

From: [PART A Variation 1 to the PDP](#)
To: jocelyn.humphreys@xtra.co.nz
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Friday, 16 September 2022 1:11:12 pm

Submitter ID: V1-0058

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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?

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 Council has erred in its inclusion of Prebbleton as meeting the required criteria for the Medium

Density Residential zone.

The population of Prebbleton in 2018 was below the threshold level of 5,000 residents, and the township is not primarily urban in character.

It lacks the employment and amenity values of an urban environment. One must travel to Lincoln or Rolleston to access medical, community or cultural services within the Selwyn District. Under the current District Plan, Prebbleton (along with West Melton) is classified as a Service Town. Rolleston is the District Centre and Lincoln is a Sub-District Centre. The primary function of Prebbleton is to provide a 'high amenity residential environment and primary services to Rural Townships and surrounding area'.

The reasons given by the SDC for not including West Melton as part of the MDRS apply to Prebbleton as well. In particular the lack of employment and amenities; and lack of reliable public transport. While there is a bus connection between Lincoln and central Christchurch, there is no public transport connecting Prebbleton to Rolleston or the closest commercial and industrial hub of Hornby. Like West Melton, Prebbleton also has large areas of lower density and zoned residential environments.

In assessing the effect of the Variation on the PDP the Council has not given sufficient consideration to (e) Result in a significant change to the character and amenity of local communities; and (i) Whether the proposed provisions are more appropriate than the existing.

Prebbleton should not be treated as just a dormitory suburb of Christchurch. The existing General Residential Zones should remain.

The decision I/we want Council to make:

Delete the inclusion of Prebbleton under the MDRS rules.

Point 2

Provisions to which my/our submission relates:

TRAN-R8, TRAN- REQ7 and TRAN-TABLE3, TRAN-MAT2, MAT8, TABLE7

My position on this provisions is:

Support

The reasons for my/our submission are:

I disagree with the Waka Kotahi assumptions that: medium density residential development will have a lower trip rate overall as:

- The units are typically smaller in size having fewer occupants per dwelling.
- They are typically located so they are accessible by walking, cycling and/or public transport to key employment, retail, entertainment and recreation destinations.
- Occupants tend to have lower car ownership levels due to limited parking space.

There will be increased vehicle traffic movements due to the lack of adequate public transport between the local townships and to the areas of employment in Christchurch and Rolleston. This will place increased maintenance requirements on the road network in Selwyn. Most of these movements will be by private vehicle. There are gaps in the cycle network which inhibit safe cycling. Also the speed limits on rural roads mean that cycling is less attractive.

The decision I/we want Council to make:

I support the amendments proposed by the SDC to impose new road formation standards, accessway design and formation, including vehicle crossings where appropriate.

Point 3

Provisions to which my/our submission relates:

Subdivision: Retain the zoning of all residential land in Prebbleton as GRZ. All subdivision within Prebbleton to remain a RDIS activity. Retain the current PDP SUB Rules and Requirements for Subdivision in Prebbleton.

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

I support the suggested proposed changes where the MDRS changes are more appropriate in Rolleston and Lincoln.

The benefits outlined in the S32 Report do not apply to Prebbleton. In particular the statement that more housing/ more business will contribute to the economic prosperity of the community is not supported by the real situation existing in Prebbleton.

The Town Centre of Prebbleton has little room for future development to provide employment

opportunities. There is no other industrial or commercial land that can be developed to provide employment opportunities within the village.
The increased unplanned pressure on services and educational facilities will be a cost to the existing community.

The environmental impact of intensive housing has not been adequately considered. Matters of concern are the increase in greenhouse gases due to increased traffic movements and the risk of stormwater runoff to adjacent properties. Many properties in Prebbleton rely on ground soakage for stormwater. Increased impermeable surfaces will lead to runoff to neighbouring properties.

The decision I/we want Council to make:

Keep the GRZ zone for Prebbleton with subdivision as a restricted discretionary activity RDIS and the original proposed subdivision rules and requirements.

Point 4

Provisions to which my/our submission relates:

Residential: Retain the zoning of all residential land in Prebbleton as GRZ.

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

The Council has erred in its inclusion of Prebbleton as meeting the required criteria for the Medium Density Residential zone.

The cost to the existing community is of increased pressure on existing services and an increase in the lack of social cohesion.

The decision I/we want Council to make:

Retain the status Quo.

Point 4

Provisions to which my/our submission relates:

Residential: Retain the zoning of all residential land in Prebbleton as GRZ.

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

The Council has erred in its inclusion of Prebbleton as meeting the required criteria for the Medium Density Residential zone.

The cost to the existing community is of increased pressure on existing services and an increase in the lack of social cohesion.

The decision I/we want Council to make:

Retain the status Quo.

Point 5

Provisions to which my/our submission relates:

Commercial and Mixed Use Zone:Prebbleton be zoned as TCZ

My position on this provisions is:

Support

The reasons for my/our submission are:

The decision I/we want Council to make:

Rezone Prebbleton town centre from LCZ to TCZ

Point 6

Provisions to which my/our submission relates:
Consequential changes to the planning maps

My position on this provisions is:
Oppose

The reasons for my/our submission are:

Retain the existing residential zoning for Prebbleton under the Proposed District Plan as GRZ, GRUZ and LLRZ.

The decision I/we want Council to make:

Keep the Status Quo.