Nelson City Council
Te Kaunihera o Whakatū

Council Supplementary Statement Natural Hazards - Geotechnical

Plan Change 29 to the NRMP

Prepared by Janice Carter

20 December 2024

1.0 Introduction

1. This Supplementary Statement for Plan Change 29 (**PC29**) to the Nelson Resource Management Plan (**NRMP**) has been prepared to address matters raised in the memorandum to the Panel from legal counsel on behalf of Bayview Nelson Limited, GP Investments Limited, North Nelson Limited, Suffolk Heights Limited and 588 Limited (**Mr McFadden's Memorandum**) concerning the Natural Hazards - Geotechnical topic.

2. My qualifications are as set out in the s42A report – Natural Hazards.

3. I attended expert conferencing on geotechnical hazard provisions before the hearing on 31 July and 1 August 2024 and after the hearing on 6 November and 25 November 2024. I prepared a Reply Statement on 27 November 2024 (**Reply Statement**) which is the subject of Mr McFadden's Memorandum.

2.0 Matters raised in respect to slope instability mapping

4. At paragraph 4.2 (i) of Mr McFadden's Memorandum, Mr McFadden assigns to me a broad statement that the mapping 'is now accurate'. In my view this overstates my recommendation to the panel in respect to the corrections made to the mapping as a result of the slope angle error (as set out at paragraph 12 of my Reply Statement dated 27 November). It was not intended that my recommendation be read that way and I consider such a statement to be outside my area of expertise. The correction of the slope angle error has been discussed at Joint Witness conferencing and in the Reply Statement of Mr Chamberose dated 27 November 2027. I rely on, and have accepted, the geotechnical advice of Mr Chamberose in respect to these matters. My recommendation to the panel to accept the slope angle correction to the maps remains unchanged.

5. At paragraph 4.2 (i) Mr McFadden's Memorandum, Mr McFadden also states that I have finally accepted the acknowledged consequences of the slope instability mapping on insurance and lending. This also overstates my opinion. To be clear, the issue of the potential for the slope instability mapping to impact on insurance has been raised throughout the PC29 process. At paragraphs 52-54 of my Reply Statement, I place that potential to impact within the wider context of natural hazards within New Zealand and the risk profiling undertaken by the insurance industry.

6. I record that I disagree with Mr McFadden's comment at 4.2 (iii) in respect to the primary purpose of the Slope Management Area. I do not consider the provisions to have the purpose stated by Mr McFadden in his first sentence in 4.2 (iii) in respect to being a red flag for the insurance and lending industries, and I do not consider my evidence implies or '*shines light*' on that (refer to paragraph 59 of my Reply Statement and paragraph 2.3 of Mr Chamberose's Supplementary Statement dated 20 December 2024 (**Mr Chamberose's Supplementary Statement**)). I further explain at Section 3.4 of my Reply Statement that the geotechnical experts agreed at JWC on the need for a more robust earthworks rule to apply in the Slope Management

Area. There is no duplication as indicated by Mr McFadden. This proposed rule is included in my Reply Statement at paragraph 32 and in the JWS dated 25 November 2024.

7. At Section 3.7 of my Reply Statement, I discuss insurance. In that section I do not '*highlight the significant impacts the natural hazard mapping is having on insurance and mortgage lending'* as stated by Mr McFadden at paragraph 4.2 (iv) of his memorandum. This does not reflect my opinion. My opinion is clearly stated in paragraphs 52-54 of my Reply Statement where I consider the many factors that influence insurance pricing.

8. At paragraph 3.13 of his Supplementary Statement Mr Chamberose confirms that Stage 15 of the Bayview Subdivision meets the CELF area / areas to be excluded requirements. Mr Chamberose includes the additional area in the map of Bayview in his attached Appendix A; which is an update of the map Mr Chamberose provided in his Reply Statement dated 27 November 2024. I recommend that this additional area (shown as red outline in Appendix A of Mr Chamberose's Supplementary Statement) be excluded from the Slope Management Area (see also paragraphs 15- 17 of my Reply Statement).

Janice Carter

20 December 2024