

12. **HEATHCOTE VALLEY
LAND ON BRIDLE PATH ROAD ZONED RURAL 7, DEFERRED LIVING HILLS A ZONE
NUMBERS 78 - 144 (EVEN NUMBERS ONLY)**

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Corporate Plan Output: Plans and Policy Statements	

The purpose of this report is to bring members up-to-date with the current situation.

BACKGROUND

The Council received submissions on the Proposed City Plan (notified in 1995) seeking that the horticultural subzone in Heathcote Valley be rezoned for housing.

The Council rejected those submissions and rezoned the area Rural 7. (See Appendix 1)

Those residents who made submissions lodged a reference to the Environment Court. Following negotiations between the referrers and the Council, a Consent Order was signed by the Court recording an agreement that the area zoned Rural 7 in Heathcote Valley, be rezoned deferred Living Hills A. This signals the intention to allow residential development. The parties also agreed that the Council undertakes to initiate a variation or plan change to remove the deferred status and enable the land to become available for subdivision.

The purpose of the variation is to assess various land use matters including stormwater disposal, road access, landscape and visual amenity, lot sizes, effects on existing horticultural activities and land stability.

The residents have been kept informed of progress through correspondence, follow up telephone calls, site visits and an initial informal public meeting to discuss a preliminary concept plan in December 2001. This identified a combined internal roading pattern and stormwater disposal via a waterway across the hill slope, pedestrian walkway linkages. Residents have generally been supportive.

THE PRESENT

As the area is subject to hill slope hazard, a geotechnical report was commissioned by the Council from Geotech Consulting Limited. The brief was to determine which parts of the hill slope in the deferred LHA zone could be more easily built on, which areas were recommended for further assessment because of instability, areas of potential rockfall from the rocky outcrops above, and which areas were more subject to under runners because of the nature of the loess soil.

The geotechnical report has now been completed. It identifies four hazard areas identified in the attached Appendix 2 and ranked as follows:

1. Low hazard - more or less along the lower, gentler slope, fronting Bridle Path Road. No significant geotechnical constraints for residential development are suggested.
2. Minor hazard - up slope from Area 1. Constraints are generally erosion related. The report suggests specific investigation is required although residential development is possible.
3. Moderate hazard - the upper slope and steeper than Area 2. There is a general erosion and rockfall hazard here, requiring detailed specific investigation, such that only isolated areas are suitable for residential development.
4. High hazard - upper, steeper slopes of hillside - generally outside the Rural 7 deferred LHA Zone. This area includes hazards from rockfall, landslides and erosion making this area generally unsuitable for residential development.

A detailed concept plan is being drawn up by Council Officers to reflect the geotechnical information. This will identify areas where house sites are more straightforward and identify the areas where further site assessment is required.

This will be presented to landowners for comment and refinement, before the Variation and potential rules are formulated and subsequent public notification.

Staff

Recommendation: That the information be received.

Chairman's

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