

**From:** [PART A Variation 1 to the PDP](#)  
**To:** [mcglinchya@yahoo.co.nz](mailto:mcglinchya@yahoo.co.nz)  
**Cc:** [DPR Submissions](#)  
**Subject:** Copy of your submission on Variation 1 to the Proposed District Plan  
**Date:** Tuesday, 13 September 2022 9:19:04 pm

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Submitter ID: V1-0018

Submitter Name: Aaron McGlinchy  
Submitter Address: 113 Jimmy Adams Terrace  
City/Town: Lincoln  
Postcode: 7608  
Contact Name: Aaron McGlinchy  
Contact Organisation:  
Contact Address: 113 Jimmy Adams Terrace  
City/Town: Lincoln  
Postcode: 7608  
Contact Email: [mcglinchya@yahoo.co.nz](mailto:mcglinchya@yahoo.co.nz)  
Contact Phone Number: 273675654

#### 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:

Oppose

The reasons for my/our submission are:

Plan changes, including PC69, which are still subject to appeal should not be included in the rezoning. Should the period for appeal pass, or an appeal fail, then those areas can be added. To include them before due process is concluded is an affront to natural justice, and may result in perverse outcomes should the land be rezoned before an appeal case is heard.

The decision I/we want Council to make:

Exclude PC69 (and any PC in similar circumstances) until appeals to the Environment Court have been concluded.

## **Point 2**

Provisions to which my/our submission relates:

Principal of intensification

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

The intent to enable intensification is based upon a sound motivation, however its execution is extremely poor (hence the widespread opposition). Rather than blanket rezoning of entire townships, SDC should take time to put forward a properly planned application of medium density. Additional qualifying matters can be identified and applied by SDC - whether Govt accepts them is to be seen - but SDC should at least attempt to implement MDZ in a properly planned fashion, targeting specific locations and criteria.

Whilst ironically I also wish to see growth in Lincoln (and wider Selwyn) managed (not stopped, planned for and managed), it is in new subdivisions where some MD could be properly planned and done well.

The decision I/we want Council to make:

Do not apply blanket rezoning to townships. Target areas where planner agree the location and extent of medium density makes sense.

Identify and apply additional qualifying matters to help target medium density to appropriate locations, to avoid inappropriate location, and to contain the scale to which medium density is applied so that infrastructure (which is already under stress) is not further burdened.

## **Point 3**

Provisions to which my/our submission relates:

Lack of qualifying matters

My position on this provisions is:

Oppose

The reasons for my/our submission are:

The lack of qualifying matters identified and applied in the blanket rezoning of Selwyn Townships is concerning. Whilst Govt have published a list of qualifying matters, councils have the ability to argue for and apply additional qualifying matters in their rezoning. Shading of neighbours, overlooking of neighbours, narrow streets which cannot cope with further on street parking caused by multiple dwellings with potentially no off street parking, destruction of character, insufficient and or/failing infrastructure, congested transport corridors, limited public transport.

Ideally this would be done in a thorough way, but failing time (and it seems will) some simple principles could be applied to mitigate the blanket nature of the current proposal.

The decision I/we want Council to make:

Failing a detailed assessment and application of additional qualifying matters, utilise some simple criteria to limit the extent of MDZ in Selwyn. Such properties could still apply for MDZ through the RMA process, but would not automatically be zoned MD.

- Exclude all houses over 100 years old (or some similar age which historians/planners deem a useful rule of thumb) from automatic inclusion in MDZ.

- Exclude all house UNDER 50 years old (economic life of a residential building) on the basis that demolishing such buildings is wasteful and detrimental to climate change mitigation.

- Identify streets and section orientations whereby MD would mean shade from 3 storey properties would predominantly fall towards roads or reserves and ALLOW MDZ on those properties, but EXCLUDE properties where shading would fall towards neighbouring properties.

- exclude all streets where vehicles could not be parked on the street, AND 2 vehicles could not easily and safely pass along the road in opposing directions.

- restrict MDZ to a capped % of new subdivisions in locations that can be developed at higher density in a sympathetic way to the environs (starting with a blank canvass means it can be done well, not haphazard).

- proactively identify parts of townships, close to central amenities and public transport links, whereby medium density would be appropriate.

- use other mechanisms to reward sympathetic intensification e.g. temporary rates relief if criteria specified by Council are met.

#### **Point 4**

Provisions to which my/our submission relates:  
Show some courage

My position on this provisions is:  
Support

The reasons for my/our submission are:

Please SDC, listen to your community and do not simply roll over and show your belly. You can accept that medium density in the right quantity, in the right places, is OK in Selwyn. What I urge you not to accept is an unfettered blanket application of poor policy directed by Wellington.

The decision I/we want Council to make:

Stand up and be counted, at the very least go down fighting for your constituents!

#### **Point 4**

Provisions to which my/our submission relates:  
Show some courage

My position on this provisions is:  
Support

The reasons for my/our submission are:

Please SDC, listen to your community and do not simply roll over and show your belly. You can accept that medium density in the right quantity, in the right places, is OK in Selwyn. What I urge you not to accept is an unfettered blanket application of poor policy directed by Wellington.

The decision I/we want Council to make:

Stand up and be counted, at the very least go down fighting for your constituents!