TBCA Hazards Presentation 17 September 2024

Jacinda Stevenson and Jude Osborne

A Place in the Sun or Shall we bury our heads in the sand?

We're here to talk about Tahunanui's natural hazards in PC29, or rather, Tahunanui's absence.

Jude: I've been lucky enough to move here four years ago. My husband is from here, in fact, from around the corner. His mum came from Motupiko, but moved to Tahunanui in 1952, and the family have been here since. Our whanau extends across Motueka and St Arnaud. I've always known I'd live here, even when I was in London for twenty years, and before that, Wellington. I got married here, held our wedding at the Boathouse, this is where we raise our son, this is where we call home, and it is very personal to me. Tahunanui Beachside Village is an incredible place to live, and it deserves better.

Jac: As I've said previously, I've lived in Tahunanui for 28 years with my husband, raising our three children in a wonderful community, where everything has been within walking distance. Tahunanui has so much potential and has been underinvested in for years. I'm currently involved with our community, as Chair of the Tahunanui Community Hub and the TBCA.

If PC29 is the Plan of Nelson City's Lifetime, what does it say when a whole suburb is absent for no clear reason?

We've been led to believe that Tahunanui was excluded from

PC29 whilst waiting for an elusive climate report. We've found out, since we last spoke to this Panel, that the report is the Nelson-Tasman Climate Change Risk Assessment. It was started in March 2023, between TDC and NCC and is now in draft format with peer review occurring.

It is worth noting that Tahunanui Flats was removed from PC29 after being significantly included in the Future Development Strategy. This is well before the Risk Assessment was initiated, so what was it really that led to Tahunanui being excluded?

These dates need to be considered against the Overlap Timeline we presented previously to the PC29 Hearing Panel. To quote NAL legal submissions on PC29: -

In Legal Submissions on Behalf of Nelson Airport Ltd Related to Residential Matters Only August 21, 20241.3 NAL submitted on PC29 to ensure any proposed changes support the efficient functioning of the airport, and to ensure that development near the airport is appropriately managed to minimise adverse effects on the health and safety of adjourning landowners and effects on NAL's operations.

It is important that we remember that PPC30 is NOT a given, accepted Plan Change. To accept it as fact and operational as is inferred

throughout PC29 is to undermine the work in progress of the PPC30 Commissioners and pre-determines their findings.

When we're talking about Tahunanui, we're talking about hazard issues around slope instability, liquefaction, inundation and sea level rise. Just to be clear, 90% of Nelson has similar natural hazard issues and are still included in PC29, so why is it different for our community?

We would be interested to know why the Post 2022 August Rainevent Tonkin & Taylor Geotech report, specifically on the 'Slump zone' was not referenced or used in the Expert evidence for PC29?

We have spoken to Sue Robb from NCC Natural Hazards Planner and want to reiterate the request of a colour change for the slump area, from red to absolutely any other colour.

We're very pragmatic and willing to work for our community to be an exciting opportunity, not a sad footnote to Nelson's history. We always seek to engage respectfully and positively with council to make Tahunanui better; we're asking Council today to treat Tahunanui fairly and in the same consistent and supportive manner as they do for other communities.

Leaving Tahunanui outside of PC29 will make it more expensive for developers to make plans for the area, as it will be more expensive with consenting and hazard mitigation, putting the area at a clear disadvantage.

In today's business climate, consents under the existing NRMP, will make these projects harder to be profitable, this will hold back the development opportunities in an area like Tahunanui.

Developers prefer developments which support intensification when it comes to building new homes. We want better housing for our community, including Kainga Ora being allowed to develop in the General Residential Zone. Everyone deserves a warm safe healthy home.

We look forward to individuals having evidence-based reports about their properties, which will support further development.We look forward to more fact-based, data driven responses instead of risk adverse, broad stroke, inaccurate responses applied generally to entire communities. There is still contention between the Experts regarding the Natural Hazard overlays and their accuracy. We support the evidence from mark Lile, Cameron Lines and Sally Hargrave that the methods used is not best practice and the methodology is poor. (Mark Lile, PC29 supporting documentation).

While we acknowledge science-based natural hazards, it is wise to acknowledge the many natural springs and water ways and the below standard attempts to channel these water ways historically.

The recent 2022 August Rain event, highlighted the lack of work on the Tahunanui Hills infrastructure. Work finally scheduled as promised following the 2011 Rain event was to start the time the August 2022 event occurred.

Maintenance and investment on the Tahunanui Hills has been slow to non-exisitent, compounding damage to people's homes. We are happy to submit documentation form the 1960s requesting support from council to provide adequate stormwater.

We spoke about rates in our last presentation to you, and we would like to qualify how they fit in with the natural hazard overlays. This is where it was first noted that the slump zone was red and at the same time, many residents were expressing their concern over their inability to secure insurance for their homes. Yet – Shape Nelson clearly states Policies and Rules relating to the housing & Natural hazards, won't come into effect until voted on by NCC following the Hearing Panel's recommendations. So, why are these Hazard overlays been used now?

We've since had meetings with QV and independent valuers, and real estate agents. I'm not sure if NCC are aware of the impact their PC29 Hazard Overlays will have on the rating values of Nelson Homes and the future revenue the Council receives. Nelson rates are decided on land value only, so devaluing the land will have a major impact on Council revenue streams.

We ask that PC29 is applied to all Tahunanui, including all current existing noise contours, noting current applicable covenants.

We fully support all properties in Tahunanui being under the jurisdiction of NCC, no other entities. NCC, as the unitary authority, has the pedigree and practice to offer us effective govenance, they are reliable and understand the importance of advocating for and with their residents.

Elected Mayors, Kaumatua, chairs, councillors and community board members are responsible for enhancing the social, environmental, economic and cultural wellbeing/hauora of their communities ensuring a safe and thriving environment where everyone feels a sense of belonging.

This is why we strongly encourage the Panel and Council thatTahunanui is included in PC29.

So, What is it that Tahunanui residents want?

- PC29 is Paused, so that the Neighbourhood/Community plans can be developed, with clear, inclusive consultation by communities. This will also allow all the relevant reports on Climate to be finalized and applied.

- We want Tahunanui to be included inside PC29, to be zoned GRZ but keeping Daylight angle rules as a holding pattern. Neighbourhood consultation.
- We want to be part of PC29, we are no different to any other suburb with hazards, redevelopment outside existing Airport noise overlay (not advisory overlay and not proposed)

- PC29 Should have Priority over PPC30, as stated in NAL 'Project 2 Zero' NAL looking at extension within 10-15 years
- "The Primary purpose of PC29 is to provide for more enabling & flexible housing opportunities within Nelson's existing suburbs" (Shape Nelson PC29)

Thank you for your time and the opportunity to present and we wish you well with your deliberations.

Nga mihi nui

Jacinda Stevenson & Jude Osborne