

**Before an Independent Hearings
Panel Appointed by the
Waimakariri District Council**

Under the Resource Management Act
1991

In the matter of submissions and further
submissions in relation to the
proposed Waimakariri District Plan

And

In the matter of Hearing Stream 12A: Special
Purpose Zone Pegasus Resort

And submission by DEXIN Investments
Ltd (**DEXIN**)

**Statement of Evidence of
Andrei Cotiga
for DEXIN (Submitter 377)**

Dated: 20 May 2024

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INTRODUCTION

1. My full name is Andrei Cotiga and I am a Geotechnical Engineer and Work as Geotechnical Team Leader at Eliot Sinclair. I have held this position since 2023.
2. I hold a Bachelor of Civil Engineering (Hons) and a Master of Science in Geotechnical Engineering, and have over 17 years of professional experience as a geotechnical engineer. Throughout my career, I have been involved in and led multiple subdivision reports, standard geotechnical reports and have extensive experience in retaining wall and foundation design.
3. I prepared a report for DEXIN Investments Limited entitled “Desktop Natural Hazards Risk Assessment Report Version B” and dated 4 March 2024 (**Natural Hazards Report**). I understand this was to inform DEXIN’s approach to rezone 1250 Main North Road to SPZ(PR) known as the Pegasus Māketete proposal.

CODE OF CONDUCT STATEMENT

4. While this is not an Environment Court hearing, I nonetheless confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.
5. I am satisfied that the matters which I address in my evidence are within my field of expertise. I am not aware of any material facts that I have omitted which might alter or detract from the opinions I express in my evidence.

RESPONSE TO UPDATED OUTLINE DEVELOPMENT PLAN

6. Since my Natural Hazards Report was prepared, an updated Outline Development Plan (**ODP**) and Master Plan have been prepared by James Lunday of Common Ground Southern for the Pegasus Māketete Proposal.
7. I have reviewed the updated ODP and Master Plan and do not consider the updates affect the outcome of our site-specific natural hazards assessment and conclusions, as reported in my Natural Hazards Report.
8. I can confirm the updated documents have not altered any conclusion(s) within my Natural Hazards Report, and I consider the Proposal can be

supported from natural hazards and risk perspective for the following reasons:

- (a) The Natural Hazards Report concluded that the risk and consequence of potential natural hazards is either 'acceptable' or 'tolerable' in reference to GNS Natural Hazards Risk Assessment Methodology. For this site, the most relevant natural hazards are earthquake shaking, earthquake-induced land deformation (settlement and lateral stretch), the possible presence of undocumented fill (associated with historic soil disturbance) presenting a settlement risk, and flood inundation.
- (b) Two of the proposed buildings are located within the Area of Low Flood Risk for a 1:200 event and one within the Medium Flood Risk. I consider that these risks can be mitigated during the detailed design process. A plan showing the Urban Flood Hazard Assessment Overlay relative to the Makete Masterplan is appended as **Annexure A** to my evidence.
- (c) Providing normal good practice investigation, design and development controls are implemented, I have found no significant risks from natural hazards that would prevent the rezoning of the site.
- (d) The updated Master plan has shown a 10m setback from Taranaki Stream, which I consider is an appropriate setback distance.

THE OFFICER'S REPORT

- 9. I have reviewed the Reporting Officer's Report for Hearing Stream 12A: Rezoning Requests – Whaitua Motuhaka Special Purpose Zone – Pegasus Resort (SPZ(PR)). I wish to address the Officer's comments in relation to the Urban Flood Hazard Assessment Overlay in turn as follows:
 - (a) At paragraph 153, the Officer raises how the updated Outline Development Plan (ODP) and Master Plan show that two proposed buildings are proposed within the WDC 200-year Flood Hazard overlay. I consider any risks as a consequence of this can be addressed at the time of the detailed engineering design.
 - (b) At paragraph 155, the Officer considers the updated Master plan showing 10m setback from Taranaki Stream. As aforementioned in paragraph 8(c) of my evidence, I consider this to be an appropriate

setback and that any natural hazard risk can be addressed at time of detailed engineering design.

- (c) The Officer recommends the developer be required to achieve a low-moderate risk of liquefaction induced damage to land, services and other District Council Infrastructure. I agree with this recommendation and consider it can be achieved.

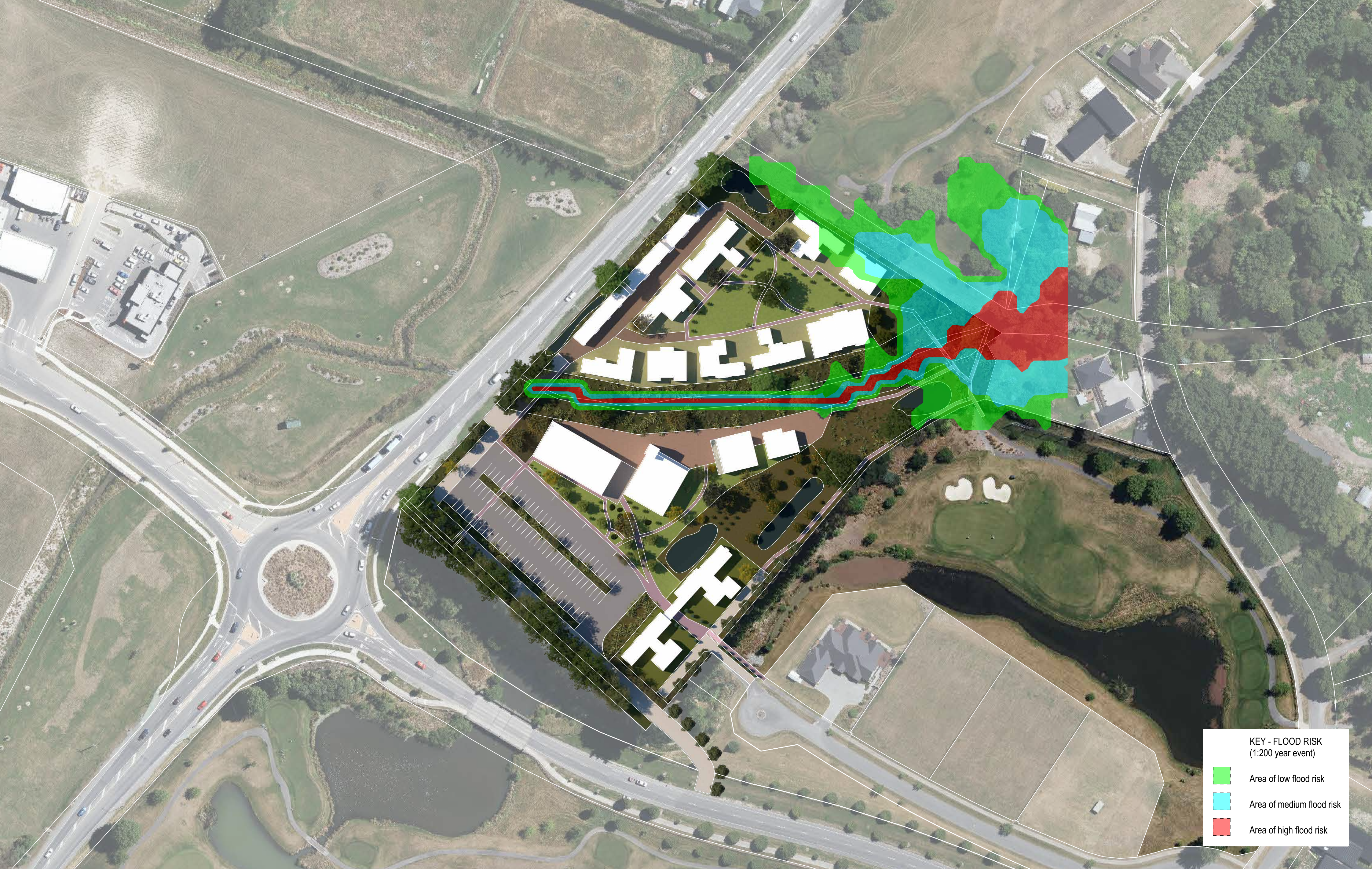


Andrei Cotiga

20 May 2024

ANNEXURE A

URBAN FLOOD HAZARD ASSESSMENT OVERLAY RELATIVE TO MASTERPLAN



**KEY - FLOOD RISK
(1:200 year event)**

- Area of low flood risk
- Area of medium flood risk
- Area of high flood risk

rev	date	details	by
A	03/05/2024	Masterplan Issue	CC
B	08/05/2024	Masterplan Issue	CC
C	14/05/2024	Masterplan with Flood	CC
D	17/05/2024	Masterplan with Flood	CC

scale: 1:1000 size: A2
 Do not scale drawings. Verify all dimensions on site
 drawn: CC checked: JL date 17/05/2024

project: pegasus māketē
 name: masterplan w stormwater
 drawing: project 2304 rev D

