

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** hearing of submissions and further  
submissions on the Proposed Waimakariri  
District Plan

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**MEMORANDUM OF COUNSEL ON BEHALF OF ANDREW MCALLISTER AND SURVUS  
(PDP Submitters 8 & 250)**

**RESPONSE TO MINUTE 5 DATED 4 JULY 2023 / COUNCIL MEMO 18 AUGUST 2023**

**Dated 31 August 2023**

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## **MAY IT PLEASE THE COMMISSIONERS:**

1. This Memorandum is filed on behalf of Andrew McAllister and Survus (the **Submitters**). The Submitters have filed submissions on the Proposed Plan and have been allocated ID numbers 8 and 250 respectively.
2. This Memorandum is filed in accordance with the Commissioners' Minute 5 dated 4 July 2023 and responds to the "Memo to Hearing Panel" prepared by Peter Wilson dated 18 August 2023 (the **Memo**).
3. The McAllister submission supports growth of Swannanoa to the west i.e, the Large Lot Residential Overlay (LLRO) as it relates to 1401, 1410 and 1379 Tram Road; and seeks that 1275 Tram Road be included within the Swannanoa LLRO.
4. The Survus submission seeks:-
  - rezoning the Proposed Plan LLR Overlay areas to LLRZ; and
  - additional provision for LLR development and zone suitable areas or otherwise apply a LLR Overlay. These could include but not be limited to township edge locations; rural residential areas in the Waimakariri Rural Residential Development Plan 2019; and areas adjoining existing Small Settlement or LLR zones.
5. Specific rezoning requests in accordance with the Survus submission scope (and with the agreement of Survus) are being sought for:
  - 25 Ashley Gorge Road, Oxford, appx 50 ha (which is the subject of a LLRO); and
  - 1401, 1419 and 1370, Tram Road Swannanoa, 16.38 ha (subject of LLRO); and
  - 1275 Tram Road Swannanoa, 21.25 ha

### **Hearing of Large Lot Residential Rezoning and Overlay requests**

6. All of the above rezoning requests are substantial rezonings ie. they seek to rezone more than one site or a small land area. Likewise the McAllister submission supporting/requesting LLROs at Swannanoa are substantial LLRO requests.
7. The submitters support the LLR zoning and overlay requests being heard together in hearing stream 12 (2), as set in the Memo Table 1. This is essential to ensure an integrated approach and provide adequate time for preparing the required supporting and planning and technical evidence, noting that the rezoning requests expert evidence must be filed 60 working days before the commencement of the hearing stream.<sup>1</sup> Essentially the same level of expert evidence will be required for the LLRO requests, as for the rezoning requests. This will be filed and

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<sup>1</sup> As directed in Panel Minute 1 dated 2 March 2023

presented as part of the same evidence 'package' in the case of the McAllister and Survus submissions.

Dated: 1 September 2023

A handwritten signature in black ink, appearing to read 'Fiona Aston', written in a cursive style.

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**Fiona Aston**  
Planner for Andrew McAllister and Survus