

From: [PART A Variation 1 to the PDP](#)
To: a.degroot@xtra.co.nz
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Friday, 16 September 2022 3:13:54 pm

Submitter ID: V1-0081

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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

The reasons for my/our submission are:

Please refer to the attached document.

The decision I/we want Council to make:

Apply an additional qualifying matter for historic heritage purposes over the historic and heritage sites of Lincoln, as discussed in the attached document where the MDRS will not apply.

Point 2

Provisions to which my/our submission relates:
Planning maps and Zoning - Lincoln

My position on this provisions is:
Oppose

The reasons for my/our submission are:

Please refer to the attached document.

The decision I/we want Council to make:

Apply an additional qualifying matter for living heritage purposes over all currently developed areas of Lincoln where the MDRS will not apply.

Point 3

Provisions to which my/our submission relates:
Planning maps and Zoning - Lincoln

My position on this provisions is:
Oppose

The reasons for my/our submission are:

Please refer to the attached document.

The decision I/we want Council to make:

Apply an additional qualifying matter for infrastructure planning: traffic impacts, car parking, medical services.

Point 4

Provisions to which my/our submission relates:
Planning maps and Zoning - Lincoln,

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Please refer to the attached document.

The decision I/we want Council to make:

Open a dialogue with Government on local solutions to providing sustainable, affordable housing, and rapidly amending this legislation.

Point 4

Provisions to which my/our submission relates:
Planning maps and Zoning - Lincoln,

My position on this provisions is:
Oppose

The reasons for my/our submission are:

Please refer to the attached document.

The decision I/we want Council to make:

Open a dialogue with Government on local solutions to providing sustainable, affordable housing, and rapidly amending this legislation.

Attachment to:

Submission on Part A of the Intensification Planning Instrument – Variation 1 to the Proposed Selwyn District Plan
Submitter details: Adriana de Groot, 118A East Belt, Lincoln 7608

Provision to which my submission applies: Policy 3 Medium Density Standards Planning maps

The SDC has not deemed any part of Lincoln to have significant historic/heritage value and applied Medium Density Residential Standards across the township, apart from Town Centre and Large Lot Residential Zones.

Opposed in full

Reasons for my submission are:

Qualifying matter: Historic Heritage

Qualifying matter: Heritage Item Overlay: Historic Heritage and Notable Trees Overlay

The current SDP lists 10 heritage buildings (three are also nationally listed) and 10 heritage trees, almost all are within Lincoln's original four town belts, (South, West, North and East & now including Moffat Drive). These are alongside a number of historic cottages, villas, and houses which are not listed but which contribute significantly to Lincoln's heritage story and 'charming village atmosphere.'
(<https://www.selwyn.govt.nz/community/living-in-selwyn/townships/lincoln>)

Lincoln was surveyed for James Edward Fitzgerald in 1862. He was an extraordinary 19th century politician, journalist, editor, founder of The Press, First Superintendant of Canterbury and owner of Springs Station. Lincoln township, 160 years old this year should be a fantastic living memorial to him.

Lincoln's history is important to local business; the cafes, motel, restaurants and pubs, even Challenge Station, all reference Lincoln's history and heritage in their publications and images. SDC also promotes the heritage gems of Lincoln, including Liffey Cottage, Down by the Liffey Gallery in Coronation Library, and Pioneer Hall. It has supported many heritage projects, through the Heritage Building Fund and also including the sign for Brown's Lane and currently underway a sign for the Railway bridge. Council support for the huge community based restoration project for St. Stephens Anglican church was much valued, as is their ongoing support for maintenance of Liffey Cottage.

The Lincoln Historical Walk, also available as a Township Trail app, and the Little River Rail Trail are all supported by the SDC, including funding.

Lincoln University's heritage buildings, and the first Anglican manse, The Gables are the exceptions which do not fall within the town belt setting. The Gables falls within the wider Lincoln township area.

The previous Springs homestead, which marks one of the most important historical sites in the Lincoln area is within the PC69 Plan Change area.

Up until the designation of MDRS, both the individual heritage setting of each listed heritage building and the rules of the DP (boundaries, heights, setbacks) would have protected them from inappropriate development both on their own site, and within their surroundings. Lincoln's heritage charm and character arise from a fantastic combination of trees, gables and spires on the skyline, garden rich homes, historic homes and the Liffey Stream. Not all historic buildings in Lincoln have a heritage listing, but it is clear that owners value that history with their maintenance and renovations. It is a history that has real connections to many residents and returning families today.

Qualifying Matter: Living Heritage

Qualifying Matter: Heritage item Overlay: Living heritage and Notable Trees Overlay

Qualifying Matter: Loss of Sunshine and Privacy

Since the early 2000s Lincoln has undergone tremendous growth – from just over 2000 people to well over 8000, possibly 10,000 according to one SDC Planner. The planned growth has not finished yet – with construction at Rosemerryn, Flemington, Greenstead, Barton Fields and Te Whariki continuing.

Enabling housing supply?! There has been no limit!

The development has almost all been single storey dwellings with garden areas, and amongst wetland, and walkway outlooks. Reference is made to Montgomery, Page and Borrie's 2017 paper investigating the demand for family homes in Lincoln in Lincoln Planning Review 8 (1/2), summarized by John McCrone in <https://www.stuff.co.nz/the-press/news/103331085/lincoln-from-mill-town-to-boom-town>

The 2010/11 Canterbury earthquakes left us all with horrific images from central and eastern Christchurch. Demand for housing in Lincoln increased and was met. People moved to Lincoln for life on the level, in a community surrounded by trees, gardens and wetlands. This is our living heritage.

The vision of three three storey apartments on anyone's neighbouring section blocking sunshine at any time of the year is horrific to contemplate, also the winter power bills.

The sustainable living concepts promoted by Lincoln Envirotown Trust are strongly supported

Qualifying Matter: Infrastructure Planning for increased population /Traffic/Transport/Parking

The major access roads, Springs, Ellesmere, Ellesmere Junction, and Birchs are under constant repair from damage caused by everyday traffic, heavy construction vehicles and the effect of springs. Lack of parking space is already a constant issue in central Lincoln and around the schools. Where would apartment owners park their cars or bicycles? The current frequency and reliability of the bus service does not encourage its use.

Qualifying Matter: Infrastructure/Medical Services/

We are fortunate to be registered with the local Medical Centre but there already is a two week wait for bookings with our own doctor. How will a growing population be supported?

Qualifying Matter: Democratic Process The Selwyn District Planning process has enabled consultation with residents and developments and a right of appeal to planning decisions that affect them.

This legislation removes both the local planning process and that right of appeal.

Both need to be reinstated.