

Proposed Plan Change 7: Managing Fault Rupture Risk in Westland: Summary of submissions

0 West Coast Planning Ltd

1

West Coast Planning Ltd

6 Dowling Road

Greymouth

martink@xtra.co.nz

Submission

Proposed Rule 5.8.2.1 seeks to set rules for activities within the Fault Rupture Avoidance Zone. It is not clear how activities are dealt with that are not buildings or permitted activities. The Fault line lies predominantly within the Rural zone and this zone provides for a range of activities that are restricted discretionary or discretionary in nature. Activities which are not a building should retain their existing restricted discretionary or discretionary status in that zone.

Relief sought from Council

Amend proposed Rule 5.8.2.1 to add provisions for restricted discretionary and discretionary activities as per the provisions of the rural zone (Rule 5.6.2.2) with the exception of any building. This would then make the restricted discretionary and discretionary activity provisions consistent with the intention of the permitted provisions.

1 Robert Glennie

1

30A Aorangi Road

Christchurch 8053

robertglennie@yahoo.co.nz

Submission

Supports plan change.

Franz at risk of aggradation and avulsion hazards at the moment and risk increased by potential earthquake.

Consider rezoning Tataru River north of Franz Josef as General Flood Hazard. River will aggrade rapidly post earthquake.

Introduce prohibited activities for Severe Flood Hazard Zone in Franz.

Relief sought from Council

Rezone Tataru River north of Franz Josef as General Flood Hazard.

Introduce prohibited activities in Severe Flood Hazard zone.

Do not renew any resource consents and only grant low impact activities.

Proceed with plan change.

2 Scenic Circle Hotels Limited

1

Scenic Circle Hotels Limited

C/- Meares Williams, Solicitors

PO Box 660

Christchurch 8140

simon.johnston@meareswilliams.co.nz

Submission

Opposes plan change.

Certain types of buildings and building materials can withstand large earthquakes without risk to life or unacceptable damage.

Proposed rules go too far and are unnecessary.

Lives and property can be protected by rules requiring modern materials and building techniques designed to withstand earthquakes rather than proposed change.

Relief sought from Council

Withdraw plan change.

Consult with residents to adopt new rules to permit modern buildings and techniques to withstand quakes.

West Coast Regional Council
PO Box 66

Greymouth 7840

Submission

Supports plan change.

Having facilitated the identification of the fault rupture zones the WCRC fully supports the plan change to incorporate the project to create Franz Josef/Wairau fault rupture avoidance zone and general fault rupture avoidance zone.

In recognition of significant earth movement when the Alpine Fault next ruptures a plan which ensures future building restrictions in place is a significant step towards ensuring health and safety of the public in this area.

The Alpine fault is New Zealand's largest and most significant Class 1 active faults, with a very high probability of fault rupture within the next 100 years the plan change is prudent.

Fault rupture will create significant disruption for any buildings or infrastructure located over the fault rupture line or in its immediate vicinity.

Suggested wording changes to plan to provide further clarity.

Council supports plan change wording to create Franz Josef - Wairau FRAZ and General FRAZ.

In recognition of significant earth movement when Alpine Fault next ruptures a Plan which ensures future building restrictions in place is a significant step towards ensuring health and safety of the public in this area.

Alpine Fault is New Zealand's largest and most significant Class 1 active fault. With a very high probability of fault rupture with the next 100 years the proposed Plan Change is prudent. Fault rupture will create significant disruption for any buildings or infrastructure located over the fault rupture line or in its immediate vicinity.

nc@wrc.govt.nz

Relief sought from Council

Several minor wording suggestions are recommended. The proposed amendments are within the description and explanation sections of the plan change and are attached to the submission in full.

PO Box 40

Franz Josef

Submission

Supports plan change.

Agree with way Council is going about Plan Change and positive outlook of the Plan.

Option 3-4 would be the option for businesses in fault zone. It is a walk in walk out business, mostly cafes, restaurants and shops, people do not stay overnight.

Relief sought from Council

Relocation should be an option for residents as some want to move out of zone and stay in community.

Council could assist in rates rebate or as they did with people moving from the south side of the bridge.

5 South Westland Salmon

1

South Westland Salmon
Lake Paringa Post Centre

South Westland 7834

Submission

Opposes plan change.

The plan change affects a business that represents a lifetime of work and retirement plan.

The plan change will prevent future business development and the sale of the business, creating financial and emotional destruction.

Council should consider relocation and compensation in their deliberations to fully explore the financial and social effects the plan change would have on businesses and community.

Support points made in Franz Josef submissions.

Relief sought from Council

Relocation to be an option for residents and compensation given.

6 Helen Jones

1

Submission

Opposes plan change but believes it will be imposed.

The township is being closed down with very little regard for the residents.

Residents have not been given enough information regarding options once plan change is in place.

More consultation required between Council and community so questions can be answered.

Plan change will restrict the ability to sell property and will restrict the ability of people to move on.

Availability of land outside the zone is not a sufficient reason for the change.

hj2day@yahoo.co.uk

Relief sought from Council

More consultation between Council and the community.

Provide more detail as to what the options are for people of Franz Josef.

Possibly provide more time, for discussion regarding options before plan is put in place.

7 Community and Public Health - West Coast

2

Community and Public Health - West
3 Tarapuhi Street

Greymouth

Submission

Supports plan change.

Support for Councils stance to undertake its responsibility in regard to health and safety of ratepayers under the RMA.

Supports the use of an evidence based methodology to assess these risks within the district and to develop a pragmatic approach to dealing with this issue with particular regard to the existence of established settlements.

steffan.cavill-fowler@cdhb.health.nz

Relief sought from Council

Approve the plan change.

7 Community and Public Health - West Coast

3

Community and Public Health - West
3 Tarapuhi Street

Greymouth

steffan.cavill-fowler@cdhb.health.nz

Submission

Supports plan change.

The land use and zoning tools of Council are the primary drivers for settlement development. As there will still be structures that will remain in the hazard zone due to existing use rights, Council will still need to maintain water and sewer supply infrastructure as part of protecting public health and lifelines utilities provided by outside stakeholders. Any existing land uses that have the potential for contamination in an earthquake e.g. fuel tank storage, will also need to be addressed to mitigate the hazard. If strengthening is the preferred option then this should be considered.

Relief sought from Council

Approve the plan change.

7 Community and Public Health - West Coast

1

Community and Public Health - West
3 Tarapuhi Street

Greymouth

steffan.cavill-fowler@cdhb.health.nz

Submission

Supports plan change.

Support Council's assessment with regard to subdivision for the future. Balancing the ability to build now that the fault line has been mapped will still allow developers to expand safely and give confidence that due consideration has been given to public safety.

Relief sought from Council

Approve the plan change.

8 Colmat Motors Ltd

1

T/A Glacier Motors Ltd

satimgmt@xtra.co.nz

Submission

Opposes plan change.

Council has not considered the implications of those affected.

WDC has obligations to adhere to in considering this Plan Change.

WDC is the governing authority and has known of the Fault's location.

Relief sought from Council

Council to liaise more with the parties affected by the plan change.

That the Government be involved on the implications on what will happen to Franz Township.

That the Plan Change, in its present form, be withdrawn.

That Council compensate businesses, including the Mobil Garage to relocate to another site.

8 Colmat Motors Ltd

3

T/A Glacier Motors Ltd

[Submission](#)

Buildings have been constructed within the area.
LIM reports have been supplied that do not restrict activities in the area

satinmgmt@xtra.co.nz

[Relief sought from Council](#)

As stated in submission point 1

8 Colmat Motors Ltd

2

T/A Glacier Motors Ltd

[Submission](#)

The proposed Plan Change does not address the Langridge & Beban 2011 report.

satinmgmt@xtra.co.nz

[Relief sought from Council](#)

As stated in submission point 1

9 George Tripe and Clare Ashton

1

LaurusNobilis Ltd

PO Box 291

Hokitika 7842

gctripe@ihug.co.nz

[Submission](#)

Supports plan change.

Further explanation of the meaning of 'the next 30 years' within Policy 4.14 Explanation is required when District Plans are operative for at least five years.

Does the 30years start in 2011 when the Langridge and Beban report was written?

[Relief sought from Council](#)

Provide clarification of meaning of "in the next 30 years".
To accept the changes.

Franz Josef Community Committee
PO Box 86

Franz Josef 7856

fekkes1@hotmail.com

Submission

Opposes plan change.

It is questionable whether the property owners will genuinely be able to retain existing use rights when Council and property owners know that there are serious issues relating to health and safety and a loss of life is likely in the rupture zone.

From a commercial perspective, predicted significant issues will arise which compromise the ability to continue business and residential activities, it is possible insurers will decline cover or costs of obtaining cover become prohibitively expensive and with other increased costs make businesses uneconomic.

The whole purpose and intent of the plan change is to effectively bring an end to residential and commercial occupation within the zone.

Relief sought from Council

The plan change be withdrawn in its entirety pending a combined community, local and central government review and consultation of its potential social, economic and cultural consequences and for reasons of health and safety; and

In the event that the plan change is not withdrawn in its entirety, any and all of proposed amendments or additions the Westland District Plan under the plan change relating to the Franz Josef/Waiau Fault Rupture Avoidance Zone be removed from the plan change pending the same review and consultation process described in (a) above.

That the Council provide support, in principle, to participate in a formal and collaborative process to be prepared and conducted between the Westland District Council, Central Government, representatives of the Franz Josef/Waiau community and certain other interested parties - to review the Alpine Fault earthquake event risk profile and potential consequences and to assist in determining a suitable outcome for the community of Franz Josef/Waiau - in order to address their social, economic and cultural needs as well as health and safety requirements.

Franz Josef Community Committee
PO Box 86

Franz Josef 7856

fekkes1@hotmail.com

[Submission](#)

Opposes plan change.

The plan change is simplistic in its establishment of a rupture protection zone as it is easy to define on a plan but there are serious health and safety issues that appear to have been overlooked by Council.

Council has a Dangerous Earthquake Prone and Insanitary Buildings Policy and statutory obligations contained in the Building Act 2004 in relation to earthquake prone buildings.

The Section 32 analysis includes a statement to the effect that it is not possible to strengthen buildings within the rupture zone to withstand the magnitude of quake predicted. Failure to address these health and safety issues with existing buildings suggests the Council is prepared to risk loss of life through an earthquake and has not complied with its own policy. If the existing buildings are incapable of being strengthened to withstand a large earthquake then serious health and safety issues must exist presently.

Any such issues of potential loss of life cannot be overlooked, which is why it is submitted that Plan Change should not proceed and that the wider community consultation is required to come up with a solution based on a consultative approach rather than a prescribed approach. The circumstances justify this before a tragedy occurs.

[Relief sought from Council](#)

As outlined in previous submission points

Franz Josef Community Committee
PO Box 86

Franz Josef 7856

fekkes1@hotmail.com

[Submission](#)

Opposes plan change.

Adopting the plan change (and especially, in urgency) without implementing the review and consultation process described in this submission, is to go against Council's policy objective and advise and liaise with owners affected by earthquake prone buildings.

[Relief sought from Council](#)

As stated in previous submission points

Franz Josef Community Committee
PO Box 86

Franz Josef 7856

fekkes1@hotmail.com

Submission

Opposes plan change.

Council should, prior to the implementation of the plan change, or any proposed plan similar to the plan change, gain a better understanding of the fault rupture risk including:

- (1) If the 130 metre fault avoidance zone is conservative, then what is the pessimistic/ realistic view?
- (2) What is the acceptable basis to say or imply that those outside the 130m fault avoidance zone (including those say, 10m outside a fault avoidance zone boundary) will be safe?

Relief sought from Council

As outlined in previous submission points

Franz Josef Community Committee
PO Box 86

Franz Josef 7856

fekkes1@hotmail.com

Submission

Opposes plan change.

The plan change does not meet the Council's stated purpose of the plan change, in that

- (a) the fault rupture risk is not correctly or sufficiently understood or addressed by the plan change;
- (b) the plan change cannot and does not correctly or sufficiently 'manage development' nor 'provide for health and safety of the District's residents and visitors' including (without limitation) for the reason provided for in part 1(a) of the submission; and
- (c) a significant factor contributing to material deficiencies of process and purpose highlighted in (a) and (b) is the manner in which 'this plan change proceeds with urgency..' as stated in Council in their written introduction to the plan change.

Relief sought from Council

The plan change be withdrawn in its entirety pending a combined community, local and central government review and consultation of its potential social, economic and cultural consequences and for reasons of health and safety; and

In the event that the plan change is not withdrawn in its entirety, any and all of proposed amendments or additions the Westland District Plan under the plan change relating to the Franz Josef/Waiiau Fault Rupture Avoidance Zone be removed from the plan change pending the same review and consultation process described in above.

That the Council provide support, in principle, to participate in a formal and collaborative process to be prepared and conducted between the Westland District Council, Central Government, representatives of the Franz Josef/Waiiau community and certain other interested parties - to review the Alpine Fault earthquake event risk profile and potential consequences and to assist in determining a suitable outcome for the community of Franz Josef/Waiiau - in order to address their social, economic and cultural needs as well as health and safety requirements.

10 Franz Josef Community Committee

4

Franz Josef Community Committee
PO Box 86

Franz Josef 7856
fekkes1@hotmail.com

Submission

Opposes plan change.
Council should consider the managed retreat option with central Government and affected parties as it is a national issue.

Relief sought from Council

As outlined in previous submission points

10 Franz Josef Community Committee

3

Franz Josef Community Committee
PO Box 86

Franz Josef 7856

fekkes1@hotmail.com

Submission

Opposes plan change
Measures cannot be properly considered without defining the risk. With the introduction of rules and that over time there is an expectation there will be a reduction of occupation, combined with the cost associated with the continuation of current activities and the inability of any building to withstand the projected rupture amount to a forced relocation.

The Section 32 analysis does not adequately address or investigate the managed retreat or relocation options recommended by Langridge and Beban 2011 (6.5, 6.6). The analysis discusses risk with out defining risk and dismisses options as 'financially un-viable' without investigating external sources.

Relief sought from Council

As outlined in previous submission points

11 New Zealand Historic Places Trust

1

New Zealand Historic Places Trust
PO Box 4403

Christchurch 8140

mvincent@historic.org.nz

Submission

Supports plan change.
NZHPT seek to ensure that the provisions of the plan change do not encourage a demolition by neglect scenario, especially with historic buildings, and that general repair and maintenance is encouraged under the plan change so that the buildings do not become a hazard in the Alpine fault rupture event.

Relief sought from Council

That Council work in partnership with the property owners of St James' Church and Defiance Hut to seek a comprehensive methodology to deal with these buildings following the aftermath of an earthquake event.

That Council actively promote and encourage the repair and maintenance of heritage buildings within the Franz Josef/Waiiau rupture avoidance zone. A change in activity status maybe required to facilitate this. As well provision for fees waiver and or rate dispensation when undertaking repairs and maintenance.

11 New Zealand Historic Places Trust

1

New Zealand Historic Places Trust
PO Box 4403

Christchurch 8140

mvincent@historic.org.nz

Submission

Supports plan change.

The Franz Josef/Waiau Fault Rupture Zone contains two registered historic places and one archaeological site. NZHPT seeks to highlight the potential effects and ramifications on registered heritage buildings and sites within the Franz Josef/Waiau fault rupture zone and general fault rupture zone if the Alpine fault event was to occur. Up to date information of the buildings and sites needs to be available to the appropriate authorities for decision making post disaster.

The proposed FRAZ contains two registered

Relief sought from Council

Establish a specific database with contact details for all owners of heritage buildings in the district, especially those within the Franz Josef/Waiau township.

That the database is made available for persons responsible for the Civil Defence Management following an earthquake event.

Ensure that heritage personnel are pre-nominated for co-opting into building inspection teams at the earliest possible stage in a post disaster state.

12 The Helicopter Line

1

Southern Planning Group
PO Box 1081

Queenstown

sean@southernplanning.co.nz

Submission

Opposes plan change.

Is directly affected by the proposed plan change.

The plan change in its current form will significantly affect the ability of landowners to change the activities undertaken within established buildings and will prevent the construction of any new buildings in the future. With the inclusion of proposed amendments, the plan change will avoid remedy or mitigate potential effects whilst still providing for the economic wellbeing and the safety of persons using buildings within the FRAZ. The plan change will therefore be in accordance with Part II.

Relief sought from Council

Undertake the proposed amendments set out in the submission which include restricted discretionary activities for temporary and non habitable buildings, and a definition of temporary and non habitable buildings. Please refer to full submission

Southern Planning Group
PO Box 1081

Queenstown

Submission

Permitted Activity rule 5.9.2.1 is confusing in the way in which part (l) of this rule allows for commercial and residential activity provided that only temporary buildings are permitted in association with these activities. The section 32 does not define what a 'temporary building' is, District Plan definition of 'temporary activity' includes structures used for a limited duration (12 months), this does not seem to be consistent with the intention of the proposed rule.

It is our understanding that the term 'temporary building' has been derived from Section 9 - Building Importance Categories of the ministry for the Environment's publication 'Planning for Development of Land on or Close to a Fault line.

This category of building states the following:

- Category 1: Structures presenting a low degree of hazard to life or property.

If this definition is meant by Council when referring to temporary buildings, the definition change of the District Plan should be a part of the plan change.

sean@southernplanning.co.nz

Relief sought from Council

The District Plan definition of temporary activities should be amended to include the definition of temporary buildings as defined in Section 9 - Building Importance Categories of the Ministry for the Environment's publication 'Planning for Development of Land on or Close to a Fault Line'.

Suggested amendments attached to the submission, include definition of Temporary Building and Non-habitable Building.

Southern Planning Group
PO Box 1081

Queenstown

sean@southernplanning.co.nz

Submission

The rules for permitted and non-complying activities contradict themselves by permitting the use of temporary buildings but by prescribing it as a non-complying activity to construct a new building.

Relief sought from Council

A restricted discretionary activity status for new non-habitable and temporary buildings (as defined in the District Plan) within the Franz Josef/Waiiau Fault Rupture Avoidance Zone would be appropriate and resolve the contradiction of the permitted and non-complying activity status rules.

Proposed amendments have been included in full in the submission

Southern Planning Group

PO Box 1081

Queenstown

Submission

Concerned about proposed non-complying activity status. Proposed provisions in the plan change are too restrictive.

Once activities cease and/or existing buildings come to the end of their life span the proposed Non-Complying Activity status for any new buildings and Council's clear indication that "any structures are unlikely to be approved due to risk to human safety" mean that affected sites will become significantly de-valued.

Rather than a "blanket restriction" on new buildings it is considered that it would be appropriate for new 'non-habitable buildings' to be provided for in the District Plan and a Restricted Discretionary Activity. Provision would ensure balance between avoiding, remedying and mitigating the potential adverse effects of an earthquake event whilst providing for the economic well-being of the affected landowners.

Rather than reducing or limiting the use of sites located in the Franz Josef/Waiiau Fault Rupture Avoidance Zone to car parks or gardens with little economic value or return, ability to establish structures such as warehouses or storage sheds with limited human occupancy would provide an on-going use of the sites, while limiting risk to human life and limiting economic risk.

Seems logical and equitable that Building Code discretion for intended use to be reflected in District Plan.

Council could restrict its discretion for 'non-habitable buildings' including but not necessarily limited to:

- Building height
- Building materials
- Intended use
- Frequency and duration of human occupation
- Number of staff/occupants

sean@southernplanning.co.nz

Relief sought from Council

Restricted discretionary status for 'non habitable buildings'. Council could restrict its discretion to (but not limited to):

- Building height
- Building materials
- Intended use
- Frequency and duration of human occupation
- Number of staff / occupants

The submitter has provided a full list of suggested changes to the PC as an appendix to their submission.

CMR Jones Trust, CMR Jones Ltd & Fe
PO Box 65

Franz Josef 7856

ferngrove@foursquare-si.co.nz

Submission

Council is required to give guidance and has a statutory obligation under the Building Act 2004 in regards to earthquake prone buildings. The most obvious solution is to strengthen these buildings, the plan change does not commission this possibility again risking life and limb.

Relief sought from Council

The plan change be withdrawn in its entirety pending a combined community, local and Central Government review and consultation of its potential social, economic and cultural consequences and for reasons of health and safety.

In the event that the plan change is not withdrawn in its entirety, any and all proposed amendments or additions to the District Plan under the plan change relating to the Franz Josef/Waiiau Fault Rupture Avoidance Zone be removed from the plan change pending the same review and consultation process described in above.

That Council works jointly with the Franz Josef/Waiiau Community representatives involving Central Government in a process that will bring the "best possible" solution to attend to all the needs of the community in particular the health and safety of all residents and associated parties in the overall evaluation of the Alpine Fault Rupture and other associated hazards risks in the area.

CMR Jones Trust, CMR Jones Ltd & Fe
PO Box 65

Franz Josef 7856

ferngrove@foursquare-si.co.nz

Submission

Council commissioned and fully supported the process of and "Urban Revitalisation Plan" for Franz Josef township (2010). Council was fully aware of the GNS reports, contents and recommendations. These factors were not advised to be taken into consideration during the process of the plans development. This has cost the Community on money and time and with the plan change, was a fruitless exercise.

Relief sought from Council

As stated in previous submission point 1

13 Cushla Jones & Chris Roy

3

CMR Jones Trust, CMR Jones Ltd & Fe
PO Box 65

Franz Josef 7856

ferngrove@foursquare-si.co.nz

Submission

Opposes plan change.

The plan change does not go far enough to ensure safety to people, Council has a responsibility to provide for the safety and wellbeing of it's residence and visitors. Council has been aware for many years of the multiple hazards in this area and have continued to grant development in the fault rupture avoidance zone and surrounding area's, the plan change does not manage this requirement from a health and safety prospective.

Relief sought from Council

As stated in submission point 1

13 Cushla Jones & Chris Roy

4

CMR Jones Trust, CMR Jones Ltd & Fe
PO Box 65

Franz Josef 7856

ferngrove@foursquare-si.co.nz

Submission

Granting existing use rights is an unrealistic option and there difficulty in understanding how this can be possible when, if the risk is so high and people are permitted to continue to reside and operate business's within the fault rupture avoidance zone, this does not elevate or reduce the risk and ensure their health, safety and wellbeing.

Relief sought from Council

As stated in previous submission point 1.

14 Rob & Jan Nicholl

1

1922 Kumara Junction Highway
RD 2
Hokitika

westsleuth@xtra.co.nz

Submission

Opposes plan change.

Are aware of the proximity of the alpine fault to the property and accept associated risk. The plan change is not necessary as Council will not have anything to do with recovery, repair or reinstatement of buildings due to a natural disaster, the onus will be on the owner.

Relief sought from Council

Withdraw plan change.

If continue,

- Council to be responsible for providing accurate geotechnical evidence of the fault line at Council's expense rather than leaving onus on landowner.

- Properties affected and rendered uninhabitable by the plan change should be subject to immediate rates relief to reflect value.

14 Rob & Jan Nicholl

2

1922 Kumara Junction Highway
RD 2
Hokitika

westsleuth@xtra.co.nz

Submission

Information from GNS Science study of the fault zone in Waiho/Franz has been applied to the balance of Westland to indicate the fault line but this is done with minimal supporting data and does not give an accurate location of the fault line.

Relief sought from Council

As outlined in submission point 1.

14 Rob & Jan Nicholl

3

1922 Kumara Junction Highway
RD 2
Hokitika

westsleuth@xtra.co.nz

Submission

'Incomplete' field research has rendered the property worthless and useless and now the onus is on the landowner to prove the GNS study was inadequate.

Relief sought from Council

As outlined in submission point 1.

14 Rob & Jan Nicholl

4

1922 Kumara Junction Highway
RD 2
Hokitika

westsleuth@xtra.co.nz

Submission

The plan change wording does not contain substance or clarity. It is understood that the alpine fault is complex and that there are other minor/subsidiary faults. If the area of the fault does not have apparent fault distortion, the non-complying activity status should not be applied. Do not want to be dictated to by bureaucracy in the exercise of political correctness and self preservation. Common sense should prevail, no one is going to place themselves or others in danger.

Relief sought from Council

As outlined in submission point 1.

15 Gavin Molloy

1

PO Box 88

Franz Josef
callery@xtra.co.nz

Submission

Supports plan change.
Will save property and lives should an event occur as predicted. Council is taking action on new information available.

Relief sought from Council

Provide relocation assistance to areas less at risk.
Develop rules and policies for relocation outside the scope of the Resource Management Act process.

16 West Coast Province of Federated Farmers of New Zealand

1

Federated Farmers of New Zealand
PO Box 1992

Christchurch

mbennett@fedfarm.org.nz

Submission

Concerned about the restrictions on the replacement of existing and existing farm buildings within the fault avoidance zone. The economic costs of restricting all buildings within the fault avoidance zone outweigh the small reduction in risk achieved by including Building Importance Category 1 structures as permitted activities.

Relief sought from Council

Amend proposed Rule 5.7.2 to provide for erection, construction, repair or replacement of Building Importance Category 1 structures within the Fault Avoidance Zone, for example:

A. Permitted Activities: Any agricultural or forestry activities, subject to: (1) No buildings, other than Building Importance Category 1 structures, are permitted in association with these activities.

16 West Coast Province of Federated Farmers of New Zealand

2

Federated Farmers of New Zealand
PO Box 1992

Christchurch

mbennett@fedfarm.org.nz

Submission

The Section 32 report has not fully considered the social and economic implications of unnecessary restrictions on Building Importance Category 1 structure. Farming structures such as stock yards or a dairy shed may have a functional reason for its location. The area of land covered by the general fault rupture avoidance zone might mean it is difficult to undertake certain farming activities. Limitations on land use is an especially relevant concern for properties that are aligned in the same direction as the general fault rupture avoidance zone.

Relief sought from Council

As outlined in submission point 1.

16 West Coast Province of Federated Farmers of New Zealand

3

Federated Farmers of New Zealand
PO Box 1992

Christchurch

mbennett@fedfarm.org.nz

Submission

Conditional support of plan change.

Mapping of the Fault Avoidance Zone and associated building restrictions is a proactive response to a significant risk.

The FRAZ is useful for farmers making land use decisions. However, there will be times when functionally essential to locate farm buildings within the FRAZ.

Amendment of proposed Rule 5.7.2 suggested.

Relief sought from Council

Approve Plan Change 7 with amendments.

16 West Coast Province of Federated Farmers of New Zealand

4

Federated Farmers of New Zealand
PO Box 1992

Christchurch

mbennett@fedfarm.org.nz

[Submission](#)

The probability of a fault rupture is 20% in the next 30 years and the location of the rupture is not precisely known therefore it is thought that the substantial economic and social cost of restricting Building Importance Category 1 structures justifies the small reduction in economic risk achieved.

[Relief sought from Council](#)

As outlined in submission point 1.

16 West Coast Province of Federated Farmers of New Zealand

5

Federated Farmers of New Zealand
PO Box 1992

Christchurch

mbennett@fedfarm.org.nz

[Submission](#)

Many farm structures are located in areas subject to other hazards where risk management is left to the owner with no intervention by Council, this should be the same for Building Importance Category 1 structures. It is noted that structures outside the fault avoidance zone are likely to be damaged or destroyed during a fault rupture event.

[Relief sought from Council](#)

As outlined in submission point 1.

17 Dene Bristowe

1

Private Bag 623

Greymouth

taipofarm@xtra.co.nz

[Submission](#)

Opposes plan change.

The plan change will severely limit the scope of future development on the subject titles due to the general fault rupture avoidance zone.

Any future development or extensions to existing dwellings and farm buildings within the general fault rupture avoidance zone.

[Relief sought from Council](#)

Reject the plan change.

Ability to extend existing dwellings. Create a more defined area of FRAZ. Allowance to build within the zone.

Alpine Glacier Motel Ltd
PO Box 248

Hokitika 7842

yorkfarm@xtra.co.nz

Submission

Opposes plan change.

The plan change does not meet the intended purpose as the fault rupture risk is not correctly or sufficiently understood or addressed. It does not correctly or sufficiently manage development for the health and safety of the District's residents and visitors.

Further consultation is required between the community, Council and central government, it does not address the recommendations of the Langridge and Beban 2011 report and it does not address the concerns or recommendations of the Hall 2012 report.

Relief sought from Council

The plan change be withdrawn in its entirety pending combined community, local and central government review and consultation on its potential social, economic and cultural consequences and for reasons of health and safety; and

In the event that the plan change is not withdrawn in its entirety, any and all proposed amendments to the District Plan under the plan change relating to the Franz Josef/Waiau fault rupture avoidance zone be removed from the plan change under the same rationale stated above.

That Council fully consider the content and recommendations contained within the Langridge and Beban 2011 report along with R.J. Hall 2012 Waiho River: Future Management.

That Council follow the recommendations in both the Langridge and Beban 2011 and Hall 2012 reports and Principle 3 of the Ministry for the Environment Guidelines: Planning for development of land on or near to Active Faults, to take a risk-based approach and to engage with all stakeholders in the Franz Josef/Waiau community.

Alpine Glacier Motel Ltd
PO Box 248

Hokitika 7842

yorkfarm@xtra.co.nz

Submission

The plan change does not follow Principle 3 of the Ministry for the Environment Guidelines: Planning for development of land on or close to the active faults which proposes a risk-based approach based on risk management standard AS/NZ 4360:1999.

By not utilising the risk-based approach as recommended by Langridge and Beban 2011 Council have not given sufficient consideration to the social, health, economic and environmental effects of the fault rupture and other identified hazards.

Relief sought from Council

As stated in submission point 1

Alpine Glacier Motel Ltd
PO Box 248

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[Submission](#)

The plan change does not address the other hazards to Franz Josef including ground shaking, range front collapse, alluvial fan growth and river blockage and breakout. The likelihood and severity of these will be increased. The plan change also does not address wider environmental concerns.

[Relief sought from Council](#)

As stated in Submission point 1

Alpine Glacier Motel Ltd
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[Submission](#)

By dismissing risk based approach, council has given insufficient consideration to the social, environmental, economic and health effects. Appears reluctance relates the weighting of the hazard would be high which would suggest other options should be considered.

[Relief sought from Council](#)

As stated in submission point 1

Fern Grove Trust & Fern Grove
Holdings Ltd
24 & 26 Main Road
Franz Josef Glacier

ferngrovetrust@gmail.com

Submission

The plan change does not go far enough to ensure safety to people, Council has responsibility to provide for the safety and wellbeing of residents and visitors.

Council has been aware for many years of the multiple hazards in this area and has continued to grant development in the fault rupture avoidance zone and surrounding areas, the plan change does not manage this requirement from a health and safety prospective.

Relief sought from Council

The plan change be withdrawn in its entirety pending a combined community, local and Central Government review and consultation of its potential social, economic and cultural consequences and for reasons of health and safety.

In the event that the plan change is not withdrawn in its entirety, any and all proposed amendments or additions to the District Plan under the plan change relating to the Franz Josef/Waiau Fault Rupture Avoidance Zone be removed from the plan change pending the same review and consultation process described in above.

That Council works jointly with Franz Josef/Waiau Community involving Central Government to bring the "best possible" solution to attend to all needs of the community in particular the health and safety of all residents and associated parties.

All occupants of properties within the fault rupture avoidance zone receive full compensation for their property values and are removed from the area.

Fern Grove Trust & Fern Grove
Holdings Ltd
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Franz Josef Glacier

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Submission

Council is required to give guidance and has a statutory obligation under the Building Act 2004 in regards to earthquake prone buildings. The most obvious solution is to strengthen these buildings, the plan change does not commission this possibility again risking life and limb.

Relief sought from Council

As stated in submission point 1

Fern Grove Trust & Fern Grove
Holdings Ltd
24 & 26 Main Road
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ferngrovefarms@gmail.com

[Submission](#)

Council commissioned and fully supported the process of and "Urban Revitalisation Plan" for Franz Josef township (2010). Council was fully aware of the GNS reports, contents and recommendations. These factors were not advised to be taken into consideration during the process of the plans development. This has cost the Community on money and time and with the plan change, was a fruitless exercise.

[Relief sought from Council](#)

As stated in submission point 1

Fern Grove Trust & Fern Grove
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[Submission](#)

Granting existing use rights is an unrealistic option and there difficulty in understanding how this can be possible when, if the risk is so high and people are permitted to continue to reside and operate business's within the fault rupture avoidance zone, this does not elevate or reduce the risk and ensure their health, safety and wellbeing.

[Relief sought from Council](#)

As stated in submission point 1.

Fern Grove Trust & Fern Grove
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24 & 26 Main Road
Franz Josef Glacier

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[Submission](#)

Opposes plan change.

The plan change be withdrawn in its entirety pending a combined community, local and Central Government review and consultation of its potential social, economic and cultural consequences and for reasons of health and safety.

[Relief sought from Council](#)

As stated in submission point 1

Fern Grove Trust & Fern Grove
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[Submission](#)

The only reason tourist visit Westland is to see the Glaciers, the plan change will ruin Franz Josef as no one will invest in the town. Hokitika will feel the effects of this as the glaciers are the reason that tourists come to Westland.

[Relief sought from Council](#)

As stated in submission point 1