

**From:** [PART A Variation 1 to the PDP](#)  
**To:** [robert.claman@xtra.co.nz](mailto:robert.claman@xtra.co.nz)  
**Cc:** [DPR Submissions](#)  
**Subject:** Copy of your submission on Variation 1 to the Proposed District Plan  
**Date:** Wednesday, 14 September 2022 1:53:48 pm

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Submitter ID: V1-0024

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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.*

No

**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:

I am totally opposed to the housing intensification proposals where they apply to or affect existing properties. It is completely inappropriate to allow a property owner to erect up to 3 dwellings of up to 3 stories high on a residential section where this development could adversely affect existing surrounding properties. Adverse effects include loss of privacy, shading (loss of natural light), decrease in value of neighbouring properties, inability of services to cope with intensive housing,

increase in noise, and traffic/vehicle congestion caused by the lack of a requirement for off-street parking to be provided. The government had no mandate to force this proposal on any councils, especially where there is already a suitable district plan in place to cope with population and housing growth.

The decision I/we want Council to make:

I want the provision to be deleted. It should be resisted at all costs. While I have been told that the government has the power to force the council to comply with this directive, I feel the Selwyn District Council should join with the Christchurch City Council (and others) to tell the government to withdraw the proposal and allow councils to make their own planning decisions based on their own unique situations and taking into account their obligation to protect their existing ratepayers. The SDC should not accept this as a fait accompli and should instead fight to protect the interests of its ratepayers. If enough councils reject this proposal the government will have no choice but to back down, as it did recently with the proposal to apply GST to Kiwisaver Fees.