Presentation to the Hearings on Plan Change 29. Slope Stability Zonings.

I was originally not going to take the opportunity to speak to the hearing, but rely on just my written submission. However, I have spoken to or heard about a number of people who are in the same situation and being affected in the same way as me and I also have additional expert advice supporting my submission which I wish to emphasise. For all of us, Plan Change 29 has serious potential effects on our insurance and on our valuations, which could lead to major difficulties and costs for us as individuals to fight. As individuals it is really important that we take every opportunity for our voices to be heard.

Firstly, the subdivision, Suffolk heights, in which I live is quite new. Extensive geotechnical work was done over the whole subdivision and on each section individually to ensure the area was geotechnically stable and suitable for development, and with the ability to cope with any naturally occurring events. Also, in the construction of my home, the builder had also to provide further geotechnical assessment and significant engineering work was carried out on the build itself. Council approval was met and the council has all these geotechnical and engineering records on file in order to meet the requirements of the Building Act. I have to ask why those formulating the plan, did not use these records. Instead, they have applied a rather generic 'broad brush' approach to the area. In addition, when landscaping was carried out on the section, drainage was provided to ensure that in the event of extreme weather conditions, groundwater would be drained. This would also contribute to maintaining the stability of the land.

Secondly, why have the historical effects of storms and earthquakes over many years not been considered. While several events have caused considerable damage within the wider Nelson region, no significant damage has been recorded in my local area.
The effects in my local area of the last major weather event were inconsistent with the Plan 29 zonings. My property, and nearby properties zoned level 2 slope stability risk, suffered no damage at all, yet other areas, only a small distance away and zoned level 3, the lowest risk level, suffered major damage. I believe that this is true in other areas as well. There seems to have been little consistency in considering the topography of the areas, with sometimes steeper, more slip prone land given a lower risk rating while areas with lower slopes, like my property, given a higher rating. I have to question the thoroughness of the work done in determining these zonings and seriously question the accuracy of the resulting designations.

Mark Lile of Landmark Lile Resource Management Consultancy Ltd has also made a submission on behalf of the developers of the Suffolk heights subdivision. As part of this, he has also considered my submission on Plan Change 29 and includes this in his report. He supports my statements in all respects which reinforces the case I am making to you. He emphasises the importance of considering property specific information and supports my assertion that relevant property files were ignored during the assessment process and resulted in assessments that were inaccurate. He also highlights the onerous requirements and unreasonable cost implications which an individual such as myself, would face to make representations regarding insurance coverage and premiums.

So, in summary, I make two major points.
Specific property records were not referred to.
The resulting slope stability designations are therefore inaccurate.

I believe that the council should accept that the generic process that was used was not fit for the purpose intended, leading to an inaccurate slope stability zoning on my home. As there are serious future implications financially for me, I urge the council to accept my submission and change to a lower risk zoning.

Alan West
(S321)

PTO

Support for my case from Mark Lile of Landmark Lile Resource Management Consultancy Ltd follows:

RMA Further Submission Form
on Publicly Notified Plan Change 29

Return your submission by 5pm on Friday 8 March 2024 to:

Environmental Planning
PC29 Further Submissions
Nelson City Council
Freepost 76919
PO Box 645
Nelson 7040

OFFICE USE
Submission No:
Original Submission No:
Date Received Stamp:
NDOCs No:

Plan Change 29
Nelson Resource Management Plan

Submitter Details

Full Name*	Suffolk Heights Limited
Organisation	
Contact Person	Attn: Mark Lile
Postal Address*	PO Box 343, Nelson, 7040
Mobile Phone*	027-244-3388
Email*	mark@landmarklile.co.nz

Signature of Submitter* _____ Date*: 7 March 2024
(Or person authorised)

Council Hearing

Suffolk Heights Limited *does wish to be heard* in support of its further submission.
Suffolk Heights Limited *is not* prepared to consider presenting its submission in a joint case with others.

A copy of this further submission has been served on the original submitter within 5 days after it was served on the local authority.

Trade Competition

Suffolk Heights Limited could not gain an advantage in trade competition through this submission.

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6. **Support** the Submission of:

Name of the Submitter:	Alan West
Submission Point Number:	S321
Address of the Submitter:	yvsmate@gmail.com

The decision I would like the Council to make on this submission point is: Accept

The particular parts of the submission we support are: All parts

The reasons for our support are:

This submitter highlights that information available on property files has been ignored in the process of preparing the new slope risk hazards areas. That site specific geotechnical information is considered to be of fundamental relevance and importance under section 32 of the Act, and should have been reviewed as a part of preparation of Plan Change 29. The submission also hights the inaccuracy of the information used.

The submission also highlights the onerous requirements and unreasonable cost implications from the new rules, such as on insurance premiums. We share these concerns.