



Resource Management Act 1991
**Submission on a Publicly Notified Plan Change
To The Wanganui District Plan**

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003



TO: Wanganui District Council, PO Box 637, Wanganui

Name: (print in full) Jacinda Souness + Pete Connolly

This is a submission on Plan Change No. 47 Closing Date: 11.11.2015

1. (a) I ~~could~~/could not* gain an advantage in trade competition through this submission. (*please delete one).

(b) I am/~~am not~~* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

Land Stability Assessment - section 7.1

11.4.05

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

Please see attached documentation which opposes the plan change

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

Please see attached documentation which requests the property be removed from the proposed plan change due to documentation held in the property file - Engineers Report etc.

Use additional pages if required

5. I do/~~do not~~* wish to be heard in support of this submission (*please delete one).

6. If others make a similar submission I would/~~would not~~* be prepared to consider presenting a joint case with them at any hearing (*please delete one).

7. Address for service:

62 Jellicoe Street
Wanganui

Signature: Jacinda Souness

Pete Connolly

(Person making submission or person authorised to sign on

Day time phone No: 027 247 3049 (Pete) behalf of person making submission)

Email: peteconolly@gmail.co.nz Date: 11.11.15

3. As owners of the property 95 Mowhanau Drive, Kai iwi we oppose the Proposed Plan Change 47 and request our property be removed from the LSA area.

Our reasoning is that our impression is the Land Stability Area stated is a global approach to the Mowhanau area. From the documentation provided to us by council it appears that half of our property (the rear half) is under the proposed plan and the other half is not (front half).

Background on this property

- We purchased a bare land section in good faith in 2010 and have undertaken extensive development of the property.
- The construction of 2 retaining walls on the rear of the property was all Council consented and included a Producer statement from Ian Pearson an Engineer. It is noted within the Building consent 12/0057 documentation that a building Inspector has stated the following notes 2.4.12 "Bank very stable – no issues." Copy as per attached
- We firmly believe that we have migrated all risk of potential landslides on our property by first having undertaken a designer to compile consentable plans for Council, an Engineering report, application of the appropriate Council consents, and provided a Producer statement from an Engineer

On the above basis we seek to have our property at 95 Mowhanau Drive removed entirely from the proposed plan change 47.

The proposed plan 47 change would impact on us financially as there would be greatly increased costs when we build, as under the proposed plan change we would be required to get a geotechnical report on the property and any future sale of the land could potentially impact on us as the value would be most likely be decreased due to the restrictions of building in a LSA Area. Whilst we have no proof that this would be the case we believe that it could put some buyers off due to restrictions that Council may impose.

We strongly believe our property to be of no risk, having undertaken all requirements required by Council to develop it and to ensure there are no future stability issues.

4. We seek the following decision from the Council:

We request a clear and concise plan that clearly shows what portion, if any of our property is directly affected (plan was low scale and difficult to make an accurate assessment on).

As we have already undertaken extensive work on the property to eliminate any risk of potential landslides as noted above in section 3 we seek to have our property removed from the affected areas as defined in Proposed plan change 47.

Attachments: Building Consent BCon12/0057 documentation including plan and producer statement – marked A to E

RETURN



INSPECTION RECORD

This record, together with the Building Consent and approved plans, is to remain on the construction site at all times.

Project Location	TO BOOK AN INSPECTION PLEASE PHONE WDC BUILDING CONTROL ON 349 0001 AND QUOTE THE FOLLOWING APPLICATION NUMBER:		BCon12/0057
95 Mowhanau Dr WANGANUI			
Applicant	Description of Work		
Mr PJ Connolly 19 Millward Street Wanganui East Wanganui 4500	Construction of Retaining Walls		
Builder	Plumber	Drainlayer	
PJ Connolly 19 Millward Street Wanganui East WANGANUI 5001	No associations of type Plumber are linked to this application	No associations of type Drain Layer are linked to this application	

SUMMARY OF CONDITIONS

Building Consent Number BCon12/0057

COPY FOR YOUR
INFORMATION

PIM Conditions

Code	Condition
	All work on the project must comply with the requirements of the NZ Building Code.
	A PIM only document is not an approval to build. A Building Consent is required before building work commences.
	W.D.C will follow up on building work not completed within two years of building consent issue.
	A Building Consent lapses and is of no effect if the building work has not been started within 12 months of the date of issue.
	If the building is public premises it may not be occupied until either a code compliance certificate or certificate for public use has been issued.
	Please note [Electrical, and Gasfitting subtrades do not form part of the building consent inspection process. However, Council is required to receive 'Energy Certificates' from both of these trades before issue of a Code Compliance Certificate].

Building Consent Conditions

Code	Condition

Your project's inspections are listed on the next page...

"A"



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



Building Code Clause(s) **B1 (Structure)**

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

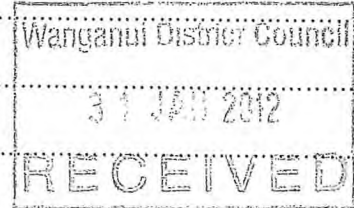
ISSUED BY: IAN B. PEARSON, P.O. BOX 74, WANGANUI
(Design Firm)

TO: MR P. CONNOLLY, 19 MILLWARD ST, WANGANUI
(Owner/Developer)

TO BE SUPPLIED TO: WANGANUI DISTRICT COUNCIL
(Building Consent Authority)

IN RESPECT OF: RETAINING WALLS
(Description of Building Work)

AT: 95 MOWHANAU DRIVE, KAI IWI
(Address)



..... LOT DP SO

We have been engaged by the owner/developer referred to above to provide **SPECIFIC ENGINEERING DESIGN**
AND CONSTRUCTION MONITORING FOR RETAINING WALLS services in respect of the requirements of
Clause(s) **B1 (Structure)** of the Building Code for
☒ All or ☐ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by Department of Building & Housing .. Verification Method B1/VM1
(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule or

**COPY FOR YOUR
INFORMATION**

The proposed building work covered by this producer statement is described on the drawings titled **P. CONNOLLY**
95 MOWHANAU DR, KAI IWI and numbered **S01**

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions
- (ii) All proprietary products meeting their performance specification requirements;

APPROVED
12/0057

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, IAN B. PEARSON am: ☒ CPEng .41589 #
(Name of Design Professional)

☐ Reg Arch #

am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE (Civil), MICE, MIPENZ, CPEng

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.
The Design Firm is a member of ACENZ ☐ YES ☐ NO

SIGNED BY IAN PEARSON ON BEHALF OF
(Design Firm)

Date 30/01/2012 (signature)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), limited to the sum of \$200,000*.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.



Please Note: A minimum of 24 hours notice is required for the booking of an inspection. The inspection record sheet and accompanying building consent documentation must be on site for use by the inspector at the time of the inspection.

All inspections are to be carried out by BCA Building Inspectors unless prior arrangements have been made by the BCA to have an approved qualified person inspect specific items (eg. Engineer). Inspections shall be carried out in accordance with the attached schedule of inspection types. It is the owner's responsibility to ensure all necessary inspections are carried out as required. Please contact WDC if you are unsure what requires inspection – do not cover or enclose any building work without inspection.

Note: Further inspections may incur additional cost at time of Code Compliance Certificate issue.

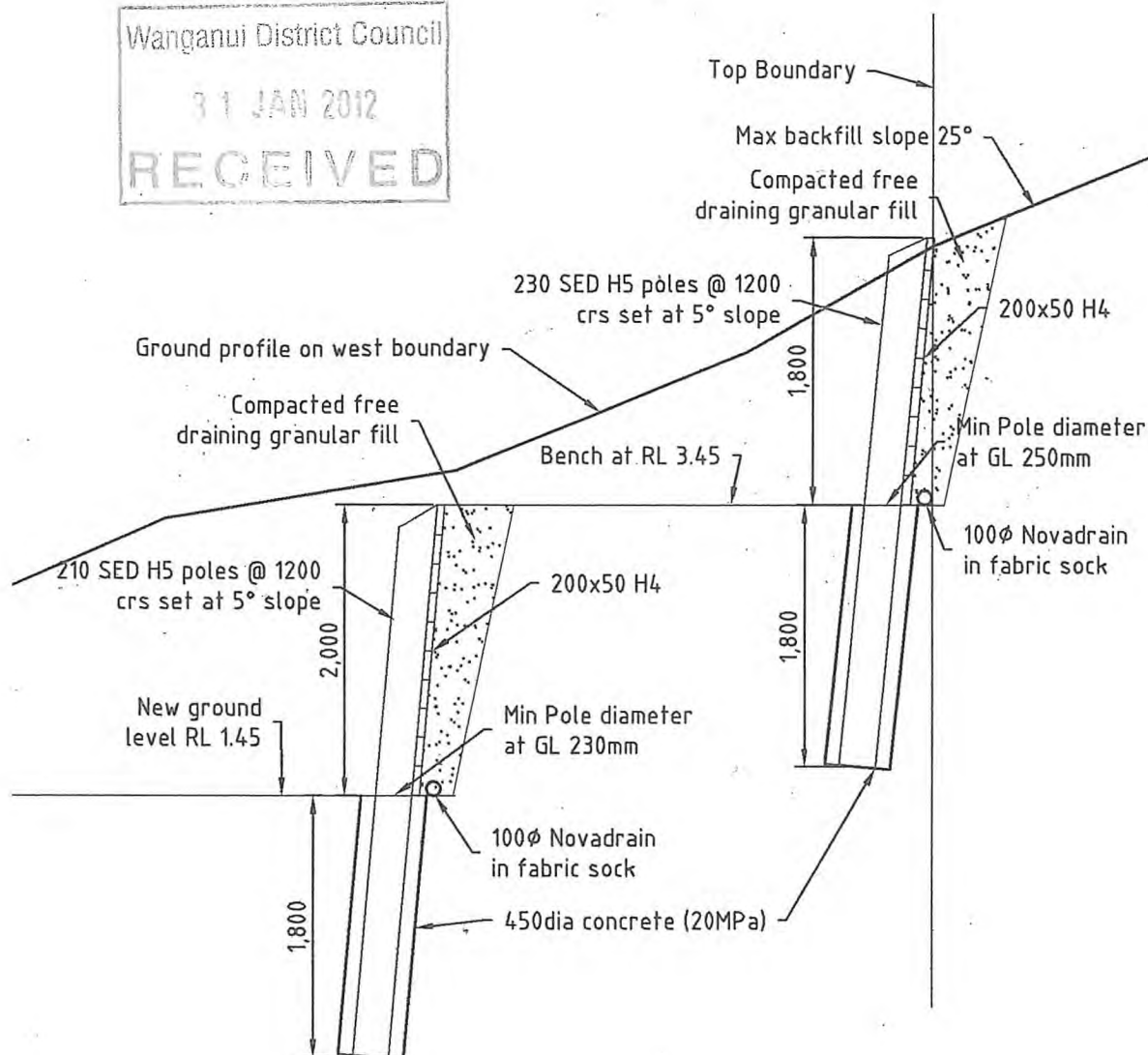
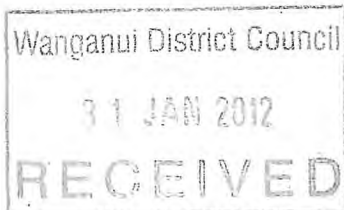
Inspections Record For Building Consent Number BCon12/0057								
Inspection	When to Request	Date	Inspector	Complies with Code	Reinspect	Notes		
PILE AND/OR POST INSPECTION	Prior to placing Concrete		BY ENGINEER			All by engineer who will need to supply a PS4 for construction monitoring at completion before issue of CCC.		
FINAL BUILDING INSPECTION	On Completion		WDC inspector			This final is at Nova drain & fabric time before backfill, on site to see construction is inside boundaries, will need to site pegs, also to collect engineers PS4 monitoring		

2-4-12 BC Y

COPY FOR YOUR INFORMATION

No Lower level Holes & poles set up to pour engineer on Holiday has see top level already - Holes 600 Dia x 1.8 deep only needed to be 450 deep.

Bank very stable - no issues.



F1
S01

1:50

- NOTES:
1. Engineer to check pole holes and confirm ground conditions when opened up.
 2. Poles to be placed with larger diameter end in ground.
 3. SED noted on drawing assumes a typical pole taper of 5mm per metre. Taper may vary so builder must ensure that correct diameter is achieved at ground level - to be checked by Engineer.
 4. Any ovality in a pole should be positioned with the larger dimension perpendicular to the wall.
 5. The builder is responsible for identifying and locating any underground services that may affect the work.
 6. The builder is responsible for the safety of the work, especially the covering of open holes, and shall comply with the Health and Safety in Employment Act.
 7. Comply with the Building Code and territorial authority requirements.

D

IAN B. PEARSON

CONSULTING STRUCTURAL ENGINEER

Ph (06) 347 6007, Fax (06) 347 6010

36 Ridgway Street PO Box 74
WANGANUI

Date: 30.01.12

Scales: 1:200, 1:50

Job No.: 2110

Drawn: IBP

Dwg No. S01

P CONNOLLY, 95 MOWHANAU DR, KAI IWI
SITE DEVELOPMENT & RETAINING WALLS

APPROVED PLANS

TO BE KEPT ON-SITE

THESE MUST BE AVAILABLE FOR
VIEWING AT ALL TIMES

No inspection will be made
without these documents. A further
inspection fee may be charged
if plans are unavailable.



MOWHANAU DRIVE

SITE PLAN 1:200

APPROVED

12/0057

Consent No.

"E1"