

Monday 11 August 2025

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Lighthouse Road land instability update

Kia ora,

We are writing to share an important update regarding the land instability at Lighthouse Road and surrounding area.

We have received a draft geotechnical report, by independent geotechnical engineers Engeo, outlining information obtained from the borehole drilling completed onsite during July 2025. This data has provided a better technical understanding of what is going on deep underground.

What we've learned

Based on the data, the geotechnical experts no longer believe the primary and secondary areas are considered at risk from debris.

The revised understanding is that a release of any debris is unlikely to occur as any weather event would need to be significantly larger than the May 2025 State of Emergency event. And even if debris was released following land movement, it is no longer considered a risk that it would reach properties in the primary and secondary areas.

This is because of what we now know about the land. If any debris were to release, the volume would be at the lower end of what was previously modelled and isn't expected to flow easily due to the makeup of the land, which has a high clay content.

What this means for you

We won't receive the final version of the report until later this month but the geotechnical experts are confident that the updated debris flow risk outlined in the draft version will not change. However, we wanted to update residents as soon as possible with this new information.

This information means the primary and secondary zones near the land instability that were put in place following the State of Emergency are no longer required. We no longer see properties in these zones as being at risk of debris flow in the event of another weather event such as what happened in May. The land instability area remains, with two properties (land only) affected.

The change in risk profile based on the new technical data also means the portaboom installed to restrict public access on Lighthouse Road can be removed. The road is scheduled to re-open by the end of this week (15 August) after our contractor has completed some minor work needed following the borehole drilling. The repairs will be dependent on the weather and a speed restriction will remain in place after the road opens.

What's next

Monitoring equipment installed on Lighthouse Road will remain in place to give regular information about the land and any movement. Lighthouse Road is expected to remain open unless the monitoring data indicates a change in risk. To date there has been no significant movement since the severe weather event between 30 April – 2 May 2025.

We are still looking at what potential remediation measures are required to protect Lighthouse Road and help minimise risk to the property immediately below the land instability site. A Council report, which will reference the finalised geotechnical report from Engeo, is scheduled to go to the next Finance and Performance Committee Meeting on 27 August 2025 for elected members to consider and provide direction on.

Stay in touch

We're committed to keeping you informed. We'll update you as new information becomes available.

For updates and to sign-up for our e-newsletter, visit ccc.govt.nz/lighthouseroad

Email us, at lighthouseroad@ccc.govt.nz

To speak to our staff, phone 03 941 8999 or 0800 800 169

Ngā mihi nui

Lighthouse Road Land Instability Team

Christchurch City Council