

Subject **12 Seaton Valley Road**

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Cc Pat Russell <patrussell61@gmail.com>

Date 2020-07-07 11:39



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Hi David,

I've copied this to the Councillors for this area. I hugely appreciate your interest in supporting me and would be grateful if you would further enlighten these folks about this travesty. Does it never end with TDC!

TDC are treating me and my one section the same as a large Commercial Developer of a multi-section subdivision. Like Mapua Rise, which is their reference point in demanding I pay for redundant public pedestrian road work to equate to that right across the road for over 80 houses.

I know they have pulled back slightly from my \$160,000+ personal cost to fully fund the cutback & fill and a fully formed public sidewalk as a late added Condition of my subdividing one bit of my land to release needed equity. I can't imagine the civil servants who prepared the July 2019 Regulation ever planned for it to be applied to one householder. Surely it is for commercial developments application.

Last week I had the 1275sqm again valued by Grant Chaney (Bayleys) at a disappointing \$360,000. Rural 1 unserviced section status particularly plus Covid have influenced this value.

I'm aware the Consent's Condition has been modified to me paying for all the cutback and fill and preparation. And the cement sidewalk would be put into a later LTP, years from now!

Our having said 'fair and reasonable' is available to TDC when logic dictates a new untried Regulation is clearly not applicable, or in any means fair - this remains the definition of mad and bad behaviour. There's a drainage ditch one side of me, only one more property the other side and then rural countryside. And a fully formed sidewalk across the road.

The last thing that is needed in front of my Rural 1 zone (a 1.5 acre garden) property is a Residential zone sidewalk. Destroying what gives joy to passersby. And it completely and wholly contradicts almost every page of the Draft Consent that insists I maintain a greenbelt/a green rural outlook/invisibility of an additional house to view from the road. And yet, this Condition demands 4.5m of verge - and mature trees - are destroyed. To absolutely no purpose other than blatant destruction.

I have attached photos of what the Engineer wants destroyed. Without the decency of even coming on site.

Setting aside the devastating loss of trees, what some locals call 'a welcome green oasis', it just isn't economically viable. Not for one householder, one section. I am caught on the negative side at every turn:

I am Rural 1 and must retain a green outlook

I am Rural 1, therefore unserviced so my land is worth less

I am opposite a huge Residential zone subdivision which zoning allegedly dictates I have personally to pay for what those Developers had to do - who made \$millions.

While I might achieve \$360,000.

Which makes subdividing not viable, after having already paid out significantly with no idea how much more is to be demanded. I will have instead to get a reverse mortgage. Perhaps even sell my home. For this Condition added at the final hurdle. I was only seeking to subdivide so I can remain in my home.

This is so far into the realms of inappropriate application and local government bullying that I can't adequately express my distress. Despite all these words, nothing is adequate.

I need fairness, I need support. This Regulation surely is not appropriate for one person for one private sale. It's untenable and will certainly stop one family having a new home here while simultaneously financially taking me to the edge. Does TDC care or give a thought to consequences for unfair, paper-lead decisions? No. It does not. Clearly. And we continue to pay.

Thank you for your time.

Regards,  
Pat  
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