from the planned development will destroy the health of the Maitai river – destroying its ecology and taking away the swimming holes (Dennes Hole, Black hole and Girlies hole. All places I regularly swim with my friends and family. Taking away from the Clean Green Image the world has of New Zealand.
- 5. The added traffic from residents' vehicles will put stress and safety concerns on Nile Street (affecting Central school pupils), Collingwood street and Candy corner. The increased pollution and traffic noise would change the face of the area making it unfriendly to the existing community. The new development would be isolating to residents.
- 6. The developers have not given Nelsonians any indications of the type of houses they would build. They and NCC have not consulted us on the type of houses they would be build. Would they be sustainable? Would they adhere to the latest in environmental dwellings ie. Solar, small dwellings, good building materials.
- 7. Part of the valley on the developers plans which they are going to put houses on is on a flood plain. During the winter I went to the Kaka valley and saw the water logged areas. Governments throughout the world are being advised to not build houses on area that will be affected by the change in water patterns leading to increased flooding.

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

The community need to be consulted on how they want their city to look.

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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OFFICE USE
Submission No: 557
Date Received Stamp: 26-11-21
Objective No: A2795603

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Dr Tamzyn Maria Davey		
Organisation	Healing Space		
Contact Person	Dr Tamzyn Maria Davey		
Postal address	6 Ralphine Way	Phone number	
	Maitai	021 149 0855	
	Nelson		
Email	tamzyndavey@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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Sign here

Date

Signature of Submitter (or person authorised to sign
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The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *It is time we act in the interests of the future—for the planet, for people. We cannot continue to act as if expansion into green and blue space is our right and is limitless.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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 subject line)

OFFICE USE
Submission No: 558
Date Received Stamp: 27-11-2021
Objective No: A2795614

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Barbara Jean Edwards		
Organisation			
Contact Person			
Postal address	28 Tamaki Street	Phone number	
	Tahunanui	03 5464543	
	NELSON 7011		
Email	jean@imonline.nz		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
 (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

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Public information

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Sign here

Date

Nov 27 2021 _____

Signature of Submitter (or person authorised to sign
 on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should definitely be declined

Reasons:

1. *. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *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*
3. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
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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 will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
9. *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.*
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13. *We should be looking at increased urban density housing rather than using rural land like thi, to help mitigate climate change effects; this would also fit in with Nelson City Council's position on climate change.*

I fully oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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 subject line)

OFFICE USE
Submission No: <u>559</u>
Date Received Stamp: <u>27-11-2021</u>
Objective No: <u>A2795645</u>

on Proposed Private Plan Change 28 Maitahi Bayview
 to the Nelson Resource Management Plan

Submitter Details

Full Name	John James Gange MOODY		
Organisation			
Contact Person			
Postal address	61 Cleveland Terrace	Phone number	
	Nelson	546 6639	
Email	jacmoody@extra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission
 (tick one)

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Public information

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Sign here

Date

27 November 2021

Signature of Submitter (or person authorised to sign
 on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

559

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *You have received a petition carrying 12,000 signatures opposing the plan. By comparison, I would like to know how many signatures you have received in support. At the very least, for something of this magnitude and significance (with ramifications that will impact on Nelsonians for decades and for generations to come), I submit that you should conduct a local referendum to find out how WE FEEL about the plan before making any binding decision... We are the people who have elected you to make the right decisions for us...PLEASE, PLEASE don't let us down. This is too big a matter to be decided by just a few people.*
2. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
3. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
4. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
5. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a 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 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 will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
9. *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.*
10. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
11. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
12. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*

I strongly oppose the Private Plan Change



559

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in
subject line)

OFFICE USE
Submission No: 560
Date Received Stamp: 28-11-2021
Objective No: A2795665

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Paul Thornton		
Organisation			
Contact Person			
Postal address	164 Nile Street	Phone number	
	Nelson	0273558601	
Email	pthornton@extra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
(tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Paul Thornton, BA (hons), MPhil (Urban and Regional Studies), Fellow of Chartered Institute of Housing Management (UK).

28 November 2021

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

S60

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

The Maitai Valley for health and wellbeing for Nelson

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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.

This amenity goes beyond a simple conversion of greenfield sites to urbanisation, the Maitai Valley holds a particular position in the identity of the city. For over 100 years the Valley has been the 'bolt hole' for Nelson region residents and beyond. There are many photographs and paintings of the valley, taken over time, which reflect this importance. As such, it plays a similar role to green spaces in urban places such as Richmond Park in London, Sutton Park in Birmingham and Central Park in New York. Whilst all those places have had intense housing shortages over the last century, never once did those cities contemplate allowing those places to be developed. As we are moving into times when recreation and connection with nature are recognised as essential to mental health and general wellbeing, we should not be considering compromising a place that has been providing just that for over 100 years.

Impact of Proposed plans

The effects of the plan change would have more far reaching effects on the nature and character of Nelson City, over and above those in the Valley itself. If Nile Street were to be opened up to through traffic then this would in effect open up the entire Eastern side of the city. The heritage feel of Nile Street and the Wood would be destroyed for ever as the small roads would be reduced to a series of 'rat runs' of traffic perculating through them for two hours every workday morning and night. This would also have a considerable impact on Central School, NMIT and the streets around. There is insufficient car parking in the city centre for the cars now, facilitating more cars to get in more easily will exacerbate this problem to the point of serious effects on the quality of city life for Nelsonians and future tourists.

The current configuration, with both Maitai and Brook Valleys being 'no exit' creates a unique feel to the centre of the city and sets it out from other city centres in NZ. It is a uniqueness that should be protected at all costs for future generations to appreciate.

Sustainability

At this point in time many European cities are working to restrict car access to their city centres, on the understanding that it isn't sustainable to allow more and more cars into a limited space. Whilst it is accepted that in order to do this there is a need to invest in rapid transport systems and this cannot be done in the short term, a responsible approach would be to hold the situation until we can catch up with the rest of the world. This would then give the generation to follow us, who will inevitably reach the same position because everywhere else in the world has, a fair chance to do a proper job. As it is we are moving forward in an 'ad hoc', unco-ordinated way, responding to immediate concerns without any overarching approach. This is in effect the complete opposite to strategic planning, and would move us back some 100 years in terms of how we prepare for the future.

The integrity of planning processes in this region are on test with this application. The purpose of a strategic plan is to take a broad overview of the assets of a place (environmental, historic, recreational, unique) and along with its needs (such as roads, housing, schools) and then create the best fit of all these in the space we have to manage.

The Planning Process

The people of Nelson participated in the planning process in good faith and saw their interests and preferences reflected in the plan that emerged. To then read in the local newspaper, in full lockdown, that the scheme had moved to a fairly advanced stage and seemingly encouraged by a number of prominent politicians gave the impression that deals had been done behind closed doors then released to the general public as a good deal of momentum had been achieved.

This gives the impression that those politicians either did not have an understanding of what the plan said about the Maitai Valley or didn't particularly care as they were fixated on solving their perceived 'social problems' at the macro scale.

The suggestion that there is a need to open up the Valley and surrounding streets of the city in order to facilitate 'social housing' is insulting to all those who participated in the plan process. The developers, at an early stage, could have been directed to make their development, including social housing, fit in with the plan. If you follow the logic of what has happened then you could put in an offer to erect much needed social housing close to the centre of Nelson, provided it can be done on the ground currently occupied by Nelson Theatre, which of course would need to be demolished to make way. I am not alone in fearing that nothing is sacred in Nelson at this time and we are to a degree losing our way, for all the right reasons but losing things of incredible value for the people who follow us.

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined and the applicants be advised to firstly read the plan and then come up with a development of a much reduced scale, including social housing, that fits in with that plan. This would uphold the purpose of planning and go some way to restoring the confidence of citizens as to the security of the unique features of our city.

Rebecca Dowling

From: Jacqueline and Michael Roberts <JJMTS@xtra.co.nz>
Sent: Sunday, 28 November 2021 3:24 p.m.
To: Submissions
Subject: Private Plan Change 28 should be declined
Attachments: image003.emz

CAUTION: External email.

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RMA Submission Form for Publicly Notified Private Plan Change 28

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040
(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or
Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

on Proposed Private Plan Change

28

Maitahi Bayview

to the Nelson

OFFICE USE
Submission No: SGI
Date Received Stamp: 28-11-21.
Objective No: A2795674

Resource Management Plan

Submitter Details

Full Name	Michael Roberts		
Organisation			
Contact Person	a/a		
Postal address	52 Manuka Street		Phone number
	Nelson 7010		02102288359
Email	jjmts@xtra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

29/11/2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

<p>The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):</p> <p><i>Whole Plan</i></p>
<p>My submission is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>
<p>Reasons:</p> <ol style="list-style-type: none"> 1. <i>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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.</i> 2. <i>The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.</i> 3. <i>Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.</i> 4. <i>Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.</i> 5. <i>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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.</i> 6. <i>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.</i> 7. <i>There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.</i> 8. <i>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.</i> 9. <i>The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.</i> 10. <i>The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.</i> 11. <i>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). That approach unfairly excludes people from being involved in decisions that may affect them.</i> 12. <i>Add any additional reasons here:</i>
<p>I oppose the Private Plan Change <input checked="" type="checkbox"/></p>

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

860

Rebecca Dowling

From: Jacqueline and Michael Roberts <JJMTS@xtra.co.nz>
Sent: Sunday, 28 November 2021 4:34 p.m.
To: Submissions
Subject: Private Plan Change 28
Attachments: image001.emz

CAUTION: External email.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

RMA Submission Form for Publicly Notified Private Plan Change 28

Return your submission by 5pm on Wednesday 8 December 2021 to:
Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040
(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or
Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: 562
Date Received Stamp: 28-11-21
Objective No: A2795822

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

	Jacoba Roberts	
Organisation		
Contact Person	a/a	
Postal address	52 Manuka Street	Phone number
	Nelson 7010	021 1830 561
Email	jacquelinejuana@gmail.com	

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

29/11/2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

<p>The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):</p> <p><i>Whole Plan</i></p>
<p>My submission is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>
<p>Reasons:</p> <ol style="list-style-type: none"> 1. <i>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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.</i> 2. <i>The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.</i> 3. <i>Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.</i> 4. <i>Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.</i> 5. <i>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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.</i> 6. <i>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.</i> 7. <i>There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.</i> 8. <i>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.</i> 9. <i>The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.</i> 10. <i>The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.</i> 11. <i>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). That approach unfairly excludes people from being involved in decisions that may affect them.</i> 12. <i>Add any additional reasons here:</i>
<p>I oppose the Private Plan Change <input checked="" type="checkbox"/></p>

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

S62

RMA Submission Form for Publicly Notified Private Plan Change 28

S63



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: S63
Date Received Stamp: 28-11-2021
Objective No: A2795839

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Elizabeth Gould		
Organisation			
Contact Person			
Postal address	14 Brook St	Phone number	
	The Brook	02102630775	
	Nelson 7010		
Email	korumoon@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission
(tick one)

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- I am am not directly affected by an effect of the subject matter of this submission that:
- (a) adversely affects the environment; and
 - (b) does not relate to trade competition or the effects of trade competition.

Public information

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Sign here

Date 28/11/21

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
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12. *I moved to Nelson several years ago because I loved how accessible the Kaka valley and the Maitai River are to town .I kid you not that I walk in the Maitai every single day. Especially during the lockdowns, I was extrememly grateful to have such a peaceful and beautiful valley in walking distance from my home. The Maitai is the taonga of Nelson. Once the area is developed, we will have lost an important part of our community that will be gone forever.*

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
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PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: <u>564</u>
Date Received Stamp: <u>28-11-2021</u>
Objective No: <u>A2795854</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	<u>Jan McLauchlan</u>		
Organisation			
Contact Person			
Postal address	<u>99 Domain Avenue</u>	Phone number	
	<u>Timaru 7910</u>	<u>02102387522</u>	
Email	<u>janmclauchlan@gmail.com</u>		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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(tick one)

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- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

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Sign here

Date

28.11.21

Signature of Submitter (or person authorised to sign
on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
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12. *Add any additional reasons here:*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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OFFICE USE
Submission No: <u>565</u>
Date Received Stamp: <u>28-11-2021</u>
Objective No: <u>A2795858</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Dave Rees		
Organisation			
Contact Person			
Postal address	13, Rangiora Terrace	Phone number	
	Tahunanui	0212384042	
	Nelson 7011		
Email	daverees9@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

29/11/21

D. A. Rees
29/11/21

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:
 Planning Administrator
 RMA Plan Submissions Nelson City Council
 Freepost 76919
 PO Box 645
 Nelson 7040
 (Hand delivery or Courier to:
 Ground Floor, Civic House, 110 Trafalgar St,
 Nelson 7010 or
 Email to: submissions@ncc.govt.nz with **Plan Change 28** in
 subject line)

OFFICE USE
Submission No: <u>566</u>
Date Received Stamp: <u>29-11-2021</u>
Objective No: <u>A2795886</u>

on Proposed Private Plan Change 28 Maitahi Bayview
 to the Nelson Resource Management Plan

Submitter Details

Full Name	Henry Wilson.		
Organisation			
Contact Person			
Postal address	168 Nile Street East.	Phone number	
	Nelson 7010	5394018	
Email	earthman@xtra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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Sign here

Date

Henry Wilson

25/11/2021

Signature of Submitter (or person authorised to sign
 on behalf of submitter – NOTE: a signature is not required if you email your submission)

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3. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.
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12. Add any additional reasons here:

I oppose the Private Plan Change

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

S67

29-11-2021

A2802299

Online submission

This is a submission that was made online via the Council's website.

Submitter No. S67
Submitter Name Nelson Mountain Bike Club
Submitter Company/Group Name Nelson Mountain Bike Club
Submitter is contact No
Attention: Belinda Crisp
Email info@nelsonmtb.club
Wish to be heard No
Joint presentation No
Trade competition I could not gain an advantage in trade competition through this submission.
Directly affected N/A
Withhold contact details? No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
General - Private Plan Change 28	General - Private Plan Change 28	Amend	See supporting document	See supporting document

Documents included with submission

Document name Maitahi Bayview Plan Change Submission
File [maitahibayviewplanchangesubmission.pdf](#)
Description Submission

Submission on notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Nelson City Council

Name of submitter: Nelson Mountain Bike Club Incorporated

This is a submission on the following proposed plan change proposed to the Nelson Resource Management Plan (the **proposal**):

Private Plan Change 28 Maitahi Bayview to the Nelson Resource Management Plan

I could not gain an advantage in trade competition through this submission and I am not directly affected by an effect of the subject matter of the submission.

The specific provisions of the proposal that my submission relates to are:

Structure Plan
Transport Impact Report

My submission is:

- *Supportive of the proposed recreation opportunities within the proposed plan change*

I seek the following decision from the local authority:

'amend' the PC, specifically the Structure Plan to better support mountain biking and commuter cycling.

*I do not wish to be heard in support of my submission.

Signature of submitter:



Melanie Schroder
Chair, Nelson Mountain Bike Club
17/11/2021

Electronic address for service of submitter: info@nelsonmtb.club
Telephone: 021 489 065
Postal address: Nelson Mountain Bike Club PO Box 82 Nelson 7040 New Zealand
Contact person: Melanie Schroder (Club Chair)
Enclosures: Annex 1 - Private Plan Change 28 – Maitahi Bayview – Submission

Annex 1: Private Plan Change 28 – Maitahi Bayview - Submission

Preface

1. We wish to preface our submission with the fact that we take a neutral stance overall in relation to the proposed plan change. We represent a membership of close to 3,500, who will have a range of views on the plan change and may choose to make submissions in their own right.
2. We do however wish to comment on certain aspects of the proposed plan change insofar as they relate to the core vision of the mountain bike club “for Nelson to be an exceptional place to mountain bike” and our objectives related to this vision:
 - Foster and strengthen positive relationships with land-owners, local authorities and other stakeholders.
 - Support the development and maintenance of high-quality mountain bike trails and infrastructure that caters for all levels of riders.
 - Have a positive effect on Nelson’s natural environment.
 - Encourage and support mountain bike events in Nelson (racing, working bees, social etc).
 - Be a positive voice for mountain biking in Nelson
3. We welcome the inclusion of recreation areas, incorporating cycling and walking trails within the proposed development and feel the Structure plan has been well conceived in its approach to the recreation opportunities.

Structure Plan

4. We fully support the inclusion of walkway / cycleway links throughout the development, particularly where these are within land designated as open space recreation zone.
5. The incorporation of recreation within urban development is recognised to play an important role in maintaining physical, personal and social health and wellbeing for the residents and the recreation areas are likely to experience a high level of demand.
6. In addition to providing for the residents of the development, the recreation opportunities are likely to serve the people of Nelson, due to the proximity to the city and will provide a “stepping stone” to more adventurous and challenging recreation in the neighbouring Sharlands forest. (Opportunities and Challenges for Peri-urban Recreation in New Zealand’s fastest Growing cities, <https://www.srknowledge.org.nz/wp-content/uploads/2013/08/Peri-urban-summary-report-FINAL-August-20131.pdf>)
7. We would encourage the trails to be designed to be inclusive and where proposed as shared use trails, of a suitable width to facilitate safe use by a range of modalities. The Nelson City Council out and about strategy identifies “imbalance between the grades of tracks available within the network, regardless of activity”, the walkways and cycleways within the structure plan should be designed to address this imbalance and provide for lower grade trails.
8. By incorporating lower grade trails into the wider network, Nelson can build on its reputation as a world class Mountain Biking destination, which provides for riders of all skill levels.
9. Where the proposed trail follows the indicative route of the proposed road, we would recommend physical separation from the road in accordance with the principles set out in the New Zealand Cycle Trail Design Guide (5th ed), <https://www.mbie.govt.nz/assets/new-zealand-cycle-trail-design-guide.pdf>)
10. We note the inclusion of an open space recreation zone to the north-east of the plan and we would encourage the inclusion of a cycling climbing trail through this recreation space, to link through to the Mountain Bike Trails in the Sharlands Forest as indicated in red on the sketch in figure 1 below.

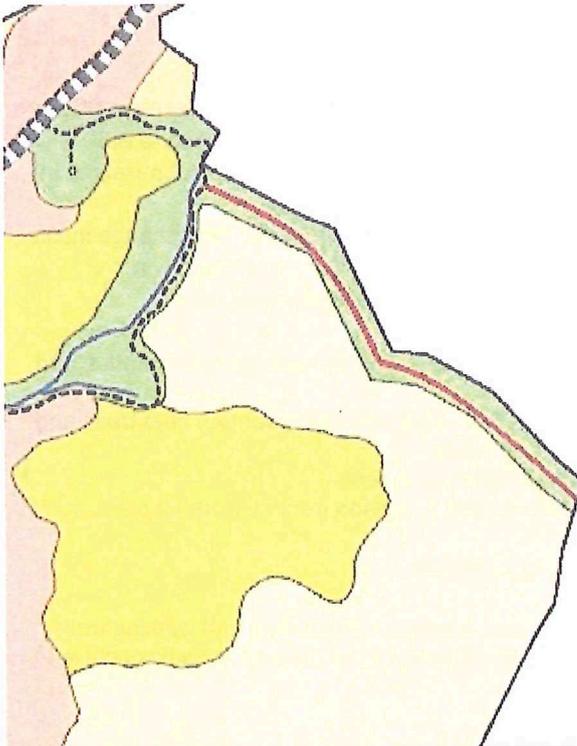


Figure 1: Proposed connecting trail

Transport Impact Report

11. As regular users of Maitai Valley Road, we note the speed data within the report, which shows a high proportion of traffic travelling above the posted speed limit of 50 km/h. This data is concerning and poses a risk to our members and the general public, who regularly cycle up Maitai Valley Road.
12. Noting that the Council has plans to construct a segregated cycle path along the Maitai, to link with the Maitai Hub, together with improvements planned on Nile Street, we would encourage the Council to progress these plans expediently and prior to any development taking place.
13. We anticipate with the aforementioned improvements, our members will increasingly choose to cycle to the trail head at Sharlands Forest, rather than driving.

S68
 3-12-2021
 A2802402

Online submission

This is a submission that was made online via the Council's website.

Submitter No. S68
Submitter Name Karen Warren
Submitter first name Karen
Submitter surname Warren
Submitter is contact Yes
Email karen@warren.co.nz
Wish to be heard No
Joint presentation No
Trade competition I could not gain an advantage in trade competition through this submission.
Directly affected N/A
Withhold contact details? No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Chapter 7 - Residential Objectives and Policies - Description	REd	Amend	See my submission form	Amend. See my submission form.
General - Private Plan Change 28	General - Private Plan Change 28	Amend	I have clearly stated all my reasons. They are given in the pages attached to my submission form. They are too long to enter into this brief box.	This is clearly stated in my submission form, i.e. that the proposed change stand on its own merits and no reliance be placed on any vague and unknown potential for a future physical transportation connection with Walters Bluff. All transportation associated with the proposed subdivision should be able to be accommodated via known confirmed connections.

Documents included with submission

Document name Submission Form
File [private plan change 28 maitahi bayview submission.pdf](#)

Description

Document name Supporting information
File [submissionmaitahi.docx](#)

Description

RMA Submission Form for Publicly Notified Private Plan Change 28

568

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions
Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to: Ground Floor, Civic House, 110 Trafalgar St, Nelson 7010 or Email to: submissions@ncc.govt.nz with plan change no. in subject line)

OFFICE USE
Submission No:
Date Received Stamp:
Objective No:

on Proposed Private Plan Change

28

Maitahi Bayview

to the Nelson Resource Management Plan

Note:

- This form is only for the purpose of making a submission on Proposed Private Plan Change 28 to the Nelson Resource Management Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.
- It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, full contact details, etc.
- Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e. Council to make a decision to refuse, amend or accept the Private Plan Change). Please indicate specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Private Plan Change. In these cases the submission may be considered 'Out of Scope' and may not be considered further.**
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):**
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submitter Details

Full Name	John and Karen Warren		
Organisation			
Contact Person	as above		
Postal address	18 Walters Bluff	Business Phone	
	Atawhai	Home Phone	
	Nelson 7010	Mobile Phone	021 639333
Email	karen@warren.co.nz		

Council Hearing

- I/we wish to be heard in support of my/our submission
- (If yes above) I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings

Trade Competition

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RMA Submission Form for Publicly Notified Private Plan Change 28

I/we ~~XXXX~~ could not gain an advantage in trade competition through this submission
 If you could gain an advantage in trade competition through this submission please complete the following:

I/we am ~~XXXX~~ directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
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Public information

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R. J. Swaine J. H. Wain

28/11/2021

Signature of Submitter
(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

Date

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

Policy RE1.1 '...taking into account the existing character
 Insert reference to the relevant plan provisions
 Policy RE1.2d ... is designed with regard to the character

My/our submission is that:

(Insert your submission, including whether you support or oppose specific provisions or wish to have them amended, giving reasons) See attached pages.

Reasons:

The proposed Plan Change is not clear whether it intends to extend Walters Bluff road. Any potential extension in the future is unknown. The Plan Change should not rely on any extension. The Plan Change should be considered totally on its own merits, i.e. with no reliance on Walters Bluff. See attached pages.

I/we **support** the Private Plan Change

I/we **support in part** the Private Plan Change **Yes**

I/we **oppose** the Private Plan Change

The decision I/we seek from the Council is that:

No access is given via Walters Bluff

(Give precise details.

Where amendments are sought, provide details below of what changes you would like to see)

Our submission concerns the potential use of Walters Bluff as a traffic link with the proposed subdivision.

We do not have a problem with the proposed subdivision in itself, and indeed consider it a wise use of relatively unproductive land located close to the city.

However, the following points are noted with serious concern:

1. The Traffic Impact Report dated January 2021 by Gary Clarke states:

- a) The PPCR area is expected to generate around 450 new trips in the peak hours which will be dispersed across the wider road network via three key routes being Nile Street, Bay View Road and in the future Walters Bluff. (Conclusion).*

Response:

Reliance on any potential for a future connection with Walters Bluff should not form a substantive part of the proposed subdivision transport framework.

- b) Walters Bluff is a relatively short cul de sac (450 metres) that provides access to the south western end of the Bay View Hills. There are homes on northern side of the road with no homes on the southern side for most of its length. Walters Bluff connects to the wider road network via the non state highway section of Atawhai Drive which is controlled by give way signs. From this intersection it is a short route to either the city centre or SH6. (Clause 4.6)*

Response:

This summation does not identify that Walters Bluff connects directly with, and in effect changes into, Davies Drive. Walters Bluff provides the sole means of access to all traffic from Davies Drive and various other cul-de-sacs that feed off it.

- c) The estimated traffic counts on Walters Bluff are around 600 vehicles per day. (Clause 5.8)*

Response:

600 vehicles per day is a significant figure. Walters Bluff road cannot be considered in isolation from Davies Drive.

- d) The traffic split for the PPCR is expected to be the following.*
- 55% via Maitahi Valley onto Maitai Valley Road and Nile Street East.
 - 28% via Walters Bluff extension.
 - 18% via Bay View Road
- 1250 vehicles per day or around 120 vehicles per hour on Walters Bluff.
(Clause 10.3)*

Response:

For Walters Bluff, this represents 1250 vehicles per day in addition to the existing 600 vehicles per day, i.e. 1850vpd. This is a **tripling** of the current traffic using Walters Bluff road.

2. *Traffic Concepts Ltd, in their letter to Landmark Life Ltd dated 30 August 2021, state:*

- a) *The analysis of trip movements within the TIR assumed around 55% would use Maitai Valley Road, 28% would use Walters Bluff Extension and 18% would use Bay View Road. (Clause 2.4 Part B).*

These flows are based on seven trips per dwelling per day. ▫ Bay View Road – 945 vehicles per day ▫ Maitai Road – 2,835 vehicles per day ▫ Walters Bluff – 1,470 vehicles per day. (Clause 2.5)

Response:

Is the prediction for Walters Bluff to cater for an additional 1250 vehicles per day or 1470 vehicles per day? Which is correct? If it is 1470 vehicles per day then this represents increasing the traffic to **3.5 times** the current level.

- b) *As noted in the TIR, there is a potential connection off the end of Walters Bluff which would access the southern part of the ridge development ... We understand there are some challenges with making this connection, but there is a significant benefit if this could be formed sometime in the future. (Clause 2.2)*

*Since writing the TIR the connection from Walters Bluff has become more uncertain and therefore it is prudent to consider traffic movements on the assumption that a connection in this area **can't be not built** [my emphasis].*

As noted above there is a significant advantage in completing this link from a connectivity perspective and also gaining access to other parts of the road network and employment areas. Based on this assumption and the likely routes new residents would take to access the wider road network the expected trip distribution would be around 30% of the new lots using Bay View Road and 70% of the new lots using Maitai Valley Road. (Clause 2.4)

Response:

It is unclear what the clauses above mean. It states any connection with Walters Bluff is even more tenuous than it was considered at the time the TIR was compiled. Is the assumption then that the connection **can't be built** rather than **can't be not built**? The subsequent text uses the assumption that all traffic will be divided between Bay View Road and Maitai Valley Road only.

When we bought our section on Walters Bluff in 2002 we, like many of our neighbours, were told that Walters Bluff road would never be extended to link up with other roads behind the Wakapuaka cemetery. It would always be a no-exit road.

The proposed subdivision should be able to stand on its own merits and not rely on any tentative potential future link using Walters Bluff. This link is clearly very uncertain. It should not be relied upon now, or in the future.

- c) *The Walters Bluff connection provides an excellent link directly into the centre of the city which reduces the flows from Bay View ... It would also open up a convenient walking and cycling connection which would result in more cycle and walking use. (Clause 2.5)*

Response:

While this connection looks very tempting and logical on a map, it is a fact that Walters Bluff is a very steep road. Because of this reality, it cannot realistically be considered to be a convenient cycling link, except for those who can afford an electrically-assisted cycle. It is far too steep for most people to be able to bike up on a normal bicycle, nor does it encourage other than the very hardy walker. Further, cycling slowly up Walters Bluff on a road with over 2000 (600 existing + 1470 additional) vehicle movements per day would be very unsafe, particularly as vehicular traffic both up and down the lower section of Walters Bluff is frequently over the 50km/h limit.

Indeed, vehicles often drive downhill around the bend from Davies Drive into Walters Bluff at an alarming speed, seriously jeopardising any cyclist, pedestrian or slowing traffic on the lower part of the road at the time.

Serious consideration needs to be given to the installation of road-calming measures at this location, even with the current level of traffic usage of the road.

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:
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 Freepost 76919
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 Nelson 7040
 (Hand delivery or Courier to:
 Ground Floor, Civic House, 110 Trafalgar St,
 Nelson 7010 or
 Email to: submissions@ncc.govt.nz with Plan Change 28 in
 subject line)

OFFICE USE
Submission No: 569
Date Received Stamp: 29-11-2021
Objective No: A2796106

on Proposed Private Plan Change 28 Maitahi Bayview
 to the Nelson Resource Management Plan

Submitter Details

Full Name	Tali renee vidal		
Organisation			
Contact Person	0220217982		
Postal address	58 weka street, the wood	Phone number	
	Nelson		
	Newzealand		
Email	Spiral.connection22@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

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Sign here

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12. *Add any additional reasons here: don't build on the flat plan area on the bottom. The ground is too fertile for building, . The natural River would need to be changed and big flooding where we live in town through weka street ect . Also a suburb of houses and no greenery for the next generation there will be construction for years and years.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: <u>570</u>
Date Received Stamp: <u>29-11-2021</u>
Objective No: <u>A2996102.</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Ian Edward Bowell		
Organisation			
Contact Person	Ian Edward Bowell		
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	Nelson 7010	027 2571025	
Email	ian@ianbowell.co.nz		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Public information

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Sign here

Date

29/11/2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Changing the unique rural character of one of the few remaining undeveloped natural environments close to Nelson will be an irretrievable lose to both current and future Te Tau Ihu residents. Current research highlights the increasing destruction of natural habitats as a result of urbanisation has an adverse effect upon local residents (Haase et al., 2012; Essel, 2017; Whitmore, 2002). According to Sala et al. (2000) land use change will be the principal driver of biodiversity decline over the next century. Scott et al. (2016) makes the link between green spaces and the enhancement of people’s health and well-being, whilst Sandifer (2015) states that biodiverse green spaces improve the psychological well-being of those using them. The Maitai Valley’s unique character is both an ecological and social asset to the region. If we are to enhance the health and well-being of those in the region the evidence of current research points to maintaining undisturbed green spaces. Decisions as important as changing the land use of the Maitai Valley should be based on current research which clearly points to maintaining the last remaining areas of undeveloped land close to Nelson. The evidence demonstrates the beneficial unique relationship between urban dwelling and access to undeveloped green and biodiverse landscapes.

Changing the land use of the Maitai Valley to encourage urban development will create a point of comparison for any future applications to urbanise the valley. Preserving the valley as a natural asset for all should be a priority rather than encouraging its urbanisation. There is clearly a need for affordable housing in the region and examining developed current urban sites in Nelson for opportunities for intensification should be explored. Research highlights to important part played by the provision of affordable housing and urban renewal (Han et al., 2021; Williams, 2000; Deitrick & Ellis, 2004; Mosselson, 2018). Focussing efforts on areas already developed to rejuvenate the centre of Nelson should be the priority where services are already in place. Developing the Maitai Valley will require the development of roads and services to support the development. This will in turn put pressure on existing routes to and from the proposed new development. An increase in traffic will have its own consequences of increased congestion, noise and air pollution.

The construction of the new development along with its supporting services in the Maitai Valley and associated flood plain will also have an impact on the health of the Maitai River and its contributing tributaries. Nelson City Council spent four years actively working to improve the water quality of the Maitai River through Project Maitai. This work improved the water quality of the river as evidenced by the increased number of invertebrates found in the river and its tributaries. Disturbing the flood plain to build housing and associated services in the river valley would have a detrimental effect on the water quality of the river, undoing all the good work Nelson City council have done to improve the river.

We all have a responsibility to preserve the last remaining areas of undeveloped rural areas which support biodiversity for the benefit of all who live in the region. Changing the nature of the Maitai Valley is at odds with this responsibility.

References:

Deitrick, S., & Ellis, C. (2004). New urbanism in the inner city: a case study of Pittsburgh. *Journal of the American Planning Association*, 70(4), 426-442.

Essel, B. (2017). Depletion of urban green space and its adverse effect: a case of Kumasi, the former garden city of West-Africa. *Journal of Environment and Ecology*, 8(2), 1-10.

Haase, D., Schwarz, N., Strohbach, M., Kroll, F., & Seppelt, R. (2012). Synergies, trade-offs, and losses of ecosystem services in urban regions: an integrated multiscale framework applied to the Leipzig-Halle Region, Germany. *Ecology and Society*, 17(3)

Mosselson, A. (2018). *Vernacular Regeneration: Low-income Housing, Private Policing and Urban Transformation in Inner-city Johannesburg*. Routledge.

Sala, O. E., Chapin, F. S., Armesto, J. J., Berlow, E., Bloomfield, J., Dirzo, R., ... & Wall, D. H. (2000). Biodiversity-Global biodiversity scenarios for the year 2100. *Science*, 287(5459), 1770-1774.

Sandifer, P. A., Sutton-Grier, A. E., and Ward, B. P. (2015). Exploring connections among nature, biodiversity, ecosystem services, and human health and well-being: opportunities to enhance health and biodiversity conservation. *Ecosyst. Serv.* 12, 1–15. doi: 10.1016/j.ecoser.2014.12.007

Scott, C. E., Bliss, T., Spracklen, D. V., Pringle, K. J., Dallimer, M., Butt, E. W., et al. (2016). "Exploring the value of urban trees and green spaces in Leeds, UK," in *Proceedings of the International Sustainable Ecological Engineering Design for Society (SEEDS) Conference 2016: Conference Proceedings. International SEEDS Conference: Sustainable Ecological Engineering Design for Society, 14-15 Sep 2016*, eds M. Dastbaz and C. Gorse (Leeds: Leeds Beckett University, LSI Publishing), 310–320.

Whitmore, C., Crouch, T. E., & Slotow, R. H. (2002). Conservation of biodiversity in urban environments: invertebrates on structurally enhanced road islands. *African Entomology*, 10(1), 113-126.

Williams, P. (2000). Inclusionary zoning and affordable housing in Sydney. *Urban Policy and Research*, 18(3), 291-310.

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



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OFFICE USE
Submission No: 571
Date Received Stamp: 29-11-2021
Objective No: A2794631

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Hamish Gordon Neill		
Organisation			
Contact Person			
Postal address	275 Hampden ST	Phone number	
		021781719	
	Nelson		
Email	Hamish@flightcell.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I **am** **am not** directly affected by an effect of the subject matter of this submission that:

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- (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Hamish Neill _____

29/11/2021 _____

Signature of Submitter (or person authorised to sign on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *The traffic impact on the feeder roads to Nile, Tory, Hardy, Milton and Bridge streets will be significant. These streets will in turn become very undesirable places to live.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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OFFICE USE
Submission No: 572
Date Received Stamp: 29-11-2021
Objective No: A2796083

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson Resource Management Plan

Submitter Details

Full Name	Andrew Simon Roborgh		
Organisation			
Contact Person			
Postal address	26 Hamana Street	Phone number	
	Narrow Neck	021478265	
	Auckland		
Email	red@threefellas.co.nz		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
(tick one)

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Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Andrew Roborgh

29th November 2021

Signature of Submitter (or person authorised to sign
on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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subject line)

OFFICE USE
Submission No: S73
Date Received Stamp: 29/11/2021
Objective No: A2796490

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Karen Gilbert		
Organisation			
Contact Person			
Postal address	192 A Nile Street	Phone number	
	Maitai Nelson	035487272	
Email			

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission
(tick one)

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Public information

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Sign here

Date

Karen Gilbert

29Th November 2021

Signature of Submitter (or person authorised to sign
on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole plan

My submission is that:

Private Plan change 28 should be declined

Reasons:

1. *I request that you protect the Maitai Valley and the Kaka stream as a significant Landscape. The proposed urban development would result in loss of open space in the city's greenbelt, and conflict with recreational values. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing. It is a backdrop to many of the most popular recreational areas in the Maitai valley including the swimming holes, walking and biking tracks and the cricket grounds.*
2. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing within the Nelson city without this site, we only need to look at the example in the Toi Toi reserve where land within biking and walking distance to the CBD is being developed with affordable housing . Traditional housing developments with urban sprawl are not the way of the future, instead the NCC needs to focus on policies and support to enable intensification within the boundaries of our city. Until July 2020 , your very own website said " In response to submissions the council has decided not to pursue residential rezoning in the Maitai Valley (Nelson Urban Growth Strategy 2006)*
3. *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.*
4. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven. It will also affect residents downstream and I am worried about the potential for flooding on my property.*
5. *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.*
Earlier this year the Intergovernment Panel on Climate change rang the Global alarm bells on the existential threat to mankind from uprecental climate change. New Zealand and the Nelson City Council declared a climate emergency . Yet the urban sprawl that the Maitai development is, is exactly the kind of development the IPCC urges us against .The proposal with its high car dependancy will also produce much more carbon emmissions than an inner city high density development.
6. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*

7. *Low density greenfield development is an easy sell and a quick fix to the housing problem , however we do have choice. Change is coming .Central government legislation is coming , let the NCC be remembered as a good ancestor that protected the Maitai for future generations to enjoy . The Nelson City Council needs to be driven by the real needs of the planet as opposed to the economic hunger of a few.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



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OFFICE USE
Submission No: 574
Date Received Stamp: 29/11/2021
Objective No: A2796491

on Proposed Private Plan Change **28** **Maitahi Bayview**

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Kim Ngawhika		
Organisation			
Contact Person			
Postal address	185 Milton Street	Phone number	
	The Wood	0273458359	
	Nelson		
Email	ngawhika@hotmail.com		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I **could** **could not** gain an advantage in trade competition through this submission
(tick one)

If you **could** gain an advantage in trade competition through this submission please complete the following:

- I **am** **am not** directly affected by an effect of the subject matter of this submission that:
 (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Public information

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Sign here

Date

29/11/2021

Signature of Submitter (or person authorised to sign

on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Add any additional reasons here:*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



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OFFICE USE
Submission No: 575
Date Received Stamp: 29-11-2021
Objective No: A2796898

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson Resource Management Plan

Submitter Details

Full Name	Myriam Goos		
Organisation			
Contact Person			
Postal address	10 Atmore Terrace, Maitai	Phone number	
	Nelson	0212505679	
Email	goos.myriam@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission (tick one)

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Public information

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Sign here

Date

Myriam Goos

28.11.2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined



Nelson City Council
te kaunihera o whakatū

RMA Submission Form for Publicly Notified Private Plan Change 28

OFFICE USE
Submission No: 576
Date Received Stamp: 30/11/2021
Objective No: A2796973

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040
(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or
Email to: submissions@ncc.govt.nz with **Plan Change 28** in
subject line)

on Proposed Private Plan Change **28** **Maitahi Bayview**
to the Nelson

Submitter Details

Full Name	Richard Ian NEALE		
Organisation			
Contact Person			
Postal address	14 Hathaway Court	Phone number	
	The Wood Nelson 7010	0212386528	
Email	richardneale2008@gmail.com		

Council Hearing

I wish to be heard in support of my submission
(If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Received at Nelson City Council
29/11/2021 2:52:18 PM
Counter wendy
1000027120

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could **could not** gain an advantage in trade competition through this submission (tick one)

If you **could** gain an advantage in trade competition through this submission please complete the following:

I **am** **am not** directly affected by an effect of the subject matter of this submission that:

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

28/11/2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

- *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. Undeveloped green spaces like the Maitai Valley are essential for people’s health and wellbeing.*
- *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
- *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
- *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
- *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
- *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.*
- *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident’s vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
- *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.*
- *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city’s skyline.*
- *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
- *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
- *Add any additional reasons here:*

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: 577
Date Received Stamp: 30/11/2021
Objective No: A2797000

On Proposed Private Plan Change 28 Maitahi Bayview

To the Nelson Resource Management Plan

Submitter Details

Full Name	Colin John Gillespie		
Organisation			
Contact Person	Colin		
Postal address	34 Frenchay Drive	Phone number	
	Atawhai	0275451582	
	Nelson		
Email	gillmark@extra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

30/11/2021

Signature of Submitter (or person authorised to sign on behalf of submitter - NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. 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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.
2. The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.
3. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.
4. Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.
5. 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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.
6. 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.
7. There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.
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. The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.
10. The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.
11. 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). That approach unfairly excludes people from being involved in decisions that may affect them.
12. Frenchay Drive only just handles the volume of Traffic now. There is no space to widen the road to make more room for more traffic.

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



OFFICE USE
Submission No: 578
Date Received Stamp: 30-11-2021
Objective No: A2797008

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
 RMA Plan Submissions Nelson City Council
 Freepost 76919
 PO Box 645
 Nelson 7040

*(Hand delivery or Courier to:
 Ground Floor, Civic House, 110 Trafalgar St,
 Nelson 7010 or*

*Email to: submissions@ncc.govt.nz with **Plan Change 28** in subject line)*

on Proposed Private Plan Change **28** **Maitahi Bayview**

to the Nelson _____

Submitter Details

Full Name	Roland Goos		
Organisation			
Contact Person			
Postal address	10 Atmore Terrace		Phone number
	Maitai		212505655
	Nelson		
Email	roland.goos@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I **could** **could not** gain an advantage in trade competition through this submission (tick one)

If you **could** gain an advantage in trade competition through this submission please complete the following:

I **am** **am not** directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Roland Goos

29.11.2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

<p>The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):</p> <p><i>Whole Plan</i></p>
<p>My submission is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect*
12. *The whole development is against everything our Prime Minister Jacinda Arden and the Current Government stand for! The plan is purely in favour of a hand full of rich developers. The project is painfully obvious greed driven and based on lies and misinformation. Shame on the Nelson city council to even consider bending the knee to the rich and powerful while betraying their voters.*

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined. Stay strong. Plan sustainable and think ahead.

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: 579
Date Received Stamp: 30-11-21
Objective No: A2797046

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	David Rodd		
Organisation			
Contact Person			
Postal address	22 Strathaven Place	Phone number	
	Atawhai	5451571	
	Nelson		
Email	sallyanddavid@xtra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
(tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

- I am am not directly affected by an effect of the subject matter of this submission that:
- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Signature of Submitter (or person authorised to sign
on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Add any additional reasons here:*

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:
 Planning Administrator
 RMA Plan Submissions Nelson City Council
 Freepost 76919
 PO Box 645
 Nelson 7040
 (Hand delivery or Courier to:
 Ground Floor, Civic House, 110 Trafalgar St,
 Nelson 7010 or
 Email to: submissions@ncc.govt.nz with Plan Change 28 in
 subject line)

OFFICE USE
Submission No: 580
Date Received Stamp: 30-11-2021
Objective No: A2797062

on Proposed Private Plan Change 28 Maitahi Bayview
 to the Nelson Resource Management Plan

Submitter Details

Full Name	Madeline Carroll		
Organisation			
Contact Person			
Postal address	57 Bay View Rd	Phone number	
	Atawhai	021 2566961	
	Nelson 7010		
Email	376atawhai@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
 (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

___ Madeline Carroll

30 November 2021

Signature of Submitter (or person authorised to sign
 on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. The Maitai Valley is a very special place which provides a much valued green space close to the city centre. This rural character and amenity should be protected and preserved for the benefit of current and future generations. Undeveloped green spaces like the Maitai Valley have great economic and social value particularly with intensification of dwellings and increased population density in the city centre. The scale of the proposed development will have a negative impact on the Maitai Valley in many ways. A small scale, carefully designed development in the lower levels of the Kaka Valley would not have such a great impact.
2. Climate emergency. In view of the climate emergency, every effort should be made to avoid any further greenfield development and instead focus on intensification of previously identified areas in the city and brownfields redevelopment. Large scale urban sprawl into rural areas cannot be justified economically or socially – it is not sustainable development.
3. Flood risk – the proposed changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk and impact on the habitat and natural character of the Maitai river.
4. River degradation - Ongoing sedimentation of the river from site works over 30 – 40 years, plus 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 swimming holes nearby and Nelson Haven. The current Bay View development issues with slips onto SH6 and sedimentation into Nelson Haven show that river degradation is unavoidable with this scale of development.
5. Threat to wildlife. This scale of development will have a large impact on wildlife. We live adjacent to the current Bay View development and have noticed real loss of wildlife – birdlife in general and particularly weka, quail and pheasant. Kaka Valley is part of an 8km biodiversity corridor from Nelson to Hira. The goal should be ecological restoration of this area rather than large scale urbanisation. Ecological restoration is one strategy for fighting climate change.
6. Pollution. There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident’s vehicle.
7. Traffic and Safety impacts. Traffic assessments are incomplete and underestimate likely traffic volume. The current Bay View development issues with traffic safety on Bay View Road demonstrate the underestimation of the impact of increased traffic volumes, particularly of construction vehicles. Bay View Road and Dodson Valley Roads were not designed for the kind of traffic that results from this scale of development and will require considerable improvement (e.g. widening, removing of blind corners) if they are to be used as an alternative route to SH6.

Maitai Valley Road would also need considerable work to widen and improve traffic safety. Maitai Valley residents are already concerned about safety of cyclists and pedestrians. (Nelson Mail, 19/11/21)

There are no existing public transport routes which is not consistent with the decarbonisation pathways required to achieve net zero carbon.
8. Infrastructure development -There will be considerable financial cost of infrastructure to support the development.
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). That approach unfairly excludes people from being involved in decisions that may affect them.
10. Housing affordability. The prime rationale of the proposed development is to increase the supply of housing near to central Nelson and thus to make housing more affordable. However, the cost of sections in the current Bay View development is very high – the cheapest section (with an earthquake faultline and stormwater and sewers running through) is approximately \$450,000. There will be no “affordable housing” from the current Bay View development. If the Maitai/Kaka

Valley development and future subdivisions follow a similar process, it will not result in affordable housing.

Economists are already predicting an oversupply of more expensive housing in New Zealand.

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with **Plan Change 28** in subject line)

OFFICE USE
Submission No: <u>581</u>
Date Received Stamp: <u>30-11-2021</u>
Objective No: <u>A2797082</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson Resource Management Plan

Submitter Details

Full Name	Vanessa Hardinge		
Organisation			
Contact Person			
Postal address	4 Ruffell Place	Phone number	
		0211992721	
Email	vanessahardingenz@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I **could** **could not** gain an advantage in trade competition through this submission (tick one)

If you **could** gain an advantage in trade competition through this submission please complete the following:

I **am** **am not** directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
 (b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Vanessa Hardinge

30/11/2021

Signature of Submitter (or person authorised to sign

on behalf of submitter – NOTE: a signature is not required if you **email** your submission)

<p>The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):</p> <p><i>Whole Plan</i></p>	
<p>My submission is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>	
<p>Reasons:</p> <ol style="list-style-type: none"> 1. <i>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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.</i> 2. <i>The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.</i> 3. <i>Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.</i> 4. <i>Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.</i> 5. <i>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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.</i> 6. <i>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.</i> 7. <i>There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.</i> 8. <i>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.</i> 9. <i>The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.</i> 10. <i>The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.</i> 11. <i>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). That approach unfairly excludes people from being involved in decisions that may affect them.</i> 12. <i>Add any additional reasons here:</i> 	
<p>I oppose the Private Plan Change</p>	<p>✓</p>
<p>The decision I seek from the Council is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>	

RMA Submission Form for Publicly Notified Private Plan Change 28

Customer Service
30 NOV 2021
RECEIVED

Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with **Plan Change 28** in subject line)

OFFICE USE
Submission No: <u>582</u>
Date Received Stamp: <u>30-11-2021</u>
Objective No: <u>A2797444</u>

on Proposed Private Plan Change

28

Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	<u>JILLIAN MARIE REES</u>		
Organisation			
Contact Person			
Postal address	<u>152 TASMAN ST</u>	Phone number	
	<u>NELSON</u>	<u>021 2613308</u>	
Email	<u>jill.rees@extra.co.nz</u>		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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(b) does not relate to trade competition or the effects of trade competition.

Public information

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Sign here

J.M. Rees

Date

30/11/2021

Signature of Submitter (or person authorised to sign

on behalf of submitter – NOTE: a signature is not required if you email your submission)

<p>The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):</p> <p><i>Whole Plan</i></p>
<p>My submission is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>
<p>Reasons:</p> <ol style="list-style-type: none"> 1. <i>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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.</i> 2. <i>The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.</i> 3. <i>Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.</i> 4. <i>Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.</i> 5. <i>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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.</i> 6. <i>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.</i> 7. <i>There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.</i> 8. <i>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.</i> 9. <i>The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.</i> 10. <i>The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.</i> 11. <i>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). That approach unfairly excludes people from being involved in decisions that may affect them.</i> 12. <i>Add any additional reasons here:</i>
<p>I oppose the Private Plan Change ✓</p>
<p>The decision I seek from the Council is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>

RMA Submission Form for Publicly Notified Private Plan Change 28

RECEIVED
30 NOV 2021
Customer Service



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:
Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040
(Hand delivery or Courier to:
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subject line)

OFFICE USE
Submission No: <u>583</u>
Date Received Stamp: <u>30-11-2021</u>
Objective No: <u>A2797445</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	<u>PETER REES</u>		
Organisation			
Contact Person			
Postal address	<u>152 TASMAN ST</u>	Phone number	
	<u>NELSON</u>	<u>021 201 9606</u>	
Email	<u> tasman152@yahoo.com</u>		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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Public information

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Sign here

Date

30/11/21

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on behalf of submitter – NOTE: a signature is not required if you email your submission)

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My submission is that:
Private Plan Change 28 should be declined

- Reasons:**
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 12. *Add any additional reasons here:*

I oppose the Private Plan Change 

The decision I seek from the Council is that:
Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28

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30 NOV 2021
Customer Service



Nelson City Council
te kaunihera o whakatū

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OFFICE USE
Submission No: <u>984</u>
Date Received Stamp: <u>30-11-2021</u>
Objective No: <u>A2797446</u>

on Proposed Private Plan Change

28

Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	<u>MICHAEL COLIN REES</u>		
Organisation			
Contact Person			
Postal address	<u>66 BURGESS ROAD</u>	Phone number	
	<u>JOHNSONVILLE</u>	<u>0274264018</u>	
	<u>WELLINGTON</u>		
Email	<u>mikerees1@gmail.com</u>		

Council Hearing

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Sign here

Date

30/11/2021

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on behalf of submitter – NOTE: a signature is not required if you email your submission)

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My submission is that:
Private Plan Change 28 should be declined

- Reasons:**
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 12. *Add any additional reasons here:*

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:
Private Plan Change 28 should be declined

Online submission

This is a submission that was made online via the Council's website.

Submitter No. S85

Submitter Name Louise Espin

Submitter first name Louise

Submitter surname Espin

Submitter is contact Yes

Email l.trevenadowning@gmail.com

Wish to be heard No

Joint presentation No

Trade competition I could not gain an advantage in trade competition through this submission.

Directly affected N/A

Withhold contact details? No

S85
2-12-2021
A2802405

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
General - Private Plan Change 28	General - Private Plan Change 28	Support	<p>The key reasons for my support of private plan change 28 are:</p> <ol style="list-style-type: none"> 1. There is a desperate need for additional land and housing in central Nelson. There is a major lack of supply of land close to Nelson city, as demonstrated by the very little number of land listings both at present, and over the last couple of years in particular. Notwithstanding covid-19, Nelson is a growth city and it is essential that this plan change is granted to enable intensification close to the city. 2. The proposed plan change and associated development is in line with the NPS-UD, which overall requires councils to be responsive on land development capacity in medium to large towns and cities, including Nelson (as Tier 2). In particular, Policy 2 requires council to "at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term." 3. The proposed plan change and associated development will assist to unlock much needed urban development within a walkable catchment of the city. The fact that the proposal is close to the city, and includes cycle and pedestrian linkages, will enable a variety of transport modes (including active modes) to the city (not just reliance on a private motor vehicle). This will in turn reduce carbon emissions, which is in line with Objective 8 and Policy 1 of the NPS-UD. 4. More generally, the proposed plan change achieves Part 2 of the Resource Management Act 1991, including the purpose of sustainable management in section 5. 5. Finally, the actual and potential adverse effects are being avoided, remedied or mitigated by the applicant. 	Grant private plan change 28 in its entirety

Documents included with submission

None

RMA Submission Form for Publicly Notified Private Plan Change 28



Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
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Nelson 7010 or

Email to: submissions@ncc.govt.nz with **Plan Change 28** in subject line)

OFFICE USE
Submission No: <u>S86</u>
Date Received Stamp: <u>1-12-2021</u>
Objective No: <u>A2797682</u>

on Proposed Private Plan Change

28

Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	<u>ROSLYN TAYLOR</u>		
Organisation			
Contact Person	<u>ROSLYN TAYLOR</u>		
Postal address	<u>85 HALIFAX ST, EAST</u>	Phone number	
	<u>THE WOOD</u>		<u>548 0845</u>
	<u>NELSON</u>		
Email	<u>seafood@redactedrees@gmail.com</u>		

Council Hearing

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Trade Competition

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Public information

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Sign here

R Taylor

Date

30th NOV. 2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

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12. *Add any additional reasons here:*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

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PO Box 645
Nelson 7040

(Hand delivery or Courier to:
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Nelson 7010 or

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OFFICE USE
Submission No: S87
Date Received Stamp: 01/12/2021
Objective No: A2797687

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Justin Eade		
Organisation			
Contact Person			
Postal address	32 North Road	Phone number	
	The Wood	027 488 7524	
	Nelson 7010		
Email	jeade@xtra.co.nz		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

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Sign here

Date

Justin Eade

1 December 2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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12. *Already the developments have blocked off recreational opportunities for many bikers and walkers up Walters Bluff who go along the tops to Bay View Rd and Centre of NZ. This, without any consultation with the public and many people used to use that area. Also, increased traffic in Nile Sts and proposed for Bay View Rd and Walters Bluff Rd/Davies Drive, will significantly affect residents there.*

I oppose the Private Plan Change

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
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OFFICE USE
Submission No: 588
Date Received Stamp: 1-12-2021
Objective No: A2797782

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Henry Jones		
Organisation	/		
Contact Person	Henry Jones.		
Postal address	4 Lucas Terrace	Phone number	
	Stepneyville	0223088959	
Email	henryjonesnz@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

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Sign here

Henry Jones

Date

1/12/21

Signature of Submitter (or person authorised to sign
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9. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Add any additional reasons here:*

I oppose the Private Plan Change

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions
Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to: Ground Floor, Civic House, 110 Trafalgar St, Nelson 7010 or Email to: submissions@ncc.govt.nz with plan change no. in subject line)

OFFICE USE
Submission No: 589.
Date Received Stamp: 1-12-2021
Objective No: A2797901

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson Resource Management Plan

Note:

- This form is only for the purpose of making a submission on Proposed Private Plan Change 28 to the Nelson Resource Management Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.
- It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, full contact details, etc.
- Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e. Council to make a decision to refuse, amend or accept the Private Plan Change). Please indicate specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Private Plan Change. In these cases the submission may be considered 'Out of Scope' and may not be considered further.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submitter Details

Full Name	LINDSAY ELIZABETH ANN POWDRELL		
Organisation	N/A		
Contact Person	LINDSAY		
Postal address	177 NILE STREET	Business Phone	N/A
	NELSON	Home Phone	N/A
		Mobile Phone	021 027 81181
Email	lindsaypowdrell@gmail.com		

Council Hearing

- I/we wish to be heard in support of my/our submission
- (If yes above) I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

RMA Submission Form for Publicly Notified Private Plan Change 28

589

I/we could could not gain an advantage in trade competition through this submission
If you could gain an advantage in trade competition through this submission please complete the following:

I/we am am not directly affected by an effect of the subject matter of this submission that:
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(b) does not relate to trade competition or the effects of trade competition.

Public information

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Chastice
Signature of Submitter
(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

01/12/2021
Date

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

Insert reference to the relevant plan provisions

My/our submission is that:

(Insert your submission, including whether you support or oppose specific provisions or wish to have them amended, giving reasons)

I oppose the private plan change

Reasons:

If the private plan change goes ahead, the rural nature of the Mairai valley will be gone forever. In its place urban development and a possible long term traffic alternative to SH6, is a real possibility, affecting the aim of decarbonisation of our planet. Degradation of the Mairai river is a very real threat, as is increased flooding

I/we support the Private Plan Change I/we support in part the Private Plan Change I/we oppose the Private Plan Change

Cont → over the page

The decision I/we seek from the Council is that:

Private Plan Change 28 should be declined.

(Give precise details.

Where amendments are sought, provide details below of what changes you would like to see)

I would like to express my concern, and opposition to the proposed housing development in the Maitai Valley.

Building houses on this rural land, so close to Nelson City, will destroy a very valuable recreational space used by hundreds of residents and visitors to our region.

Its "Star" quality is its close proximity to the CBD, allowing easy access from its centre to a beautiful, expansive, quiet open space, which lends itself to many activities, including swimming, at three very popular swimming holes in the Maitai river.

The walking tracks, through the valley run parallel to the river, and there are 4 large well treed spaces, used by picnickers, sports groups, school groups, cyclists and dog users. Artists have captured its beauty, and increasing numbers of people have benefited from the peace and quiet, and clean air which surrounds it.

In recent years, migrant refugees use the area for group gatherings, parties and sports events, the benefits to them particularly, cannot be underestimated.

It is well publicised, the importance of maintaining these rural spaces, free from urban sprawl, for the good of mental health. Why can't we keep it rural, like big cities around the world have done?

In building 700+ houses in Kaka valley as intended, there will be inevitable increase in traffic volumes down the Maitai valley road, which will not only cause noise and air pollution, but will make it more hazardous, particularly for dogs and young families, who are both heavy users, of the space.

Added to which, the vehicles of the small number of settlers who live in the valley, the golf and cycle club patrons, plus the logging trucks, the resultant surge in traffic volumes will be huge. With the large numbers of other locations, earmarked for residential development in the region, I don't think it is necessary, and once the first stage of housing is built down the Maitai Valley, it won't be long before the next one, of 200+ begins to be created on Orchard Flats.

I think sacrificing this huge asset to urban development, would be a grave mistake. It will be lost forever, and future generations living in Nelson will not enjoy the very special quality of being so close to a natural environment, and all the benefits that brings. It's uniqueness being its close proximity to our city, which allows so many people to experience, in so many different ways.

Lindsay Powdrell

Received at Nelson City Council

1/12/2021 9:40:36 AM

Counter

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1000027157

RMA Submission Form for Publicly Notified Private Plan Change 28

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions
Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to: Ground Floor, Civic House, 110 Trafalgar St, Nelson 7010 or Email to: submissions@ncc.govt.nz with plan change no. in subject line)

OFFICE USE	
Submission No:	590
Date Received Stamp:	1-12-2021
Objective No:	A2797917

on Proposed Private Plan Change

28

Maitahi Bayview

to the Nelson Resource Management Plan

Note:

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 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submitter Details

Full Name	DAVID CHARLES POWOREN		
Organisation	-		
Contact Person			
Postal address	177 MILE ST	Business Phone	
		Home Phone	027
		Mobile Phone	027 316 4311
Email	POWDY42@GMAIL.COM		

Council Hearing

- I/we wish to be heard in support of my/our submission
- (If yes above) I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings

Trade Competition

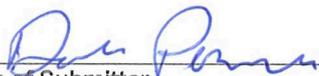
If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

RMA Submission Form for Publicly Notified Private Plan Change 28

I/we could could not gain an advantage in trade competition through this submission
If you could gain an advantage in trade competition through this submission please complete the following:
I/we am am not directly affected by an effect of the subject matter of this submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

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Signature of Submitter
(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

01/12/2021
Date

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

Insert reference to the relevant plan provisions

My/our submission is that:

(Insert your submission, including whether you support or oppose specific provisions or wish to have them amended, giving reasons)

I oppose the private plan change

Reasons: AS a near-by Resident I'm concerned about increased flooding risk to houses near the Matai river, and pollution of the river. I value the peace & quiet of the valley and do NOT WANT IT SPOILED

I/we support the Private Plan Change

I/we support in part the Private Plan Change

I/we oppose the Private Plan Change

The decision I/we seek from the Council is that:

Private plan change 28 should be declined

(Give precise details.

Where amendments are sought, provide details below of what changes you would like to see)

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or
Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: 591
Date Received Stamp: 01/12/2021
Objective No: A2798018

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Nelson McComb		
Organisation			
Contact Person			
Postal address	14 Miro Street	Phone number	
	The Brook	022 538 6976	
	Nelson		
Email	nnmccomb		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
(tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

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Public information

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Sign here

Nelson McComb

Date

1.12.2021

Signature of Submitter (or person authorised to sign
on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Add any additional reasons here:*

I oppose the Private Plan Change

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28

S92



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:
Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040
(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or
Email to: submissions@ncc.govt.nz with Plan Change 28 in
subject line)

OFFICE USE
Submission No: <u>S92</u>
Date Received Stamp: <u>1-12-2021</u>
Objective No: <u>A2798042</u>

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson Resource Management Plan

Submitter Details

Full Name	Juliane Cormier		
Organisation			
Contact Person			
Postal address	3 Young Way	Phone number	
		0212967713	
Email	Lolausa1@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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Sign here

Date

Signature of Submitter (or person authorised to sign
on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

My submission is that:
Private Plan Change 28 should be declined

- Reasons:
1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
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 12. *Add any additional reasons here: I live off of Davies Drive – a road link that is being considered, and I don't want it! We have open space in the hill where the sheep live and a road where children run about. We don't want more traffic and car pollution which would definitely happen as Davies is too steep for most cyclists.*

I oppose the Private Plan Change ✓

The decision I seek from the Council is that:
Private Plan Change 28 should be declined

S93
7-12-2021
A2802609.

Online submission

This is a submission that was made online via the Council's website.

Submitter No. S93
Submitter Name Donna Smith
Submitter first name Donna
Submitter surname Smith
Submitter is contact Yes
Email petedonna01@xtra.co.nz
Wish to be heard No
Joint presentation No
Trade competition I could not gain an advantage in trade competition through this submission.
Directly affected N/A
Withhold contact details? No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Chapter 7 - Residential Rules - REr.106D Maitahi Bayview Structure Plan	Item - REr.106D	Oppose	We believe that this Developer is already in breach of their current Resource Consent.	Do not allow any further Plan Changes for this project

Documents included with submission

None

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

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subject line)

OFFICE USE
Submission No: <u>S94</u>
Date Received Stamp: <u>1-12-2021</u>
Objective No: <u>A2793806</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Dr Eileen Brooke		
Organisation			
Contact Person			
Postal address	2 Bay View Road,	Phone number	
	Atawhai	0211073335	
Email	eileen_smith73@yahoo.co.uk		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission
(tick one)

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Sign here

Date

1/12/21

Signature of Submitter (or person authorised to sign
 on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
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12. *Add any additional reasons here:*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



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 subject line)

OFFICE USE
Submission No: 395
Date Received Stamp: 1-12-2021
Objective No: A2798305

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson Resource Management Plan

Submitter Details

Full Name	JEREMY ROBERT THOMPSON		
Organisation			
Contact Person			
Postal address	15 ENDEAVOUR STREET	Phone number	
	NELSON SOUTH	021 076 8815	
	NELSON 7010		
Email	jeremythompson1956@outlook.com		

Council Hearing

- I wish to be heard in support of my submission
 (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

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 (b) does not relate to trade competition or the effects of trade competition.

Public information

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Sign here

Date

1 December 2021

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
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4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Finally, population increase should not be seen as mandatory as it is humans and human activity that causes climate change. For example, the carbon footprint of building houses and accommodating the transportation needs of the additional people works in the opposite direction to the country's obligations under the Paris Accord.*

I oppose the Private Plan Change

The decision I seek from the Council is that:

Private Plan Change 28 should be declined

RMA Submission Form for Publicly Notified Private Plan Change 28



Nelson City Council
te kaunihera o whakatū

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

OFFICE USE
Submission No: <u>596</u>
Date Received Stamp: <u>29-11-2021</u>
Objective No: <u>A2798457</u>

on Proposed Private Plan Change 28 Maitahi Bayview

to the Nelson

Resource Management Plan

Submitter Details

Full Name	Mark Kopf		
Organisation			
Contact Person			
Postal address	49 Tui Glen Road	Phone number	
	Atawhai	0278078111	
	Nelson, 7010		
Email	mkopf2@gmail.com		

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

I could could not gain an advantage in trade competition through this submission
(tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here

Date

Mark B Kopf _____

____29/11/21____

Signature of Submitter (or person authorised to sign

on behalf of submitter – **NOTE: a signature is not required if you email your submission**)

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

Whole Plan

My submission is that:

Private Plan Change 28 should be declined

Reasons:

1. *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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.*
2. *The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.*
3. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.*
4. *Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.*
5. *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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.*
6. *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.*
7. *There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.*
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. *The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.*
10. *The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.*
11. *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). That approach unfairly excludes people from being involved in decisions that may affect them.*
12. *Add any additional reasons here:*

I oppose the Private Plan Change



The decision I seek from the Council is that:

Private Plan Change 28 should be declined

597

RMA Submission Form for Publicly Notified Private Plan Change 28



OFFICE USE
Submission No: 597
Date Received Stamp: 1-12-2021
Objective No: A27954 A2799504

Return your submission by 5pm on Wednesday 8 December 2021 to:

Planning Administrator
RMA Plan Submissions Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

(Hand delivery or Courier to:
Ground Floor, Civic House, 110 Trafalgar St,
Nelson 7010 or

Email to: submissions@ncc.govt.nz with Plan Change 28 in subject line)

on Proposed Private Plan Change 28 Maitahi Bayview
to the Nelson

Submitter Details

Full Name	Bruce William Polkinghorne	
Organisation	Polkinghorne Design & Build Ltd	
Contact Person	Bruce Polkinghorne	
Postal address	Phone number	7c Chamberlain st Tahurangi Nelson 021546654
Email	sailing.solutionsnz@ydo.co.nz	

Council Hearing

- I wish to be heard in support of my submission
- (If yes above) I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Trade Competition

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I could could not gain an advantage in trade competition through this submission (tick one)

If you could gain an advantage in trade competition through this submission please complete the following:

I am am not directly affected by an effect of the subject matter of this submission that:
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

Sign here



Date

30/11/21

597

Signature of Submitter (or person authorised to sign on behalf of submitter – NOTE: a signature is not required if you email your submission)

<p>The specific provisions of the Proposed Private Plan Change that my submission relates to are as follows (please list the provision(s)):</p> <p><i>Whole Plan</i></p> <p>My submission is that:</p> <p><i>Private Plan Change 28 should be declined</i></p> <p>Reasons:</p> <ol style="list-style-type: none"> <i>1. 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. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing.</i> <i>2. The development will create a precedent, making further urbanisation of the valley much more likely to occur in future.</i> <i>3. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing in the Nelson region without this site.</i> <i>4. Engineered changes to the Maitai River floodplains and Kaka Stream realignment will create a flood risk for downstream residents and impact on the mana, habitat value and natural character of these waterbodies.</i> <i>5. 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 swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven.</i> <i>6. 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.</i> <i>7. There will be significant safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments are incomplete and underestimate likely traffic volume.</i> <i>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.</i> <i>9. The development requires significant modification of landforms over decades, and ridge-top buildings will have an adverse visual impact on the city's skyline.</i> <i>10. The financial cost to the community of infrastructure to support the development is unreasonable and inequitable.</i> <i>11. 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). That approach unfairly excludes people from being involved in decisions that may affect them.</i> <i>12. Add any additional reasons here:</i>
<p>I oppose the Private Plan Change ✓</p>
<p>The decision I seek from the Council is that:</p> <p><i>Private Plan Change 28 should be declined</i></p>

Received at Nelson City Council

1/12/2021 1:24:49 PM

Lynn Petrie
1000027164

mail

S100

3-12-2021

A 2802414

Online submission

This is a submission that was made online via the Council's website.

Submitter No. S100

Submitter Name Deborah Knowler

Submitter first name Deborah

Submitter surname Knowler

Submitter is contact Yes

Email geoffanddeborah@xtra.co.nz

Wish to be heard No

Joint presentation No

Trade competition I could not gain an advantage in trade competition through this submission.

Directly affected N/A

Withhold contact details? No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
General - Private Plan Change 28	General - Private Plan Change 28	Oppose	<p>I oppose any proposed earthworks and construction work in the Kaka Valley for the following reasons:</p> <p>Storm water and run-off into the Maitai river. I believe the quality of the water would deteriorate from the proposed earthworks, storm water and section and road run-offs which in turn greatly affect the fish life and natural habitat. The river is a very important feature of Nelson and as such needs to be preserved. The storm water going into the Maitai river over a long time would cause degradation of the river and would affect the wonderful swimming holes nearby.</p> <p>The proposed hundreds of houses would create increased traffic volumes, ie normally 2 car families (possible thousands of car movements per day). A hazardous one way bridge that I understand will be staying requiring commuters to cross this daily to access their property. I understand the development is supposed to be cycle friendly, crossing a one way bridge is not safe for cyclists or pedestrians.</p> <p>Greenspace would disappear. The Maitai is a valued recreational area and quiet place to be in, essential for mental health at any time. If this is gone, it is gone forever. Suburban sprawl would change the nature of this valley and if development occurred I believe this would set a precedent for further urbanisation in the future.</p> <p>There is sufficient land being developed now in the Nelson region like the Atawhai/Bayview development, Toi Toi, Bishopdale, Marsden Valley, Montebello, Richmond Plains etc.</p> <p>Infrastructure would be inadequate requiring major earthworks destroying areas of the river and parks, causing noise pollution and disruption to nearby residents and the total area.</p> <p>The proposed development area is a flood area, so if developed would create major alterations to the river flows. In winter this area is wet and shady so why build here.</p> <p>If the Plan Change goes ahead, any future subdivision and development would be processed without notification to the public and affected parties.</p>	That the Private Plan Change should be declined

S100

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Documents included with submission

None