

To: Minister for Canterbury Earthquake Recovery



IN CONFIDENCE

Public Release of Port Hills Zoning Information

Date	14 September 2012	Priority	High
Report No	M/12-13/103	File Reference	

Action Sought

Hon Gerry Brownlee <i>Minister for Canterbury Earthquake Recovery</i>	Agree to the recommendations in this paper	Deadline As soon as possible
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Contact for Telephone Discussion (if required)

Name	Position	Telephone	1st Contact
Caroline Hart	Acting General Manager, Strategy Planning and Policy		<input checked="" type="checkbox"/>
Withheld under section 9(2)(g)(i)		Withheld under section 9(2)(a)	

Minister's office comments

<input type="checkbox"/> Noted <input type="checkbox"/> Seen <input type="checkbox"/> Approved <input type="checkbox"/> Needs change <input type="checkbox"/> Withdrawn <input type="checkbox"/> Not seen by Minister <input type="checkbox"/> Overtaken by events <input type="checkbox"/> Referred to	Comments
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- Attachment A: List of documents to be released
- Attachment B: Additional assessment of the life-safety risk from rockfalls (boulder rolls)
- Attachment C: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Pilot study for assessing life-safety risk from cliff collapse
- Attachment D: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Principles and Criteria for the Assessment of Risk from Slope Instability in the Port Hills, Christchurch
- Attachment E: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)
- Attachment F: Canterbury earthquakes 2010/11 Port Hills Slope Stability: Life-safety risk from cliff collapse in the Port Hills
- Attachment G: Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills
- Attachment H: Understanding life safety risk concepts for rockfall and cliff collapse in the Port Hills
- Attachment I: Life-safety risk from cliff collapse on the Port Hills
- Attachment J: Life-safety risk from rockfall on the Port Hills
- Attachment K: Sample of the 400 maps to be released

Public Release of Port Hills Zoning Information

Purpose

- 1 This report informs you of the imminent release of information held by the Christchurch City Council (the Council) related to zoning decisions made in the Port Hills. This briefing note allows you the opportunity to familiarise yourself with this information, should you wish, as questions may well arise when the reports are released.

Background

- 2 CERA has received a number of requests for information under the Official Information Act 1982 (OIA) for information and studies relating to zoning decisions in the Port Hills. The Council has received a number of similar requests under the Local Government Official Information and Meetings Act 1987 (LGOIMA). The information sought is largely contained in a series of technical reports prepared by the Institute of Geological and Nuclear Science Limited (GNS) for the Council on slope instability on the Port Hills, and three GNS Science reports jointly commissioned by Council/CERA on additional assessments of the rockfall risk model further assessing the underpinning assumptions.

Comment / Discussion

- 3 The Council intends to publicly release six detailed GNS reports on slope instability on the Port Hills and a range of supporting information as outlined below. Council legal advice indicates that there are no grounds under LGOIMA to withhold this information now that it is complete. CERA is of the view that release of this information is desirable.
- 4 There is a strong public expectation that a range of information will be released once zoning decisions in the Port Hills are complete. Residents have indicated that they would like access to this information so that they can make informed decisions about whether to accept the Red Zone offer or to apply for a zoning review.
- 5 This information is also vital to determinations made by the Ministry of Business, Innovation, and Employment, Building and Housing Group (MBIE) under subpart 1 of Part 3 of the Building Act 2004. To date, one property owner has sought a determination in respect of the section 124 notice placed on their residence. More applications are anticipated in the near future. The public release of the GNS reports will inform any decision by MBIE in that these documents set forth the levels of annual individual fatality risk applied to occupation of residential properties in the Port Hills.
- 6 The findings contained in these reports have been used by CERA and the Council to assist with zoning decisions and the placement of section 124 notices respectively. Once this information is publically available, it could spark considerable discussion.

Information ready for release

- 7 The GNS reports, prepared in response to the 2010-2011 Canterbury Earthquakes, contain recommendations for the Council on how to address the risk from rockfall and cliff collapse. They also underpin zoning decisions in the Port Hills. Given the technical nature of the GNS reports, three summary brochures have been prepared to help explain a range of complex terms and concepts. In addition, 400 separate maps will be released which inform the interpretation of the GNS reports. These maps allow Port Hills residents to identify their properties and understand the levels of annual individual fatality risk applied to occupation of these houses. In this regard, a subset of maps show the greater than 1 in 1,000 risk line at 2012, and the 1 in 10,000 risk line at 2016 (on which the zoning decisions were based).

- 8 It is worth noting that the Council and CERA formally wrote to GNS requesting that they consider a number of specific factors relating to the rockfall risk model (as such, CERA has a level of formal involvement in the preparation of one of the reports). GNS were asked to provide their best assessment of risk, taking into account the factors in question. This formed the basis of the report titled "*Additional assessment of the life-safety risk from rockfalls (boulder rolls)*." The maps associated with this report were used for zoning decisions.

Communications activities

- 9 Several communication activities are proposed to support the release of this information. A dedicated Council webpage will be created with links to all of the aforementioned reports and maps. The Council will organise a media conference, involving a representative of GNS. A half-day workshop at Canterbury University with interested parties is proposed (tentative date - 6 October 2012), with the objective of providing detailed explanation of the GNS reports.

Information that may be released at a later date

- 10 The Council is preparing other documents for public release. Two additional GNS reports are due to be finalised in late September ("*Port Hills slope stability: Geomorphology mapping for rockfall risk assessment*") and late October ("*Interim Risk Assessment for Port Hills Park Tracks*") respectively. At the end of September technical information provided by the Port Hills Geotechnical Group (PHGG), on the localised risk of rockfall and cliff collapse, will also be ready for release. This information was used by GNS to revise their initial risk models to more accurately reflect site-specific issues.
- 11 The Council also holds a range of specific background information related to properties in the Port Hills, which it does not intend to release publicly, including:
- Other commissioned reports, completed as a variations under the GNS contract for consultancy services
 - Other commissioned reports, completed under contract by Laurie Richards
 - Other reports developed under contracts with the PHGG
 - Other corporate records held by the Council, including project documentation and legal advice
 - Electronic GIS data held by the Council or parties contracted to the Council.

This information could be released upon receipt of a LGOIMA request, and in compliance with the Council's obligations under the Act. The Council also holds a range of information prepared, or commissioned, by CERA. Your office and CERA will be consulted prior to any release of these documents.

- 12 CERA holds a body of work related to rockfall and the potential for mitigation, including reports prepared by Geovert and MacCafferri. Some of these reports are draft and need to be finalised. CERA intends to consult with interested parties, including your office, prior to the release of this information. A formal assessment of any grounds to withhold this information under the OIA, including consideration of commercial sensitivities, will be undertaken.

Consultation

- 13 The Ministry of Business, Innovation, and Employment (Building and Housing) and the Christchurch City Council has been consulted in the preparation of this paper.

Recommendations

14 It is recommended that you:

- 1 **Note** that CERA and Christchurch City Council have received a number of requests under the Official Information Act 1982 and Local Government Official Information and Meetings Act 1987 for information and studies relating to zoning decisions in the Port Hills;
- 2 **Note** that there is a strong public expectation that a range of information will be released once zoning decisions are complete;
- 3 **Note** that release of this information would ideally occur as quickly as possible to assist progress to be made on assessing a determination of a section 124 notice, and to allow residents to make informed decisions about whether to apply for a zoning review or not; and
- 4 **Indicate** whether you wish to meet with officials to discuss, if any, concerns you might have about the release of the attached GNS report by the Christchurch City Council. YES / NO

C J Hart

Caroline Hart
Acting General Manager, Strategy
Planning and Policy

NOTED / APPROVED / NOT APPROVED
<p>Hon Gerry Brownlee Minister for Canterbury Earthquake Recovery</p> <p>Date: / / 2012</p>

Released by the Minister for Canterbury Earthquake Recovery

Attachment A: List of documents to be released

The following GNS Reports (nine in total) are ready for public release:

- Additional assessment of the life-safety risk from rockfalls (boulder rolls)
- Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Pilot study for assessing life-safety risk from cliff collapse
- Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Principles and Criteria for the Assessment of Risk from Slope Instability in the Port Hills, Christchurch
- Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)
- Canterbury earthquakes 2010/11 Port Hills Slope Stability: Life-safety risk from cliff collapse in the Port Hills
- Canterbury Earthquakes 2010/11 Port Hills Slope Stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills

Summary Brochures

- Understanding life safety risk concepts for rockfall and cliff collapse in the Port Hills
- Life-safety risk from cliff collapse on the Port Hills
- Life-safety risk from rockfall on the Port Hills.

In addition to these, 400 separate maps will be released which inform the interpretation of the GNS reports.

Released by the Minister for Canterbury Earthquake Recovery