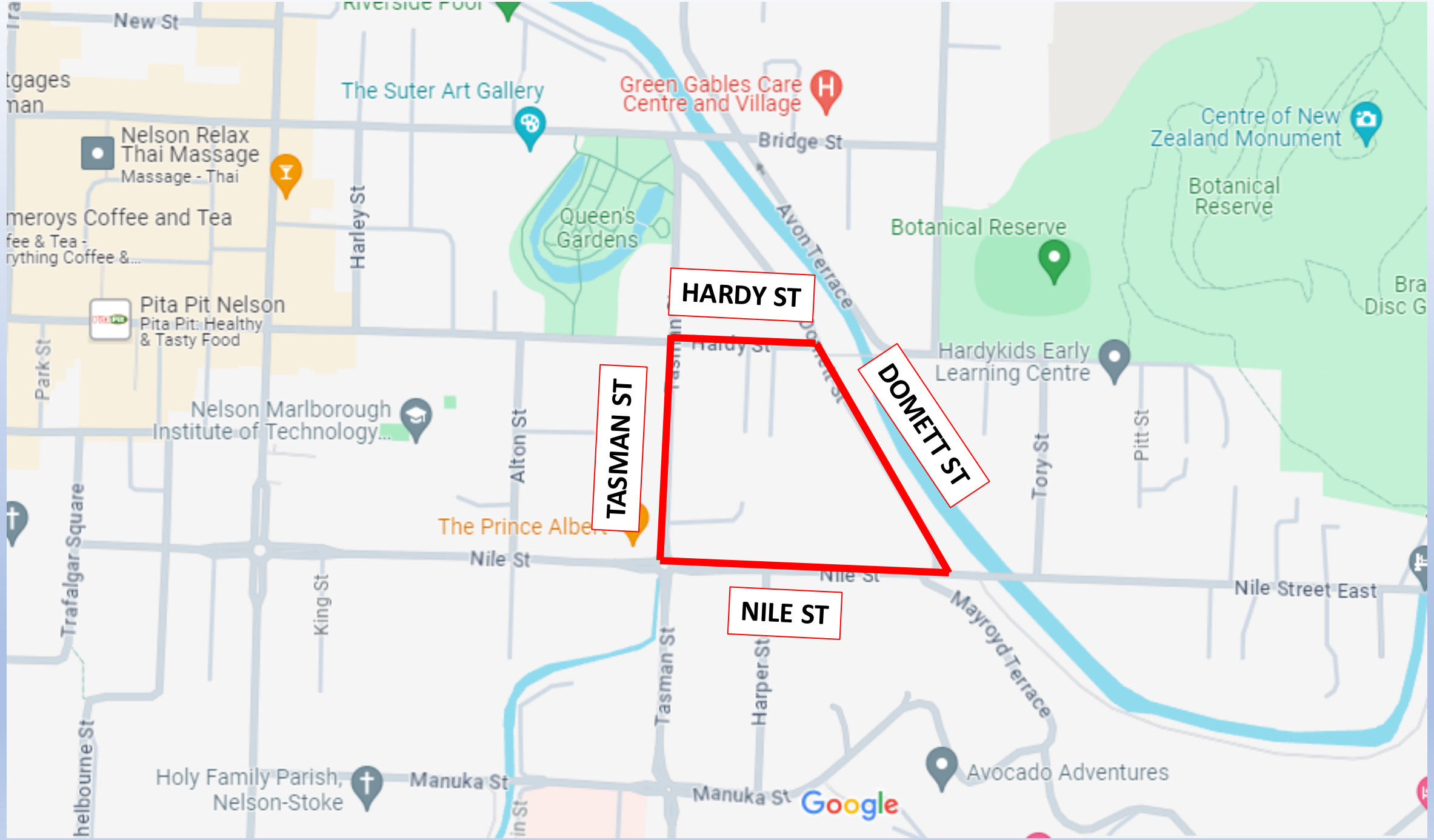
NELSON CITY COUNCIL

Please Remove City Block - Domett Street, Hardy Street, Tasman Street and Nile Street From Plan Change 29 - High Density Zone

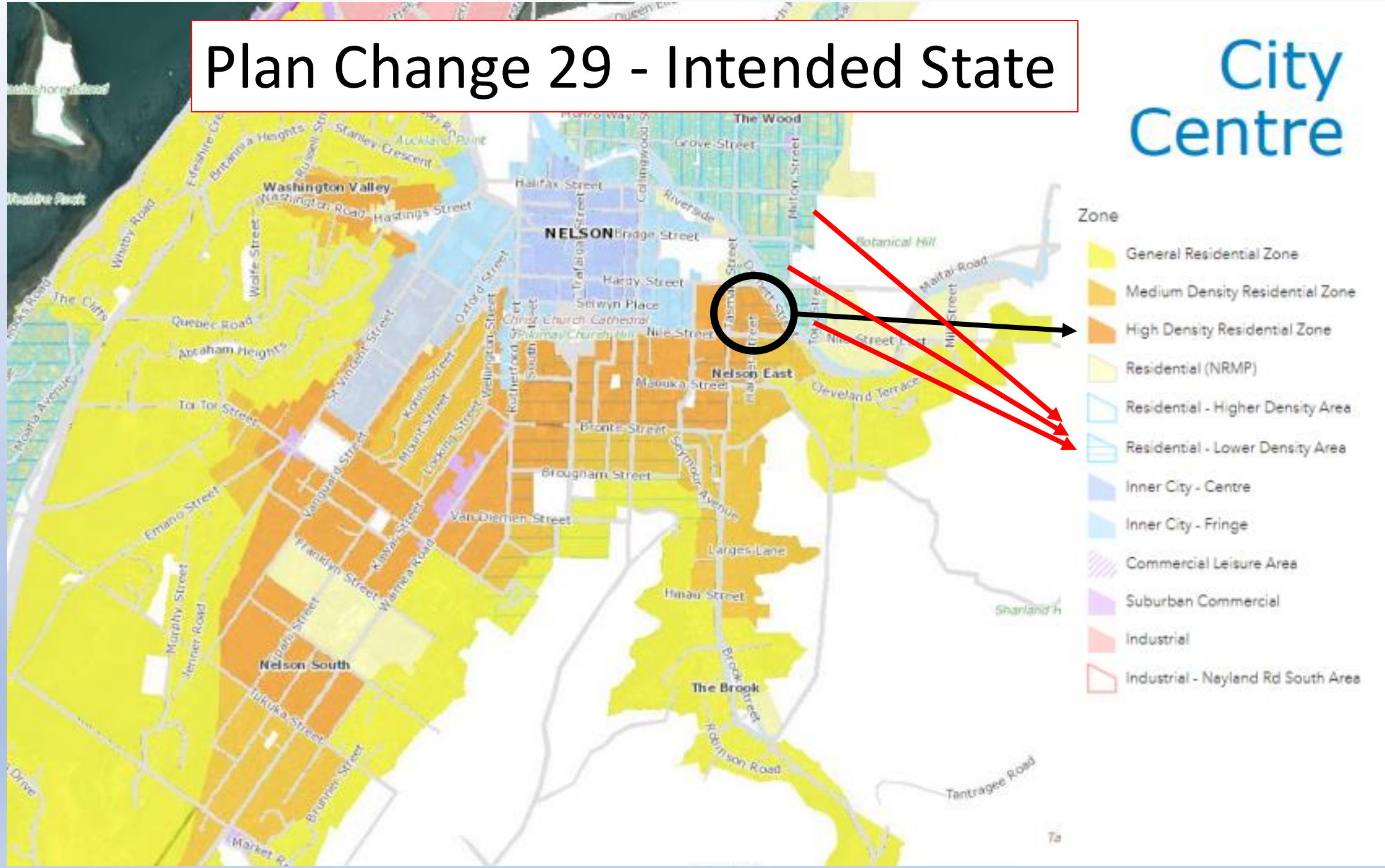
Please return the block to ‘Low Density Residential Zone’ (LDZ) with a maximum of two storey building height and maintaining the current daylight angle and boundary guidelines.

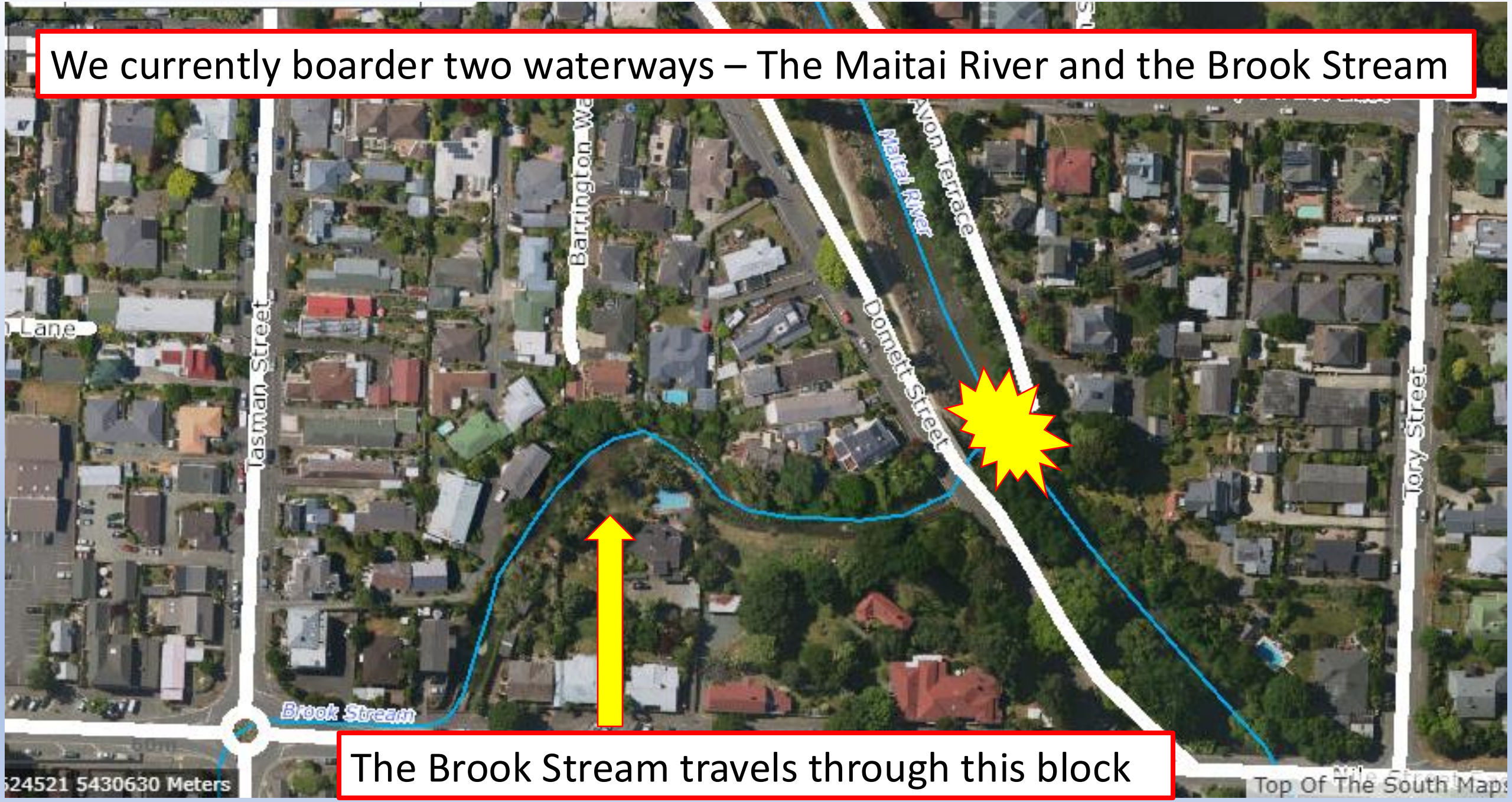
THIS IS A BLOCK SUBMISSION

All residents within this block were canvased and of those spoken to, all were supportive of excluding the block from Plan Change 29 with only one being ambivalent.


HARDY ST
TASMAN ST
DOMETT ST
NILE ST
New St
The Suter Art Gallery
Green Gables Care Centre and Village
Bridge St
Nelson Relax Thai Massage
Massage - Thai
Harley St
Queen's Gardens
Avon Terrace
Botanical Reserve
Centre of New Zealand Monument
Botanical Reserve
Pita Pit Nelson
Pita Pit: Healthy & Tasty Food
Park St
Hardykids Early Learning Centre
Nelson Marlborough Institute of Technology...
Alton St
Tory St
Pitt St
Trafalgar Square
King St
Nile St
Nile Street East
Mayroyd Terrace
Tasman St
Harper St
Holy Family Parish, Nelson-Stoke
Manuka St
Avocado Adventures
Google

Plan Change 29 - Intended State




We currently boarder two waterways – The Maitai River and the Brook Stream
Tasman Street
Barrington
Maitai River
Avon Terrace
Domett Street
Tory Street
Brook Stream
The Brook Stream travels through this block
524521 5430630 Meters
Top Of The South Maps

(AEP) = Annual Exceedance Probability

Maitai

About the area

Maitai features:

- Predominantly lower density residential areas, including residential units for elderly people.
- Suburban commercial spaces, including Cawthron Institute.
- Several large open space areas, including Branford Park, Botanic Reserve, and Queens Gardens.
- Several swimming areas along the Maitai River.
- Several heritage precincts, and numerous

What's at risk?

At present day:

- This area is outside of present day 1% AEP coastal inundation extents.
- The area is included in 1% AEP river flood extents for the Maitai River. Properties affected include those on some parts of Hanby Park, Mill Street, Nile Street East, Clouston Terrace, Pitt Street, Hardy Street East, Milton Street, Avon Terrace, Halifax Street East, Shakespeare Walk, Grove Street, Domett Street, Bridge Street, Riverside, and

In future:

- This area is outside of future 1% AEP coastal
- Future flood maps for 1% AEP river flooding associated with higher intensity rainfall show significant increases in river flood depth, speed, and extent.

What's happened previously?

- The largest recorded Maitai River flood events occurred in August 1970 and January 1986.
- The August 1970 flood affected most areas shown on the map.
- The 1986 flood led to the precautionary evacuation of residents from the Hanby Park area, however, this area did not flood. Clouston Terrace and Nile Street properties were flooded.
- More moderate Maitai River flood events occurred in February 1995 and December 2011.
- Following the 1970 flood, the stopbank at Hanby Park was constructed and a flood wall was installed near Clouston Bridge. This has helped prevent river overflow towards Pitt and Milton Streets.

What's being done?

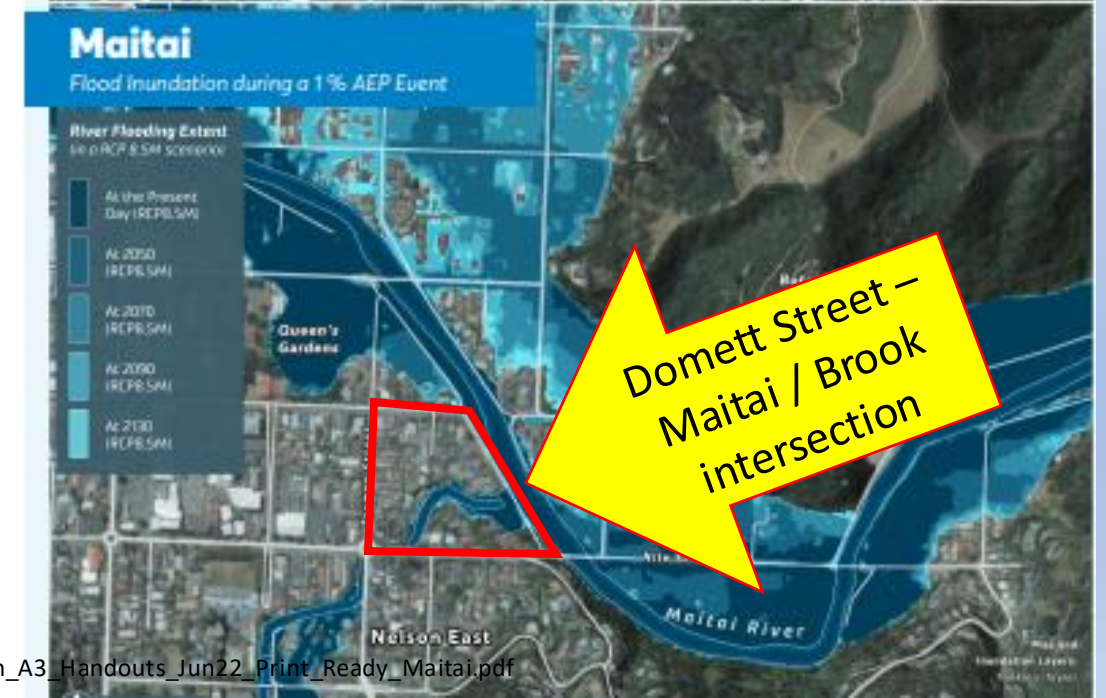
- Funding is allocated in the Long Term Plan to develop a stormwater strategy for central Nelson, including the city centre. This will seek to address network limitations from sea level rise through to 2090, as well as higher intensity rainfall events.
- Funding is also allocated in the Long Term Plan to develop and implement options to improve Maitai River flood management.
- Stormwater upgrades in 2018/19 have helped alleviate an area of Nile Street East previously affected by stormwater and debris flows from slopes above.
- Flood protections works, including stopbanks, provide some protection for Hanby Park, Mill Street, and Clouston Terrace.

shape.nelson.govt.nz/climate-adaptation

CLIMATE ACTION NELSON

Nelson City Council





https://hdp-au-prod-app-nels-shape-files.s3.ap-southeast-2.amazonaws.com/8716/5880/9814/Climate_Adaptation_A3_Handouts_Jun22_Print_Ready_Maitai.pdf

NCC FLOOD MODEL OVERLAY – PLAN 29

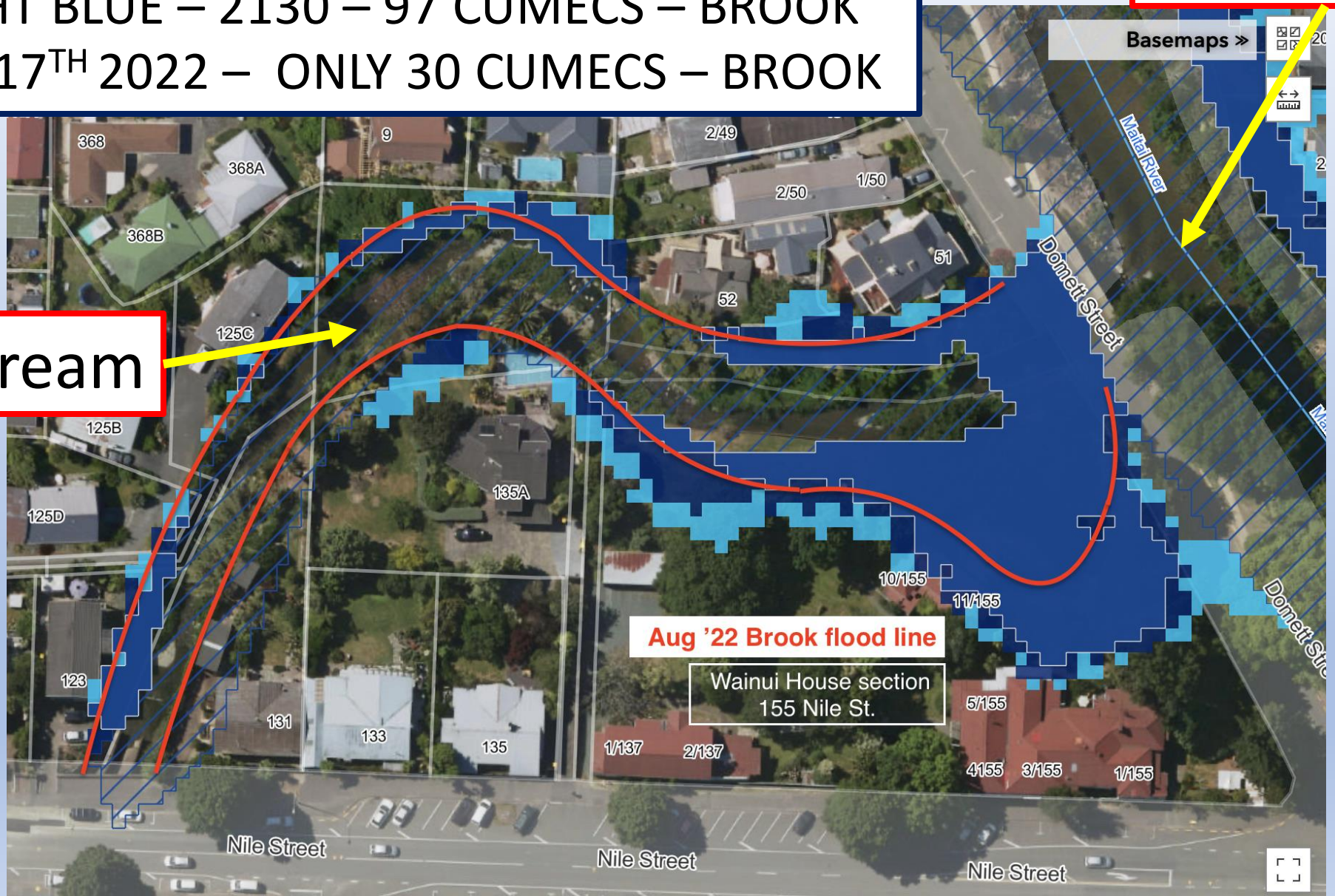
BLUE – PRESENT DAY – 67 CUMECS – BROOK

DARK / LIGHT BLUE – 2130 – 97 CUMECS – BROOK

RED – AUG 17TH 2022 – ONLY 30 CUMECS – BROOK

Maitai River

Brook Stream



The below picture shows the predicted extent of flooding with the Brook running at a 50 year or above event when the Maitai is also running at a 50 year and above event



In the future 2130 scenario the Brook Stream will be running at 97 cumecs and the Maitai River will be at a massive 568 cumecs … some 240 cumecs more than the August event.

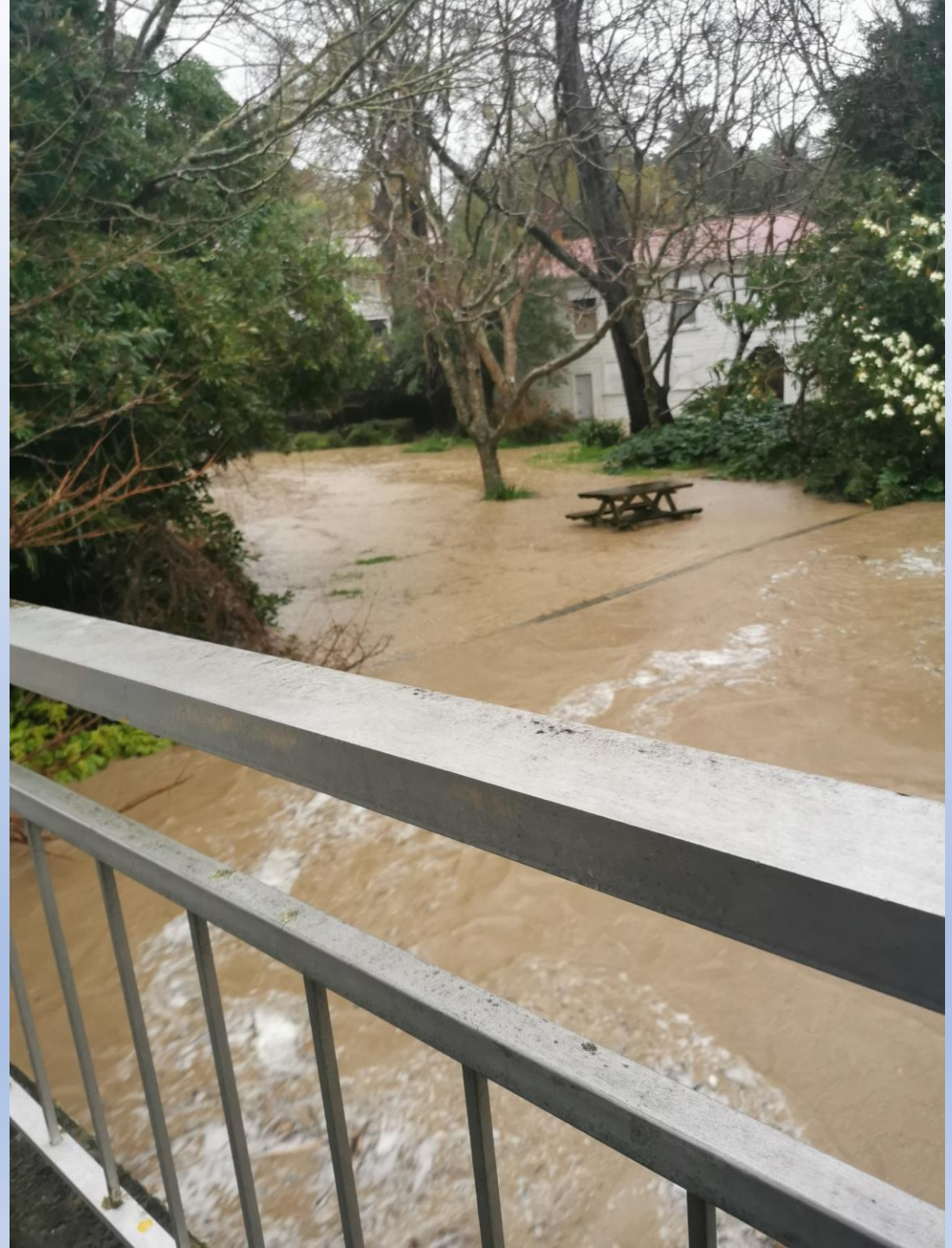
Domett Street Bridge



Rear of Wainui House 143 – 155 Nile Street

Brook Stream


Rear of
Wainui House
143 – 155
Nile Street
Brook Stream



Rear of
Wainui House
143 – 155
Nile Street

Rear of 143 – 155 Nile Street (Wainui House)






Nile Street
Brook Stream
52 Domett Street



52 Domett Street


Inside 52 Domett Street

Rear of 52 Domett Street
Brook Stream





So What..?

- Factoring a large scale flood where Brook Stream water is unable to enter the Maitai River – Almost the entire block excluding the first two rows of dwellings on Tasman Street will be subject to flood.
- This will be exacerbated should there be less greenspace for water to drain due to larger building footprint space as proposed under Plan Change 29.
- Even a greater risk should there be a King Tide or if there is a need to release water from the Maitai Dam during a flooding event as there was in the August 2022 floods.

So What..?

- Should the Nile Street Culvert be unable to cope with a future flood – Tasman Street (from Nile Street to Bridge Street) will also be subject to flooding – Completely flooding the entire block (Tasman Street, Nile Street, Domett Street and Hardy Street.



So What..?

- Consideration to this event has already be factored by Council as the vacant property at 107 Nile Street (the site of the former Masonic Lodge) is required to raise its foundation 700mm prior to any building due to flood risk.





- This is 84 metres further West of Tasman Street.

EARTHQUAKE RISK

Civil Defence along with other agencies (Councils, FENZ, Police and Health etc.) are preparing for the Alpine 8 Faultline (Alpine 8) to rupture.

Nelson Fault Line

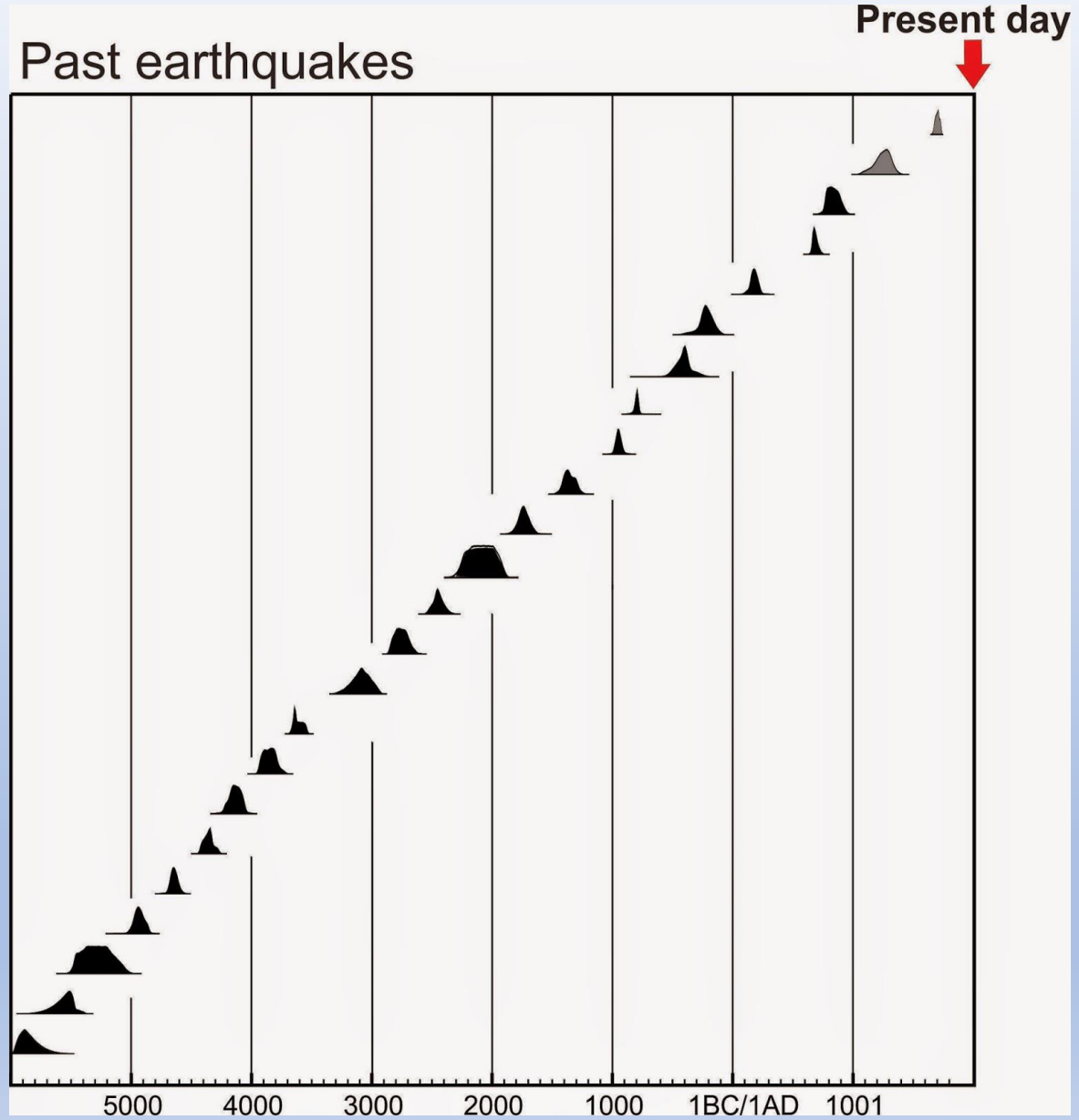
Alpine Fault Line



WHAT IS ‘ALPINE 8’?

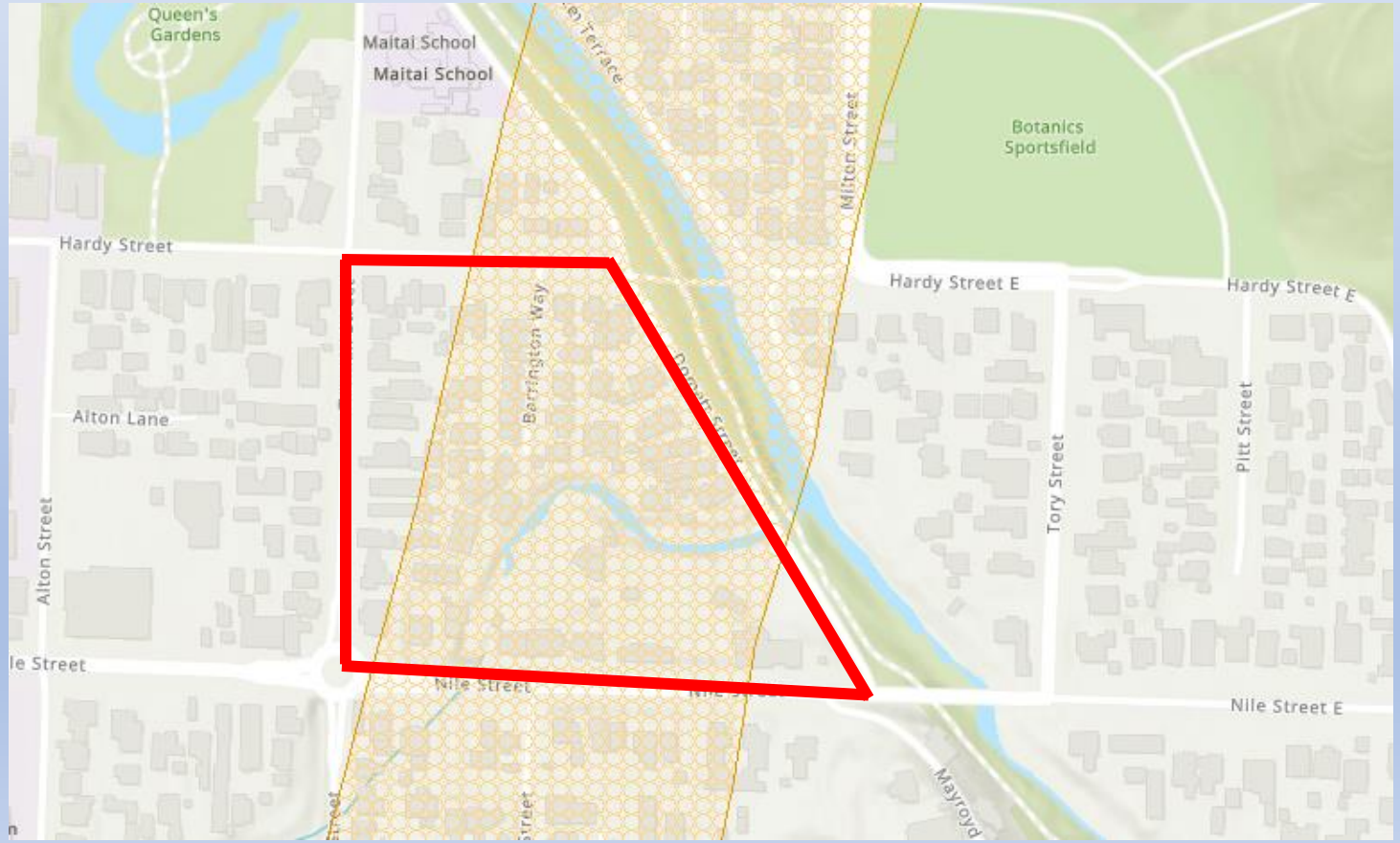
- Where the ‘on-land’ colliding of the Pacific and Australian tectonic plates occurs.
- The Alpine Fault is one of the largest sources of earthquake hazards in New Zealand.
- Known as ‘Alpine 8’ because when it ruptures – it is expected to be at magnitude 8 and above.
- Over 8000 years, the Alpine fault has ruptured 27 times (on average every 300 years).
- Last Ruptured in 1717.

APLINE FAULT RUPTURE TIMELINE



So What..?

- The identified Nelson Faultline branches off the Alpine 8 Faultline, running through the Domett Street, Hardy Street, Tasman Street and Nile Street Block.



https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Ftopofthesouthmaps.co.nz%2Farcgis%2Frest%2Fservices%2FArcGISOnline_NCC%2FNRMPHazard%2FMapServer&source=sd

So What..?

- 75% chance of this fault rupturing within next 50 years.
- Nelson has the opportunity to build wisely, be risk adverse and mitigate future injury and damage.
- We have an identified, evidence-based clear threat to those living within the Faultline and those neighbouring.
- To increase the number of people in the zone is unwise.
- To build multi-story buildings is ludicrous.

The Obvious…

- Major life impact on those in this block affected by Plan Change 29 through:
  - Loss of daylight from anything over two story buildings covering 50% of a section and built only meters from boundaries coupled with modified daylight angles
  - Loss of privacy
  - Loss of life style (reason a lot of people move to Nelson)

Why is there a need for Plan Change 29?

- Nelson is NOT a Tier One City and therefore NOT required to build to Tier One expectations.
- Not only has Nelson Council sought to be Tier One, But:
  - Intends to allow the building of SIX storey buildings in residential areas instead of FOUR (*Tier One recommendation*), and
  - EIGHT storey buildings in the inner city instead of SIX (*Tier One recommendation*).

Why is there a need for Plan Change 29?

- The future population predictions the Council are using are flawed.
- Flood predictions don’t make any sense.
- The building heights and daylight angles have been picked out of the blue with no algorithms applied to them.
- The occupancy rates of permanent residents in Nelsons existing apartment blocks has not been factored (for example - three are only at 30%, 34% and 50%).
- Who will live in these apartments?

Why is there a need for Plan Change 29?

- I am unaware of any argument for further building within the inner city.
- Start with the City Centre – bring life back to it and make it vibrant – its currently struggling.
- The right people living in the city centre are more likely to support local retailers and hospitality.
- Remove High Density from all existing residential areas until the city centre has been used to its full potential.

IN SUMMARY

We ask that the Council remove the city block incorporating Domett Street, Hardy Street, Tasman Street and Nile Street From Plan Change 29 – ‘High Density Residential Zone’ (HDZ) and it be given the same classification as the other half of Domett Street, Hardy Street, Tasman Street and Bridge Street block of ‘Low Density Residential Zone’ (LDZ)