

From: [PART A Variation 1 to the PDP](#)
To: eldhogeorge111@gmail.com
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Wednesday, 14 September 2022 1:18:08 pm

Submitter ID: V1-0022

Submitter Name: Eldho George
Submitter Address: 203 Lincoln Rolleston Road
City/Town: Rolleston
Postcode: 7615
Contact Name: Eldho George
Contact Organisation:
Contact Address: 203 Lincoln Rolleston Road
City/Town: Rolleston
Postcode: 7615
Contact Email: eldhogeorge111@gmail.com
Contact Phone Number: 223080280

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.

No

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:

Neighbourhoods will be negatively affected by the intensification of housing. There is no housing shortage in Rolleston. Many people move to Selwyn from Christchurch to escape the concrete jungles of the city. There is concern about losing sunlight and privacy in homes and gardens if 13-meter-high buildings are built in their backyard. During winter, the sun lowers in the sky, so homes

with tall buildings next door would lose far more sunlight.

The decision I/we want Council to make:

We need more housing, and we don't want or need urban sprawl. However, the housing intensification rules should have to consider the loss of sunlight trees and urban amenity and how that will affect citizens' mental health.

The only person who benefits from this is the developers, one house demolished and now 4 x 2 story units for sale at 600k plus each Still unaffordable and worse living conditions overall. (Unless you like concrete all around you and no garage) The developers have found another way to make more money.

The intent of the law change was to:

"Rapidly increase supply and AFFORDABILITY of housing WHERE IT IS NEEDED", and yet....

1) Developers aren't building social housing that is truly affordable for those most desperate need of housing assistance: profit driven developers are in fact displacing people out of older properties that provide cheaper accommodation options, replacing them with much more expensive housing that commands a much higher rent price, and purchase price.

2) StatsNZ stated 22,000 homes were built year ending June 22

3) Kiwibank Chief Economist stated the housing shortage has dropped from over 50,000 homes to a 21,000 before the housing intensification has been implemented, so in the next year at the current pace, we will have a surplus.

Building a three-storey apartment building way in Rolleston will increase pressure on roads and services and cost the money.

I will applaud the Councillors for voting "No".