

Submission to Plan Change 63 Lot 1 -deferred

This is a submission from Duncan and Irene Mattushek of 7 Dundee Close, Darfield.

We are very disappointed at the lack of information about the proposed development. Before and since purchasing our property, seven months ago, we were given numerous assurances (as were our neighbours who also purchased their properties within the past year) that there would not be any change to the land use or our lovely views obstructed in any way. So much for honesty and transparency!

We purchased this property because the lay-out provides the unobstructed mountain and rural views, that we, as ex-farmers, hold dear. By developing this area, ruining the views, privacy and quiet (not to mention the construction pollution over how many years) that we paid for, we feel the negative impact on our property value will be significant.

We would like some answers to the following points:

1. One month after moving into our new home (January 2020) we received information from the SDC that our LIM would now state that we are included in a 'flood risk zone'. Why would you allow a 'flood risk zone' to be developed so extensively?
2. There is a limited amount of good, arable agricultural land (you can't grow more land!). Part of the farm has already been sub-divided and sold off for housing, why is the SDC allowing this to happen? How are we going to feed future generations if the land has been unnecessarily converted to urban sprawl? We could understand this to a certain extent, if there was no other available land or already 'consented for development' land in the area. However, there are many vacant/unsold sections available in and around Darfield at this time. How about ensuring that those vacant lots and zone changed areas are developed first, before any new development takes place?
3. There is a swale, directly in front of our property and the over-flow drain runs through our property. We have noticed, during periods of heavy rain, that the swale fills up fairly rapidly. Could you please explain how the swale and the drain is going to cope with the run-off from three hundred plus new houses and roads and the effect this will have on our property?
4. You say 'No subdivision of land in the Living 1 Deferred Zone shown in App E41B, shall occur until a Council reticulated waste water treatment dispersal system is available to service this area and any lots treated are committed to this system' Does this mean that no development can take place until a WWPS is built? Please could you make this clear and if so, what is the time frame for a WWPS to be built?
- 5.

5. Considering the number and variety of birds we see in the paddocks and the healthy bee population during the summer months, it will be a shame to lose this habitat.

We strongly disapprove of any development taking place at this stage.

Duncan and Irene Mattushek

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Monday, 27 July 2020 1:58:46 p.m.

**** Your Details ****

Proposed Plan Change No: : Plan change 63
First Name: : Duncan & Irene
Surname : Mattushek
Organisation Name :
Contact Name :
Email Address : mattushek@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 7 Dundee Close
Suburb : Darfield
Town/City : Darfield
Post Code : 7510
Phone Number : 0273025098
Fax Number :

**** Submission ****

My/Our Submissions is: : As attached
I/We seek the following decision from the Council for the following reasons : As attached
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 :

From: [DUNCAN MATTUSHEK](#)
To: [Submissions](#)
Subject: Fwd: RE: Form 5 Submission
Date: Tuesday, 28 July 2020 3:05:50 p.m.

----- Original Message -----

From: Submissions <submissions@selwyn.govt.nz>
To: "'mattushek@xtra.co.nz'" <mattushek@xtra.co.nz>
Date: 28 July 2020 at 09:30
Subject: RE: Form 5 Submission

Hi Duncan and Irene,

Council received another online submission from you, however no attached document. As mentioned in my previous email if you could reply to this email with the attachment that would be great (instead of filling out the online Form 5). Alternatively if you have no document to attach you can reply to this email answering the following questions:

My/Our Submissions is :

This is a submission from Duncan & Irene Mattushek of 7 Dundee Close, Darfield.

We are very disappointed at the lack of information about the proposed development. Before, and since purchasing our property, seven months ago, we were given numerous assurances (as were our neighbours who also purchased their properties within the past year) that there would not be any change to the land use or our lovely view obstructed any in any way. So much for honesty and transparency!

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5. Considering the number and variety of birdlife we see in the paddocks and the healthy bee population during the summer months, it will be a shame to lose this habitat.

We strongly disapprove of any development taking place at this stage.

Duncan & Irene Mattushek

I/We seek the following decision from the Council for the following reasons :

Kind regards,

Tina Van der Velde | District Plan Administrator | Selwyn District Council
DDI: 03 347 1814 |

-----Original Message-----

From: submissions@selwyn.govt.nz [mailto:submissions@selwyn.govt.nz]

Sent: Monday, 27 July 2020 2:00 p.m.

To: Submissions <submissions@selwyn.govt.nz>

Subject: Form 5 Submission

**** Your Details ****

Proposed Plan Change No: : Plan change 63 First Name: : Duncan & Irene

Surname : Mattushek Organisation Name :

Contact Name :

Email Address : mattushek@xtra.co.nz

Box/Road/Street Number and Name/Property Name : 7 Dundee Close Suburb
: Darfield Town/City : Darfield Post Code : 7510 Phone Number :
0273025098 Fax Number :

**** Submission ****

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As attached If you are attaching your submission separately, do so here : **No
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submission that (a) Adversely affects the environment; and (b) Does
not relate to trade competition or the effects of trade competition :



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