Tēnā koutou katoa
Ko Melinda Harvey tōku ingoa

I've lived in Tahunanui for 22 years and grew up in Golden Bay. I submitted as a Tāhunanui resident but I am also on the Board of Tāhunaui Beach Holiday Park.

Kia ora Jacinda Stevenson
As with Mel I've lived here for 28 years and as a passionate Tāhunanui resident I am here as the Chair representing TBCA and TCH.

This is a collaboration, between ourselves and Jude Osborne who unfortunately can't be here today.

The three of us decided to come together collaborating for efficiency. We know you will have read our original submissions.

We are all passionate about Tāhunanui and we have a motivating awareness of our ethical responsibility to advocate for the residents of Tāhunanui and the wider Nelson. It is for this reason that we have watched online the full hearing, we have read all the material, well tried to, it was hard keeping up at the end, and it is why we here to present today.

We can relate to Submitter Sarah-Jane Weir also having easily spent over 150hours each and neglecting quality family time.

We have all just come out of PPC30 and are very much Plan Change fatigued. Imagine all those wasted productive hours by all Nelsonians and what could have been achieved instead.

Slide 2
We need a masterplan for the Nelson City and we need neighbourhood spatial plans. We want good intensification in Nelson Central and the ability to improve our properties here in Tāhunanui.
We believe the height of the Betts Apartments is a very good indicator, but nothing in the viewshaft, we believe that should be retained, both ways.
Slide3

There is a difference between sunlight and daylight. It is sunlight that we are concerned about and the appearance of AP15.ii and the inserted rule added under AP15.2 that we wish to have deleted, AP15 should be left as it is.
Jonathon Chambers thinks PC29 is 'rotten to the core' and maybe it is.

Slide 4

What assurances can NCC provide to home owners, that this type of scenario in the photo, doesn't happen in residential areas and PC29 won't affect our properties and our sunlight, like this home owner in the NCC region.
The zoning changed and the developer built next door to the rules and regulations of the new Zoning.

We ask the Commissioners to take this into consideration and recommend to NCC that Appendix 15 is not altered.

What is considered '*reasonable access to daylight*' and '*unduly shaded'* is subjective.
These new rules relate to the rear boundary and the road, they do not have regard to the orientation of the sun.

Slide 5

Sunshine ranked first for preferred feature for all Nelson Home Owners surveyed in a report prepared for the FDS by m.e. consulting.
How is severely impacting our access to sunshine promoting our community well-being?
We can not see how PC29 as presented, will preserve or enhance the amenity value of our communities.

Slide 9 - Social Impact Assessment

In my submission(s878) I asked why a Social Impact Assessment had not been undertaken.

Rachel Morgan's s42a report touches on this point but dismisses it. (Section 13.6 - points 178 & 179). Ms Morgan states "The overarching purpose of the RMA is in part to enable communities to provide for their social wellbeing."

Ms Morgan states one *"has not been prepared for PC29 given the broad ranging nature of the amendments and its intent to implement the requirements of the NPSUD, which are reasonably directive*."

Clearly from this statement neither the Regional Policy Statement nor the Future Development Strategy were considered and Ms Morgan went straight to the NPSUD. The purpose of the Regional Policy Statement is to achieve the purpose of the RMA and The Future Development Strategy states communities are to be consulted as referenced in the Minutes of the Deliberations meetings May 31 - June 2nd 2022.

At the least all communities should have been consulted.
However with three major Plan Changes surely this should have triggered the necessity for a Social Impact Assessment in Tāhunanui. Our Community is **majorly** impacted and the social implications will be devastating.
At what point did NCC decide Tāhunanui was not important enough or impacted enough to warrant this.

I do not agree with Ms Morgan that a Social Impact Assessment for PC29 is not required or how a *planning focussed assessment* could address the health and wellbeing of communities.

Tāhuna Beach Camp's Social Impact expert Ms Rebecca Foy states a Social Impact Assessment is a **fundamental** part of any Plan Change Application.

Included on the bottom of Morgan's s42a report (pg 48) was a the link to a document called Social Impact Assessment - Guidelines for Thriving Regions and Communities. It is a fantastic document explaining - *What is an SIA? An SIA provides a way for community groups and organisations to participate from early on in forming plans and making decisions. The reasons for doing an SIA are either because it is required through regulations, or as part of socially responsible development.*

If allowed, through the Panel Chair, our question to Council.

Why has a Social Impact Assessment not been proposed for Tāhunanui considering we are so severely impacted by Plan Change 29, Private

Plan Change 30 and The Nelson Future Access Plan, two are running concurrently.

Both NCC and NAL knew of each other's Plan Changes as shown on our timeline and yet still had overlaps. As Nigel McFadden states the overlaps cannot be corrected by attempting to correct each plan change by way of submissions made on the other plan change.

Jac Reference's - Tāhunanui Community Hub Collaboration Project - The Hub produced their own assessment due to the frustration of inaction by NCC.

Slide 10

We have repeatedly asked NCC (at Tahunanui based meetings and of staff) 'What is the "Climate Report" you are waiting on?" - with no decisive reply.
So I've done some research…
2017 - Ministry of Environment - Coastal Hazards and Climate Change Guideline
2023 - I emailed Dr Rob Bell, one of the contributing authors, in September last year, asking if he knew what 'Climate Report' we were waiting on. He came back saying the most relevant data on inundation and sea level rise was released in late August 2022. He said this would be included in the revised 2017 document, by late 2023. This was actually published Feb 2024 (FB post on MOE)
I then look at NCC 'Shape Nelson' (D.A.P.P) Dynamic Adoptive Policy Pathways and I believe this was added in 2021/2022 looking at dates and projections. But I can't see any new dated entries.
So what Report is it that NCC want before they include Tahunanui and The Wood in for redevelopment?

Slide 11

Reference: Local Government NZ website - How Councils Work

Community engagement

Meaningful engagement with people and communities is key to effective local government and a core part of a councillor's role.

It increases the community's sense of ownership around decisions and goodwill toward the council/kaunihera. It also ensures the council/kaunihera is better informed and better able to implement its decisions without challenge.

Local government legislation places considerable importance on the quality of the relationship between council/kaunihera and their communities, with expectations around levels of engagement and consultation clearly defined in the legislation.

Slide 12

Who in their wisdom chose Red (zone) as a colour variation for the Tāhunanui Slump area? Can this please be changed.

Can individual property owners challenge the Natural Hazard Overlays if they have Geotech evidence to prove they are not effected previously and currently?

Tāhunanui and The Wood have been told when the latest information comes in another Plan Change will happen. That's not good enough - we can not sit outside of this Plan Change.

Slide16

We need to give consideration to hazard overlays but why can't we build to the hazard, embrace Hazards, build higher, build on raft foundations, build to an earthquake.

Though the Panel Chair, our question to Council,

When will Tāhunanui Flats be considered for development?
How can PPC30 be considered given the uncertainty around coastal inundation yet Tāhunanui Flats can not be considered?

Slide 17

What is the formula?

Slide 18

Severance was some of the reasoning behind The Southern Link proposal been thrown out by the Environment Court, yet we live with this reality of severance everyday.

Slide 19

Can we please have confirmation that this Suburban Commercial zoning has been removed.

Slide 21

Tāhuanui Beach Holiday Park offers a 'place to call home' to approximately 112 residents who have no other options. The vast majority of these residents are retired or on a benefit.

The Park could offer more housing, as they have approximately 10 unoccupied sites, but with PPC30 hanging over their heads and NCC refusing to grant them a Resource Consent this is not an option.
PC29 is about addressing housing, so why doesn't NCC grant Tāhuna Beach Holiday Park their Resource Consent? Where will another 112 residents go?
How is it that Residents at Tāhuna Beach Holiday Park have been a permitted activity under the Reserve Management Plan up until 2020? What changed? How, why and when did this become a highlighted issue?

The residents at TBHP should be treated the exact same way as the airport plans on treating residents within residential zones. There should be no discrimination against TBC residents.

In Direction 6 you asked about consistency and natural justice - we believe there is a disconnect when it comes to Tāhunanui. For example Emily Bayliss was available to help with submissions throughout the PC29 process, why was the same not offered for PPC30. When NAL refused to provide a 'Friend of the submitter' why didn't NCC step up and provide this support?

Natural justice means you have to be treated fairly, and decisions affecting your rights are made using fair processes. The Tāhunanui Community don't believe they are being treated fairly.

Slide 22

This is clear evidence of what not to do.
Tāhunanui have the majority of emergency and social housing in Nelson since Covid.
Tāhunani is screaming out for development but the Airport have blanket banned the ability to allow this.
William Samuels talked about good and bad intensification. Bad intensification were sausage flats. Tāhunanui is full of sausage flats. We need to be able to replace with aesthetically pleasing redevelopments or new builds that respect their neighbouring properties. Mr Samuels also mentioned Urban design guides, pattern books and an Urban Development Agency, all these have merit and need to be considered. We also like the idea of a charette proposed by Mr Dawkins.

Slide 23
Tāhunanui and The Waterfront are trotted at each election

Slide 24
Jon Styles agrees that measures within the road corridor should be taken to minimise noise.

Slide 26
Frustrated, overwhelmed, disheartened, unheard, and feeling unfairly treated.
The trust in Council is at an all time low.

Rachael Morgan's s42a report - 13.2 Neighbourhood Plans, point 154.
Rachel agrees with submitters that undertaking Neighbourhood Plans prior to rezoning is an ideal planning approach as it provides the opportunity to work alongside communities to properly integrate land use and infrastructure solutions at the local level. However, the NPSUD sets specific timeframes for when Council was required to notify its housing plan change to implement policy 5 which limited the ability to follow this approach.
We say that's just not just good enough. NCC's failures should not be to our, the Nelson residents, detriment.
The Draft Whakamahere Whakatū Nelson Plan was put on hold in November 2021, and the Future Development Strategy was adopted in August 2022. They have known of their obligations since 2022.

From 880 submitters - 400 said they would talk at hearing -this article came out and a lot of people would have thought phew and pulled out. Article Friday and Monday confirm if speaking. The timing absolutely stunk!

(https://www.stuff.co.nz/home-property/350341088/plan-allow-six-storey-buildings-could-be-table-most-nelson)


Plan to allow six-storey buildings could be off the table for most of Nelson

We worry many residents don't understand the ramifications of this plan change and what it means for them and their ability to enjoy their property in the future. They wont realise until the digger turns up sometime in the future and by then it's too late, they lost their voice at point of submissions. So we are here advocating for that resident in the future.

We have put together a timeline of key dates that we have referenced, as we believe there is an overlap.

We are promoting General Residential Zone as a holding pattern until engagement and community planning.
PC29 - is referenced as a once in a life time plan change but only supposed to be an interim plan change - if it is a once in a life time plan change then it must be paused so that Tāhunanui and The Wood are included.
The outcome is Tāhunanui Community is left in the dust/ on the scrap heap/ totally ignored.
That was not the intention of the FDS, surely Tahunanui is a key area for attention and regeneration.

Thank you for your consideration.

Nō reira, tēnā koutou, tēnā koutou, tēnā koutou katoa