

From: [PART A Variation 1 to the PDP](#)
To: richard@christieconsultants.nz
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Thursday, 15 September 2022 8:33:02 am

Submitter ID: V1-0027

Submitter Name: Richard Christie
Submitter Address: 9 Wallace Crescent
City/Town: Prebbleton
Postcode: 7604
Contact Name: Richard Christie
Contact Organisation:
Contact Address: 9 Wallace Crescent
City/Town: Prebbleton
Postcode: 7604
Contact Email: richard@christieconsultants.nz
Contact Phone Number: 21900247

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:

The Medium Density Residential Zone provisions being forced on Selwyn District Council by central government goes against all well established planning principles such as set back provisions and recession planes. It undermines previous investments individuals have made in their homes by potentially denying them sunlight to their properties, and leaves many home owners uncertain about the future as all normal protections have been disregarded if the plan is implemented as written. It is

highly debatable whether Selwyn District should have even been included in the central government law change, as the problems they thought they were addressing was not a feature of Selwyn District, given the high rate of quality homes being built and their relative affordability compared to large urban centres.

There will be perverse effects. Properties on the south side of East/West running streets will have better values as at least their sunlight will have some protection from the street width. Those with the financial resources to do so will seek larger sections (not the smaller sections sought by Government) to give themselves some bufferring from potentially 11 metre high structures adjoining them. And lifestyle blocks will become more popular (even though the owners did not desire so much land) so as to avoid the risk and uncertainty of the negative effects of having tall structures built within 1 metre of the boundary.

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 will soon prove to lead to great tensions and divisions in the regions it has been imposed upon. The fact that it was bi-partisan shows how little regard central government has for local government processes. It is inevitable that it will be repealed or modified at some point.

The decision I/we want Council to make:

DELETED. The Selwyn District Council should do everything it can to resist this central government imposition by rejecting the plan change. Take a lead from Christchurch City Council. Passively resist in all ways possible. Delay- stall. Make life difficult for developers proposing such intensive buildings in inappropriate areas. Try to stop this Act ruining the character of Rolleston, Lincoln and Prebbleton. Avoid implementation as long as possible, including looking at all legal means to push back on central government - in the hope that sanity will eventually prevail in Wellington. It is time for Council to show some leadership to protect the residents of Rolleston, Lincoln and Prebbleton.