

**SUBMISSION TO THE LONG TERM COMMUNITY COUNCIL PLAN FOR  
CHRISTCHURCH CITY COUNCIL**

**SUBMISSION FOR MEMORIAL AVENUE INVESTMENT LIMITED**

**1. Introduction**

- 1.1 Memorial Avenue Investment Limited ("MAIL") owns approximately 19ha of land located at the corner of Memorial Avenue and Russley Road in Russley, Christchurch. The company intends to lodge a comprehensive private plan change in the middle of 2009 seeking a new City Plan zoning for the site to provide for a mixed business use of the land.
- 1.2 The development of the MAIL site will assist in meeting the expected growth in demand for business land within the Greater Christchurch Area in particular in the north western suburbs of Christchurch.
- 1.3 To assist with the timely development of the MAIL site and other locations in the north western area, upgrades in relation to wastewater drainage are necessary and to the extent that these are signalled in the LTCCP, are supported. It is less clear whether required investigations with respect to water supply issues are included within the LTCCP and further clarity on this matter is sought.

**2. Wastewater Drainage**

- 2.1 The proposed capital programme outlined in the LTCCP includes the Maidstone diversion and storage facility. This is programmed to occur between 2013 and 2017 and will provide additional capacity in the local sewage catchment. Council Officer Mr O'Neill has confirmed that once the installation of the Maidstone storage facility and the Western interceptor has been completed there would be sufficient capacity for the MAIL site.
- 2.2 MAIL submits in support of the programmed works for the Maidstone diversion and storage facility.
- 2.3 The development of the Western Interceptor is also included in the proposed capital programme and scheduled to be completed in 2014. This will provide additional capacity required in the system.

2.4 MAIL submits it is necessary to complete the installation of the western interceptor as programmed as this will ensure the growth of Christchurch is not unduly constrained.

### 3. **Water Supply**

3.1 Consultation with the City Council's Asset and Planning Unit, Planning Engineer Mr Eoghan O'Neill has confirmed that there is currently insufficient water pressure in the area of the MAIL site but that the Council is carrying out investigations over the next 18-24 months to remodel the Christchurch water supply zones along hydraulic boundaries rather than the former existing political boundaries. This rezoning work will likely resolve these pressure issues as the model will be comprehensive and is likely to remove some of the inherent conservatism within the system.

3.2 It is not clear whether this work is provided for in the proposed capital works programme signalled in the LTCCP. We understand that such work may be provided for in the sum allocated to the Water supply growth programme on page 263 of the LTCCP but seek clarity that this understanding is correct.

3.3 If the work is not provided for within this growth programme we submit that the Council should reassign funds to ensure that this work can be completed within the next 18-24 months as indicated by Mr O'Neill.

### 4. **Right to be heard**

4.1 Memorial Avenue Investment Limited wishes to speak to this submission.



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**L J Semple /M A Thomas**

Counsel for Memorial Avenue Investment Limited

Dated 15 April 2009

16 April 2009

Christchurch City Council

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Dear Sir/Madam

**Long-Term Council Community Plan 2009-2019 - Submission**

1. Please find attached a submission on behalf of Memorial Avenue Investment Limited in relation to the draft LTCCP 2009-2019.
2. Please address any correspondence in relation to this submission care of Anderson Lloyd and direct it to the attention of Monique Thomas.

Yours faithfully  
**Anderson Lloyd**



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