



Comments on the Land Use Recovery Plan Review

Comments can be emailed to LURP@ecan.govt.nz or posted to:
Comments on Land Use Recovery Plan Review
Environment Canterbury
P O Box 345
Christchurch 8140

Comments made by: Ravenswood Developments Limited

Contact details:

Address: c/- Glasson Resource Management Limited, 24 Weka Street, Fendalton, Christchurch
(Attention: P Glasson).
Ph: 021 324 954
Email: Peter.Glasson@glassonrm.co.nz

Background:

Ravenswood Developments Limited (“RDL”, a subsidiary of Infinity Investment Group Limited) is the owner of land known as ‘Ravenswood’ located north of Woodend and west of State Highway One. In 2009 Infinity initiated a change to the Waimakariri District Plan to alter the zoning of Ravenswood from rural to residential use. This plan change was approved by the Council and was the subject of two appeals, both of which were resolved by consent.

The majority of the site is zoned residential in the Waimakariri District Plan, with two areas zoned Business 1 and Business 2. The residential component of the site provides the opportunity for approximately 1500 residential sections, including intensive residential development. Additional areas will become a focal point for commercial, community, and service activities.

Map 1 of the LURP identifies the Ravenswood site as Greenfield Priority Areas – Residential and Business. The location of these areas is highlighted on the plan attached as Appendix One.

Of additional relevance, the Woodend/Pegasus area is identified as a Key Activity Centre. This is also shown on the plan contained as Appendix One.

Comments and Actions to Achieve:

It is noted that while all areas of the LURP are subject to the review, there is a requirement to focus on measures that promote infill development and intensification.

The following comments relate to Direction and Coordination, Communities and Housing and Business topic areas.

1. RDL supports the retention of the greenfield priority areas (residential and business) in the LURP on the Ravenswood site. Some variations in the delineation of the boundaries of the residential and business areas has and will continue to occur as detailed site planning and development occurs (and is subject to approval by Waimakariri District Council). RDL would appreciate the opportunity to address this in more detail in the future.
2. RDL supports the identification of the Woodend/Pegasus area as a Key Activity Centre, and the specific reference to this area in the definition of the term 'Key Activity Centre'. RDL requests that this reference is retained in the LURP or other appropriate documentation.

Whilst Waimakariri District Council has addressed some of the matters relating to key activity centres within the Waimakariri District by way of LURP Action 26 (and subsequent amendments to the District Plan), it did not specifically provide for a Key Activity Centre in the Woodend/Pegasus area for a number of factors. These included uncertainty over growth and its direction in this area.

RDL acknowledges these uncertainties, however it strongly considers that the identification of a KAC in this area be retained in the LURP to provide WDC and other interested parties with some direction in this matter and enable reconsideration of the KAC at Woodend/Pegasus at an appropriate time in the future.

3. RDL owns a parcel of land immediately to the north of the land identified in the LURP as Greenfield Priority Area – Business for the Ravenswood site. This land (referred to as the 'Lewis' land and identified on the plan contained as Appendix Two as was purchased to provide stormwater treatment and management areas for the Ravenswood development.

By way of background, at the time of initial rezoning, it was proposed that stormwater within the Ravenswood site be through a conventional drainage network of sumps and pipes to capture and convey primary flow within the site. This system was to be used to convey flows to the raingardens and from the raingardens to discharge points in the Taranaki Stream. During events larger than the capacity of the primary system, designated routes for conveyance of additional (secondary) flows were proposed which were generally located along main streets

To manage the volume of runoff generated from the development, a three stage system was proposed involving stormwater detention through the provision of a series of ponding areas, in and around the village centre. When these were overwhelmed during high flows, water will back up within the Taranaki stream alignment which was used providing flood peak storage and thus reducing the peak flow discharged from the site. The system also involved proposed pumping/changes to the control gates of the Taranaki Stream at the Ashley River.

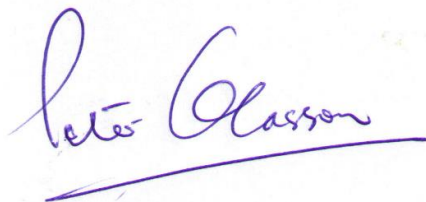
Following detailed investigations an alteration to the intended stormwater system was proposed which utilised detention storage on the site, thereby removing the issue of the control of the flood volume at the Taranaki Stream/Ashley River confluence. This is considered to have a number of advantages, including the control of stormwater in the subdivision rather than passed to another area for management, passive management of stormwater detention which is considered to be less risky reducing the risks posed by the pumped option at the Ashley River confluence. The Lewis land is intended to be used for this purpose.

The issue of the use of this land for infrastructural development associated with the Ravenswood subdivision is understood to have been discussed with Waimakariri District Council, Environment Canterbury, and other District Council. However, it appears that there are issues associated with the LURP as currently worded in terms of enabling the use of land adjacent to the LURP land.

Given the significance of this issue, RDL requires a high level of certainty to be provided. For this reason it requests that:

- (i) The boundary of the greenfield priority area (as it applies to Ravenswood) is extended to include the Lewis land, and that this area is specifically identified for the purpose of infrastructural development, Servicing, and stormwater management, and/or
- (ii) The relevant provisions of the LURP (and accordingly other statutory documents that are required to be consistent with the LURP) are altered such that it is clear to any user of the Plan that the land outside the boundaries of the Ravenswood greenfield priority area can be used for servicing associated with the land in that greenfield priority area.

RDL is able to provide further background information on this issue if required.

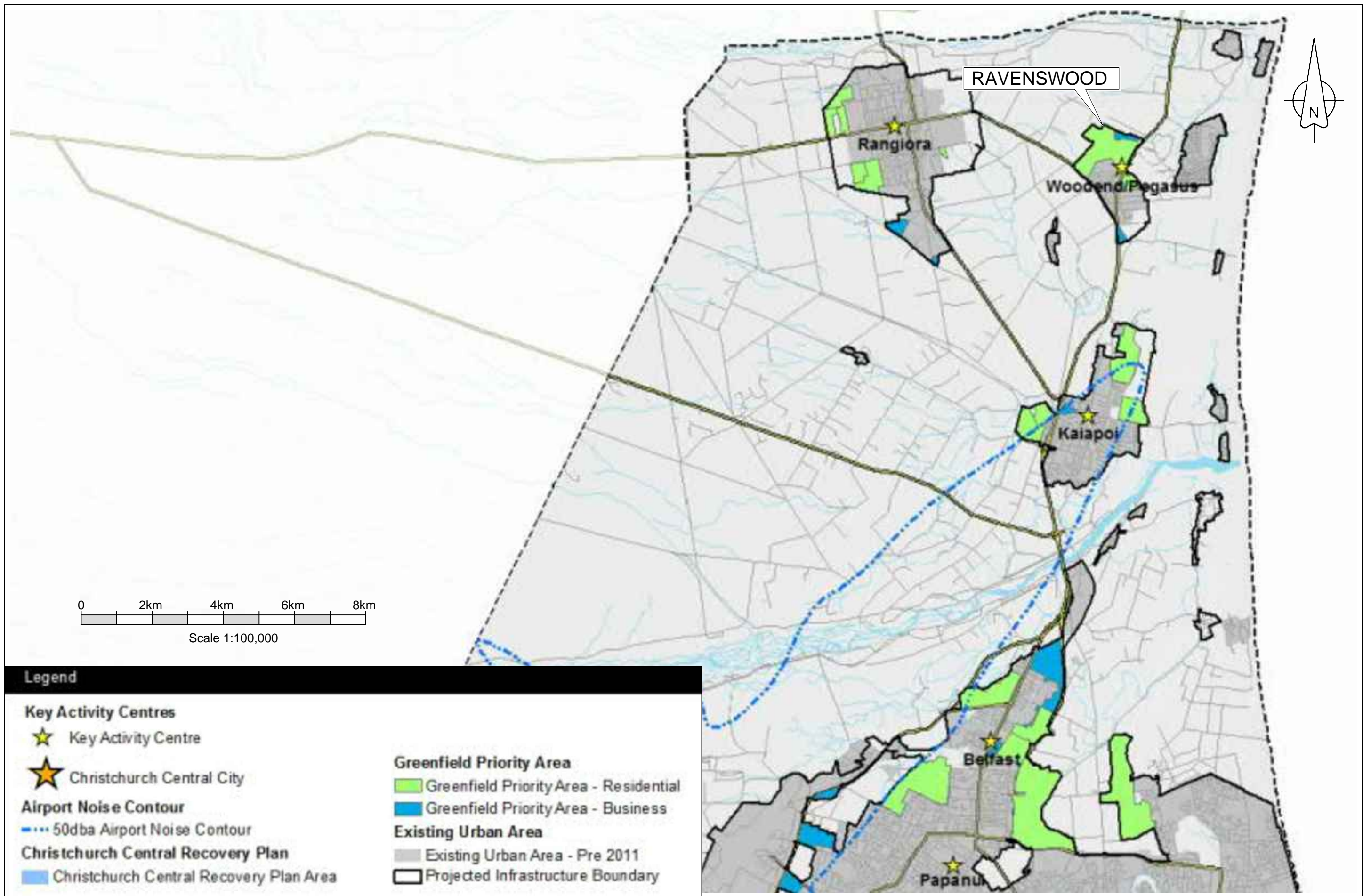


Signature:

(P Glasson, as agent for Ravenswood Developments Limited)

Date: 08 June 2015

(Signature of person making submission or person authorised to sign on behalf of person making the comment).

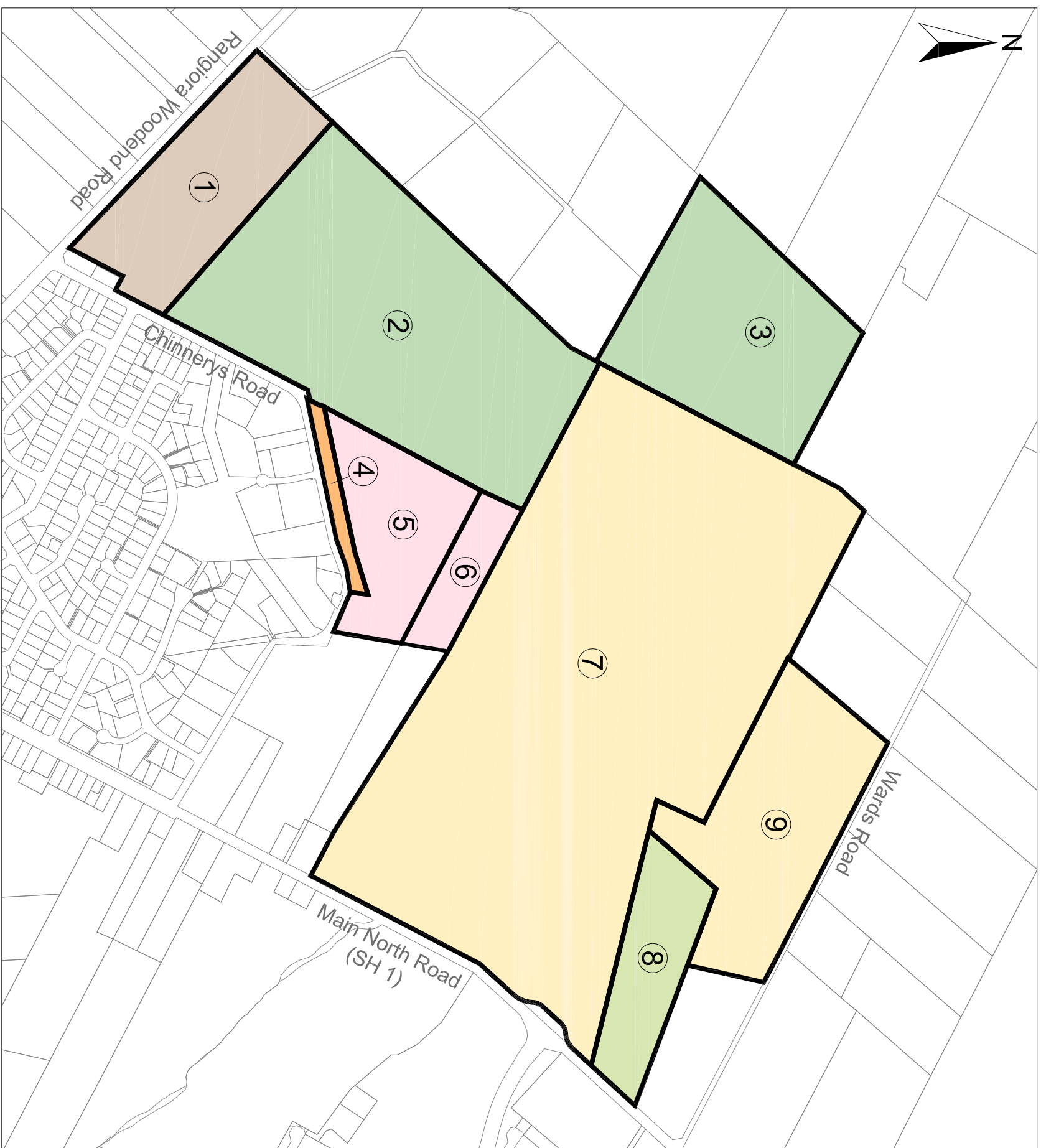


Scale: 1:100,000(A3)
 Date : May 2015
 Drawing No: GRM-107 P2
 Sheet: 1 of 1

Ravenswood

Site Location on ECan Map 1: Land Use Recovery Plan Focus Area





| No. | Address | Legal Description | CT Reference | Area (ha) | Owner |
|-----|---------------------------|-------------------|--------------|-----------|-----------------------------|
| 1 | 174 Rangiora Woodend Rd | Lot 1 DP 332890 | 134715 | 10.5485 | Ravenswood Developments Ltd |
| 2 | 126 Chinnerys Rd | Lot 2 DP 33504 | CB33K/1184 | 28.8780 | |
| 3 | - | Lot 1 DP 57316 | | 14.5270 | |
| 4 | Chinnerys Rd | Lot 1 DP 72463 | CB41D/1228 | 1.0726 | |
| 5 | Chinnerys Rd | Pt RS 3171 | CB22F/1023 | 9.9957 | |
| 6 | - | Pt RS 358 | | | |
| 7 | 1211 Main North Rd (SH 1) | Lot 2 DP 327014 | 675442 | 65.3000 | |
| 8 | 1241 Main North Rd (SH 1) | Lot 10 DP 923 | CB22F/1024 | 5.8375 | |
| 9 | 45 Wards Road | Lot 1 DP 481513 | 675442 | 13.0780 | |

CAD ref: 31143.location diagrams.dwg

do
Davis Ogilvie
Engineers - Surveyors - Planners
186 Hazledean Road, Addington
Christchurch, New Zealand
P.O. Box 389 Christchurch 8140
OFFICES ALSO IN:
Nelson - Timaru - Greymouth

| issue | date | reason | approved |
|-------|-------|-------------------|----------|
| B | 05.15 | Area 9 Added | RB |
| A | 08.14 | Preliminary Issue | RB |

design | drawn | QA check | dwg | issue
mm | mmm/bl | mm |
scale | date | file |
1:9000 | 05.15 | 31143 | 342 B

Underlying Land Parcels - Ravenswood