

**From:** [PART A Variation 1 to the PDP](#)  
**To:** [dhakaljigyasa@gmail.com](mailto:dhakaljigyasa@gmail.com)  
**Cc:** [DPR Submissions](#)  
**Subject:** Copy of your submission on Variation 1 to the Proposed District Plan  
**Date:** Tuesday, 13 September 2022 4:51:18 pm

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Submitter ID: V1-0013

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### Trade Competition Declaration

**I could gain an advantage in trade competition through this submission.**

No

**If yes: I am directly affected by an effect of the subject matter of the submission that**

**(a) adversely effects the environment; and**

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

### Hearing Options

**Do you wish to be heard in support of your submission?**

*If you choose yes, you can choose not to speak when the hearing date is advertised.*

Yes

**If others are making a similar submission would you consider presenting a joint case with them at the hearing?**

Yes

### Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

Higher density in a 10 min walking distance to the University Campus would enable private investors to build accessible student accommodation. Currently the university provided accommodation has strict rules, low maintenance and low competition. Allowing private investors to provide high density high rise apartments around the university would reduce rental costs and keep Lincoln Uni students in the Lincoln environment, and boost the local economy. Currently students live in Chch/Canterbury Uni

areas, or pay alot of money to live in new build homes which require gardens such students done tend to look after.

Benefits: less competition for medium density in existing subdivisions. Students walking = less commuters traveling out of Lincoln and reduction of impact to Rooding. More rates. Planning for Univerity Growth. Multistory building next to the existing univeristy multistory building will look appropriate.

The decision I/we want Council to make:

As part of the MDRS, Council must adopt medium density zoneing as a minimum. Higher Density is able to be adopted, and should be considered for 10min walking distance radius around the University.

## **Point 2**

Provisions to which my/our submission relates:  
Prebbleton MRZ - Town Centre

My position on this provisions is:  
Support In Part

The reasons for my/our submission are:

The town centre compotent of Prebbleton is very small compared the potential growth of the town. Prebbleton should consider increase in this Town Centre Zone. Consider including the other side of the Springs Road next to Church all the way to Summerset.

Benefits: Allow for business growth with future increase in population.

The decision I/we want Council to make:

Increase Town Centre Zone in Prebbleton

## **Point 3**

Provisions to which my/our submission relates:  
Prebbleton MRZ

My position on this provisions is:  
Support

The reasons for my/our submission are:

Support the urban limit boundary for MDRS

The decision I/we want Council to make:

N/A

**Point 4**

Provisions to which my/our submission relates:  
Prebbleton Recreational Areas

My position on this provisions is:  
Neither Support Nor Oppose

The reasons for my/our submission are:

There is a new recreation area going in on Birchs Road. Please zone more areas in future to increase the recreation/sw area similar to Lincoln, with clear connections/walkways between these areas. Ideal would be a recreational "loop" around prebbleton such that Marathon events could occur. Consider greenspace connections to Lincoln and Rolleston too.

Benefits: this type of recreational connected area is not available in Chch (other than Hagley) and making Selwyn an attractive place to live for recreation.

Prebbleton has a lot of TC2 land/ swamplands. MDRS is reducing urban sprawl but we should utilise these TC2 swamplands into recreational land.

The decision I/we want Council to make:

Increase in recreational/ stormwater zoning for the district in particular the connection from Lincoln to Prebbleton.

**Point 4**

Provisions to which my/our submission relates:  
Prebbleton Recreational Areas

My position on this provisions is:  
Neither Support Nor Oppose

The reasons for my/our submission are:

There is a new recreation area going in on Birchs Road. Please zone more areas in future to increase

the recreation/sw area similar to Lincoln, with clear connections/walkways between these areas. Ideal would be a recreational "loop" around prebbleton such that Marathon events could occur. Consider greenspace connections to Lincoln and Rolleston too.

Benefits: this type of recreational connected area is not available in Chch (other than Hagley) and making Selwyn an attractive place to live for recreation.

Prebbleton has a lot of TC2 land/ swamplands. MDRS is reducing urban sprawl but we should utilise these TC2 swamplands into recreational land.

The decision I/we want Council to make:

Increase in recreational/ stormwater zoning for the district in particular the connection from Lincoln to Prebbleton.