

28 D'Arcy Rd
Wanganui 4500
29 August 2014

Chief Executive
Wanganui District Council
PO Box 637
Wanganui 4540

Dear Sir

Submission: Proposed Slip Protection Zone, 28 D'Arcy Rd, Bastia Hill

This letter is in response to the Council's letter of 10th June 2014 advising of Council's intention to include a Slip Protection Zone over many properties in the Bastia Hill area, including ours at 28 D'Arcy Road.

While we do not oppose the intent of the proposed zone, expert advice we have sort suggests the lack of sophistication taken by Council compared to what is at stake would cause Council embarrassment should we decide to contest the proposed zone. However, concerning our own property, we propose a simple solution.

In support of our opposition to the proposed zone, we wish to make the following comments:

- a) We understand why it is prudent for Council to take steps to limit its future liability and be transparent for future property owners concerning sites of additional risk to the norm. However, Council did issue building consents for the houses affected and in respect to or residence, obviously an extremely important factor we took into account in deciding on its purchase. So, as well as future owners, the Council has a duty of care to the existing owners.
- b) The house was built in 1977 (37 years old) and shows no sign of settlement, which would suggest the site foundation is stable, which is not as implied by the proposed zone Area A having a risk of failure period of 10-50 years.
- c) Prospective purchasers and Insurance Companies react to headline information and the wording as proposed in the zone paints a more severe picture than what seems to be intended when speaking with Council representatives. The headline information will most likely have a negative impact on the value and saleability of our property. Like most New Zealanders, a large chunk of our personal savings is wrapped up in our residence.
- d) While we appreciate the expertise of the people involved in deciding on the makeup and boundaries of the proposed zone, Council is the representative of this community and so has a legal duty of care in exercising its powers. The method to assess the risk of slippage to our residence (i.e. inspecting soil maps and aerial photos and a drive by (when our property is hidden from sight) is actually seriously inadequate for what is at stake.

- e) We decided to at least put some site specific science into the matter so undertook some research ourselves, including getting legal advice, inspection of the hill below the house, recorded slope angles, studied maps of contours before the area was developed, augured a soil test bore, etc.
- f) On the subject of supporting foundation stability, we refer to the attached aerial plan and photos. The first photo, taken from Shakespeare Road, shows No 26 (neighbours to the right) and 28 D'Arcy Road (hidden by long established trees). Also shown on the photo, below No 26, is the top of a layer of sandstone which appears to lie largely, but not completely or evenly, through the vicinity. Using a level taken from the top of the protruding sandstone, we assessed that the sand stone would be about 3.7m below the lowest house footing, providing the sandstone was present under our house. Using a hand auger we struck the sand stone at the estimated depth. Attached is a photo showing the various brown-orange clay subsoil's as we dug down and then the grey sandstone. We believe that where the sandstone material exists then it offers a comparatively stronger and more stable means of support and can maintain a much steeper slope than areas without it.
- g) The report talks about slope angles and risk, with half our dwelling and one third of our land within Area A. The report states that Area A has 'a characteristic angle of 45 degrees from the toe of the slope', which the land below our property and our sloping land simply does not have. The vast majority of the our land and the downhill neighbours does not even fit into the flatter graded Area B, as defined by the grade 30-40 degrees. A check on pre construction plans, dated 1962, of the D'Arcy Rd subdivision land shows the same lack of severe grade at this site, and no significant alteration to the slope has occurred. This shows that the land has not failed within the last 52 years. The application of and choice of grading applied to the property is incorrect.

We therefore believe that the need for the proposed zone that is shown on the plan (OPUS plan 5w1100.12 figure 2) going through the middle of our house is unsubstantiated and Council is not undertaking its RMA role with the required duty of care.

We therefore ask the Council to:

- a) Make the headline wording of the proposed slip protection zone far less scary and reflect the intent as has been verbally explained.
- b) Remove the proposed zone off our house footprint at 28 D'Arcy Rd. (ie about a 3m shift)
- c) Explain to us why more than the Area B zone should be proposed for our hillside land below our house and extending up to the plateau of the house site.

Yours faithfully



Rowan & Rosemary McGregor

Map Print -

Print Date: 27/08/2014

Print Time: 8:17 AM



28 D'Arcy Rd.



Original Sheet Size:
Scale: 1:1000

Projection: NZGD49 / New Zealand Map Grid
Bounds: 2686574.85219455, 6139560.30707002

2686857.90822885, 6139714.77556998

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BLOWN UP PORTION OF OPUS PLAN

SW1100-12 FIG 2

28 | D'ARCY RD
↓ RESIDENCE

BOTTOM OF
HOUSE
FOUNDATION
TO TOP OF
SANDSTONE
APPROX 3.7m

TOP OF SANDSTONE

SANDSTONE

SANDSTONE



PHOTO OF SUBSOIL SAMPLES FROM DEPTHS SHOWN

TOP SOIL

1m

2m

3m

3.7m

