Evidence K. - Tabled.

mitchell partnerships

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By Email

27 July 2015

Our Ref: 6952

Waimakariri District Council
Private Bag 1005
RANGIORA 7440

Attention: Gary Blay

Dear Gary

RE: RYMAN HEALTHCARE LIMITED – SUBMISSION ON PRIVATE PLAN CHANGE 26

We are writing in relation to Private Plan Change 26 which seeks to rezone approximately 15 hectares of land[1] from Rural to Residential 2 in the Waimakariri District Plan ("Site"). The Site is rural and is occupied by small scale horticultural and grazing activities, which are aligned with its current zoning. As part of the plan change application, an Outline Development Plan was prepared for the site, which is labelled the Lehmans Road West Rangiora Outline Development Plan (herein referred to as "the Outline Development Plan").

Ryman lodged a submission on this Private Plan Change raising concerns about the efficient use of infrastructure services and the proposed roading layout connecting the Plan Change 26 land to surrounding properties. We have received the Council officer's s42A report for this plan change application and have reviewed the recommendations contained in this report.

In its submission Ryman stated that Private Plan Change 26 would place additional pressure on infrastructure in this area. Any proposed new zoning that increases residential density must ensure that the necessary services, including water supply, wastewater disposal and stormwater management, can be provided for all residential

[1] Legally described as Part Rural Sections 1175 and contained in Certificates of Title CB384/211 and CB384/215

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allotments resulting from the zone change, whilst not affecting existing or proposed infrastructure that provides for other sites.

In the s42A report, the Council officer has recommended that the Outline Development Plan for the Westpark site be amended to provide an overland stormwater flow path in the north of the Outline Development Plan and from the south-eastern cul-de-sac head to the main stormwater swale. These additional flow paths are to mitigate potential off-site flooding to the north-east and south-west of the site. We can advise that Ryman supports these recommendations insofar as they assist in managing flood effects.[2]

However, the Council officer notes that modelling is required to confirm that the proposed stormwater management measures that form part of the plan change will in fact manage potential flooding effects. In our view it is critical that this modelling be carried out prior to the approval of this Plan Change. Should the proposed methods not prove adequate to manage potential flooding effects of the subject site and other properties, then alternative methods should be developed and tested with modelling. The Plan Change should not be approved until adequate stormwater management methods have been demonstrated by modelling.

Further, the modelling of the stormwater management system should take into consideration all the Residential 2 zoned land in the vicinity of the Site, including land that has not yet been developed. This will include Ryman's land which now has resource consent to develop a retirement village and 75 residential allotments.

Secondly, in its submission Ryman noted that the roading layout proposed in the Lehmans Road West Rangiora Outline Development Plan (being the Outline Development Plan for Plan Change 26) may not represent the best roading layout for this site. We agree with this observation and consider that alternative roading layouts should be considered that provide better connectivity to the adjacent land that is currently accessed via Brick Kiln Road and through to the proposed roading layout for Ryman's property at 56 and 74 Oxford Road[3]. We note that through the subdivision consent processing for Ryman's site the Council has requested provision of a future link road to connect Ryman's site to the properties that obtain access from Brick Kiln Road. Ryman agreed to provide the connection to this link road on the condition that Plan Change 26 would also provide a connection to enable this link road to serve as an alternative east-west local road link. Provision for the link road from Ryman's site comprises the parcel of land set aside for future road, as shown in the attached document.

The Brick Kiln Road properties remain the only Rural zoned land within this block (being land bound by Oxford Road, Lehmans Road, Belmond Ave and West Belt) should Plan Change 26 be successful. It seems inevitable that this land will be rezoned for residential uses in the near future. With the roading connections provided for this future up zoning from Ryman's site, in our view it is logical that this roading connection should continue through to the west and connect with the Plan Change 26 land, then through to Lehmans Road.

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[2] S42A report paragraph 15.2

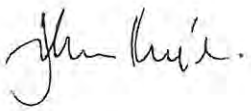
[3] Part RS 968, Certificate of Title identifier CB 384/187 & Lot 2 DP 476951

The Council officer agrees with Ryman's submission point and has recommended that the Outline Development Plan for the Westpark site be amended to provide an additional road linkage from the eastern cul-de-sac access road to the Brick Kiln Road area. We support this recommendation.

While Ryman is in agreement with the Council's recommending officer and does not wish to be heard at the hearing for this plan change, Ryman does wish to reserve the right to speak at the hearing if a matter arises that they consider needs addressing. However, we would appreciate it if this letter could be tabled at the hearing for the Panel's consideration.

Please do not hesitate to contact us should you have any queries on this matter.

Yours sincerely
MITCHELL PARTNERSHIPS LIMITED

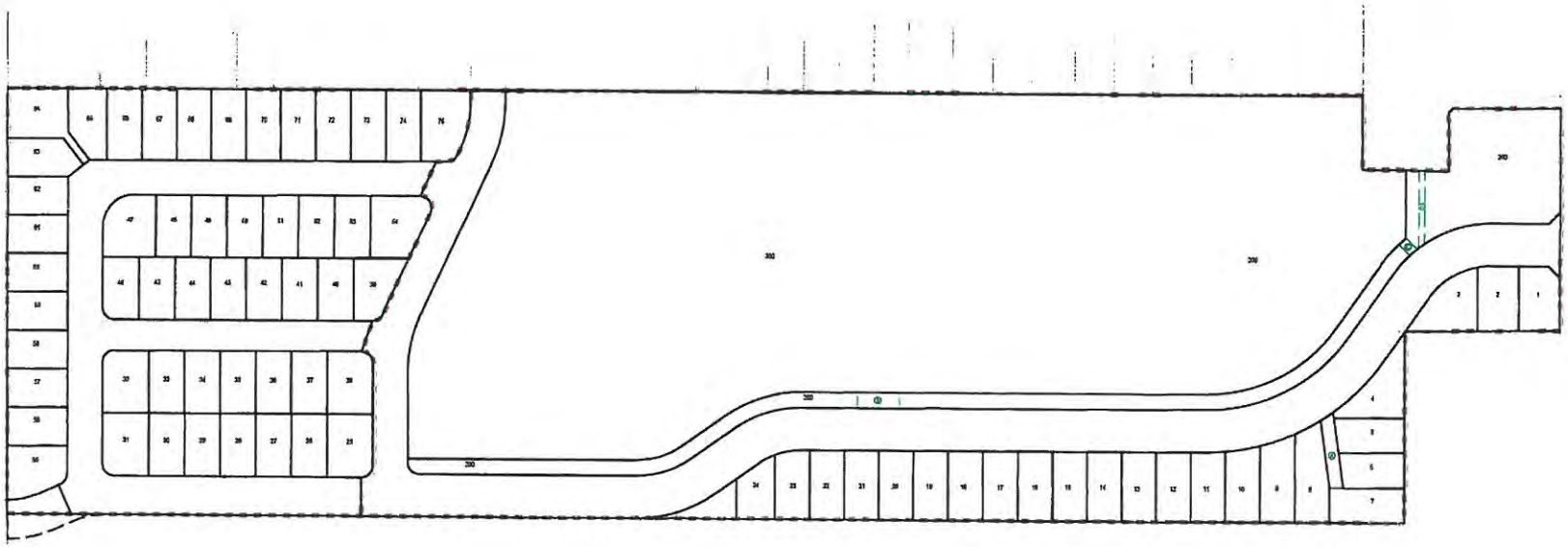


J KYLE

Email: john.kyle@mitchellpartnerships.co.nz

Enc

cc Andrew Mitchell Ryman Healthcare Limited



SCHEDULE OF AREAS

DESCRIPTION	STAGE 1 (m²)	STAGE 2 (m²)	TOTAL
RESIDENTIAL: LOTS 1 - 75	16424	33504	49928
ROAD TO VEST: LOTS 100 - 103	19173	11569	30742
LOCAL PURPOSE (UTILITY) RESERVE TO VEST: LOT 200	8818		8818
BALANCE LOT: LOT 300	78736		78736
TOTAL:	123151	45072	168224

AREAS & DIMENSIONS ARE SUBJECT TO FINAL SURVEY

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY & SERVICES	A	LOT 7	LOT 5 & 6
RIGHT OF WAY & SERVICES	B	LOT 200	LOT 300
RIGHT OF WAY & SERVICES	C	LOT 200	LOT 300
RIGHT TO DRAIN SEWER	D	LOT 200	LOT 1 DP 476951

SCALEBAR (M)

0 25.0 50.0 125.0

REVISION DETAILS	NAME	DATE
1. SUBDIVISION SCHEME AMENDED	MRM	21/11/14
2. DRAWING NUMBER REVISED, DRAWING ROTATED & AREA CORRECTED	MRM	10/02/14
3. EASEMENT REMOVED & LOT 24 AMENDED	MRM	06/05/15

CLIENT: RYMAN HEALTHCARE

RYMAN RANGIORA DEVELOPMENT

SCHEME PLAN

LOTS 1-75, 100-102, 200 & 300 BEING A SUBDIVISION OF
PART RS 968 & LOT 2 DP 476951

WAIMAKARIRI DISTRICT COUNCIL

WOODS Engineers. Surveyors. Planners.

DESIGNED: MRM	ISSUED FOR INFORMATION
CHECKED:	DRAWN: RGC
APPROVED:	SURVEYED:
JOB NUMBER: 61099	SCALE: 1:1250 @ A1, 1:2500 @ A3
ISSUED: 24/10/2014	
DWG. NO. 034-RCT_401_C0_001	REV 3

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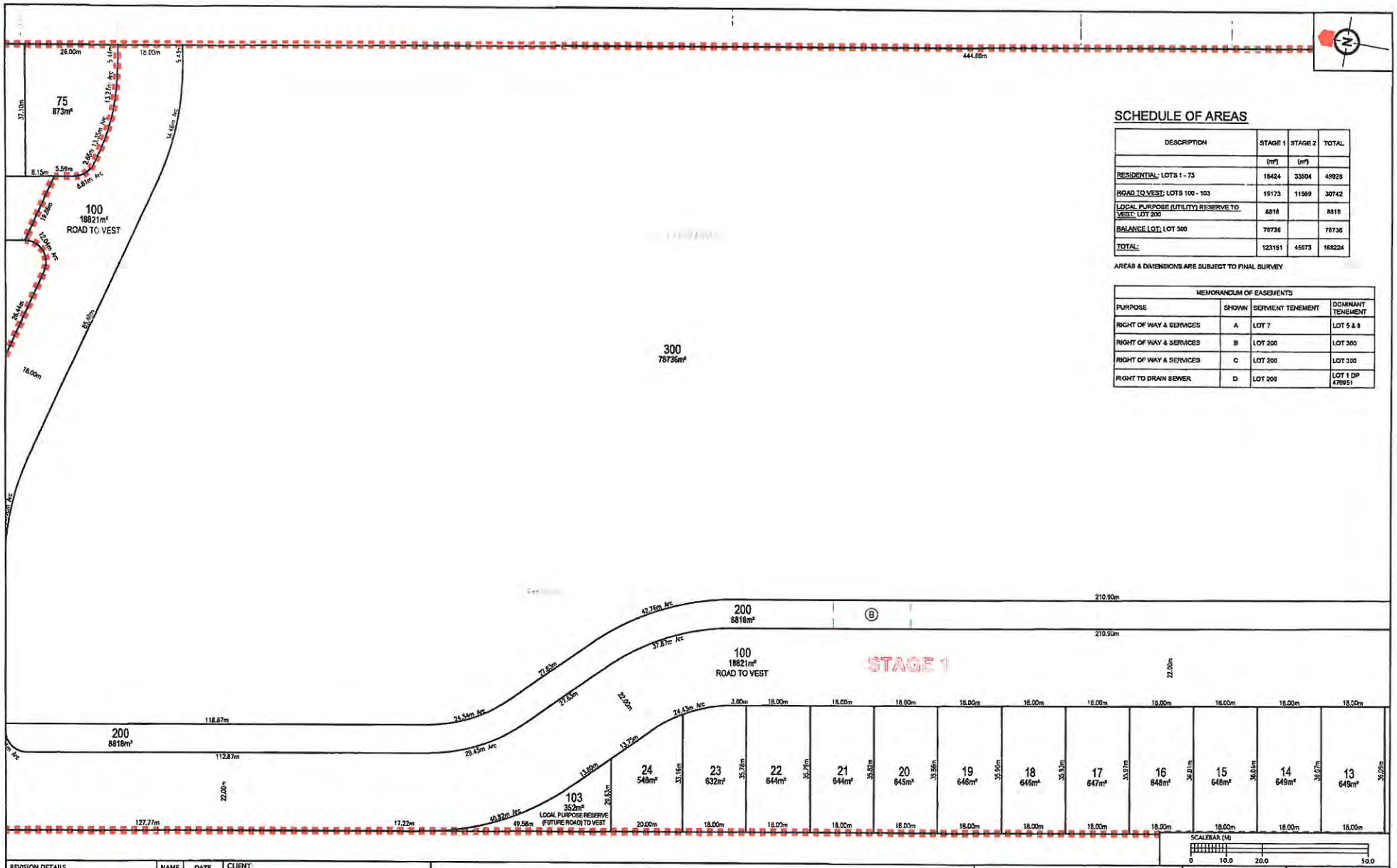

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CHECKED:	DRAWN: RGC
APPROVED:	SURVEYED:
JOB NUMBER: 61099	SCALE: 1:500 @ A1, 1:1000 @ A3
ISSUED: 24/10/2014	
DWG. NO. 034-RCT_401_C0_003	REV. 3

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