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Dear Ben,

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 own land at 25 Ashley Gorge Road, Oxford ('the Site', outlined in red on Figure 1 below). This is identified as a LLR Overlay in the Proposed Waimakariri District Plan (PWDP). Submission 250 provides scope under relief 1. above for rezoning this land LLR.

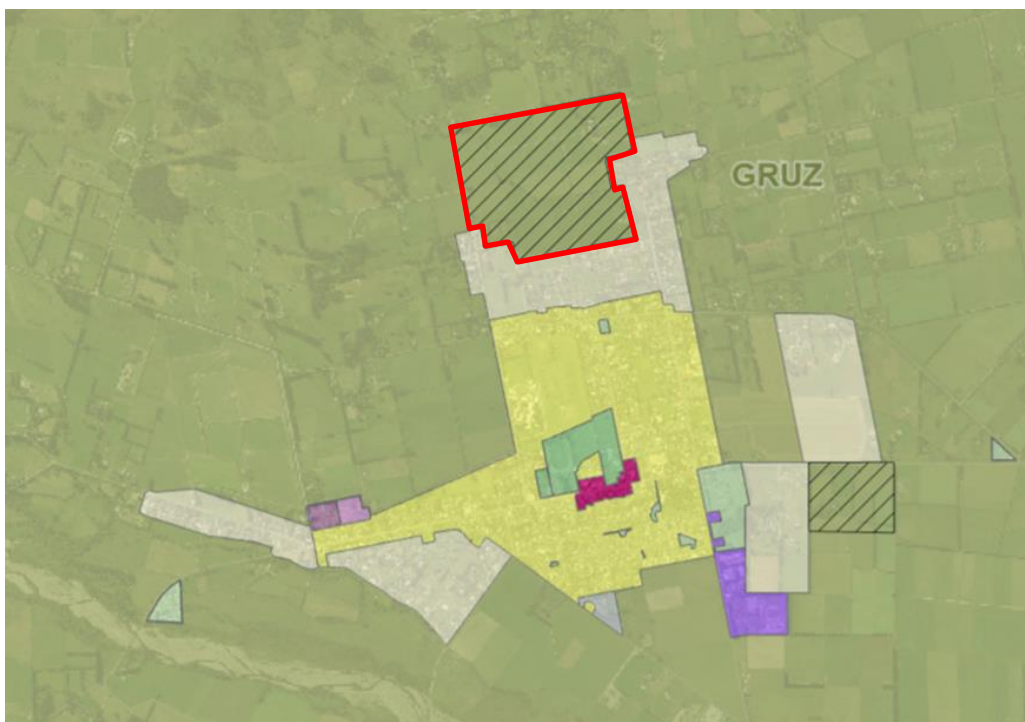


Figure 1: PWDP planning map, Oxford. Black hatched – LLR Overlay, Light grey – LLRZ. Site outlined in red.

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You did not lodge a submission on the PWDP as you only purchased the Site on 16th June 2023, after the closure of the period for submissions on the PWDP (26 November 2021). The previous owner did not lodge a submission on the PWDP seeking LLR rezoning, notwithstanding the LLRO.

✚ Your intention is to develop the land for LLR purposes in accordance with the LLRZ provisions. You wish to rely on Submission 250 to provide scope for LLR rezoning of the Site. We fully support this approach and are assisting you with the ODP and technical evidence required in support of the rezoning. Accordingly, we confirm we give our permission for you to rely on Survus submission 250 to provide scope for rezoning the Site.

Yours sincerely,



Hamish Frizzell
Director, Survus Consultants