

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

A Submission on the Proposed Waimakariri
District Plan by **Howard Stone**

**EVIDENCE OF GILES JAMES LEARMAN
ON BEHALF OF HOWARD STONE
REGARDING HEARING STREAM 12A**

DATED: 20 May 2024

Presented for filing by:
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INTRODUCTION

- 1 My name is Giles James Learman.
- 2 I am a Geotechnical and Environmental Engineer / Director employed by Engineering Design Consultants Limited (EDC).
- 3 As a Chartered Geologist, I have undertaken many geotechnical investigations to support Plan Change/Resource Consent applications and presented evidence as an Expert Witness in several building insurance claims relating to the 2010/2011 Canterbury Earthquake Sequence.
- 4 My role has also involved teaching and mentoring junior staff in the discipline of engineering geology.
- 5 I hold the qualifications of Bachelor of Science (Hons) in Geology from the University of Derby.
- 6 I am a Chartered Member of Engineering New Zealand (Professional Engineering Geologist) with assessed practice fields listed as Geotechnical and Environmental.
- 7 I am a Chartered Fellow of the Geological Society of London.
- 8 Before joining EDC, I was a director at Rodgers Leask Environmental, an English engineering firm. I was responsible for running a team of geotechnical and geo-environmental (contaminated land) engineers and providing technical advice on a wide range of residential, commercial, transport, government projects, and strategic land developments.
- 9 Throughout my career I have been involved in the design and undertaking of projects, to assess geohazards. This has involved qualitative assessment, ground modelling and quantitative assessment of the potential hazards (e.g. liquefaction, ground settlement, slope stability etc. Subsequently I have extensive experience in ground improvement design, earthworks and foundation design.
- 10 I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements

on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

SCOPE OF EVIDENCE

- 11 In my evidence I address the following issues:
- (a) The assessment of geotechnical hazards on the site.
 - (b) The suitability of the site for the proposed land use, based on the assessment of the geotechnical hazards.

CONTEXT

12 The Submitter seeks, through its submission on the Proposed Plan, to rezone 3.81ha (being Lot 2 DP 80926) of its 16.061 ha of land, located at 1188 Main North Road / 20 Te Haunui Lane, Woodend ("**the site**"), from its current Rural Lifestyle Zone (RLZ) in the Proposed Plan as notified, to Special Purpose Zone Pegasus Resort (SPZPR). The site is zoned Rural in the Operative District Plan ("**ODP**").

- 13 I affirm the contents of the following attached report:
- (a) Geotechnical Appraisal Report Ref 51579 Rev.0, dated 14/02/2024
(Appendix 1)

THE PROPOSAL FOR REZONING

14 The rezoning would enable the creation of 12 residential lots of a similar size to other lots within the Pegasus Bay Golf Course / Mapleham development, with a minimum allotment area of 1500m².

MATTERS RAISED BY SUBMITTERS

Submissions

15 I am not aware of any objections to the Howard Stone submission that have been submitted on the grounds of geotechnical matters.

Section 42A Report

- 16 I have read the Section 42A report for Rezoning Requests – Whaitua motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)) dated 1 May 2024. The author of that report accepts my views on geotechnical matters regarding the site.

CONCLUSION

- 17 In my opinion the findings of the geotechnical report do not highlight any geohazards that are considered prohibitively restrictive for the proposed plan change to residential use.
- 18 Thank you for the opportunity to present my evidence.

Giles Learman
Date: 20 May 2024