

Subject **Re: 12 Seaton Valley Road - MDCA mtg**
From MDCA <info@ourmapua.org>
To Pat Russell <patrussell61@gmail.com>
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Date 2020-07-12 21:22



Good evening Pat,

As you would have seen from the Agenda of tomorrow nights MDCA meeting your concern has been noted to be addressed within General Business toward the end of the meeting.

We have a very full agenda and guest speakers for tomorrow nights meeting and because of this, I will need to keep the meeting on track time wise to ensure all agenda items have been completed by 9pm.

My intention with regard your concern is to give a brief outline of what I see the problem to be; to ask our Councillors what they know about issue; and for the membership to decide whether MDCA should follow your concern up directly with TDC.

After the meeting has heard from the Councillors, I will allow you time to speak. However, I need to let you know now that your speaking time can not be any longer than 3 minutes. Therefore, I would appreciate it if you could consider the important points you wish to raise so they are covered within the 3 minute time slot.

I understand this is a very important issue for you and that there does appear to be some inconsistencies with how the rules have been applied, however, MDCA are also dealing with other important issues and projects that also need discussing to enable forward momentum to be maintained.

I hope you understand the need for me to limit your speaking time.

Kind Regards

Marion Satherley

MDCA Chair

On 2020-07-12 18:39, Pat Russell wrote:

Hello,

I'm very much at risk of repeating myself here but please bear with me. I have every intention of speaking at the MDCA meeting tomorrow evening when TDC managers are present.

There are three arguments which have huge validity to stop this very destructive and needless very late Condition of the Draft Consent to subdivide one section of my garden in order to release equity.

Remove Condition 9 arguments:

1. valuable tree loss in a Rural 1 zoned area, the very tree belt stipulated to be retained in the Draft Consent, retaining trees is stipulated on most pages
2. damage to the root systems of 30m ancient trees on my property close to the boundary
3. appalling costs applied to one householder who clearly is not a Commercial Developer with a huge subdivision project.

3. Costs

I've attached the outrageous costs that TDC thinks appropriate to inflict on one householder to subdivide one property. And I'll say it again - this was a Condition brought to our attention in the Draft Consent document, therefore at a late stage and when significant work had been done and money spent.

In summary, the section I need to subdivide to release equity has been valued at \$360,000 less Realtor fee; not several million in a commercial subdivision
because I'm Rural 1 zoned and have no services.

The destruction of rural tree belt, cut and fill preparation of 4.5m earth to make way for
a Residential zoned sidewalk- which, let's remember, is not even in the TDC LTP in excess of \$150,000

With the Parks and Reserves Tax, Development Contribution, entry road works, electricity and telephone to the site and god knows what else TDC are likely to demand, but let's say conservatively \$ 60,000

I've already spent/spoken for - Consultants' fees and TDC fees \$ 31,320

This means that TDC will gain by my paying for public roadworks, \$210,000 >
or, directly require from me

While I would benefit from my land - < \$100,000
making it not financially viable to even pursue

How is this a functioning democracy when civil servants can dictate outcomes in this manner - no discussion, no site visit, no sense, just destruction. And bullying.

The tree loss and tree damage is as much a source of distress as the outrageous costs and I am dumbfounded that TDC is comfortable with the level of destruction to no purpose that they are pursuing, particularly so on Rural 1 zoned land.

Thank you for your time. I hope you will attend the MDCA meeting.

Kind regards,

Pat

I am aware that at 69, grey, of a certain size and now on my own I present as a woman who probably has never done anything in life and can be easily dismissed. Women of this age get used to that response after some initial existential pain. I have attached my cv. I am not an idiot. I have not ever chosen the easy path. I have consistently given back far more than I have received professionally.

I have never, having lived on three continents - not once - have I experienced the inappropriate, unethical, unacceptable bullying behaviour of TDC.

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