

**BEFORE THE CHRISTCHURCH REPLACEMENT
DISTRICT PLAN INDEPENDENT HEARING PANELS**

**IN THE MATTER of the Resource Management
Act 1991, the Canterbury Earthquake 2011
and the Canterbury Earthquake
(Christchurch Replacement
District Plan) Order 2014**

AND

**IN THE MATTER of the Natural Hazards Proposal
of the Christchurch Replacement**

**VA FOXTON
CT MCCULLOCH
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To the Panel:

We have supported (FS 1202) and the submission of Eliot Sinclair (S928), including Clause 17, which raises concern that consideration of and decisions on some Stage 1 matters ahead of consideration and decisions on related Stage 2 matters “*is unfair on those properties that are not yet fully able to assess what those provisions mean in the context of their sites for potential land use proposals*”.

This is the case with respect to our submission as it affects our properties at 125 Scruttons Road and 195 Port Hills Road, including Decisions on the Natural Hazards Chapter with respect to the location of Floor Level and Fill Management Area as it affects our properties and the interim policy for coastal hazards. We request that decisions on the FL & FMA in relation to our property be deferred and considered at the same time as the zoning of our land (ie. at Stage 2).

Otherwise, as noted in the Eliot Sinclair submission, the Stage 1 decision process risks pre-empting or predetermining Stage 2 outcomes.

We are seeking changes to the Hazard lines and Floor Level and Fill Management lines and ask that these lines be removed from the following properties due to inaccurate readings.

Below are the URLs for Google Earth for 125 Scruttons Road and 195 Port Hills Road. The Google Earth pictures clearly show large mechanical alteration on both blocks.

125 Scruttons Road, Heathcote Valley Pt Lot 2 DP 56681 Pt Lot 2 DP:
<https://www.google.co.nz/maps/place/125+Scruttons+Rd,+Ferry+mead,+Christchurch+8022/@-43.5674357,172.6953242,189m/data=!3m1!1e3!4m2!3m1!1s0x6d32278328f4da39:0x22a15cecca023018>

195 Port Hills Road, Heathcote Valley Pt RS 388 Canterbury District:
<https://www.google.co.nz/maps/@-43.5714107,172.6910409,190m/data=!3m1!1e3>

Christchurch City Council is trying to include some of the property at 195 Port Hills Road in the Floor Level and Fill Management area. This land has been mechanically altered and work would have now been completed except for CCC's actions.

We must also mention that CCC's failure to maintain the existing waterway for over 18 years has had a detrimental effect on this property and Port Hills Road.

The property at 195 Port Hills Road is subject to a Resource Consent which was not extended by Christchurch City Council when the Canterbury Earthquakes delayed finishing the filling. You will notice that the fingers of land that is of concern are mechanically altered ponding sites for runoff during the filling process and NOT low level lying land.

The property at 125 Scruttons Road is under a Certificate of Compliance to fill and raise the entire site.

As we were only notified by CCC Officers on Tuesday 17th February, 2015 that they would only change the Flood Management area boundary if we had the areas surveyed. It has been impossible to have accurate surveying completed in the time given as datum markers for these sites have been removed during road working/bridge repair currently taking place on Tunnel Road and Port Hills Road.

In light of this we again request a deferment for this information and that both properties are considered at the same time as the zoning of our land, at Stage 2.

Thanking you.

VA FOXTON
CT MCCULLOCH