

From: [PART A Variation 1 to the PDP](#)
To: anne@cedarparkgardens.co.nz
Cc: [DPR Submissions](#)
Subject: Copy of your submission on Variation 1 to the Proposed District Plan
Date: Monday, 19 September 2022 8:58:37 am

Submitter ID: V1-0101

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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:

1. This area is totally unsuitable and unsafe as accessway on the private lane is ALREADY outside Selwyn District council rulings, those being that there is a maximum of 6 properties permitted access off a private lane, whereas there are now 8. (This came about because of a developer gaining consent immediately prior to the rule changes relating to numbers having access off private lanes.)

2. The width and design of the lane do not allow for safe driving being narrow and having a 4 point junction with blind access where it forks.

3. Loss of sunshine and warmth: This not only applies to our property, but also others in the immediate vicinity in and around Cedar Park Lane, and will deprive many homes including our own, of the warmth and light sunshine provides.

4. Loss of Privacy: Allowing 3 story houses in the centre of single level homes, will totally deprive these residents of their outdoor privacy. If in new settings, where all homes are 3 story this is a very different scenario.

5. Boundary set-backs: Set at 1m, this imposes even more on existing homes particularly in relation to sunshine, and privacy,

The decision I/we want Council to make:

Apply a qualifying matter particularly with relation to access from Cedar Park.