

**From:** [Monique Macdonald](#)  
**To:** [District Plan Review Team](#)  
**Subject:** [EXTERNAL] Additional input for my Submission-Objection to slope Assessment overlay (21 Thomson Grove, Stokes Valley 5019)  
**Date:** Tuesday, 22 April 2025 7:17:24 pm

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Dear District Plan Review Team,

I am writing to provide further information in support of my previously submitted objection regarding the Slope Assessment Overlay affecting my property at 21 Thomson Grove, Stokes Valley 5019. I strongly believe my property has been incorrectly classified, and I would like to request a reassessment based on site-specific conditions rather than broad mapping.

#### Key Reasons Why My Property Should Not Be Included in the Overlay:

##### 1. My Property Does Not Exhibit Characteristics of Slope Instability

- The natural slope of my section is minimal and does not present the steep angles typically associated with landslip risk.
- The land has been stable for decades with no visible signs of erosion, slippage, or ground movement.
- There are no cracks in the soil, retaining walls, or foundation of my home, which would typically indicate structural instability.

##### 2. No History of Landslips or Geotechnical Concerns

- My property has withstood extreme weather events, including heavy rainfall and seismic activity, with no signs of ground shifting, erosion, or slippage.
- I have never required any stabilizing structures, retaining walls, or engineering interventions to maintain the integrity of my section.
- If my land had genuine stability risks, I would have experienced issues already, but no such issues have ever occurred.

##### 3. Inconsistencies & Unfair Mapping of the Overlay

- Neighboring properties with similar or even steeper topography are not included in the overlay, raising concerns about its accuracy.
- The classification appears to be based on broad, generalized mapping rather than specific site assessments.
- If the council has conducted any geotechnical assessments or site inspections, I request full access to the data, reports, or criteria used to justify my property's classification.

##### 4. Significant Financial & Property Value Impacts

- The overlay will negatively impact my property value by creating an unnecessary perception of risk, reducing future saleability.
- Any future modifications, renovations, or developments would require costly and unnecessary geotechnical reports, placing an unfair financial burden on me.
- Insurance premiums and mortgage lending criteria may be affected due to this incorrect classification, creating further financial challenges.

##### 5. The Presence of Stable Soil Composition & Drainage

- The soil composition on my land has proven to be structurally sound, with good drainage and no evidence of instability.

- My property is not located in an area with excessive water runoff, soft soil, or high groundwater levels, which are common contributors to slope failures.
- The existing infrastructure, including roads and nearby developments, have not suffered from instability, further demonstrating that this classification is not justified.

#### 6. Request for Reassessment & Clarification

Given this additional input, I am formally requesting:

A detailed reassessment of my property's classification based on specific geotechnical evidence rather than broad mapping.

Access to any reports, geotechnical assessments, or technical data that the council has used to justify the overlay.

A transparent review of the criteria used to ensure consistency and fairness across all affected properties.

I appreciate your time and consideration of this matter. Please confirm receipt of this additional submission and provide guidance on the next steps regarding my objection.

Sincerely,

Monique Macdonald

Email: macdonaldmonique12@gmail.com

Phone: [REDACTED]

Sent from my iPhone