

From: [PART A Variation 1 to the PDP](#)
To: elene.anderson@gmail.com
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Thursday, 15 September 2022 4:16:18 pm

Submitter ID: V1-0031

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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.

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 In Part

The reasons for my/our submission are:

The Christchurch City Council has voted against changing its planning rules to signal that it does not want intensification forced upon it: [Christchurch says no to government's intensification direction : Newline \(ccc.govt.nz\)](#). As part of the Greater Christchurch Strategy, I believe that the Selwyn District Council should take note of this and enter into discussions with CCC and negotiation with the government over this matter, rather than notify Variation 1 in the Proposed District Plan right now.

The decision I/we want Council to make:

- 1) Consider removing Variation 1 from the Proposed District Plan at this stage.
- 2) Engage in dialogue with the Christchurch City Council to present a case to the government as to if/why this Variation is necessary in the greater Christchurch and Canterbury areas.

Point 2

Provisions to which my/our submission relates:
Part 3 - Zones

My position on this provisions is:
Oppose In Part

The reasons for my/our submission are:

The strong community support in Lincoln against the housing development approved by Selwyn District Council (which is now being appealed in the Environment Court) shows that there is a great deal of concern in the District over the loss of productive farmland to a development frenzy. [Lincoln residents appeal over housing development on prime farmland | RNZ News](#) There does not seem to be any mention or consideration in the Proposed District Plan, nor how Variation 1 would consider, the proposed National Policy Statement for Highly Productive Land (which is under development): [Proposed national policy statement for highly productive land | Ministry for the Environment](#).

The decision I/we want Council to make:

- 1) Engage in dialogue with your residents and ratepayers and prioritise their needs and wishes in terms of how to apply the intensification directive.
- 2) Update the Proposed District Plan to address how Variation 1 will prevent the further loss of farmland to development

Point 3

Provisions to which my/our submission relates:

Part 2 - Strategic Direction and Part 3 - Zones

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

Protection of the night sky - The RF Joyce Observatory in West Melton sets the Selwyn District apart and is marketed as a key asset: [Stargazing \(selwyn.nz\)](http://stargazing.selwyn.nz). The dark skies around Selwyn are being impacted by increased sky glow in particular from industrial expansion around Rolleston. Any intensification activities will need to ensure that the West Melton Lighting Control Area is protected. Avoiding or minimising light pollution is supported by central government and something that all Councils should be taking seriously in planning future development. Blue-rich LED lighting is commonly used for new developments so there is urgency that lighting is minimised or avoided altogether. See [Blue light Aotearoa \(royalsociety.org.nz\)](http://royalsociety.org.nz/blue-light-aotearoa)

The decision I/we want Council to make:

Update the Proposed District Plan to address how

Variation 1 will protect the night sky and the West Melton Lighting Control Area.