

Publicly Notified Plan Change 29

Return your submission by 4pm on

Tuesday 31 October 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street, Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan change no.29 in the subject line)

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

*Required

Submitter Details

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Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- I/we **could not** gain an advantage in trade competition through this submission.
- I/we **could** gain an advantage in trade competition through this submission. *if yes, please complete the following:*
- I/we **are** directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
- I/we **are not** directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Council Hearing*

- I/we **do not** wish to be heard in support of my/our submission.
- I/we wish to be heard in support of my/our submission. If yes:
- I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.



Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

15/09/2023

Date*

Publicly Notified Plan Change 29



The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|--|--|
| <input type="checkbox"/> Entire Plan Change | <input type="checkbox"/> Papakāinga |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Transport |
| <input type="checkbox"/> Inner City and City Fringe | <input type="checkbox"/> Mapping |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Suburban Commercial | <input type="checkbox"/> Area outside of Plan Change |
| <input checked="" type="checkbox"/> Natural Hazards/Climate Change | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Heritage | <input type="checkbox"/> Other |

- I/we*:
- | | |
|---|--|
| <input type="checkbox"/> Oppose the Plan Change in part | <input type="checkbox"/> Oppose the Plan Change |
| <input type="checkbox"/> Support the Plan change in part | <input checked="" type="checkbox"/> Support the Plan Change |
| <input type="checkbox"/> Are Neutral about the Plan Change | <input checked="" type="checkbox"/> Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

See attached table

Provision Number	Provision	Support/ Oppose	Reasoning	Change requested
	<p>Residential zoning</p> <p>New residential zones proposed as part of PC29 (where residential intensification will be enabled) will not include areas that are susceptible to the following natural hazards:</p> <ol style="list-style-type: none"> 1. areas identified to be potentially susceptible to a 1% AEP event with sea level rise under a greenhouse gas emissions scenario of SSP 8.5(H+) at 2130 including VLM; 2. areas identified as requiring further assessment in relation to flood or being potentially susceptible to both high river flood levels and coastal flood; and 3. the area commonly known as the Tāhunanui Slump. 	Support	We support not zoning for residential intensification areas that are susceptible to natural hazards, in particular those areas in which the risk of natural hazards is likely to increase in the near future such as coastal inundation exacerbated by sea level rise or the active Tāhunanui slump.	No change
DO2.2.1	<p>DO2.2.1 - identify areas susceptible to natural hazards</p> <p>Identify, as overlays in the Planning Maps, areas within the region that are susceptible to flooding, faults, liquefaction, and slope instability.</p>	Support in Part	<p>We support the inclusion of flooding, faults, liquefaction and slope instability as overlays in the Planning Maps to in order to control development in these areas.</p> <p>However, we request that tsunami inundation and coastal storm surge modelling is included in the natural hazard overlay maps. Tsunami are a potential hazard in all coastal regions of New Zealand, and while a large (10 m +) tsunami in Nelson is unlikely, a tsunami wave of 3 to 4 m can cause considerable damage to residences and infrastructure.</p>	Include tsunami and coastal storm surge inundation maps within the Planning Maps, and implement provisions to restrict development similar to those for flood hazard areas
DO2.2.2	DO2.2.2 - flood hazard: identifying the Annual	Support	We support identifying 1% AEP event for flooding	No change

DO2.2.3	<p>Exceedance Probability Event Identify the 1% Annual Exceedance Probability Event (AEP), including the likely effects of climate change, including sea level rise, over at least 100 years (2130), for areas of flooding.</p> <p>DO2.2.3 - flood hazard: consideration of the historical observed inundation mapping Retain historical observed flood overlays (Inundation, Flood and Flood Paths) within the Plan in areas not covered by the 1% AEP flood modelling until further modelling is completed.</p>		<p>and using this as a basis for flood hazard mapping in the Planning Maps. We also support including in this event the likely effect of climate change over the next 100 years, using the SSP 8.5(H+) worst-case climate change scenario.</p> <p>We recognise that comprehensive modelling of the 1% AEP flooding event is not complete for the entire region. As such we consider it appropriate to retain historical observed flood overlays already active in the NRMP until further modelling is completed.</p>	
DO2.2.4	<p>DO2.2.4 - flood hazard: subdivision, use and development in flood areas Control subdivision, use and development within Flood Areas to ensure:</p> <ol style="list-style-type: none"> 1. The type, frequency and scale of projected flooding, and likely damage and effects is appropriately assessed; 2. the building, land use or activity being proposed is suitable and its vulnerability to risk from the flood hazard is not increased; 3. significant risk to people, property, infrastructure and the natural environment, including social and cultural effects, from the flood hazard is avoided; 4. any adverse effects on the function of the floodplain, including flood storage capacity and conveyance are mitigated; 5. any adverse effects beyond the subject site including any exacerbation of, and 	Support in part	<p>We support restricting subdivision, use and development within mapped flood hazard areas.</p> <p>It is important to clearly define what level of flood risk is “significant” to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk.</p>

	<p>transfer of, risk is appropriately managed;</p> <ol style="list-style-type: none"> 6. building platforms are not located within land identified in the High Flood Hazard, Floodways, or Flood Paths; 7. the design, location, layout and construction of buildings and structures, including building platforms, ground/floor levels and adaptation methods provide resilience against and mitigate the projected effects of the flood hazard; 8. any adverse effects on infrastructure and access from flooding in a Flood Areas are mitigated; and 9. the storage and use of hazardous substances in relation to the flood hazard is appropriately managed. 			
DO2.2.5	<p>DO2.2.5 - flood hazard: buildings and activities Require buildings to be designed so that habitable spaces, and activities within them, are located outside Flood Areas, or are designed in a way that avoids an increase in significant flood hazard risk and mitigates the potential effects from the flood hazard.</p>	Support in Part	<p>We support requiring buildings to be designed so that habitable spaces are located outside the flood hazard areas. We consider this preferable to allowing habitable spaces within flood hazard areas with design aspects which avoid an increase in flood hazard risk.</p> <p>However, it is important to clearly define what level of flood risk is “significant” to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk.</p>
DO2.2.9	<p>DO2.2.9 - flood hazard: adverse effects Require subdivision, use and development in the Flood Hazard, Inundation and Flood overlays to avoid, remedy or mitigate significant risks of adverse effects resulting from flood hazards, by:</p> <ol style="list-style-type: none"> 1. providing building platforms, vehicle 	Support in Part	<p>We support requiring subdivision, use and development in the flood hazard, inundation and flood overlays to avoid, remedy or mitigate risks from flood hazard, and to maintain the function of the natural floodplain We consider it preferable to avoid subdivision and</p>	<p>Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk.</p>

	<p>access and infrastructure that are located to respond to the severity of the hazard and proposed use of the site;</p> <ol style="list-style-type: none"> 2. implementing measures to maintain the function of the flood plain so ensuring that significant flood risks are not increased either on or off-site; and 3. ensuring significant flood hazard risks to other properties or activities would not be increased and the function of the floodplain would be maintained. 		<p>development in flood hazard areas than remedy or mitigate those risks, particularly in areas of increased risk such as high flood hazard areas, floodways and flood paths.</p> <p>It is important to clearly define what level of flood risk is “significant” to avoid confusion and ensure consistent application of rules and policies.</p>	<p>In High Flood Hazard, Floodways and Flood Paths avoid subdivision, use, and development for vulnerable activities.</p>
DO2.2.10	<p>DO2.2.10 - high flood hazard, floodways and flood paths: subdivision, use and development Provide for subdivision, use and development, including redevelopment, in existing urban areas to locate in the High Flood Hazard, Floodways and Flood Paths only where it can be demonstrated that risks to people, property, infrastructure and the natural environment are adequately mitigated, and significant risk is avoided, having particular regard to human life, and emergency management.</p>	Support in part	<p>We support the restriction of subdivision, use and development in the High Flood Hazard, Floodways and Flood Paths overlays.</p> <p>However, it is important to clearly define what level of flood risk is “significant”, and what level of mitigation is “adequate” to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk.</p> <p>Include a definition of the level of flood risk mitigation deemed “adequate” by the Council. Alternatively, remove references to “adequate” risk mitigation.</p>
DO2.2.11 DO2.2.12	<p>DO2.2.11 - Fault Deformation Overlay: subdivision, use and development Control subdivision, use and development within the Fault Deformation Overlay to ensure that:</p> <ol style="list-style-type: none"> 1. site-specific geotechnical investigation and assessment is undertaken and the risk to people, property, infrastructure and the natural environment is assessed; and 	Support	<p>We support the control of subdivision, use and development within the Fault Deformation and Fault Awareness Overlays.</p>	No change

	<p>2. the proposed land use or activity, and anticipated use of the site, is appropriate; and</p> <p>3. the location, size and design of the development, including building platforms, address the potential risks associated with fault deformation.</p> <p>DO2.2.12 - Fault Awareness Overlay Ensure that subdivision, residential buildings and rezonings within the Fault Awareness Overlay is supported by a geotechnical assessment that identifies and assesses the risk from fault deformation, and that identified risk can be appropriately mitigated.</p>			
DO2.2.13	<p>DO2.2.13 - fault hazard: setback from fault zone Require new buildings and network utilities, and additions to existing buildings and network utilities, within the Fault Deformation Overlay to be appropriately set back from the fault zone (where it can be identified) to mitigate significant risk to people and property from fault rupture and associated ground deformation.</p>	Support	We support the appropriate setback of building platforms from known fault zones within the Fault Deformation, and we support requiring a site-specific geotechnical assessment to confirm the location of the fault and to recommend mitigation including an appropriate setback from the fault zone.	No change
DO2.2.14	<p>DO2.2.14 - liquefaction hazard: subdivision, use and development Control subdivision, use and development within the Liquefaction Hazard Overlay to ensure that:</p> <ol style="list-style-type: none"> the proposed subdivision, use or development anticipated for the site is suitable; the location, size, design and layout of the subdivision, use or development in 	Support in part	<p>We support the control of subdivision, use and development within the Liquefaction Hazard Overlay.</p> <p>However, it is important to clearly define what level of liquefaction risk is “acceptable”, and what level of mitigation is “appropriate” to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Include a definition of the level of liquefaction risk deemed “acceptable” by the Council. Alternatively, remove references to “acceptable” risk.</p> <p>Include a definition of the</p>

	<p>relation to the liquefaction risk is appropriate;</p> <ol style="list-style-type: none"> 3. the level of risk to people, property and infrastructure from the liquefaction hazard is acceptable; and 4. that site-specific geotechnical assessment and proposed mitigation measures identify and adequately address the level of risk from liquefaction hazard before subdivision, use or development takes place. 			<p>level of liquefaction risk mitigation deemed “appropriate” by the Council. Alternatively, remove references to “appropriate” risk mitigation.</p>
DO2.2.16	<p>DO2.2.16 - slope instability risk: subdivision and residential development in Slope Instability Area 1</p> <p>In Slope Instability Area 1:</p> <ol style="list-style-type: none"> 1. avoid subdivision other than for public open space or network utility subdivisions; and 2. avoid new residential development unless: <ol style="list-style-type: none"> a. it results in no more than one residential unit per site and is supported by a geotechnical assessment, by a suitably qualified geotechnical or engineering geologist specialist, demonstrating that the risk from slope instability and slope failure to people, property and infrastructure can be appropriately mitigated; and b. does not transfer the risk of slope instability either within the site or to any other sites; or c. the building is small scale and 	Support	We support the restriction of subdivision, use and development within the Slope Instability Area 1 Overlay.	No change

	accessory to, or an addition to, an existing residential unit.			
DO2.2.17	<p>DO2.2.17 - Slope Instability Areas 2 and 3, and debris run-out area: subdivision, use and development</p> <p>Manage subdivision, use and development within Slope Instability Areas 2 and 3 and the Debris Run-out Area by:</p> <ol style="list-style-type: none"> 1. requiring that a site-specific geotechnical assessment is undertaken before subdivision, use or development takes place, taking into consideration the potential slope instability hazard; and 2. ensuring that the risk to people, property and infrastructure is appropriately mitigated; and 3. ensuring that hazard mitigation and remediation works are effectively implemented and do not increase or transfer risk to adjacent properties; <p>unless</p> <ol style="list-style-type: none"> 4. the building is a small-scale addition, or accessory building, to an existing building. 	Support	<p>We support the restriction of subdivision, use and development within the Slope Instability Area 2 and 3 Overlay.</p> <p>However, it is important to clearly define what level of slope instability risk mitigation is “appropriate” to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Include a definition of the level of slope instability risk mitigation deemed “appropriate” by the Council.</p> <p>Alternatively, remove references to “appropriate” risk mitigation.</p>
DO2.2.18	<p>DO2.2.18 - activities in Slope Instability Areas 1,2 and 3</p> <p>Ensure that activities in Slope Instability Areas 1, 2 and 3 do not exacerbate or increase the risk of slope failure or debris run-out, both onsite and offsite, by managing:</p> <ol style="list-style-type: none"> 1. the depth and volume of earthworks; and 2. the discharge of stormwater and wastewater; and 3. the weight of structures that could 	Support	<p>We support the restriction of activities within the Slope Instability Area 1, 2 and 3 Overlay so that the risk of slope failure or debris runout is not increased</p>	No change

	increase the risk of slope failure from loading.			
REr.73 SCr.70W	In the Fault Deformation Overlay a building or a network utility (except an accessory building or an addition to a building or a network utility) is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the fault deformation overlay	No change
REr.73A SCr.70X	In the Fault Deformation Overlay an addition to an existing building or network utility is a permitted activity provided that the gross floor area of the addition does not exceed 10m ² . In the Fault Deformation Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the fault deformation overlay	No change
REr.73B SCr.70Y	In the Fault Deformation Overlay an accessory building is a permitted activity provided that: a. the gross floor area of the building does not exceed 10m ² ; and the building is accessory to an existing residential unit on the site or accessory to a residential unit that can occur on the site as a permitted activity or has resource consent granted. In the Fault Deformation Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the fault deformation overlay	No change
REr.73C	In the Fault Awareness Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the fault awareness overlay	No change
REr.74A ICr.71P SCr.70V	REr.74A.1 In the Liquefaction Hazard Overlay a building or network utility is a permitted activity provided that: a. the building or network utility does not contain a habitable space, has a gross floor area less than 36m ² and is not more than 4.5m high; or	Support	We support restricting subdivision, building and development within the liquefaction hazard overlay	No change

	<p>b. it is an addition to an existing building or network utility; or</p> <p>c. the building or network utility occurs on a lot which was created by a subdivision that obtained resource consent, and where the subdivision application included a site-specific assessment of liquefaction for the lot prepared by a suitably qualified and experienced professional Geotechnical Engineer or Engineering Geologist which included recommendations to mitigate the risk from liquefaction hazard.</p> <p>In the Liquefaction Hazard Overlay a building or a network utility that contravenes a permitted condition is a restricted discretionary activity</p>			
REr.75B SCr.70B	<p>In the Slope Instability Area 1 Overlay earthworks are a permitted activity provided:</p> <p>a. any cut does not exceed 0.3m in height; and</p> <p>on any site the placement of fill does not exceed 3m³ in total volume, and is spread over a minimum area of 30m².</p> <p>In Slope Instability Area 1 Overlay activities that contravene a permitted condition are discretionary activities.</p>	Support	We support restricting overlay earthworks within the slope instability area 1 hazard overlay	No Change
REr.75C SCr.70C	<p>In the Slope Instability Area 1 Overlay structures are a permitted activity provided that the structure does not increase the loading on the site by more than 1000kg (including 1000 litres of liquid).</p>	Support	We support restricting overlay structures within the slope instability area 1 hazard overlay	No change

REr.75D	In Slope Instability Area 1 Overlay a new residential unit is a non-complying activity, provided that it results in no more than one residential unit on any site. More than one residential unit on a site is a prohibited activity	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
SCr.70D	In Slope Instability Area 1 Overlay a new residential unit or building for commercial activity is a non-complying activity, provided that it results in no more than one residential unit on any site.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
REr.75E	In Slope Instability Area 1 Overlay an addition to an existing residential unit is a non-complying activity.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
SCr.70E	In Slope Instability Area 1 Overlay an addition to an existing residential or building for commercial activities unit is a non-complying activity.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
REr.75F SCr.70F	In the Slope Instability Area 1 Overlay an accessory building is a permitted activity provided that: a. the building does not exceed a gross floor area of 10m ² ; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted In Slope Instability Area 1 Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
REr.75H ICr.71B SCr.70H	In the Slope Instability Area 2 Overlay earthworks are a permitted activity provided: a. any cut does not exceed 0.6m in height; and on any site the placement of fill does not exceed 3m ³ in total volume, and is spread over a	Support	We support restricting overlay earthworks within the slope instability area 2 hazard overlay	No change

	<p>minimum area of 30m². In Slope Instability Area 2 activities that contravene a permitted condition are discretionary activities.</p>			
REr.75I	<p>In the Slope Instability Area 2 Overlay structures are permitted provided that the structure does not increase the loading on the site by more than 5,000kg (including 5,000 litres of liquid). In Slope Instability Area 2 Overlay activities that contravene a permitted condition are restricted discretionary activities.</p>	Support	We support restricting overlay structures within the slope instability area 2 hazard overlay	No change
REr.75J	<p>In Slope Instability Area 2 Overlay a new residential unit is a restricted discretionary activity.</p>	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
ICr.71D	<p>In Slope Instability Area 2 Overlay new buildings for residential and/or commercial activities are a restricted discretionary activity.</p>	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
SCr.70J	<p>In Slope Instability Area 2 Overlay new buildings for residential and/or commercial activities, and additions to existing buildings used for residential and/or commercial activities are a restricted discretionary activity.</p>	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
REr.75K	<p>In the Slope Instability Area 2 Overlay an addition to an existing residential unit is a permitted activity provided the gross floor area of the addition does not exceed 10m². In Slope Instability Area 2 Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary</p>	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
ICr.71E	<p>In the Slope Instability Area 2 Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m²</p>	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change

SCr.70K	In the Slope Instability Area 2 Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m2	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
REr.75L ICr.71F SCr.70L	In the Slope Instability Area 2 Overlay an accessory building is a permitted activity provided that: a. the building does not exceed a gross floor area of 10m2; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted. In Slope Instability Area 2 Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
REr.75O	In the Slope Instability Area 3 Overlay structures are a permitted activity provided that the structure does not increase the loading on the site by more than 5,000kg (including 5,000 litres of liquid).	Support	We support restricting overlay structures within the slope instability area 3 hazard overlay	No change
REr.75P	In Slope Instability Area 3 Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
ICr.71J SCr.70P	In Slope Instability Area 3 Overlay a new building for residential and/or commercial activities is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
REr.75Q	In the Slope Instability Area 3 Overlay an addition to an existing residential unit is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Slope Instability Area 3 Overlay an addition to an existing residential unit that contravene a	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change

	permitted condition is a restricted discretionary			
ICr71K SCr.70Q	In the Slope Instability Area 3 Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Slope Instability Area 3 Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
REr.75R ICr.71L SCr.70R	In the Slope Instability Area 3 Overlay an accessory building is a permitted activity provided that a. the building does not exceed a gross floor area of 10m2; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted In Slope Instability Area 3 Overlay activities that contravene a permitted condition are restricted discretionary activities.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
REr.75S	In the Debris Run-out Area Overlay a new buildings for residential and/or commercial activities is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
ICr.71M SCr.70S	In the Debris Run-out Area Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
REr.75T	In the Debris Run-out Area Overlay an addition to an existing residential unit is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Debris Run-out Area Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change

ICr.71N SCr.70T	In the Debris Run-out Area Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Debris Run-out Area Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
REr.75U ICr.71O SCr.70U	In the Debris Run-out Area Overlay an accessory building is a permitted activity provided that: a. the building does not exceed a gross floor area of 10m2; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted. In the Debris Run-out Area Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
REr.83A SCr.55A	In Flood Areas, except any Flood Path or Floodway, the storage and use of a hazardous substance is a permitted activity where it is located within the flood plain and located in a manner so as to not be inundated from 1% AEP flood flows. Activities that contravene a permitted condition are restricted discretionary.	Oppose	Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt which can become a health hazard). As such we oppose allowing hazardous materials to be stored within any Flood hazard overlays	Require that the storage and use of hazardous materials be a restricted discretionary activity in all Flood Areas
REr.83B	REr.83B.1.	Support	We support restriction of building activities in	No change

SCr.55B	<p>In Flood Areas, except any Flood Path or Floodway, a building is a permitted activity provided that it is:</p> <ul style="list-style-type: none"> a. a below ground swimming pool that is not greater than 1m above the ground level; or b. maintenance, repair or alteration to a building which does not result in any increase to site coverage; or c. in the Flood Hazard, Inundation or the Flood Overlays, additions to an existing building, that: <ul style="list-style-type: none"> i. is up to 10m² gross floor area; and ii. all additions are up to 10m² gross floor area cumulatively over a 10 year period from the date of notification of the Plan Change; or d. in the High Flood Hazard Overlay, an addition to an existing building where: <ul style="list-style-type: none"> i. it is located above the flood flow levels; or ii. which does not occupy flood storage capacity or impede flood flows, as provided in a statement by an experienced Chartered Professional Engineer practicing in flood hydrology; or e. a tent, marquee and other structure associated with a temporary event; or an open structure without a floor. <p>Activities that contravene a permitted condition are restricted discretionary.</p>		higher-hazard flood areas such as the Flood Paths and Flood Ways.	
REr.83D	<p>In Flood Areas, except any Flood Path or Floodway, a network utility is a permitted activity provided that it is:</p> <ul style="list-style-type: none"> a. an underground network utility; or b. a network utility structure, including 	Support	We support restriction of network utilities in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

	<p>additions to an existing structure, up to 10m² gross floor area (and where involving an addition, cumulatively over a 10 year period from the date of the notification of Plan Amendment no. 29) which does not exacerbate the flood hazard on-site, or upstream or downstream of the site, or</p> <p>c. maintenance, repair and construction of a private road or accessway in the 1% AEP floodplain that does not impede flood flows or exacerbate the flood hazard to other properties upstream or downstream of the site, or the construction, operation, maintenance, renewal or repair of a public road network located within the legal road, or the road formation width.</p> <p>Activities that contravene a permitted condition are restricted discretionary.</p>			
REr.83E	<p>In Flood Areas, except any Flood Path or Floodway, earthworks are a permitted activity provided that the earthwork:</p> <p>a. is not more than 3m³ in each calendar year of cleanfill material per site; and has a maximum cumulative volume of filling and excavation of 25m³ per site, within any continuous period of 10 calendar years.</p> <p>Activities that contravene a permitted condition are restricted discretionary.</p>	Support	<p>We support restriction of earthworks in higher-hazard flood areas such as the Flood Paths and Flood Ways.</p> <p>Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard).</p>	No change
REr.110	Subdivision in the Fault Deformation Overlay is a	Support	We support restricting subdivision, building and	No change

SCr.79	discretionary activity.		development within the Fault Deformation hazard overlay.	
REr.110A	Subdivision in the Fault Awareness Overlay is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Fault Awareness hazard overlay.	No change
REr.110B ICr.88 SCr.74	Subdivision within the Liquefaction Hazard Overlay is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Liquefaction hazard overlay.	No change
REr.112A SCr.75	In Slope Instability Area 1 Overlay subdivision is a discretionary activity if it: a. does not create a new vacant allotment; or b. creates a vacant allotment solely for the purposes of a network utility or public open space. In Slope Instability Area 1 Overlay subdivision that contravenes a discretionary condition is prohibited.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay.	No change
REr.112B ICr.85 SCr.76	In Slope Instability Area 2 Overlay, subdivision is a discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay.	No change
REr.112C ICr.86 SCr.77	In Slope Instability Area 3 Overlay subdivision is a discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay.	No change
REr.112D ICr.87 SCr.78	In the Debris Run-out Area Overlay, subdivision is a discretionary activity.	Support	We support restricting subdivision, building and development within the Debris Run-out hazard overlay.	No change
ICr.84 SCr.71A	Subdivision in the Flood Hazard Overlay or the Inundation Overlay of this Plan is restricted discretionary.	Support	We support restricting subdivision, building and development within the Flood hazard overlay.	No change
SCr.54	In any Floodway, the following are not permitted activities: a. underground network utility lines; and	Support	We support restriction of utilities in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

	<p>b. above ground network utility lines where these are attached to an existing structure no lower than the existing profile of that structure (e.g. the underside of a bridge superstructure); or</p> <p>c. earthworks associated with the establishment, operation and maintenance of underground network utility lines where the profile of the land is not permanently altered); and</p> <p>d. the operation, maintenance, renewal, repair or minor infrastructure upgrade of existing land drainage works, stormwater management devices or flood mitigation works is a permitted activity where the work is being undertaken by a network utility operator.</p> <p>Activities and buildings that contravene a permitted condition are discretionary.</p>			
swSCr.55D	<p>In Flood Areas, except any Floodway, a network utility is a permitted activity provided that it is:</p> <p>a. an underground network utility; or</p> <p>b. a network utility structure, including additions to an existing structure, up to 10m² gross floor area (and where involving an addition, cumulatively over a 10 year period from the date of the notification of Plan Amendment no. 29 which does not exacerbate the flood hazard on-site, or upstream or downstream of the site; or</p> <p>c. maintenance, repair and construction of a private road or accessway in the 1% AEP floodplain that does not impede flood flows or exacerbate the flood hazard to other properties upstream or downstream of the site; or</p> <p>d. the construction, operation, maintenance, renewal or repair of a public road</p>	Support in part	We support restriction of utilities in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

	<p>network located within the legal road, or the road formation width.</p> <p>Activities that contravene a permitted condition are restricted discretionary.</p>			
SCr.55E	<p>In Flood Areas, except any Floodway, earthworks are a permitted activity provided that the earthwork:</p> <p>a. is not more than 3m³ in each calendar year of cleanfill material per site; and</p> <p>b. has a maximum cumulative volume of filling and excavation of 25m³ per site, within any continuous period of 10 years.</p> <p>Activities that contravene a permitted condition are restricted discretionary.</p>	Support	We support restriction of earthworks in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change
SCr.55F	<p>In Flood Areas, except any Floodway, the operation, maintenance, renewal, repair or minor infrastructure upgrade of existing land drainage works, stormwater management devices or flood mitigation works undertaken by a network utility is a permitted activity.</p>	Support	We support restriction of earthworks in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

Note:

- 1) This form is only for the purpose of making a submission on Proposed Plan Change 29 to the Nelson Resource Management Plan. It is NOT for making a further submission (i.e., in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.
- 2) It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, full contact details, etc.
- 3) Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e., Council to make a decision to refuse, amend or accept the Plan Change). Please indicate specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Plan Change. In these cases, the submission may be considered 'Out of Scope' and may not be considered further.
- 4) Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - a. is frivolous or vexatious.
 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.