

Proposed Plan Change 25 - Natural Hazards - Submission Summary

Sub No.	Name	Address	Date Received	Submission Summary	Decision Requested	Heard	Consider Joint Case
1	Oliver Glyn Lane & Mary Anne Devonshire	48 Hipango Terrace Durie Hill Wanganui 4500	20/11/12	(a) Submitter accepts need to identify areas of land instability opposite the Whanganui City Bridge below Hipango Terrace. (b) Submitter does not accept the proposed Overlay as carried out by Opus based on the limited extent and methodology of their report. (c) Submitter also does not accept inclusion of Clause M193 publicising and encouraging the use of PIM and LIM in Plan.	(a&b) Submitter seeks decision from Council to identify in more finite terms a better accurate Zone A Designation based on Geotechnical investigation and assessment by Opus. (b) Submitter requests to delete M193 to publicise and encourage the use of PIM and LIM.	Y	N
2	Alyson & Les Wright	9 Wairere Road Wanganui 4500	28/11/12	Submitter opposes the Natural Hazards zone indicated by the Hillside Protection Overlay from 1-13 Wairere Road and requests that a Building Line Restriction as applied to Shakespeare Cliff, be applied over the properties 1-13 Wairere Road.	Submitter seeks Council to amend PC25 where it effects 1-13 Wairere Rd to change from the Overlay zoning to a Building Line Restriction.	Y	Y
3	Sally Smith	1 Wairere Road Wanganui	30/11/12	Submitter requests that Building Line Restriction be the same as applies to Shakespeare Cliff, be applied over the properties 1-13 Wairere Road so each property can then be taken on a case by case basis.	Submitter seeks Council to amend PC25 where it effects 1-13 Wairere Rd to change from the Overlay zoning to a Building Line Restriction.	N	Y

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4	Stephen McClune & Elizabeth Gray	46 Hipango Terrace Durie Hill Whanganui 4500	30/11/12	<p>Submission is:</p> <ul style="list-style-type: none"> * That PC25 be declined * WDC needs to investigate more comprehensively the relevant hillside areas, to identify the range and degrees of land instability and then effectively manage the ongoing care of the identified areas. * WDC needs to take positive action to protect vulnerable areas in general by implementing a constructive programme of planting and land stabilisation. * Does not accept the proposed Overlay Zone A Designation Hillside Stability Study as carried out by Opus. * Does not accept the inclusion of Clause M193 in the Wanganui District Council Plan Review. * That this matter needs to be heard by an independent commissioner. 	<p>Submitter seeks:</p> <ul style="list-style-type: none"> * PC25 be declined. * The term Hillside Protection area is changed to "Controlled Development area" or similar. * That a more comprehensive investigation is made of the Hipango Terrace hillside area before implementing any WDC plan changes based on the June 2011 Opus Report, "Hillside Stability Study". * That once a more comprehensive investigation has been made and accurate details are available, the Council act promptly and positively to protect vulnerable areas by implementing a constructive programme of planting and land stabilisation. * That paragraph M193 WDC Section 32 Report, Phase 2 Natural Hazard be deleted and that other ways of publicising new, more comprehensive development area be found. 	Y	N

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5	Robert Handley and an unincorporated group of residents called "The Overlay Affected Residents Group"	c/- J W Maassen Cooper Rapley 240 Broadway Avenue P O Box 1945 Palmerston North	03/12/12	Submitters concerns regarding <ul style="list-style-type: none"> * hillside protection overlay; * land instability have not been pervasive; * some of the geophysical triggers for land instability have been removed through flood protection works; * the attributes of the sites affected by the overlay are such that the best means of achieving the purpose of the Act is to facilitate the ongoing management and development of the area in an appropriately engineered manner that does not materially increase the risks associated with land instability. 	Submitter seeks Council to <ul style="list-style-type: none"> * Decline the Plan Change * Appropriate information is obtained to carry out an appropriate evaluation of option risks and costs and benefits under the RMA. * WDC should delete all the provisions from PC25 and replace it with provisions that reflect a list of other elements suggested by the submitter. 	Y	Y

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6	Chorus New Zealand Limited	c/- Chorus New Zealand Limited Mary Barton P O Box 632 Wellington	04/12/12	Submitter considers that PC25 is unclear, uncertain and unworkable and is unreasonably restrictive in the manner in which telecommunication facilities are provided for.	<p>Submitter seeks withdrawal of PC25 in its entirety or alternatively;</p> <ul style="list-style-type: none"> * That maintenance and minor upgrading of existing telecoms facilities be permitted in both Marginal Risk and Very High Risk Areas without the need to provide a geotechnical report. * Within marginal risk areas Submitter requests that underground telecom and electricity lines be Permitted Activities in without geotechnical report; * That structures with maximum height of 3m and floor area of 3 sq m and additional antennae on existing buildings are permitted under Rule 15. * That telecommunications comply with Rule 15 be specified as Restricted Discretionary Activities in areas of Marginal Risk and that Councils discretion is limited to geotech considerations. * That all telecommunication facilities in Areas of very High Risk (other than maintenance and minor upgrading works) be Restricted Discretionary Activity with Councils discretion limited to geotech considerations. 	Y	Y

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7	Telecom New Zealand Ltd	c/- Chorus New Zealand Limited Mary Barton P O Box 632 Wellington	04/12/12	Submitter considers that PC25 is unclear, uncertain and unworkable and is unreasonably restrictive in the manner in which telecommunication facilities are provided for.	Submitter seeks withdrawal of PC25 in its entirety or alternatively; * That maintenance and minor upgrading of existing telecoms facilities be permitted in both Marginal Risk and Very High Risk Areas without the need to provide a geotechnical report. * Within Marginal Risk areas Submitter requests that underground telecom and electricity lines be Permitted Activities without the need to provide a geotechnical report; * That structures with maximum height of 3m and floor area of 3 sq m and additional antennae on existing buildings are permitted under Rule 15. * That telecommunications comply with Rule 15 be specified as Restricted Discretionary Activities in areas of Marginal Risk and that Councils discretion is limited to geotech considerations. * That all telecommunication facilities in Areas of Very High Risk (other than maintenance and minor upgrading works) be Restricted Discretionary Activity with Councils discretion limited to geotech considerations.	Y	Y
8	Alistair Nixon Duncan	5c Putiki Drive Durie Hill Wanganui	03/12/12	Submitter does not accept the proposed Overlay Zone A Designation Hillside Stability Study as carried out by Opus and does not accept the inclusion of Clause M193 in the Wanganui District Council Plan.	* Submitter seeks clarification and identification of Opus Hillside Stability Report as he does not believe there is sufficient information identifying risks. * Submitter seeks to delete paragraph M193 - a detailed assessment needs to be carried out before PIM and LIM are altered.	N	N

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9	Patricia Jane Newton	60 Hipango Terrace Durie Hill Wanganui 4500	03/12/12	Submitter opposes PC25 as this is poorly researched and overly punitive with its remedy - no definition of excavation when excavation could stabilise.	Submitter does not seek any decision from Council.	Y	Y
10	David Sidney Burnham	5b Putiki Drive Wanganui 4500	03/12/12	Submitter does not accept the proposed Overlay Zone A Designation based on the limited study carried out by Opus and does not accept the inclusion of Clause M193 in the Wanganui District Council Plan.	* Submitter seeks an accurate Zone A Designation based on geotechnical investigation and assessment by Opus. * Submitter seeks to delete paragraph M193.	N	N
11	Mary & Stephen Carle'	5 Wairere Road Wanganui 4500	03/12/12	Submitter opposes this zone as delineated on the Overlay and requests that a building line restriction as applied to Shakespeare Cliff be applied over properties 1-13 Wairere Road. This would have less negative effect and would clearly define future options.	Submitters seeks Council to amend PC25 where it affects 1-13 Wairere Road to change from the Overlay zoning to a Building Line Restriction.	Y	Y
12	Wayne James Brougham & Lynair Elizabeth Benefield	72 Hipango Terrace Durie Hill Wanganui 4500	03/12/12	Submitter opposed to proposed plan change based on insufficient and shallow research. A detailed Hazard Zonation is what is proposed in PC25 based on this report. No evidence showing any deterioration in Hillside Stability; No research on what, if any external factors may contribute to hillside instability; No evidence offered of any property/person being at increased risk.	Submitter seeks the Council to abandon proposed plan changes. This report is not of sufficient quality or depth to make any of the proposed changes.	Y	N

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13	Michael and Janet, Matthew Penn	56 Hipango Terrace Durie Hill Wanganui 4500	03/12/12	Submitter states that impact on re-zoning is unclear and the respective responsibilities of Council and landowners are not identified. The Plan Change does not identify areas for further study in respect of hillside stability risk or timescales for these studies to be completed. The Plan Change does not offer any information on risk assessment in respect of flooding, volcanic eruption or forest fires. The Plan Change does not offer any information on risk assessment in respect of coastal erosion and flooding for the Castlecliff area. Communication with the public in respect of the proposed plan change has been weak and the information in Plan Change 25 is incomplete and lacking in detail.	Submitter seeks that the Council repeal Plan Change 25 completely on the basis of inadequate research, a targeted selection of properties within the district and an ignorance of other management solutions and tools available to protect a specific single event type on a small scale to a long developed residential population.	Y	Y
14	Sue Elliot & Les Wright	Stuart Bruce & Sue Elliott 13 Wairere Road Wanganui 4500	04/12/12	Submitter opposes the zone as delineated on the overlay and requests that a Building Line Restriction as applied to Shakespeare Cliff, be applied over the properties 1-13 Wairere Road.	Submitter seeks Council to amend PC25 where it effects 1-13 Wairere Rd to change from the Overlay zoning to a Building Line Restriction.	Y	Y

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15	Bryce John & Marie Elizabeth Webster	52 Hipango Terrace Wanganui 4500	04/12/12	<p>Submitters:</p> <ol style="list-style-type: none"> 1. Oppose overlay Zone A Designation Hillside Stability Study as carried out by Opus. 2. Does not accept the inclusion of Clause M193 in the WDC Plan Review publicising and encouraging PIM and LIM in the WDC Plan. 3. Believe Opus have not taken into consideration any Engineering and Building Permit requirements for certain properties. 4. Believe naming the proposed zone A "Hillside Protection Overlay" will affect the values of properties, reduce our ability to insure or secure a mortgage. 	<p>Submitter seeks:</p> <ol style="list-style-type: none"> 1. That a complete Neotec report be carried out at 52 Hipango Terrace. 2. Council consider a change of name to the clause "Hillside Stability" and define it as "Development Control Area" or "Hillside Building Restriction Area". 3. Submitter believes the Opus report is not structured and that construction or development can be covered by the existing Building Act of LGOIMA. 	Y	N
16	Robert William & Lesley Anne Loader	76 Hipango Terrace Durie Hill Wanganui 4500	04/12/12	Submitter opposes PC25 as individual property stability assessments need to be made before changes are implemented.	Submitter seeks Council to identify stability of land by proper testing before any amendments are made to Plan Change 25.	N	N

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17	Horizons Regional Council	Ian Lowe Coordinator District Advice Private Bag 11025 Manawatu Mail Centre Palmerston North 4442	04/12/12	Submitter acknowledges the fact that the Council has sought to make provisions in the plan changes consistent with the Proposed One Plan. Submitter notes that there are areas of the Natural Hazards Plan Change were effect has not been given to the Regional Policy Statement. Large areas of the District rely on older indicative flood information which has yet to be updated. Submitter urges that a cautionary approach is taken when assessing land use proposals against current flood information. Submitter notes that whilst PC25 identifies objectives, policies and methods in regard to flood hazards which are generally consistent with the proposed One plan reference to an "all hazards approach" is missing. Submitter notes that the plan change does not include rules regarding flood hazard which will impact on the other notified plan changes. Submitter does not support PC25 Natural Hazards as notified.	Submitter seeks that Plan Change 25 be withdrawn or amended to include rules to manage activities identified as subject to natural hazards and that any consequential amendments be made to proposed Plan Changes 23, 24, 26, 27 and 28 as required to give effect to those rules.	Y	N
18	Lesley & Donald Judd	3 Wairere Road Wanganui 4500	04/12/12	Submitters oppose the zone designated on Map U16 covering properties 1-13 Wairere Road and request that a Building Line Restriction be substituted, in the same vane as applies to Shakespeare Cliff.	Submitter seeks Council to amend PC25 where it will effect properties 1-13 Wairere Road to make change from Overlay Zoning to Building Line Restriction.	N	N

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19	Alan Victor Clay	17 Putiki Drive Wanganui 4500	05/12/12	<p>Submission is:</p> <ol style="list-style-type: none"> 1. The Hillside Stability Study as carried out by Opus is flawed and incomplete. 2. Submitter commissioned Opus to test stability of property at 17 Putiki Drive 4 years ago and this proved the front of the property is stable. Subsequently submitter has spent \$60,000 on retaining wall, so to include these properties without any exceptions for testing carried out or remedial work already undertaken is ridiculous. 3. Historically the natural hazard is the river and this hazard has been removed by the remedial work done on retaining Highway 4 at the foot of the hillside. 4. The plan changes will increase Council's liability in any proceedings because the information on which it is based is highly inaccurate and overstates the risk. 	<p>Submitter seeks the Council:</p> <ol style="list-style-type: none"> 1. Decline the plan change until sufficient study has been carried out to accurately assess the risks. 2. When these risks have been assessed, include exceptions in blanket provisions for properties where geotechnical investigation has been undertaken and remedial work carried out. 3. Include provisions which allow remediation and mitigation works, including excavation, as a controlled activity. 4. Rename the affected properties as a "Development Control Area" 	Y	N

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20	Powerco Limited	Kathryn Lacey c/- Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland 0740	04/12/12	Submitter has electricity assets located within the Wanganui District. The Horizons One Plan Chapter 3 details how activities involving infrastructure will be addressed. The District Plan must have regard to any proposed RPS and must give effect to the operative RPS; the Horizons One Plan. It is important that the regional significance of Powerco's network is comprehensively addressed in the District Plan. Powerco generally supports the intent of Plan Change 25 as it focuses on addressing risk rather than avoiding development especially infrastructure which will not be subject to the same levels of risk as residential development. Submitter does not support excavations or structures being a prohibited activity in the area of very high landslide risk as Powerco may be required to maintain or install new services in such areas.	1. Submitter seeks that Issue 43, Objective 38 and Policies 72 and 116 be retained without modification. 2. Submitter seeks that rule R184(c) be retained without modification. 3. Submitter seeks that earthworks and structures associated with network utilities be provided for as a discretionary activity within the Landslide Risk Area.	Y	Y
21	New Zealand Historic Places Trust	Sonia Dolan Heritage Adviser - Planning P O Box 2629 Wellington 6140	04/12/12	Submitter recognises the importance of PC25 with implications for wider administration of the District Plan. Submitter considers that wording of issue I41, relating to land instability in Old Town area is negative and lacks a balancing objective and could be relocated to PC29 Built Heritage. Submitter considers that Objective O38 "Avoiding natural Hazards" is balanced and focuses on avoiding or mitigating inappropriate sub-division and development but should be re-written to include "remedy".	Submitter reuests: 1. Reword issue I41 to give a more balanced view of the existing situation or consider re-locating to PC29 Built Heritage. 2. Re-word objective O38 to incorporate the concept of remedying potential adverse effects from natural hazards, at least in respect of existing development. 3. Retain reference to "minimising adverse effects on natural, cultural and ecological values".	Y	NS

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22	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (the Oil Companies)	Georgina McPherson c/- Burton Planning Consultants Limited P O Box 33-817 Takapuna Auckland 0740	04/12/12	Submission is that: 1. Existing performance standards for permitted activities in the Neighbourhood Commercial Zone include standards in respect of Air Discharges (R57) and Hazardous Substances (R60). 2. Rule 57 is unnecessary. 3. Rule 60 plan change deletion - submitter supports part of Appendix A6 but does not consider it necessary in the context of other legislation such as HSNO and the NES. 4. It is not clear that hazardous substances are to be controlled outside of the District Plan.	1. Submitter seeks deletion of Hazardous Substance Rule (R60) 2. Include a statement to the effect that Appendix A6 does not apply in the Neighbourhood Commercial Zone and that hazardous substances are controlled outside of the District Plan. 3. Delete Air Discharges Rule R57. 4. Make any additions, deletions or consequential amendments that are made necessary as a result of the matters raised in this submission. 5. Adopt any other such relief as to give effect to this submission.	Y	Y
23	Colin Kendrick & Kerri Leigh Kendrick	54 Hipango Terrace Durie Hill Whanganui 4500	04/12/12	Submitter opposes changes to PC25 because is based on an inadequate Opus Report, with limited geotechnical research.	Submitter seeks: 1. More accurate Zone A (Very High Risk) area designation with detailed geotechnical investigation. 2. Clarification of R257 Prohibited Activities in respect of structures. 3. Action in respect of M192 - liaison with landowners. 4. Action in respect of M203 - identification of Hillside Protection Overlay and hazard research.	Y	Y
24	Wanganui District Council	P O Box 637 Wanganui	04/12/12	Submission is that minor changes to proposed text are made to correct errors	1. Policy P69 insert words "of natural hazards". 2. Method M193 insert word 'Project'. 3. Method M207 delete words "the cumulative". 4. Rule R190 insert correct rule number "R256". 5. Rule R191 insert correct rule number "R256". 6. Rule R192 delete words ", or".	N	