

Name

George Acland

I could gain an advantage in trade competition through this submission.

No, I could not gain an advantage.

I am directly affected by an effect of the subject matter on the submission that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

Yes, I am directly affected.

The specific provision of the proposal that my submission relates to are:

p. 18. Policy 8.5.5

My Submission is:

The proposed changes use models to make broad assessment of the natural hazard risks of areas of land. This broad information has been used to give risk assessment of individual sections without individual assessments of those sections.

I am opposed to the transfer of cost to show if land can be developed onto the owner on account of modelling of perceived risk of that land. I feel costs of engineer and GNS assessment of safety to build on already council-approved subdivision land should be met in part if not all by the council.

I own a section of land which I have bought in 2014 with intention to build a residential holiday house on at Mangamaunu. Under the proposed changes the entire section has been modelled as in a Fault Avoidance Zone. Under the proposed changes, in order to seek building consent i would have to conduct and pay for geotechnical and engineering studies. At the time of subdivision in 2006 a geotechnical assessment of my section was conducted which recognised some small earthquake risks but nothing to preclude building. There was no damage to the section in any form with the 2016 earthquake, the 'stress test' of this massive earthquake validated the assessment made in 2006. However on account of models I would need to pay for further assessment to confirm if the risk assessment of this model is accurate.

I certainly don't want to build a home for my family on land that is unsafe. But I feel reassured by the assessment of my section in 2006 and subsequent performance of the land in 2016. I had anticipated using an architect and engineer in design of the house. I would be frustrated to incur additional costs to re-assess land which has previously been assessed by council as suitable to build on. If the council has new concerns about it's suitability I think council should fund the assessment of the section.

I seek the following decision from the local authority:

Land already subdivided under council consent but now assessed by modelling to be higher risk for earthquake fault rupture may need more detailed geotechnical and engineer assessment prior to consent for building. This cost would be met by council.

I wish to be heard in support of my submission.

Yes

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yes