

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**)
Postal address: c/- Anderson Lloyd, Level 3, 70 Gloucester Street
Christchurch 8141
Email: sarah.eveleigh@al.nz
sarah.schulte@al.nz

- 1 RDL is the developer of Ravenswood, a greenfield residential and commercial development located at North Woodend. RDL made a submission on the Proposed Waimakariri District Plan (the **PWDP**).
- 2 This further submission is on the PWDP.
- 3 RDL is a person with an interest greater than the interest in the PWDP than the general public has. The provisions of the PWDP will directly affect the development of RDL's land.
- 4 The further submissions, reasons for submissions, and decisions sought are specified in **Appendix 1**, attached.
- 5 In addition to the specific reasons set out in Appendix 1, the relief sought by RDL in this further submission:
 - (a) will promote sustainable management of resources and achieve the purpose and principles of the Resource Management Act 1991 (RMA);
 - (b) represents the most appropriate way to achieve the objectives of the PWDP in terms of section 32 RMA;
 - (c) will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA) including the integrated management of the effects of the use, development, or protection of land;
 - (d) will give effect to the National Policy Statement for Urban Development; and
 - (e) will give effect to the Canterbury Regional Policy Statement.
- 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:
Ngai Tahu Property #411.14	<p>Amend GRZ-BFS1:</p> <ol style="list-style-type: none"> 1. Site density shall be a maximum of one residential unit per 5400m² of net site area, which can be calculated over multiple adjacent sites. 2. Where a site is less than 5400m², one residential unit is allowed. 3. This rule does not apply to any minor residential unit, or residential unit in a retirement village. <p>Activity status when compliance not achieved: NCDIS.</p>	Support	The higher site density is consistent with RDL's submission seeking to enable efficient use of residentially zoned land.	Allow	Accept the submission

Woodend-Sefton Community Board #155.12	<p>Private Plan 030 Ravenswood was declined for primary reason of retail distribution effects on Rangiora and Kaiapoi and, it was recommended the District Plan Review give effect to requirements of a Key Activity Centre (KAC) in the vicinity, at a different scale.</p> <p>Seeks process where the Council works with the developer and seeks input from the Board to provide a reasonable sized Town Centre Zone to serve the needs of the local area and SH1 as indicated in the District Development Strategy.</p>	Support in part	<p>RDL supports confirmation of an appropriate sized Key Activity Centre at Ravenswood through the PWDP process, consistent with its original submission.</p> <p>RDL opposes the size of the KAC being in accordance with the Waimakariri District Development Strategy 2018 (WDDS). RDL disagrees with the size of the centre proposed in the WDDS, and in any event considers that assessment of centre size is not significantly out of date.</p>	Allow in part	Provide for a Key Activity Centre and Town Centre Zone at Ravenswood, consistent with RDL's original submission
Waka Kotahi NZTA #275.18	<p>In TRAN-P2, unclear how clauses 6, 7 and 8 are related to transport as they appear to be broader measures relating to environmental sustainability. It is not clear if (5) is intended to be specific to road construction (such as roads, accesses and pathways), or construction more broadly.</p> <p>Consider deleting clauses 5, 6, 7 and 8 from TRAN-P2</p>	Support	RDL supports amendments to TRAN-P2 to clarify intent and application, and to ensure that the matters addressed in the policy are appropriate matters to be considered and provided for in the context of a resource consent application.	Allow	Amend TRAN-P2 by deleting clauses (5) – (8)

	and consider if they are better situated in the Energy and Infrastructure Chapter, or amend so it is clearer how they relate to transport.				
Foodstuffs South Island Properties Limited (Aurecon NZ Ltd) #267.9	<p>Amend TCZ-BFS9</p> <p>1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.</p> <p>TCZ-BFS9 requires outdoor storage or parking areas to be screened, however the reference to 'parking areas' appears to be an error, as the matters of discretion do not contain any reference to parking areas.</p>	Support	A requirement that all outdoor carparking be screened from adjoining zones is impractical, would compromise amenity of the development, and is not in accordance with Crime Prevention Through Environmental Design principles.	Allow	Accept the submission
Martin Pinkham #193.53	Rezone land located to immediate north of Ravenswood and to the west of State Highway 1, as identified in the submission, to Medium Density Residential	Support in part	RDL supports the rezoning of land to the north of Ravenswood for residential development, noting that in RDL's experience there is a high demand for residentially zoned land at Woodend.	<p>Allow in part</p> <p>Reject in part</p>	Approve the rezoning sought in respect of all land outside of the Ravenswood development.

			RDL opposes any rezoning of land within the Ravenswood development which is inconsistent with zoning sought through RDL's original submission on the PWDP and further submission on Variation 1.		Reject the submission in relation to the zoning of land within the Ravenswood development where that is inconsistent with submissions by RDL.
Annie Fechny and 14 other landowners #125.1	Rezone land on Chinnerys Road and Grange View from Large Lot Residential 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	Approve the rezoning sought
Mark and Debbie Ogle #143.1	Rezone land on Chinnerys Road and Grange View from Large Lot Residential 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	Approve the rezoning sought
East West Developments Ltd #77.1	Rezone land adjacent to Parsonage and Elders Road to Medium Density 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 and supports medium density in this location.	Allow	Approve the rezoning sought
Martin Pinkham #190.1	Extend the Large Lot Residential Zone to include additional land located from Gladstone Road to beyond Fullers Road	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	Approve the rezoning sought
Howard Stone #191.1	Rezone 118 Main North Road from Rural Lifestyle to Special Purpose Zone Pegasus Resort	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	Approve the rezoning sought

Jesse Herschell #29.1	Rezone 14 Gatehouse Lane from Rural to Large Lot 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	Approve the rezoning sought
B and A Stokes #214.1	Rezone land at 130 Gressons Rd, Waikuku (144ha) to a combination of General Residential Zone and Medium Residential Zone.	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	Approve the rezoning sought
B and A Stokes #211.1	Rezone land at 81 Gressons Road and 1375 Main North Road, Waikuku from Rural Lifestyle to Large Lot Residential Zone	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	Approve the rezoning sought
Remi Leblanc #287.1	Rezone land between Marchmont Road and Gressons Road from Rural Lifestyle to Special Purpose Zone – Lifestyle Village	Oppose	There is already significant provision made for retirement living within Ravenswood (on land that is owned and will be developed by a third party).	Reject	Reject the submission seeking rezoning to enable retirement housing.