



Form 5

Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitter:

Mr John + Mrs Linda Badcock

[State full name]

This is a submission on the following proposed plan or on a change proposed to the following plan or on the following proposed variation to a proposed plan or on the following proposed variation to a change to an existing plan (the 'proposal'):

Submission on the TDC's proposed (Notified) District Plan

[State the name of proposed or existing plan and (where applicable) change or variation].

I could/could not* gain an advantage in trade competition through this submission.

[*Select one.]

We do

*I am/am not† 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.

[*Delete or strike through entire paragraph if you could not gain an advantage in trade competition through this submission.]

[†Select one.]

The specific provisions of the proposal that my submission relates to are: [Give details]

1) Zoning and land availability for residential and rural lifestyle properties and housing development

My submission is: [Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]

[If your submission relates to a proposed plan prepared or changed using the collaborative planning process, you must indicate the following:

- Where you consider that the proposed plan or change fails to give effect to a consensus position and therefore how it should be modified; or
- In the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan should be modified.]

Refer to Appendix 1, attached submission

Submission relates to:

- ① The overly 'Timaru-centric' approach to planning, which fails to recognise Geraldine's uniqueness and potential, which is stifling community development and economic growth for Geraldine.
- ② The lack of land available for residential and rural lifestyle development in and around Geraldine that is holding back our community and will limit future prosperity.

I seek the following decision from the local authority: [Give precise details as this is the only part of your submission that will be summarised in the summary of decisions requested]

Refer attached submission. More residential and rural lifestyle land needs to be made available, and especially on the north side of Geraldine where there is higher amenity and less flooding risk.

The area to the north of Geraldine along the east and west of Main North Road, from Temple street to Bennett Road and Woodburn Road, should be zoned an appropriate mix of residential and rural lifestyle with smaller, more manageable lots consented. This area should not be retained as general rural zone.

I wish (or do not wish) † to be heard in support of my submission.

[*In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.]

[†Select one.]

*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

[*Delete if you would not consider presenting a joint case.]

[Handwritten signature]

Signature of submitter (or person authorised to sign on behalf of submitter)

[A signature is not required if you make your submission by electronic means]

Date 14/12/22

Electronic address for service of submitter: johnbadeochartist@gmail.com

Telephone: 027 451 6784

Postal address (or alternative method of service under s352 of the Act):

246 Greenvale Road, Geraldine

Contact person: [name and designation, if applicable]

John Badeoch

Note to person making submission

- 1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
- 2. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
- It is frivolous or vexatious:
- It discloses no reasonable or relevant case:
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- It contains offensive language:
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matter.

The following is a Submission from the following parties:

Name: Mr John and Mrs Linda Badcock

Address: Greenvale Road, Geraldine

Phone: 027 451 6784

Email: johnbadcockartist@gmail.com

Trade competition: The Submitter cannot gain an advantage in trade competition through this submission.

Submission relates to:

- The overtly 'Timaru-centric' approach to planning across the Timaru District, which consistently fails to recognise, or even disregards, Geraldine's uniqueness and potential, which is stifling community development and economic growth in our community.
- The lack of land available for residential and rural lifestyle development in and around Geraldine that is holding back our community and will limit future prosperity.

Submission:

The wider issue:

We submit as long-term residents of Geraldine that not enough land is being made available for housing development (residential and rural lifestyle) and overall this is holding our community back and will reduce the future prosperity of the town. Timaru District Council's overtly 'Timaru-centric' focus on planning and development for the district consistently fails to recognise Geraldine's uniqueness and undermines its potential as a flourishing and high amenity rural town.

As a successful artist, my wife Linda and I have called Geraldine home for more than 40 years. Recently we have noticed an ongoing stagnation in prosperity and dwindling opportunities for young people and families in our community. The ability for new migrants to Geraldine and younger generations to develop opportunities, innovate and add vibrancy and interest to our town is being hamstrung by Council's backward looking approach to community development and planning, and especially, the lack of residential and rural lifestyle land available for housing. As proposed, the Notified Plan does not appear to remedy this adequately.

With our daughter Susan, we own and operate a gallery and giftshop on the main street of Geraldine within the historic Post Office building. It is a constant battle for us to encourage staff to stay in Geraldine, as while there is huge untapped potential for tourism-based culture and vibrancy, people with an interest in the arts are discouraged by the lack of entertainment, music and cultural opportunities due to a stagnant inflow and outflow of people. One of our current employees moved here from Byron Bay in 2020. She loves her job but struggles with living in what she describes as a rural backwater.

We have observed that many potential new residents of Geraldine, who would bring wealth, business opportunities and diversified demographics with them, are choosing to settle in other high

amenity rural communities in different districts to achieve the lifestyle that they are seeking, because the respective councils are making adequate land available to do so.

We note that a number of these potential migrants to Geraldine can work remotely, often have international careers and can settle where-ever they choose. They often have higher incomes, innovative business ideas and acumen and are assets to the communities where they settle.

In communities which we like to compare ourselves with like Waimate (where community development potential is being actively harnessed and supported with community leadership), Tekapo, Methven, Hanmer Springs, Wanaka and Hawea, District Councils are proactively investing in community development, encouraging innovation and making more land available for housing opportunities. This is directly correlated with improvements in the overall prosperity and growth of their districts.

The current 'rear-view' approach of TDC's planning for Geraldine is out of step with demand and Geraldine is at a crossroads. It is at a point where if the needs of both current and prospective residents for housing and land choices are not met the town will further lag behind high-amenity rural towns in other districts.

The age demographic is already skewed towards retirement aged people and we need to encourage younger people with families to settle here. Without them, who will be the people who care for this aging population, keep the rolls of our schools viable and ensure the sports and cultural activities thrive?

The specific issue:

In particular, we submit that:

1. the only land currently being developed as residential is in the low amenity area on floodplains (behind the stop bank) at the south end of Geraldine, which is illogical;
2. The "proposed" development at Baybury Views (again in the south end of Geraldine) is a long way off any construction being started;
3. not enough land has been zoned for Rural Lifestyle Zone (RLZ) close to Geraldine township.

The "pipeline" from concept to construction is extremely long which is why Council needs to be much more proactive in identifying "new" areas where housing can be built in the short, medium and long term.

TDC has fundamentally failed with its Proposed (Notified) Plan to address this issue. In the meantime, people such as our wonderful employee will leave the town.

TDC proposes to rezone the area along Waitui Drive and up the Geraldine Downs for RLZ, but with a lot size of 2 ha minimum. This is too large for many people to manage, and neither do all purchasers due to mobility and other considerations wish to be living on the Geraldine Downs.

In addition, the land to be rezoned as RLZ on the Downs will probably not be readily available for a long time as people who live on the Downs are defensive of their space. Much of the land to be rezoned is un-serviced, inaccessible or unavailable and it would be disappointing to see the land currently operating as a deer farm become RLZ when other, easier options appear to exist.

Relief:

The Timaru District Council needs to proactively recognise and support the potential of Geraldine as a thriving high amenity rural town.

More residential and rural lifestyle land needs to be made available, and especially on the north side of Geraldine where there is higher amenity and less flooding risk.

In particular, the area to the north of the township along the east and west of the Main North Road, from Templer Street to Bennett Road and Woodbury Road, should be zoned an appropriate mix of residential or RLZ with smaller, more manageable lots consented. This area should not be retained as General Rural Zone as this does not reflect its current residential and rural lifestyle use.

Clearly water, power and services are installed there as it is being used already for semi-urban uses. This area also has good linkages with the township and is within easy walking and biking access to town, which is important in these times of increasing fuel costs but also the climate crisis. This area has been overlooked as an easy location for providing lifestyle opportunities that are severely needed to support Geraldine's future prosperity.

We submit that Council should rezone for Residential and Rural Lifestyle the area to the north of Geraldine, along the Main North Road, on both the west to Waihi River (where infill has already occurred) to Woodbury Road, and east from Templer Street to Bennett Road. The zoning should at least reflect the existing use of the area.

The Submitters wish to be heard in support of their submission.

If others make similar submissions, the Submitters will consider presenting a joint case at any hearing.