

Further Submission on Proposed Waimakariri District Plan

Under Clause 8 of the First Schedule, Resource Management Act 1991

To: Waimakariri District Council
By email: developmentplanning@wmk.govt.nz

Submitter: Ravenswood Developments Limited (**RDL**)
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- 1 RDL is the developer of Ravenswood, a greenfield residential and commercial development located at North Woodend.
- 2 This is a further submission on Variation 1 supporting the submission of B and A Stokes.
- 3 RDL's original submission on the Proposed Waimakariri District Plan (the **PWDP**) sought that the established/consented residential areas at Ravenswood are rezoned as General Residential. RDL has a strong interest in ensuring that the established and planned residential areas of Ravenswood are afforded the necessary zoning and planning provisions under the PWDP to meet the present and future needs of this growing community.
- 4 RDL is a person with an interest greater than the interest in the PWDP than the general public has because the provisions of the PWDP will directly affect the development of RDL's land.
- 5 The further submissions, reasons for submissions, and decisions sought are specified in **Appendix 1**, attached.
- 6 RDL wishes to be heard in support of its further submission.



Ravenswood Developments Limited
Signed by its duly authorised agents
Anderson Lloyd
Per: **Sarah Eveleigh / Sarah Schulte**

Appendix 1

This further submission is in relation to the original submission of:	The particular parts of the original submission I/we support/oppose are:	My/our position on the original submission is:	The reason for my/our support/opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Precise details of the submission to be allowed / disallowed – decision sought:
B and A Stokes 29.1	Rezone approximately 144 hectares of land at Gressons Road, Waikuku to General Residential	Support	RDL agrees with the reasons set out in the submission, noting that there is a high demand for residentially zoned land at Woodend.	Allow	Accept the submission for rezoning of land at Gressons Road to General Residential Zone.
B and A Stokes 29.1	Requests a more appropriate provision for medium density housing for Woodend/Ravenswood/Waikuku that only applies to parts of these areas located within walking distance, or 800m, from the town centre, and the balance of residential areas, including the approximately 144ha area of Gressons Road, Waikuku shown on page 1 of Attachment B (refer to full submission) ('the site'), being	Support in part	RDL generally supports retention of- General Residential Zone land within parts of the Ravenswood development.	Allow in part	Retain parts of Ravenswood as General Residential Zone.

	<p>rezoned to General Residential Zone.</p> <p>Requests Council identify parts of Woodend/Ravenswood/Waikuku that should remain General Residential Zone as a qualifying matter as a blanket approach to medium density housing is unsuitable in these generally low-density suburban environments with high standards of residential amenity and urban design. Medium density housing should be clustered in pedestrian proximity to the town centre and public transport hubs. However, if this is not possible, the submitter requests the site be considered within the scope of Variation 1 as if it was already General Residential Zone. The submitter's submission on the Proposed District Plan requested the site be rezoned General Residential Zone, and further supports this submission on Variation 1.</p>				
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