

SUMMARY STATEMENT – WEEK 9 COASTAL HAZARDS – REBECCA FOY

1. My name is **Rebecca Foy**. I prepared evidence on behalf of the **Christchurch City Council** relating to the social impacts of the qualifying matters for coastal hazards and tsunami management (dated 11 August 2023). This summary statement relates only to the coastal hazards and tsunami management parts of my evidence and matters arising from the submissions and further submissions, which was most of my evidence (excluding paragraphs 102 to 106 which relate to housing intensification).
2. My qualifications and experience are set out in my evidence, and I reconfirm my commitment to comply with the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note).
3. Plan Change 14 (**PC14**) proposes to manage new buildings and subdivisions in coastal areas of Christchurch that are likely to be subject to significant coastal hazards in the future (identified as medium and high-risk management areas in the proposed planning maps). A key outcome of that management will be to limit the amount of new activity able to occur in those areas, thereby limiting the number of people and entities that will be impacted by coastal hazards.
4. The qualifying matters are aligned with national planning directions which recognise that there are significant social wellbeing benefits from ensuring people and property are not exposed to coastal hazards and tsunamis. There will also be some unavoidable negative social wellbeing outcomes arising from the qualifying matters, although with careful management by the Council some of those can be reduced.
5. Since completing my report, Council has done further modelling work and the number of properties impacted differs from what I assessed and presented in my Coastal Hazards Report and Statement of Primary Evidence¹. The total number of properties affected is presented in Ms. Oliver's evidence. This change does not affect the overall conclusions of my assessment.
6. The positive effects are likely to include:
 - (a) Health and safety: Lower numbers of people and properties exposed to coastal hazards and consequent reductions in the risk of injuries, illness and fatalities and people requiring assistance, by enabling growth in unaffected locations. PC14 provides a degree of certainty about levels of

¹ Dated 11 August 2023

safety and risk to allow development around those areas and not directly in the path of coastal hazards.

- (b) Livelihoods: Consequent reductions in costs associated with coastal hazards due to fewer people and properties being affected by coastal hazards, including those associated with reduced insurance and compensation liability, rescue efforts, repairing damage, business interruption, and workers being unable to work.
- (c) Social equity: Council will ensure facilities housing vulnerable populations are not developed in at risk areas.
- (d) Urban form and connectivity: Existing communities will become more resilient where new commercial and residential activity is located away from highest risk areas, and where access to that activity is less likely to be interrupted by coastal hazard events.
- (e) Cohesiveness: Social connections can form among affected individuals and organisations. Some parties may feel reassured that Council is seeking to protect the community from the effects of coastal hazards.
- (f) Environment: potential for new open space areas to be developed in areas of planned reduced development.

7. The negative effects are likely to include:

- (a) Health and safety: There may be increased stress for property owners whose property is categorised as being within a risk area, and who face new limitations as to how they can develop their property.
- (b) Livelihoods: There may be lost or reduced opportunities for financial gain from property development and increase in property values, increased building costs, and the potential for compensation claims to Council relating to constrained property rights.
- (c) Urban form and connectivity: A smaller population base in communities may lead to reduced investment into public infrastructure and facilities, reduced commercial development potential, less critical mass of population to support businesses and facilities, increased time and financial costs for schools undertaking development work, and people may need to travel further to access goods and services and employment.

- (d) Cohesiveness: There is potential for reduced trust in Council from affected parties which has been described in some submissions, and reduced social cohesiveness if people need to travel to access employment and services located outside their existing communities.
 - (e) Environment: The restrictions will limit redevelopment, potentially leading to planning blight, degraded visual character in the areas that are impacted by the provisions. Businesses and community groups may leave the area over time if other areas are perceived as growing faster or being more dynamic.
8. In my opinion, the Qualifying Matters for Coastal Hazards and Tsunami Management will help individuals and communities to provide for their social, economic, and cultural wellbeing and health and safety by reducing the number of new people and buildings that will be exposed to significant effects from coastal hazards in the future.
 9. I accept that the qualifying matters are likely to result in some negative effects, particularly for communities with many properties impacted by the qualifying matters, such as Southshore, New Brighton, Sumner-Clifton Hill, Aranui, Woolston, and Redcliffs-Mount Pleasant. However, redevelopment, and residential and commercial activities will be enabled within these wider communities, just not in places where they are likely to be exposed to significant risk, and there may be opportunities to develop in some of those places subject to risk with guidance from Council (i.e. relocatable buildings).
 10. Reducing the number of new people and properties exposed to harm will in my opinion lead to better overall social outcomes in RMA terms than potentially exposing greater numbers of people and property to loss and damage, such as would occur if the proposed qualifying matters were not put in place.
 11. Overall, PC14 with the qualifying matter will in my opinion promote greater resilience to the effects of climate change in accordance with NPS-UD Objective 8(b).

Date: 15 April 2024

Rebecca Anne Foy