

Ravenswood Developments Limited – Plan Change 30

Summary of submissions

Sub no.	Submitter name	Relief sought	Reasons
1.	CP Holdings 2018 Ltd	<p>1.1 Expand the areas zoned B1 to include all the land fronting Bob Robertson Drive as per parcels 1, 2 & 3.</p> <p>1.2 consideration to applying an alternative zone/s to the current B2 land to allow for uses of a more mixed- use nature than light industrial - such as office, consulting rooms, live/work units, retail/showrooms.</p>	<ul style="list-style-type: none"> • The Proposed Plan Change allows for a logical and required expansion of commercial zoning in this part of the Waimakariri district. Given the location of Ravenswood adjacent State Highway 1 plus the proposed Woodend bypass motorway extension, and its proximity to a large and growing population base there is a clear need for additional retail and commercial space to service the local community and passing traffic. •
2.	Gavin Gillson	2.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new jobs opportunities. • Reduce retail leakage and allow the community to shop locally.

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3.	Sharon and Paul Divall	3.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will improve and extend retail, business or other facilities to accommodate the growing population of the area. • No requirement for more housing.
4.	John Lamont	4.1 Approve the plane change with amendment to change Business 2 to Business 1.	<ul style="list-style-type: none"> • Provide an opportunity for new retail/office/community services to establish a presence in the marketplace.
5.	Gull New Zealand Limited	5.1 Approve the Plan Change	<ul style="list-style-type: none"> • The Plan change will align with the existing development. • Create a new commercial hub that will service fast growing areas such as Ravenswood, Pegasus and Woodend. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre.
6.	Jedd Pearce	6.1 Reduce the total area of land GFA has proposed under this Plan Change	<ul style="list-style-type: none"> • The Proposal to rezone land to business to the same size of the current Kaiapoi Activity Centre • The existing business zones in Ravenswood, Woodend and Pegasus are not thriving therefore, there is no demand for new business zone land.

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7.	Woodend-Sefton Community Board	<p>7.1 General Support, subject to:</p> <ul style="list-style-type: none"> - Staging rule to match growth with demand; - Provision for safe access across SH1; - Insert new Policy 13.1.1 as follows (or similar) <p>Within the District the three main towns or urban communities (Rangiora, Kaiapoi and Woodend – Ravenswood – Pegasus) fulfill roles and functions that tie them closely to the rural areas to each other. Rangiora serves a North Canterbury catchment to a greater extent than Kaiapoi. Ravenswood is a modern, comprehensively planned town centre where development is not constrained by closely subdivided patterns of land ownership. All three main towns or urban communities provide to a varying extent for the various needs of both their own communities, and those of surrounding rural areas.</p>	<ul style="list-style-type: none"> • Proposal provides for forecast growth and allows scope for growth in retail across the district. • The proposal will provide a complementary role to the Kaiapoi and Rangiora Town Centres. • Will provide for employment opportunities and reduce spending leakage.

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8	Weston	8.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new jobs opportunities. • Reduce retail leakage and allow the community to shop locally • Increase the value of residential and commercial properties in the local area.
9	Fordbaker	9.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new jobs opportunities. • Reduce retail leakage and allow the community to shop locally • Likely assist with uplifting the value of residential and commercial properties in the local area.
10	Ahmed Almkhtar	10.1 Approve the plan change.	<ul style="list-style-type: none"> • N/A

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11	Bill Kingston	11.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will ease congestion in existing towns of Rangiora and Kaiapoi. • The plan change reduce the need for residents to travel to Christchurch. • The plan change will enable new business to be established in the area and provide employment to North Canterbury.
12	305 Limited	12.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally
13	Freedom Group Holdings Ltd	13.1 Approve the plan change.	<ul style="list-style-type: none"> • N/A
14	Kansapat Kaewmuagfa h	14.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will support the continuation of the retail development at Ravenswood and enable the development of a modern regional town. • The continued development will create new jobs for people living in the Ravenswood. • The plan change will reduce the need for people to commute to Christchurch which will reduce greenhouse gases and carbon emissions

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15	Simon Megget	15.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally • Likely assist with uplifting the value of residential and commercial properties in the local area.
16	Ben Friedlander	16.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally • Likely assist with uplifting the value of residential and commercial properties in the local area.
17	Parash Sarmar	17.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally

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			<ul style="list-style-type: none"> • Likely assist with uplifting the value of residential and commercial properties in the local area.
18	Ross Jennings	18.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre. • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally. • Likely assist with uplifting the value of residential and commercial properties in the local area.
19	Kai Zhou	19.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new jobs opportunities. • Reduce retail leakage and allow the community to shop locally. • Likely assist with uplifting the value of residential and commercial properties in the local area.

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20	Dave Bowman	20.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre. • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
21	Darpan Patel	21.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
22	Mark Sellars	22.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre. • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.

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23	Waka Kotahi NZ Transport Agency	23.1 Neutral	<ul style="list-style-type: none"> • NZTA note that the future of the Woodend Bypass does not have detailed design or dedicated funding. NZTA must be confident that any increase in traffic will not affect the <u>existing</u> operation of the State Highway Network notwithstanding the provision of the bypass. More analysis is required by the applicant to justify this element of the proposal. • A scenario of moving the Pegasus Roundabout to the west (as may result for the future bypass) should be considered and tested. • More information is needed as to provision of internal footpaths, cycleways and how these will connect to the wider network. • ITA accompanying the application mentions the need for midblock pedestrian / cycle crossing points on Pegasus roundabout – greater detail and consideration of these matters is required.
24	Paul Taggart	24.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will create a new commercial hub which will service the local community and the greater Waimakariri District. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre. • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
25	Adarsh Patel	25.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities.

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			<ul style="list-style-type: none"> • Reduce retail leakage and allow the community to shop locally
26	Shane Hausler	26.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will create a new commercial hub which will service the local community and the greater Waimakariri District. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre. • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
27	Templeton Pegasus Limited	<p>27.1 General support except for: (1) Consistency as to meaning and application of Ravenswood should not directly or indirectly include Pegasus.</p> <p>Changes sought to amendments associated with the Plan Change in terms of Issue 3.5, associated explanations, Policy 16.1.1.3 and principle reasons 16.1.4.</p>	<ul style="list-style-type: none"> • Creates uncertainty about whether Pegasus is considered to be separate from or part of Ravenswood • Potential affect plan provisions relevant to Pegasus or the future development of land within Pegasus.

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28	Warwick Elliot and Elizabeth Duke	28.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will create a new commercial hub which will service the local community and the grater Waimakariri District. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
29	Murray Frost	29.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will create a new commercial hub which will service the local community and the grater Waimakariri District. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
30	Waimakariri District Council	30.1 The scale of the Business 1 zoning is reconciled with that identified in the Waimakariri 2048: District Development Strategy. Consequential amendments are required to the ODP (158), zoning maps and district plan provisions to facilitate Residential 6 zoned	<ul style="list-style-type: none"> • There is divergence between the Plan Change and Waimakariri 2048 in terms of the scale of the centre is 12.8ha, with the latter proposing a scale of centre at 5ha. • Economic Report supporting the Plan Change has a focus on quantifying the trade impacts on the existing Waimakariri District Centre hierarchy, but does not fully consider the opportunity costs to the established centres of Rangiora or Kaiapoi, through their growth being reduced as their proximate household expenditure is diverted to the new Ravenswood KAC. • The Plan Change request is not clear as to the function, density, design of what is proposed and consequential sustainable land requirements to facilitate the KAC

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		land for the balance of the area.	
30	Waimakariri District Council	<p>30.2 Justify the proposal to include staging and sequencing of commercial development in Ravenswood and consider limiting development to a suitable amount of gross retail floor space as identified in the Council's District Development Strategy or evidence provided for Plan Change 30.</p> <p>For example: Under Chapter 31, Health, Safety and Wellbeing Rules, new Rule 31.26.3 could be drafted as follows:</p> <p><u>31.26.3 Within the Ravenswood Business 1 zoned identified on District Plan Map 158 within the KAC Boundary the total amount of floorspace for retail activity shall not exceed 14,000m2(GFA).</u></p>	

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30	Waimakariri District Council	<p>30.3 Amend Ravenswood ODP to provide identifying and ensuring assessment of the provision (or otherwise) of indicative and fixed development requirements as appropriate, including (but not limited to):</p> <ul style="list-style-type: none"> • Provision of an accessible and integrated transport interchange; • Future access points, and an indicative internal road network / main street (specifically as associated with Lot 203); • Activation and connection to Taranaki Stream; • Amenity and setback expectations for any proposed gateway (presumably between Lot 203 and Lot 2) and Garlick Street) to implement Policy 18.1.1.112(a); 	<ul style="list-style-type: none"> • Greater clarity is required within the ODP as to the extent by which development will be structured to give effect to CRPS Objective 6.2.1 and Objective 6.2.5, inserted Policy 18.1.1.12, and the implementation of the outcomes expressed in the accompanying Rough and Milne Assessment in terms of the imposition of a more detailed ODP both through the land use and subdivision consenting regimes.

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		<ul style="list-style-type: none"> • Purpose, imposition and role of open space (the 5,984m²) proposed. • Narrative as development requirements to achieve the above (and provide associated flexibility). • Appropriate labelling of the ODP, retaining the name “North Woodend ODP”. <p>(a) Insert within with the proposed amendments to Chapter 31, Health, Safety and Wellbeing Rules, add Rule 31.23.4 [renumbered as 21.25.4]:</p> <p>i) <u>the extent to which development is in general accordance with the outlined development plan, and development requirements, in Appendix 158.</u></p>	

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30		<p>(a) Amend Policy 18.1.1.12 to provide a focused and active suite of concise provisions as to the principles to be achieved through implementation, including but not limited to:</p> <ul style="list-style-type: none"> a. Staging and sequencing (refer submissions 1 and 2); b. Role and function; c. Transport connection, accessibility and orientation; d. Amenity and urban design. <p>(b) Remove justification for the Plan Change as included in:</p> <ul style="list-style-type: none"> a. the explanation for Policy 18.1.1.12; b. Principle reasons 18.1.2. <p>(c) Delete the proposed amendments to Chapter 31, Health, Safety and Wellbeing Rules, add Rule 31.23.4 which seeks to limit notification, as follows:</p>	<ul style="list-style-type: none"> • proposed a complex set of Plan provisions, which would be improved in terms of legibility and clarity.

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		<p>An application for a resource consent under Rule 31.23.4 shall be considered without the need to obtain the written approval of affected persons in accordance with Section 95 of the Resource Management Act 1991 and shall be processed without notification.</p> <p>References to Ravenswood deleted, KAC named "Woodend/Pegasus"</p>	
31	Rangiora Baptist Church	31.1 Approve plan change	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
32	Canterbury Regional Council	32.1 Support in part, except test through the hearing process the section 32 analysis and the economic analysis provided by the applicant, and give careful consideration to the likely economic and retail distribution effects and	<ul style="list-style-type: none"> • The scale of the proposal is inconsistent with what has been signaled through the Waimakariri District Development Strategy, with the scale of the centre proposed potentially resulting in adverse effects on other centres. • Concerned scale is larger than what would have been provided through the District Plan review process. • Location of the KAC is generally consistent with the Canterbury Regional Policy Statement (CRPS, Map A, Chapter 6).

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		<p>whether and to what extent the scale of the proposed KAC could undermine the existing network of centres and in particular adversely affect the function and viability of Rangiora and Kaiapoi as existing Key Activity Centres.</p>	<ul style="list-style-type: none"> • The scale of the KAC should be commensurate with the existing network of KACs and not detract from their viability as set out in the relevant provisions of Chapter 6 of the CRPS (i.e. Obj 6.2.5, Policy 6.3.1, Policy 6.3.6).
33	Jerome O'Sullivan	33.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
34	Patrick Waser	34.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.

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35	Stephanie Davey	35.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
36	Paul Lloyd C/- Apollo Projects	36.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
37	Mark Tammett	37.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will utilise existing roads and planned one for the future. • Enable long term economic growth. • The plan change will identify Ravenswood as a third Key Activity Centre • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • The proposal is not overly prescriptive allowing flexibility to respond to market demand over time. • The proposal allows a buffer of appropriately zoned land to respond to demand in a growing district, without which land prices and goods and service costs increase.

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38	Julia Croft	38.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will provide opportunity for new businesses to establish as well as existing to set up in the district. • The plan change will create new job opportunities. • Identify Ravenswood as a third KAC within the District.
39	Hetty Van Hale	39.1 Approve the plan change	<ul style="list-style-type: none"> • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • Support long term economic growth and strengthen the resilience of the economy.
40	Neil Christopher Macdonald	40.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change attract new business ventures to the area. • The plan change will create new job opportunities, and assist with economic growth.. • Assist with uplifting the value of property in the area.
41	Des Wai	41.1 Approve the plan change.	<ul style="list-style-type: none"> • N/A

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42	Jo Kane	42.1 Oppose the plan change. 42.2 If the plan change is approved a pump station shall be provided for the Taranaki Flood gate.	<ul style="list-style-type: none"> The proposal will fail to deliver as economies of scale are not there. The economic analysis needs to be challenged.
43	Smoothwater Property Ltd	43.1 Approve the plan change.	<ul style="list-style-type: none"> The plan change will benefit from the roading infrastructure. The plan change will identify Ravenswood as a Key Activity Centre. Enable long term economic growth. Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district.
44	Marie Burton	44.1 Approve the plan change.	<ul style="list-style-type: none"> The plan change will benefit Ravenswood and the surrounding towns and suburbs, as well as providing jobs for people in North Canterbury.
45	Liam Knowles	45.1 Approve the plan change.	<ul style="list-style-type: none"> Creates local jobs. May increase local property price. Bring best possible infrastructure for the area.

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46	SMCL Limited	46.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will enable the development of commercial and retail facilities that will enhance the area and enhance the area with economic development to support growth in the district. • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will create new job opportunities. • The ability to have the area planned is a benefit to provide amenity with cycleways, walking paths and public spaces.
47	Donald Smith	47.1 Consider a change to the current round about on the Main North Road at the entrance of Ravenswood. Changes may include moving the 50 km zone further north of the roundabout or putting in traffic lights.	<ul style="list-style-type: none"> • The plan change may increase the traffic travelling through Ravenswood creating the journey to other parts of North Canterbury hazardous and potentially life threatening. • Proposed centre will enhance retail and commercial options.
48	Sebastiao Investments Ltd.	48.1 Approve the plan change.	<ul style="list-style-type: none"> • N/A

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49	Marlborough property Investment Limited	49.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will encourage businesses to relocate or establish in Ravenswood
50	Pete Dormer C/- Dormer Construction Ltd	50.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.
51	John Dehn	51.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit the area.
52	James Burgess C/- Buchan Group	52.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.

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53	Rhonda Mather	53.1 Support in part, except for: <ul style="list-style-type: none"> • Road and traffic safety to be improved such as lowering the speed limit. • Development is pedestrian and cycle friendly and has ample provision for parking. • The Council to provide a library, service centre, and community garden. • Area to include colour schemes that tone down typically garish colours. 	<ul style="list-style-type: none"> • The KAC is in line with previous WDC documents proposing a KAC at Raveswood. • Good transport connections. • Better to allocate land now, rather than release in 5 years when needed, but have it be too late. • Will supply goods and services, and employment for growing population.
54	Paul Everest	54.1 Approve the plan change	<ul style="list-style-type: none"> • N/A
55	Foodstuffs South Island Properties Limited	55.1 Approve the plan change	<ul style="list-style-type: none"> • The plan change will benefit from the roading infrastructure and reduce congestion on the roads. • The plan change will identify Ravenswood as a third Key Activity Centre • Enable long term (23 years) economic growth • Provide an opportunity for new retail/office/community services to establish a presence and existing businesses to set up additional outlets in the district. • The plan change will create new job opportunities. • Reduce retail leakage and allow the community to shop locally.

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56	Pegasus Residents Group Incorporated	56.1 Approve the plan change. 56.2 Traffic safety needs to be improved.	<ul style="list-style-type: none"> Provides for diversity of employment opportunities.
57	Andrew Huntley	57.1 Upgrade of the State Highway.	<ul style="list-style-type: none"> Alongside the plan change SH1 needs to be upgraded, a need that will only become more so once this Development and other local developments are completed.
58	Murray and Valda Powell	58.1 Approve the plan change.	<ul style="list-style-type: none"> N/A
59	Kevin Kilbride	59.1 Approve the plan change.	<ul style="list-style-type: none"> The plan change will support the growing population of Ravenswood, Woodend and Pegasus.

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60	PAWS Vets	60.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will promote a central business hub for the growing population and encourage the use of existing roading and infrastructure.
61	Debbie Bell	61.1 Reject the plan change.	<ul style="list-style-type: none"> • The roading infrastructure is not suitable for the increased traffic flow. • Improvement to the roads are required. • Driver, cyclist and pedestrian safety.
62	Warren Sillitoe	62.1 Approve the plan change.	<ul style="list-style-type: none"> • The plan change will result in a boost to Woodend economy and provide retail destinations for residents. • The plan change will create job opportunities in the Woodend area.
63	Jellena Balloch	63.1 Approve the plan change.	<ul style="list-style-type: none"> • Add value to the properties in Ravenswood. • Increase employment opportunities. • Having a Key Activity Centre north of the city, would benefit surrounding areas and locals.

Sub no.	Submitter name	Relief sought	Reasons
64	Matt Newby	64.1 Reject the plan change unless safety improvement and traffic mitigation on Main Road Woodend are installed and proven to be effective.	<ul style="list-style-type: none"> The traffic modelling in the proposal uses figures from 2018, which are well below current traffic levels. Traffic throughout North Canterbury is growing faster than projected, with Woodend main road currently has close to (if not over) 20000 vehicles per day using it. The proposal presents the Bypass as if it is to be built in the near future, when the reality is we have over 10 years of increasing traffic volumes and associated problems before the bypass will be built. The additional of Ravenswood and other developments has put significant pressure on the Woodend Township which is effectively divided in two by the extremely busy main road. The traffic increase from the proposal, from both customers and goods vehicle servicing the businesses, will put an inequitable burden on the residents of Woodend.
65	Jesse Allworthy	65.1 Approve the plan change.	<ul style="list-style-type: none"> The plan change will bring additional revenue to the district. Provide additional jobs for the increasing population in North Canterbury. Reduce the number of people having to commute into Christchurch for work.
66	Rae Wakefield-Jones	66.1 Reject the plan change.	<ul style="list-style-type: none"> The plan change will result in an increase of people into the area stretching the already failing roading infrastructure.

Sub no.	Submitter name	Relief sought	Reasons
67	Anna McHugh	67.1 To introduce an under path or over bridge between Pegasus and Ravenswood to ensure pedestrian safety, before putting in more shops.	<ul style="list-style-type: none"> • People are crossing between Pegasus and Ravenswood on foot to get to the current shops which is a state highway with no safe crossing.
68	Linda Crawford	68.1 A safe pedestrian and cycle crossing over State Highway One between Pegasus and Ravenswood.	<ul style="list-style-type: none"> • Currently there is no safe crossing to get between Pegasus and Ravenswood over the state highway.
69	Vera Setz Deuchars	69.1 To introduce either: <ul style="list-style-type: none"> • a underground walkway or an overpass bridge; • Traffic Lights instead of the roundabout; • Reduce the speed from 70kmh to 30kmh. 	<ul style="list-style-type: none"> • Currently there is no safe crossing to get between Pegasus and Ravenswood over the state highway.
70	Kylie Schaare	70.1 Full traffic management plan that includes a new over or under pass. <ul style="list-style-type: none"> • Approach to be contingent on a safe under or overpass from Pegasus into Ravenswood. 	<ul style="list-style-type: none"> • The increased traffic will increase the unsafety of the area for pedestrians. The amendment will allow pedestrians/cyclists to move safely between Pegasus and Ravenswood.

Sub no.	Submitter name	Relief sought	Reasons
71	Christine Johnston	71.1 To install lights and pedestrian crossing on the highway.	<ul style="list-style-type: none"> The road is going to become even busier with the plan change. Therefore, the need to create safe access between Pegasus and Ravenswood for pedestrians.
72	Alissa Kuch	72.1 To install a controlled crossing point between Pegasus and Ravenswood.	<ul style="list-style-type: none"> The traffic is going to fast in the area currently for a safe environment for pedestrians to access the commercial area.
73	Shirley Goodwin	73.1 Approve the plan change.	<ul style="list-style-type: none"> The plan change will enable Woodend residents to shop safely and peacefully in a modern and specifically designed retail/commercial area.
74	John Stowell	74.1 Approve the plan change.	<ul style="list-style-type: none"> N/A

Sub no.	Submitter name	Relief sought	Reasons
75	Kara Trapp	75.1 To include a variety of recreational activities for children.	<ul style="list-style-type: none">• Shops will be vandalised if there is no recreational activities/areas for the youth of Ravenswood which will effect Pegasus with the children attending school in our subdivision.