

510

David Smith

From: Submissions
Sent: Thursday, 23 June 2011 2:59 p.m.
To: Submissions
Subject: Form 5 Submission

** Your Details **

Proposed Plan Change No: : PC30
First Name: : Ross
Surname : Shakespeare
Organisation Name : Team BM
Contact Name : Ross Shakespeare
Email Address : rasdjs@xtra.co.nz
Box/Road/Street Number and Name/Property Name : P O Box 6688 Suburb : Upper Riccarton Town/City :
Christchurch Post Code : 8442 Phone Number : 021 431834 Fax Number :

** Submission **

My/Our Submissions is: : We purchased our site (Lot 40 Gainsborough) because of the 'Country Environment and outlook'. At the time of purchase, the land adjacent to the West was zoned Residential and do not recall it mentioned that the land may be rezoned for Business / Commercial activity. If this had been indicated at the time of purchase an alternative site would have been considered. We have 6 main concerns with this proposed Plan Change. 1, The immediate local effect on noise level in the surrounding environment caused by the condensed traffic movements causing vehicle noise, exiting and entering cars noise, starting vehicles etc). Air conditioning and chiller outdoor units (often mounted on roofs) will cause 24 hour noise in a residential area. The potential of having evening noise from patrons using cafes, fast food outlets will detract from the country environment of the adjacent homes. 2, Smell associated with rubbish (especially food) from possible fast food outlets, dairies, cafes, butcher, fish and chips etc. Even when placed in the required bins etc. The smell from these activities is not 100% contained and will cause offence especially to the homes located to the east side where bins etc will be stored. 3, Also the volume of traffic generated close to the intersection with the Main West Coast Rd, close to the existing school and daycare facility and the associated potential for accidents / injury. 4, The height and bulk of the proposed commercial premises (ie higher than allowed residential). This proposal will create an unappealing outlook from our property towards the West which is our afternoon / evening sun and outdoor living space. 5, We believe that this proposed Plan Change will result in a decrease of value of our property. (We are already seeing evidence of this with having 4 prospective purchasers 'put off' when they have learned of the proposed Plan Change being processed. 6. The Proposed Plan Change gives 'No definite size / location or function / use of the proposed buildings' Options 1 to 3 vary greatly and each option would have a significantly different scale of effects. This very open ended proposal also allows for possible major changes / modification to the final outcome without having to refer back to the local community.

I/We seek the following decision from the Council for the following reasons : We request Selwyn District Council to decline the 'Proposed Plan Change 30' due to the environmental effect listed above. If the Selwyn District Council opts to approve the Plan Change 30 then that approval should be subject to confirmed Building design, locations, functions and associated carparking design etc and not approved in the open ended manner of the presented proposal.

If you are attaching your submission separately, do so here : No file uploaded Supporting Information : No file uploaded

** Hearing Options **

Do you wish to be heard in support of your submission : Yes If others are making a similar submission would you consider presenting a joint case with them at the Hearing : Yes

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that adversely affects the environment