

Attention:

Independent Hearings Panel

Christchurch Replacement District Plan

348 Manchester Street

Christchurch

**Statement of Evidence of Oliver Floerl and Lisa Peacock, in the matter of the
Natural Hazards Proposal of the Christchurch Replacement District Plan**

Date: 19 February 2015

Submitter Number: 1120

Property affected: 25H Walkers Road, Lyttelton

Owners: Dr. Oliver Floerl, Marine Scientist, and Ms. Lisa Peacock (Marine Scientist)

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Nelson South 7010

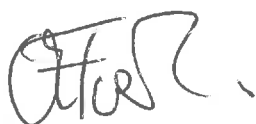
**Submission 1120 and this Evidence relates to the Natural Hazards Chapter of the Proposed
District Plan, section 5.10 (Port Hills and Banks Peninsula Slope Instability, Rockfall Hazard
Management Area 2, Planning Map 52.**

Statement of Evidence

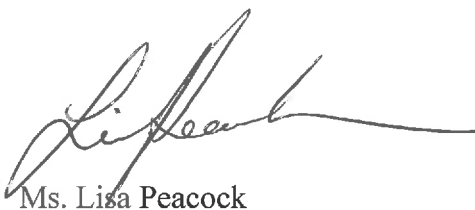
1. Our full names are Oliver Floerl (marine scientist) and Lisa Peacock (marine scientist). Our Submitter Number is 1120 and concerns our building section at 25H Walkers Road, Lyttelton. The submission is in relation to the Natural Hazards Chapter of the Proposed District Plan, section 5.10 (Port Hills and Banks Peninsula Slope Instability, Rockfall Hazard Management Area 2, Planning Map 52).
2. Our building section has been placed within the Rockfall Hazard Management Area 2. However, the residential part of this section is approximately 50 metres from the nearest boundary of the proposed Rockfall Hazard Management Area 2. Our section is tagged as being within the proposed hazard zone because a very narrow strip (approximately 1 x 4 m) of the shared access way to our section (an easement) lies within the hazard zone.
3. Because the rockfall hazard zones are calculated based on risk-to-life and 65% owner occupancy rates, which is not the case for the easement to our section, we have requested that the Christchurch City Council move the boundary of the proposed Rockfall Hazard Management Area 2 so that our section is not affected by it.
4. Following a pre-Hearing meeting in January 2015, Christchurch City Council have advised, via an email by Mr. Brent Pizzey (Council solicitor), that they agree to our proposed change and will recommend in the City evidence that the boundaries of the Rockfall Hazard Management Area 2 are shifted so they do not affect the easement to our section. On the basis of this mutual agreement we withdrew our request for Council and Panel visits, Mediation and being heard.
5. On 19 February 2015, Christchurch City Council (via senior solicitor Brent Pizzey) filed a *'Memorandum of Counsel for the Christchurch City Council on site specific submissions accepted in Council Evidence'*. Paragraph 7 of this Memorandum refers to Supplementary Evidence by Ms. Janice Carter, and states that “five other site specific submissions [that] seek change to the location of hazard lines and Floor Level and Fill Management Area lines. Ms Carter's evidence recommends, and the Council accepts, that those hazard lines and Floor Level and Fill Management Area be removed from the properties.”

6. A separate document, entitled “*Supplementary Statement of Evidence of Janice Carter on behalf of Christchurch City Council Planning*”, also filed on 19 February 2015, provides specific evidence for our building section on 25H Walkers Road, Lyttelton: “[...] Appendix A to my evidence in chief is a record of other recommended changes to the planning maps. I recommend adding two properties to that list, removing rockfall hazard lines from properties where they cross small parts of accessways: [...] Submission Number 1120, Olliver Floerl [my name is spelled wrong in Ms Carter's document], 25H Walkers Road, Lyttelton. [...] Attached as Appendix B to this evidence are maps showing the minor extent to which the rockfall hazard lines cross the accessways of the affected properties. I recommend that hazard lines be removed from these properties in the manner shown by the light blue lines on those maps.”
7. Appendix A to this evidence contains the map from Ms. Carter's Supplementary Statement pertaining to our building section and showing the recommended change to the proposed hazard lines (in blue).
8. We agree with Ms. Carter's and the Christchurch City Council's suggestion to change the boundaries of the proposed Rockfall hazard Management Area 2 as described above.
9. In summary, a mutually agreeable solution has been reached and we hope that the Panel will agree to it.

Dated 19 February 2015



Dr. Oliver Floerl



Ms. Lisa Peacock

Appendix A

Map of our building section. Yellow shading indicates Rockfall Hazard Management Area 2 boundary from Proposed Replacement District Plan. Blue line indicates new boundary of hazard area suggested by Ms Janice Carter and supported by Christchurch City Council.

Submitter 1120: 25H Walkers Rd

