

1. PROPOSED VARIATION 37 – SPECIAL PURPOSE (FERRYMEAD) ZONE

RR 9943

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Corporate Plan Output: Environment, Conservation and Open Space Policy Advice	

The purpose of this report is to recommend that the Council initiate proposed Variation 37 regarding the Special Purpose (Ferrymead) Zone pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991.

INTRODUCTION

The Special Purpose (Ferrymead) Zone comprises approximately 188 hectares of land in an area bounded by the Heathcote River, Lyttelton Railway line, Bridle Path Road and the Heathcote village settlement. The Ferrymead Historic Park is located in the centre of the zone. The zone forms part of the lower catchments of the Avoca and Heathcote Valleys, is predominantly low-lying and is prone to flooding in most areas. The zone is still relatively undeveloped (excluding Ferrymead Historic Park), with the majority of land being used for grazing and horse training purposes. Important wetland areas have been identified along the margins of the Heathcote River and the zone also has strategic importance in terms of providing a ‘green wedge’ between Heathcote village and the suburban areas of the city. The north-western part of the zone is dissected by Tunnel Road which is controlled by Transit New Zealand as part of State Highway 74.

The Special Purpose (Ferrymead) Zone was created as an interim measure in the City Plan to indicate that further investigation was required before a final zoning pattern could be determined. The Environmental Policy and Planning Unit has been carrying out these investigations, which have included significant internal and external consultation. A copy of the variation timetable and process is attached (see attachment A).

MAIN ISSUES

The main issues identified for the zone are as follows:

- Traffic/Access
- Stormwater and Sewage disposal
- Natural hazards (flooding, sea-level rise, liquefaction)
- Water supply
- Ecological/Natural Values
- Visual amenity impacts of development
- Cultural Values
- Existing Infrastructure

Investigations into the main issues have allowed the identification of the major opportunities/constraints for future development and the formulation of anticipated environmental results for various parts of the zone. For example, in areas subject to flooding, restricted building development is desired. The Variation will see the uplifting of the Special Purpose (Ferryroad) Zone and its replacement with various other zones currently existing within the City Plan that will achieve desired environmental outcomes. The details of the proposed zoning are included as attachment B. A copy of the proposed variation is included as attachment C.

- Recommendation:**
1. That pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991, the Council initiate Variation 37 to the Christchurch City Proposed District Plan.
 2. That following the receipt of submissions and cross-submissions the Chairman take steps to see if a mediation process can produce a solution acceptable to the landowners, the Heathcote Valley Residents' Association and the Council.