

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Wednesday, 19 February 2020 9:26:05 a.m.

**** Your Details ****

Proposed Plan Change No: : PC 62
First Name: : Glennis
Surname : Martin
Organisation Name : James Martin Estate
Contact Name : Peter Martin
Email Address : peterandpaulamartin@gmail.com
Box/Road/Street Number and Name/Property Name : 150 Cryers Road,
Suburb : Southbridge
Town/City : RD 3 Leeston
Post Code : 7683
Phone Number : 0274478862
Fax Number :

**** Submission ****

My/Our Submissions is: : I would like you to consider deferring the zone change until the existing zoned residential land is under development as an owner of a parcel of this land. I have the following insights we have been trying to sell the land for a number of years asking no more than your valuation of it to no avail. Developing a block of land requires a lot of capital, knowledge, experience and familiarity with all the regulatory requirements not for a first-time developer. A major concern of potential developers is the time it would take for them to sell the sections (return on their investment). With only a small number of sections being sold annually there is sufficient sections available to last a number of years. Adding a whole lot of more potential sections to the market is only going to make the developers less interested thus delaying the much needed expansion of our town.

I/We seek the following decision from the Council for the following reasons : I would like you to consider deferring the zone change until the existing zoned residential land is under development as an owner of a parcel of this land. I have the following insights we have been trying to sell the land for a number of years asking no more than your valuation of it to no avail. Developing a block of land requires a lot of capital, knowledge, experience and familiarity with all the regulatory requirements not for a first-time developer. A major concern of potential developers is the time it would take for them to sell the sections (return on their investment). With only a small number of sections being sold annually there is sufficient sections available to last a number of years. Adding a whole lot of more potential sections to the market is only going to make the developers less interested thus delaying the much needed expansion of our town.

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 :

