

Proposed Plan Change 38 Land Stability Assessment Areas – Stage 2

Summary of Submissions

Submitter Name: Horizons
Submission No: 1

Summary:

Support the proposed plan change. The plan change will give effect to the Proposed One Plan regional policy framework for natural hazards (Chapter 10, Policy 10-1). District Council holds responsibility for developing objectives, policies and methods for address natural hazards including land stability.

Decision Sought:

No explicit decision requested.

Submitter Name: Rowan and Rosemary McGregor
Submission No: 2
Address: 28 D'Arcy Road

Summary:

Not opposed to intent of Plan change, but lack of sophistication taken by Council, which would not stand up to challenge. Would like to make alterations to the proposed Plan change:

- Consider that Council has a duty of care to property owners as building consents have been approved for their dwelling; and
- That the method of assessing slippage risk is inadequate, having relied on desktop assessment of soil maps and aerial photographs, given what is at stake.
- The dwelling was built in 1977 and shows no signs of settlement as implied by LSAA(A) having risk of failure period of 10-50 years.
- The proposed change will have a negative effect on the property value.
- There is sandstone throughout the area, including approximately 3.7m under the level of the house footings, which provides a stable substrate.

Decision Sought:

1. That heading wording is less alarming and reflects the intent of the [plan change].
2. Remove the proposed zone from 28 D'Arcy Road.
3. Would like an explanation for why Area B is proposed over the submitters land, given the research undertaken by the submitter.

Submitter Name: Mark and Gaylene Buckley
Submission No: 3
Address: 26 D'Arcy Road

Summary:

- Dwelling is built over sandstone, which is considered to be a stable platform for the building; it has building consent; and the foundation was designed by a qualified engineer.
- The method of assessing the slope risk was totally inaccurate for the property.
- The proposed plan change would have a bearing on their property values.

Decision Sought:

1. Remove slip protection zone from 26 D'Arcy Road.

Submitter Name: Mark Buckley
Submission No: 4
Address: 26 D'Arcy Road

Summary:

Opposed to the plan change, as the proposed slip zone was compiled by a desktop and drive-by study and is inaccurate.

- The dwelling at 26 D'Arcy is constructed on sandstone rock; the surrounding area is also sandstone rock; and the foundation was designed by a qualified engineer.

Decision Sought:

Remove proposed slip protection zone from 26 D'Arcy Road.

Submitter Name: Christopher Heywood
Submission No: 5
Address: 26 Turoa Road

Summary:

Opposed in part to the plan change.

- The plan change and slip protection zone at 26 Turoa Street will reduce property value and increase insurance costs.
- The research has been under-resourced.

Decision Sought:

1. That heading wording is less alarming and reflects the intent of the [Plan change].
2. Remove reference to LSA Area A, retaining Area B until a more comprehensive study has been carried out.
3. An explanation of inconsistency of the report.
4. Make zoning of hill slope south of Turoa Road consistent with the zoning of the hill slope to the north of Turoa Road.

Submitter Name: C.C. and R.C. Ogle
Submission No: 6
Address: 22 Forres Street

Summary:

Opposed to the plan change in its proposed form.

- The need for the zoning change at 22 Forres Street and Durie Hill/Vale area is unproven.
- The proposed zoning change is a scattergun approach, rather than targeted.
- Land with the same contour as that re-zoned is not included in the zone change.
- The proposed change has no regard to stabilisation already carried out; and
- The re-zone may decrease property values for rezoned land.

Decision Sought:

1. Reassessment of land stability at 22 Forres Street and neighbouring properties.
2. An overlay which indicates land stabilisation measures such as retaining walls, trees.
3. A new property valuation of their property with the re-zone.
4. Council reassessment of the need for the re-zone altogether.

Submitter Name: Russell Goudie
Submission No: 7
Address: 21 Stark Street

Summary:

Opposed in part to the plan change in its current form, as it is based on desktop and historical information only.

- Survey lines do not accurately reflect the topography.
- Survey lines do not take into account remedial and stabilising work such as drainage, retaining walls, lawn and planting.

Decision Sought:

1. Carry out a site investigation of the section above Portal Street, and reconsider the zone beyond 10m from the western boundary.
2. Move several properties [unspecified] out of A zone into B zone, or remove classifications altogether.
3. Accepts that western end of the site above Portal Street would be classified as Zone A for a length of 10 metres.