

Form 5  
Submission on publicly notified Plan Change  
Selwyn District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

To Selwyn District Council  
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Rolleston  
Christchurch 7614  
FAX: 03-347-2799

1. Full name of submitter: **Kevan Zygmant**.....

This is a submission on the following proposed Plan Change:

**Plan Change 7 (Veggie Block)**

*.(name and number of Plan Change)*

2. The specific provisions of the proposal that my submission relates to  
are:.....*(give details).*

3. \*My submission in **OPPOSITION** is:

I would like it noted that I am not opposed to medium density housing, however what I am opposed to is where it is put. There are new subdivisions coming up through Lincoln and this would be perfect for such activities, at least those buying these sections will be very aware of the medium density housing and its potential effects, however we at Roblyn Place will not have that luxury. I will also argue that my home has been de-valued by these activities and I challenge anybody reading this submission that when considering a property purchase, they would not honestly consider what is built over their fence, or more to the point, is proposed to be built over their fence. To try and sell my home at present, with the upcoming activities, this would have a detrimental effect on value.

Now that the work on the Sports Stadium has started I have lost:-

1. Visual effect from the cutting down of the popular trees, we can now see the ugly red and black rugby club from our lounge, dining and family room, more importantly our outside entertaining area. I live in a 2 storey home and my bedroom backing onto the veggie block and the whole site is visible.
2. The popular trees gave us great shelter although at the time we didn't appreciate how much. Now it is very evident, again our outside entertaining area is more exposed.
3. Light spill, now that the popular trees have been removed, the rugby clubs field lights appear more intense and the movement of vehicles at night during functions shine through our bedroom window, we definitely were not subjected to this prior.
4. The popular trees also provided a good source of noise reduction, functions at night at the rugby club together with the vehicles using the parking areas on the make shift car parks are substantially more noticeable. And this is before the Sports Stadium and activities start.

5. I know council will argue that most of the above should be reduced with the development of the balance of the remainder of land on the veggie block. I am very concerned that with the proposed plan change for medium density housing, what control and conditions can be reliably see if the council sell this land to a developer. A developer will not care for my concerns and will only be interested in making a dollar.
6. What sort of people will be attracted to this style of housing and close to a potential noise and visual issue.
7. I definitely don't want to see this area as rentable accommodation.

Council will argue that they are not developers. Yeah right! Just look at the progressive supermarket deal on West Belt, to show their involvement, the fact that they distance themselves by having a holdings company is quite frankly a joke.

4. I seek the following decision from Selwyn District Council:

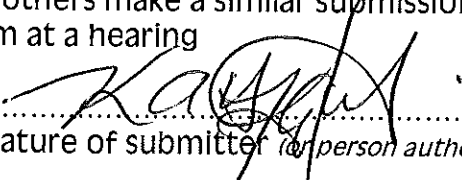
I am not happy that the council has through the notice of requirement now got the stadium under way and now wishes to "get rid" of the balance of land to a developer and presumably make what money it can out of the balance of land at all costs through this plan change.

1. Develop this strip of land on the veggie block , so we can hold the council accountable for the development, as there will be little change of holding the developer accountable.
2. I would like to see council provide a strip of land 2-3 meters wide down the boundary of Roblyn Place, planted with trees that will in time give us shelter, noise reduction and the aesthetic views we once had.
3. The council have allowed for an acoustic barrier (fencing) on the north side protecting the noise from WHO KNOWS. That acoustic barrier needs to be put down Roblyn Place residence boundary.
4. I don't want to look at the rear of a town house, any by cramming more homes on that site, I believe they will have to be close to my boundary.
5. No 2 storey homes.
6. Easements to existing residences boundaries.
7. Covenants on style of some of these homes.

*†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.*

5. I WISH to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing

7.  ..... 13-4-2010  
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: P O Box 163, Lincoln 7640, Christchurch

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Contact person: Kevan Zygman Title Mr

(if appropriate)