

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Monday, 27 July 2020 6:31:54 p.m.

**** Your Details ****

Proposed Plan Change No: : p63
First Name: : Crystal
Surname : Vercoe
Organisation Name :
Contact Name : crystal_damian@hotmail.com
Email Address : crystal_damian@hotmail.com
Box/Road/Street Number and Name/Property Name : 38 Kimberley road
Suburb : 38 Kimberley road
Town/City : Darfield
Post Code : 7510
Phone Number : 0212609141
Fax Number :

**** Submission ****

My/Our Submissions is: : As our property currently has a rural outlook with maximum privacy we are concerned about the proposed changes. The change to living 1 will negatively affect our property valuation and we look to lose a large amount of money when we choose to sell.

At valuation we were specifically advised that the outlook which is currently marked as rural outer living, contributed to the valuation rate.

Our lifestyle will also be negatively impact due to increased traffic which will not only affect life in our single glazed home but will also contribute to increased agitation and barking from our dog which will in turn disrupt neighbors.

As for the wifey community of Darfield we hold concern at the size of the sections. It is our concern that there are too many sections proposed throughout the town which are below 800sqm turning out charging seems rural town into a city suburb. We acknowledge the need for some smaller sections especially around the elderly living, but these are appearing in excess.

We are also concerned at the number of new builds going up whilst the town is still on septic tanks, though it is our understanding this had been raised by the council.

We would also like to know the proposed height of the retirement village in regards to single or multi story as this was not very clear.

I/We seek the following decision from the Council for the following reasons : If the sub division is to go ahead we seek compensation for the financial impact on our property value. We seek consideration into the impact on our property boundary, privacy and expectations at the time of purchasing based on current zoning.

We seek that the council reconsider the size of the sections within the subdivision and the impact of the larger retirement village to the wider community. We acknowledge the necessity of this but also that it does include negative connotations for the existing surrounding homes.

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 ****

I could gain a competitive advantage in trade competition through this submission : No (please skip to Hearing Options)

If yes, I am directly affected by an effect of the subject matter of the submission that (a) Adversely affects the environment; and (b) Does not relate to trade competition or the effects of trade competition :