# **RMA Submission Form for PubliclyNotified Private Plan Change 28**

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

**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

**Resource Management Plan**

**Submitter Details**

|  |  |
| --- | --- |
| Full Name  |  |
| Organisation  |  |
| Contact Person  |  |
| Postal address    |  |   | Phone number |
|  |  |  |
|  |  |  |
| 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**

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:

1. adversely affects the environment; and
2. 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 )**

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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.*
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:*
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| **I oppose the Private Plan Change** **Tick with solid fill** |

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