

Submission to Plan Change 63 Lot 1 – deferred

Rezoning 60 hectares of Rural Outer Plains, Darfield

This is a submission from the McCullough family residing at 9 Dundee Close, Darfield.

We relocated our young family to Darfield in June 2019 to provide them with a large open rural outlook and with that came unobstructed mountain views that we have come to love. Coming from a small property in Christchurch, it was the mountain view and spacious outlook that was the drawcard to relocating our whanau to a rural town having both come from similar backgrounds ourselves.

Firstly, we are incredibly disappointed in the lack of communication and information about the proposed subdivision to the bordering residents to the development property. From when we first enquired about our current property until public notification on the 1 July in the Selwyn Times, we were given multiple reassurances that there were no plans of subdividing the approx. 40 hectares that our property borders. Two of our neighbors also share this boundary and were told the same since purchasing their properties within the past year. Both of our neighbors relocated to Darfield to retire and enjoy the rural outlook, which is now under threat. I can be assured that if either of these neighbors or ourselves had been informed about the potential development, we would not have purchased our homes. This development will likely have a negative impact on our resale value, which will be a significant loss if our neighbors and ourselves decide to sell if this development moves forward.

Secondly, considering that there are still many available sections within recent subdivisions in Darfield how can the SDC justify another subdivision before the demand for residence in this rural area is proven? With so many available sections in Darfield that are within the section sizes mentioned for this development, should these not be developed in the immediate term before any future development is secured for the township? For example, the subdivision that we currently live in, is more than 10 years old and have two unsold sections.

Furthermore, by developing these vacant sections, there would be a lower impact on the environment in the way of construction pollution and rubbish/ wastewater. Additional to that, land erosion will be significant with a large construction area open over a long period of time and exposed to the high NW winds we experience. As a council focused on protecting our land for our Tamariki and future generations, we would have expected this to be a deciding factor contributing to any new development.

Lastly, we are not supportive of a temporary waste water dispersal system to be put in place until the township has a centralized treatment facility. Considering Darfield is one of the largest, if not the largest rural town in New Zealand to be only septic tanks, we believe that this is a fundamental

change that needs to be provided by the council before any large residential developments are approved in the area.

In conclusion, we seek the following decision from the SDC for the above reasons. We recommend that no development take place on the approx. 40 hectares north of Dundee Close that would obstruct the rural and mountain views that our family and neighboring properties have come to love. We support the plans of a retirement village along Kimberly Road as this has been needed in the community for some time, however we think there are other location opportunities within Darfield.

Thank you for taking the time to read through this submission and we look forward to open communication in the future.

McCullough Family.

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Wednesday, 29 July 2020 3:35:16 p.m.
Attachments: [Submission-to-Plan-Change-63-Lot-1-July-2020.docx](#)

**** Your Details ****

Proposed Plan Change No: : Plan Change 63, Rezone 60 hectares of Rural Outer Plains, Darfield

First Name: : Madison

Surname : McCullough

Organisation Name :

Contact Name :

Email Address : madi.mccullough@xtra.co.nz

Box/Road/Street Number and Name/Property Name : 9 Dundee Close

Suburb : Darfield

Town/City : Darfield

Post Code : 7510

Phone Number : 0273169976

Fax Number :

**** Submission ****

My/Our Submissions is: : attached

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

If you are attaching your submission separately, do so here : [Submission-to-Plan-Change-63-Lot-1-July-2020.docx](#), type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 21.0 KB

Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No

If others are making a similar submission would you consider presenting a joint case with them at the Hearing :
Maybe

**** 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 :