

Submitter No. 1139 – Graeme Inglis and Jennifer Garing, 80 Cressy Terrace, Lyttelton, 8082

Chapter 5 – Natural Hazards, 5.10 Port Hills and Banks Peninsula slope instability rules, Planning Maps

The particular changes that we [Graeme Inglis and Jennifer Garing] are seeking are as follows:

- **Remove the Rockfall Hazard 1 and 2 zones from the planning maps of 80 Cressy Terrace, Lyttelton**
- **Clarify process for allowing risk mitigation when the source of hazard is not on the land owner's property**
- **With Government, provide a pathway to ensure property owners do not suffer financial hardship through imposition of the hazard zones**

Executive Summary of Submission.

1. Our submission on the Draft District Plan (#1139) questioned the accuracy of maps derived from the GNS risk model that identified a source of rockfall hazard to our property [80 Cressy Terrace] from a single, small outcrop of rocks on an adjacent property at 25 Buxtons Road (Appendix 1, Figure 1). The basis for our objection was that:
 - 1.1. There had been no ground truthing of the model to determine actual risk to our property from the outcrop,
 - 1.2. There was no evidence of rock movement from the outcrop during the 2010-2012 seismic events,
 - 1.3. The owner of 25 Buxtons Road had undertaken significant mitigation works on the outcrop in 2012 during which he removed many large boulders that might have been a hazard to our property. In our submission, we provided photographic evidence of some of this mitigation work and supporting testimony from the owner of 25 Buxtons Road who had carried out the mitigation work.
2. On 5th February 2015, Dr Mark Yetton, the Engineering Geologist engaged by Christchurch City Council, visited our property and inspected the rockfall source at 25 Buxtons Road and the adjacent property at 78 Cressy Terrace (submission # 1020).
 - 2.1. Dr Yetton acknowledged that much of the hazard to our property had been removed from the source after the GNS model was developed (Section 13.1 of the Statement of Evidence by Dr Mark Yetton, 13/02/2015).
 - 2.2. Dr Yetton identified just three remaining rocks (one on 25 Buxtons Road and two on 78 Cressy Terrace) that, in his opinion, might still represent a hazard to our property (Appendix

1, Figure 2 & Figure 3; Section 13.1 of the Statement of Evidence by Dr Mark Yetton, 13/02/2015).

- 2.3. Dr Yetton marked the rocks clearly and agreed that if they were removed there would be no remaining hazard to our property.
3. At a mediation meeting with Christchurch City Council on 16th February 2015, attended by Dr Yetton, it was agreed that:
 - 3.1. The three rocks identified by Dr Yetton were the only residual source of potential hazard to 80 Cressy Terrace,
 - 3.2. If the rocks were removed there would be no remaining hazard to 80 Cressy Terrace,
 - 3.3. If it could be demonstrated that no hazard remained, Christchurch City Council would recommend removing the proposed Rockfall Hazard Management Zones in the plan maps from 80 Cressy Terrace
 - 3.4. If we removed the rocks at our expense, Dr Yetton would re-visit the site to verify that the hazard had been removed and would provide that recommendation to Christchurch City Council.
4. On the 19th February 2015, we engaged a contractor (Mr Paul Barnes) to remove the three rocks safely and to break them up for disposal. We have obtained the permission of the property owners of 25 Buxtons Road and 78 Cressy Terrace to allow this mitigation work to proceed. Removal of the rocks is scheduled to take place early in the week of the 23rd-28th February 2015.
 - 4.1. As we expect the works to be completed prior to the Hearing, we expect the Rockfall Hazard Zones will be removed from planning maps for 80 Cressy Terrace in accordance with the undertaking agreed in mediation.**
5. We also urge Christchurch City Council and Government to consider the effect of the new hazard zones on property values and the ability of land owners to re-sell affected properties. Imposition of the hazard zones is a direct policy response to the 2010-2012 earthquakes. Land rendered worthless or unable to be built on economically because of rockfall hazard should receive the same consideration as land rendered unusable by liquefaction risk in future seismic events.

Dated this day the 19th February 2015



Graeme Inglis

Appendix 1.

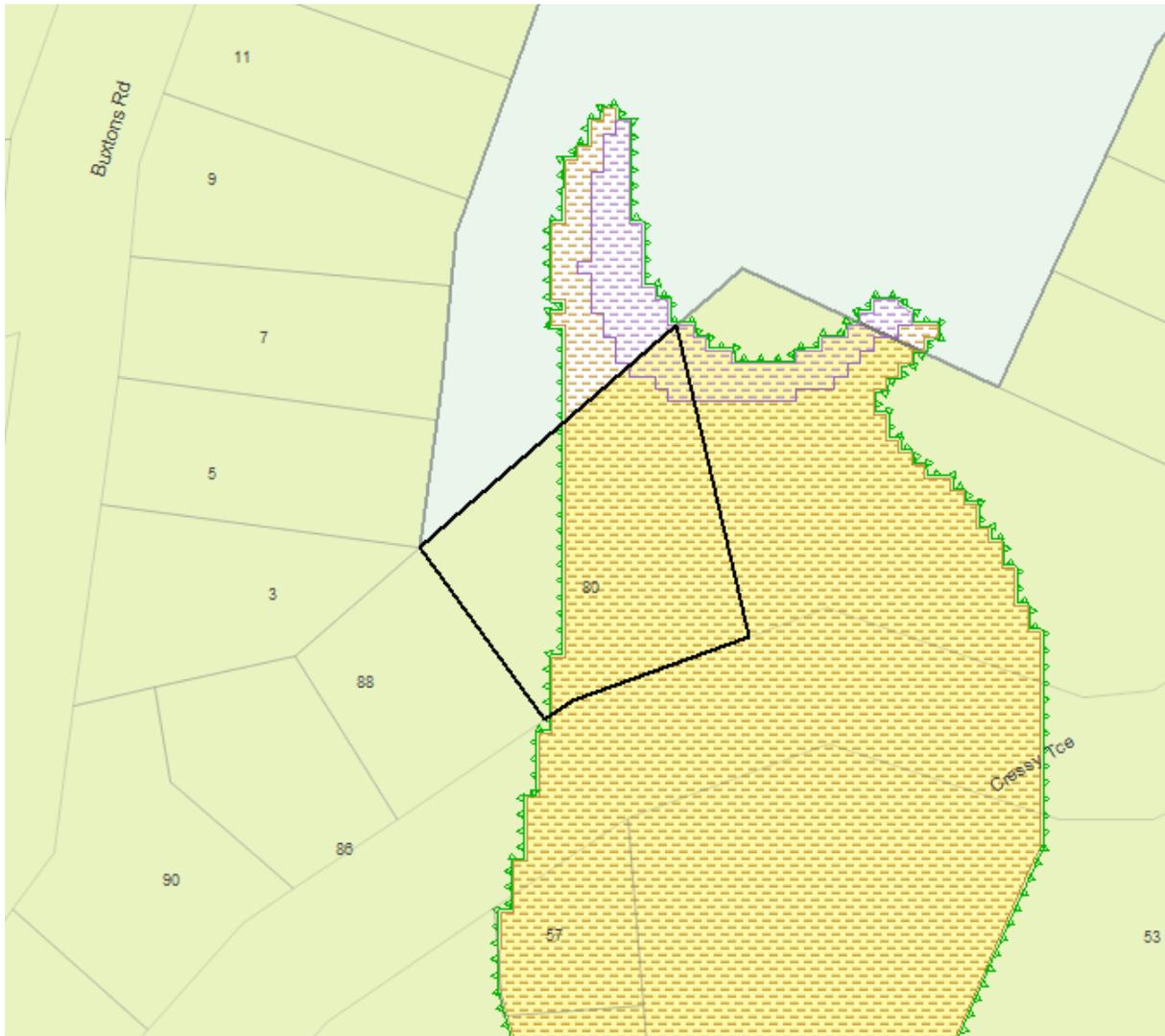


Figure 1. Areas of Rockfall Hazard Zones 1 & 2 proposed for 80 Cressy Terrace in the Draft District Plan



Figure 2. Dr Mark Yetton, Engineering Geologist, marking the single rock on 25 Buxtons Road



Figure 3 The two rocks on 78 Cressy Terrace (foreground and indicated in the background by Dr Yetton)