

From: [PART A Variation 1 to the PDP](#)
To: sonnyphilhughes@gmail.com
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Tuesday, 13 September 2022 4:48:42 pm

Submitter ID: V1-0017

Submitter Name: Phil Hughes
Submitter Address: 31 Conductors Road, Prebbleton, Christchurch
City/Town: Prebbleton
Postcode: 7604
Contact Name: Phil Hughes
Contact Organisation:
Contact Address: 31 Conductors Road, Prebbleton, Christchurch
City/Town: Prebbleton
Postcode: 7604
Contact Email: sonnyphilhughes@gmail.com
Contact Phone Number: 275744000

[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?

No

Point 1

Provisions to which my/our submission relates:

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Selwyn District Council needs to support local democracy in our district - Christchurch City Council have shown that democracy can speak by voting this law down. SDC Councillors need to connect with their electorate and represent them without fear. It is patently ridiculous for Selwyn to become subject to the Intensification legislation if Christchurch does not.

The decision I/we want Council to make:

Vote down this Variation.

Point 2

Provisions to which my/our submission relates:

PART A" of the Intensification Planning Instrument (IPI) – Variation 1 to the Proposed District Plan

My position on this provisions is:

Oppose

The reasons for my/our submission are:

The provisions of the legislation making Prebbleton part of this Intensification is misleading - it is under 5000 people (as the the relevant census, and the village aspect of the township do not make it a urban intensification area. Again the SDC needs to find some courage and demand an amendment to the legislation changing the current list of Tier 1 Territorial Authorities to the Auckland, Wellington, Tauranga, Hamilton and Christchurch City Councils, removing the other Districi (not City) Councils from the list.

The decision I/we want Council to make:

Vote down this Variation and submit a legislation amendent to Central Government.

Point 3

Provisions to which my/our submission relates:

"PART A" of the Intensification Planning Instrument (IPI) – Variation 1 to the Proposed District Plan

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

The Stationmasters Way/Edward Law Boulevard corner of Prebbleton (inclusive Central Avenue, William Deans Drive and all internal roads) should be exempt from the Intensification legislation. All thoroughfares in this corner of Prebbleton are engineered with narrow roadways (often one lane each way separated by kerbing) with allocated alcove parking. This parking has capacity for approx 1 x car per every two households (400m+ sites). Housing intensification - with subsequent higher vehicle density and parking needs - would require full road reengineering or the current roading would become impassable to emergency vehicles, public transport, heavy goods vehicles and even cars and bicycles would have no or marginal accessibility around this neighbourhood because the Intensification rules do not enforce off-street parking options.

Uncontrolled intensification in this area would lead to clogged streets, no fire/ambulance access and a public transport and traffic nightmare.

The decision I/we want Council to make:

Exempt this part of Prebbleton from the Variation.

Point 4

Provisions to which my/our submission relates:

“PART A” of the Intensification Planning Instrument (IPI) – Variation 1 to the Proposed District Plan

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

The area of Prebbleton bounded by Stationmasters Way/Edward Law Boulevard/Tosswill Road/Central Avenue should be exempt from the Intensification legislation. The neighbourhoods within this area are serviced by a wastewater station on Coachmans Road, near its Conductors Road intersection. This wastewater station and wastewater piping capacity is designed for the current level of intensification in the neighbourhood. On two occasions in the last two years, it has reached capacity. In the latest example during the late July 2022 rains, the local neighbourhood had to stop using toilets for a 12 hour period to prevent backflow. The SDC had to send in pump trucks to stop it overflowing – they will have records confirming this event. Uncontrolled intensification in this area would lead to significant wastewater hazards with overflows, blockages and damage as it is already at capacity with current intensification levels. Alternatively the entire wastewater infrastructure under the whole neighbourhood would have to be reengineered. And rainfall like late July are expected more regularly now too, increasing pressure on swales etc, which further intensification will only worsen, risking neighbourhood wastewater and drainage flooding.

The decision I/we want Council to make:

Exempt this part of Prebbleton from the Variation

Point 4

Provisions to which my/our submission relates:

“PART A” of the Intensification Planning Instrument (IPI) – Variation 1 to the Proposed District Plan

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

The area of Prebbleton bounded by Stationmasters Way/Edward Law Boulevard/Tosswill Road/Central Avenue should be exempt from the Intensification legislation. The neighbourhoods within this area are serviced by a wastewater station on Coachmans Road, near its Conductors Road intersection. This wastewater station and wastewater piping capacity is designed for the current level of intensification in the neighbourhood. On two occasions in the last two years, it has reached capacity. In the latest example during the late July 2022 rains, the local neighbourhood had to stop using toilets for a 12 hour period to prevent backflow. The SDC had to send in pump trucks to stop it overflowing – they will have records confirming this event. Uncontrolled intensification in this area would lead to significant wastewater hazards with overflows, blockages and damage as it is already at capacity with current intensification levels. Alternatively the entire wastewater infrastructure under the whole neighbourhood would have to be reengineered. And rainfall like late July are expected more regularly now too, increasing pressure on swales etc, which further intensification will only worsen, risking neighbourhood wastewater and drainage flooding.

The decision I/we want Council to make:

Exempt this part of Prebbleton from the Variation