
Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 26/11/2021

Submission Reference Number #:125

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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Submission on behalf of:

Mr & Mrs C Sharp - 109 Chinnerys Road, Mr & Mrs M Ogle - 95 Chinnerys Road, Mr & Mrs H Tocker - 85 Chinnerys Road, Mr & Mrs G Fechny - 14 Grange View, Mr K & Ms Lucy Magill - 13 Grange View, Mr & Mrs K Robinson - 8 Grange View, Mr & Mrs G Barclay - 73 Chinnerys Road, Mr & Mrs K Harrison - 69 Chinnerys Road, Ms M Silverlock - 61 Chinnerys Road, Mr & Mrs P Simpson - 55 Chinnerys Road, Mr & Mrs D Forge - 33 Chinnerys Road, Mr & Mrs Nick - 29 Chinnerys Road, Mrs Lois - 25 Chinnerys Road, Mr & Mrs E Bell - 19 Chinnerys Road

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 125.1

Section: LLRZ - Large Lot Residential Zone

Sub-section: LLRZ - Large Lot Residential Zone

Provision: General

Sentiment: Oppose

Submission:

This submission is on behalf of residents* living in the area of Chinnerys Road and Grange View (presently zoned Residential 4B) to be rezoned as the Large Lot Residential Zone (LLRZ) in the Proposed Waimakariri District Plan. Our properties do have a General Residential Zone Area Specific Overlay, because Chinnerys Road is specifically identified to become General Residential Zone¹. We do not believe the Large Lot Residential zoning is appropriate so wish to be rezoned as General Residential Zone in the new District Plan.

The Large Lot Residential Zone is 'a zone providing for the district's rural-residential development in a rural environment.'²; 'located near but outside the established townships.'³ and providing 'residential living in a rural environment'⁴. Before the Ravenswood development started, we were situated on the edge of the Woodend Township, in a rural environment, which is relevant to LLRZ. However, with 1352 residential properties being built across the road, we are no longer in a rural setting, but sandwiched between Woodend and Ravenswood townships. We therefore do not meet this initial criteria for LLRZ.

The character of LLRZ properties is 'an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust'⁴. However, with many properties being built along Chinnerys Road, and street lights being installed throughout Ravenswood, the ability to retain these characteristics of LLRZ are diminished and our once-rural environment has been heavily impacted.

Within the LLRZ specifications, the average lot size is to be 5000m². However the average lot size of our 20 properties (17-107 Chinnerys Road + Grange View) is 4490.8m². Another reason Large Lot Residential zoning is inappropriate for us. Equally, there are large lots in other parts of Woodend which are zoned General Residential.

The predicted population increase in the next 30 years estimates 2,786 new households in Woodend. Some of our properties have underutilised land which could instead be used to enable a few new homes to be built on larger sections, supporting the Waimakariri 2048 District Development Strategy for a greater mix of housing choices.⁵ The General Residential Zone would allow such progression.

I hope you will seriously consider our submission, that the Large Lot Residential Zone is not appropriate for our properties on Chinnerys Road and Grange View, but the General Residential Zone better suits our properties as we are now in the middle of townships, rather than in semi-rural environments.

Many thanks for your time and considration,

Annie Fechney

*Residents represented

Mr & Mrs C Sharp - 109 Chinnerys Road

Mr & Mrs M Ogle - 95 Chinnerys Road

Mr & Mrs H Tocker - 85 Chinnerys Road

Mr & Mrs G Fechney – 14 Grange View

Mr K & Ms Lucy Magill - 13 Grange View

Mr & Mrs K Robinson - 8 Grange View

Mr & Mrs G Barclay - 73 Chinnerys Road

Mr & Mrs K Harrison - 69 Chinnerys Road

Ms M Silverlock - 61 Chinnerys Road

Mr & Mrs P Simpson - 55 Chinnerys Road

Mr & Mrs D Forge - 33 Chinnerys Road

Mr & Mrs Nick - 29 Chinnerys Road

Mrs Lois - 25 Chinnerys Road

Mr & Mrs E Bell - 19 Chinnerys Road

¹ Proposed Waimakariri District Plan (18.09.21) Section 32 Report: Whitua Nohonoho/Residential Chapter: 5.2 Zone Subject

² Proposed Waimakariri District Plan (18.09.21) Section 32 Report: Whitua Nohonoho/Residential Chapter: 5.2 Zone Subject

³ Proposed Waimakariri District Plan 18 September 2021

⁴ Proposed Waimakariri District Plan (18.09.21) Section 32 Report: Whitua Nohonoho/Residential Chapter: 5.4 Proposed Methods

⁵ Proposed Waimakariri District Plan 18 September 2021

⁶ Waimakariri 2048 District Development Strategy; 2.4; Growing Communities

Relief sought

LLRZ - Large Lot Residential Zone

GRZ - General Residential Zone