

Proposed Plan Change 47 Land Stability Assessment Areas (LSAA) – Stage 3 Summary of Submissions

Submitter Name: J Souness & P Connelly
Submission No: 1
Property Affected: 95 Mowhanau Drive, Kai Iwi.

Summary:

Opposed in part to the proposed plan change. Purchased property at 95 Mowhanau Drive, Kai Iwi in 2010. The LSAA approach is a global approach to the Mowhanau area.

Have undertaken extensive development of the property including the construction of 2 retaining walls and obtained building consent with an engineer's Producer Statement. Submitters consider all risk of potential landslides on the property are mitigated. by going through this process. The proposed plan change will have financial impacts due to increased costs such as requirements for a geotechnical assessment for future building and would devalue the property.

Existing map of affected area is low scale and difficult to make an accurate assessment on.

Decision Sought:

1. A clear and concise plan that shows what portion, if any of their property is directly affected.
2. That 95 Mowhanau Drive, Kai Iwi be removed from the LSAA as have already undertaken extensive work to eliminate risk of potential landslides on this property.

Submitter Name: SJE Hodges
Submission No: 2
Address: 816 Rapanui Road

Summary:

Opposes the plan change because the GVs are high. Submitter owns several properties on separate titles at Mowhanau. If they are not able to be subdivided, it will reduce the value of the properties, and the GV will need to drop along with the rates.

Decision Sought:

That Council keep the submitter up to date with future research relating to potential land instability at Mowhanau. That Council provide more follow-up so that when submitter speaks in support of the submission, research is completed.