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Dear Andrew,

Re: Proposed Waimakariri District Plan - Submission 250 Survus Consultants

Survus Consultants lodged a submission (submission 250) on the Proposed Waimakariri District Plan (PWDP) which includes the following requested relief with respect to Large Lot Residential development:

1. Rezone the Proposed Plan LLR Overlay areas LLRZ.
2. Make 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.
3. Provide for LLR densities of between 1 to 7 households per ha, with average densities to be determined on a case by case basis, having regard to the local circumstances.
4. Amend the relevant LLR provisions, including Objectives and policies, to facilitate the above.

You have lodged a submission (submission 8) with respect to two proposed LLR areas at Swannanoa, which seeks relief as below:

1. 1401, 1419 Tram and 1379 Two Chain Road (Block A) – support PWDP inclusion of this land in the LLR Overlay (LLRO) for Swannanoa
2. 1275 Tram Road (Block B) – include in the LLR Overlay for Swannanoa

You did not specifically request LLR rezoning for the above sites, rather inclusion with the LLRO. We understand you have received legal advice that your submission does provide scope to seek rezoning of the above properties to LLRZ, and will need to be supported with an Outline Development Plan and supporting technical and planning evidence. This is your intention, and we are assisting you with this work.

However, we understand that out of an abundance of caution, you also wish to rely on Survus submission 250 to provide scope for the above properties to be rezoned LLRZ. The Survus submission requests that all LLRO areas be rezoned LLR (which includes Block A) and that other suitable areas be zoned LLR or be included within the LLRO. Suitable areas are identified as including areas adjoining existing LLR zones, which is the case with 1275. There is an existing LLRZ adjoining to the west.

We fully support the approach of you relying on the Survus submission 250 to provide scope to rezone Blocks A and B to LLR if required, and confirm we give our permission for you to do so.

Yours sincerely,



Hamish Frizzell
Director, Survus Consultants