

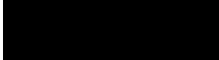
## CCKV Maitai Dev Co Limited Partnership Maitahi Village application comment

From : Tony Haddon & Gretchen Holland



June 23<sup>rd</sup>.

Email :



I can receive emails and my email address is correct.

- 1 **The shared pathway and services:** As planned the shared pathway is going the long way round to the CBD. This and Ralphine Way “hill” will not encourage cyclists and walkers. The pathway should go round the west of Dennes Hole. There is existing legal road (and formed path) from Maitai Valley Rd to the Maitahi Village area via the true right of the Maitai River. If the pathway stays on the true right of the Maitai River there would be no need for the two new bridges.

As planned, the services are unnecessarily long.

We were aware consent for this pathway had been applied for and assumed that it had been referred to Fast track as part of the whole, but have read that NCC have approved the application...mistakenly in our opinion.. The pathway and services are an integral part of the development and should have been referred for consideration as such.

We ask that the Panel review the planned shared pathway with a view to varying the consent to allow for construction of a better route.

- 2 **Nile Street sewer:** The Nile Street sewer should be upgraded before any extra connections from Maitahi Village are added. The Nile Street sewer main is at capacity. During rain events it overflows into the Maitai River. Housing intensification has already commenced in Nile Street. Developing this new subdivision now is putting the cart before the horse and engineering measures taken to cope with this simply means more infrastructure to be passed onto NCC for maintenance in perpetuity. Infrastructure that would not be needed if the Nile Street sewer was upgraded before subdivision.
- 3 **Historical sheep dip:** The extent of contamination should be established and appropriate measures taken to deal with any risk, regardless if the Kaka stream is to be re-routed.
- 4 **Equipping houses with rainwater tanks for non- potable use:**  
*Stormwater report Tonkin & Taylor :5.7 Hydrological Mitigation • • Provide rainwater capture and reuse for internal and external non potable demands (toilets and cold laundry) for all roof areas except where multi-unit developments prohibit.*

Such a combined system would be difficult to implement without significant additional cost per house. No system would be maintenance free in the medium term, and would be easy to disconnect by flicking a switch or shutting a valve thereby negating the planned benefit. It's an impractical and ultimately unenforceable idea to minimise the size of detention ponds.

- 5 The last 300 metres of Maitai Valley Rd leading to Nile St East is very narrow. A significant length is constrained by river bank on one side and rock bluff on the other. This section already feels very narrow when a log truck is coming the other way. The plan to make the carriageway even narrower is not acceptable.

The slip remediation work needs to be carried out before any increase in Maitai traffic, ie subdivision construction traffic. With appropriate design the remediation could allow for a full 3 metre pathway without the need to narrow the carriageway. The concrete barriers take up about 900mm.

This is another example of putting the cart before the horse.

NCC need to attend to the remedial retaining work to the slip face so the "temporary" concrete falling debris protection barriers can be removed. This work could be designed to remove the need to narrow the carriageway.

- 6 **Ralphine Way through-road to Walter's Bluff/Bayview Rd:** The Traffic Report states there will be no connecting road. Such a connection is a condition of Environment Court approval of Plan Change 28. The applicants are well aware of this and appropriate arrangements should be made with the adjoining landowner who was a party to PPC28. What has happened to the concept of 'resilience' that seemed to be so important at the beginning?
- 7 **The concept:** We are disappointed with the whole concept. Nelson's last undeveloped valley is to be ruined because of government housing one-size-fits-all policy approach and NCC's wish to "keep up with Tasman" in the growth stakes. Richmond does not have the topographical constraint that Nelson city does and exponential housing growth in Richmond/Tasman is inevitable.
- 8 **For the record:** We, at number [REDACTED] do not wish to connect to any services or have any street lighting.