

**From:** [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
**To:** [Submissions](#)  
**Subject:** Form 5 Submission  
**Date:** Saturday, 15 February 2020 8:38:48 p.m.

---

**\*\* Your Details \*\***

Proposed Plan Change No: : PC 60

First Name: : Ian

Surname : Dickie

Organisation Name :

Contact Name :

Email Address : dickie.ian@icloud.com

Box/Road/Street Number and Name/Property Name : 1731 Hoskyns Rd

Suburb : Kirwee

Town/City : Kirwee

Post Code : 1751

Phone Number : 033242825

Fax Number :

**\*\* Submission \*\***

My/Our Submissions is: : The proposed plan change includes the ability to subdivide 14 existing residential allotments within the already developed area, including Lot 10 to Lot 16 DP 528758. These sections range in size from 3,100 m2 to 5013 m2 and hence could be divided into three or more allotments each under the proposed change.

Part of the purpose of zoning regulations is to give certainty around purchasing decisions. We note that these sections were advertised in part on the basis of their rural character. Most of these sections have been recently purchased, and existing land owners have a reasonable expectation that the character of the development should be in line with what was promoted during the sale of these properties and with existing zoning rules.

We further note that these sections are not well suited for dense subdivision. The immediate proximity to the new well site is not a good location for a high density of effluent discharge. Further, heavy shade from the trees on the North side of Hoskyns road renders at least 1/3 of these sections unsuitable for residential building.

I/We seek the following decision from the Council for the following reasons : We suggest the council should exclude the already subdivided sections, including Lot 10 to Lot 16 DP 528758 from the proposed zoning change.

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 :  
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 :

