

FAQ

What happened to trigger this?

In 2019 land slipped on the hillside below Manuka Place, as a result a home was damaged, and the owners evacuated. Council assets were also damaged as a result of the slip. Council, EQC and the developer agreed to share investigation data between experts to understand the cause and extent of the land movement. As similar geomorphology existed in the Kotata Development a review of the documentation for this subdivision was triggered.

Why am I receiving this letter now?

Council, the developer and their experts have carried out investigations to determine whether there are concerns regarding deep seated stability within the Kotata Development. Council now has enough information to share with homeowners and their experts. The developer also has this information.

Why was my building consent suspended?

Council suspended applications for Building Consents in areas being investigated to allow time for information generated by investigations to be considered.

Will my building consent be granted?

While Council has approved the subdivision, it is still obliged under the Building Act 2004 to refuse to grant a building consent if the land on which the building is to be constructed is subject to, or likely to be subject to, a natural hazard such as subsidence or slippage. If Council is not satisfied on reasonable grounds that any building would be structurally secure, then a building consent should not be issued. This is a mandatory directive of the Building Act.

Is my house safe? (for those who have existing houses within the subdivision)

To date there has been no obvious movement affecting houses built on the Kotata development and no concerns have been raised that would prevent the continued occupation of existing homes.

Do I need to contact my insurer?

Please check with your insurer in the interests of full disclosure.

What happens next?

Council is in contact with the developer and their engineers to determine what forward works are intended to be carried out and potential engineering solutions if required.

Council will continue to update affected property owners as we are made aware of any developments.

Where do I go for more information?

Hopefully you have all the information you need but if you have further questions please contact Alison Thompson, Alison.Thompson@wdc.govt for queries related to engineering or Paul Cook, Paul.Cook@wdc.govt.nz for queries related to building consents.