

Submission on Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council - Planning Unit

Date received: 30/11/2022

Submission Reference Number #:5

This is a submission on the following proposed plan (the **proposal**): Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Address for service:

Timaru Old Boys Sports Club
7 Kapuka Lane Kennedys Bush 8025
New Zealand
Email: gposullivan@gmail.com

Submission on behalf of:

Timaru Old Boys Sports Club

Attachments:

20221130 Timaru Old Boys Submission.pdf

20221130 Timaru Old Boys Submission.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you 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

- **N/A**

Submission points

Point 5.1

Section: Planning Maps

Sentiment: Amend

Submission:

Our club owns land that is not required to maintain the recreational amenity of School Park, which includes the facilities and playing fields.

Given the surplus land, we believe we can offer more benefit to the sporting community by releasing the capital from that surplus land and reinvesting it in our sporting community.

Please see the attachment for our full submission.

Relief sought

In summary we request an amendment to the zoning of the parcels of land that we own along Quarry Road. Please refer to the attachment.

SUBMISSION ON PROPOSED TIMARU DISTRICT PLAN

Clause 6 First Schedule, Resource Management Act 1991

Name of submitter:

1 Old Boys Timaru Sports Club
Address : Quarry Road, Timaru

Contact: Gene O'Sullivan

Email: gposullivan@gmail.com

Trade competition statement:

2 Old Boys Timaru Sports Club could not gain an advantage in trade competition through this submission.

Proposal this submission relates to is:

3 This submission is on the Proposed Timaru District Plan, notified 22 September 2022.

The specific provisions of the Proposed District Plan this submission relates to:

4 This submission relates to the proposed zoning changes to the subject site.

District Plan Submission

Introduction

5 Timaru Old Boys Sports Club has been located at our Quarry Road site for more than 50 years.

6 We initially purchased a parcel of land for our clubrooms adjacent to School Park (owned by TBHS). Given our longstanding relationship with the School it was agreed we could also use the field for training and our home matches and that we would share each other's facilities.

7 Over the years the Club and School have developed the lower grounds including establishing car parks, drainage and so on to improve amenity. After the initial parcel purchase for the Club house, further sections on the hill side were bought and the lower flat portion of these sections were developed into more car parks for the shared use of the Club and School. At some point in time, it appears the zoning of the sections we purchased was changed to recreational, given our activities on these parcels of land.

8 Given the current district plan review the Clubs board has reviewed the prospective uses of the hillside portion of the lots we own along Quarry Road and determined that these areas of land are not needed for any future recreational use or development of School Park.

Existing Situation

- 9 The site is currently zoned Recreation 2 and Residential 1, with a connection to Council's reticulated water supply and sewer network. The current zoning is shown below in Figure 1.



Figure 1 – Current Zoning of the subject site and surrounding area. The site is outlined in orange.

The site is held in three separate titles, with the site developed with a carparking area and buildings.

Proposed Zoning

- 10 The proposed zoning for the site largely reflects the current zoning. It is still zoned General Residential and Open Space Zone in the Proposed District Plan. The proposed zoning for the site is provided on the following page in Figure 2.

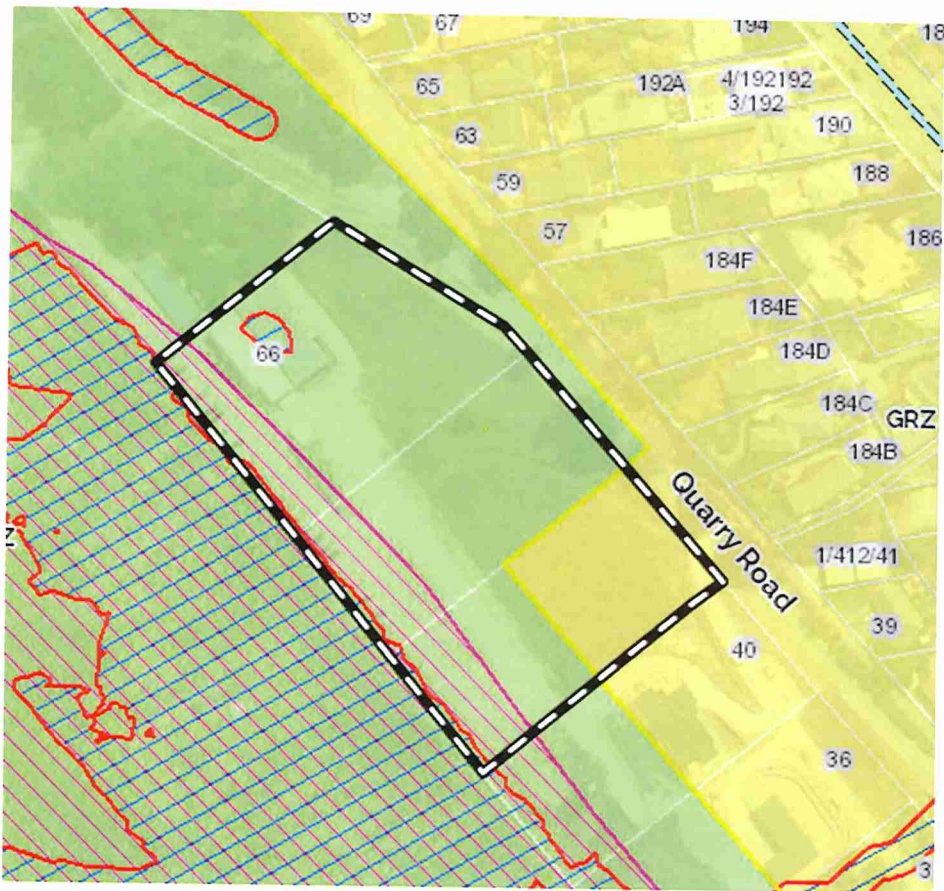


Figure 2 – The proposed zoning for the site is General Residential and Open Space Zone.

Decision sought by the submitter

- 11 It is proposed that the northern half of the site be rezoned to General Residential. Given the challenges obtaining sponsorship and keeping up with the ongoing costs of maintaining the greater School Park grounds and facilities we have decided to request the zoning of the Hillside portion of the lots that are owned by the Club be rezoned to residential, which is essentially a continuation westwards of the residential zoning already in place along the downhill side of Quarry Road.
- 12 This would ultimately allow the club to sell the hillside portions and maintain all the current recreational amenity at School Park. The funds released through this capital consolidation would be very beneficial to the club, allowing us to create an additional passive income stream, which we can use to support the players of our various codes which include Rugby, Netball, Football, Squash and Cricket.
- 13 We would appreciate your consideration of our proposal to rezone the hillside portions of our land parcels, which would be of significant benefit to our club in terms of establishing a sustainable means with which to support the sporting activities of our club members. The proposed area to be zoned General Residential is shown below on the following page in Figure 3.

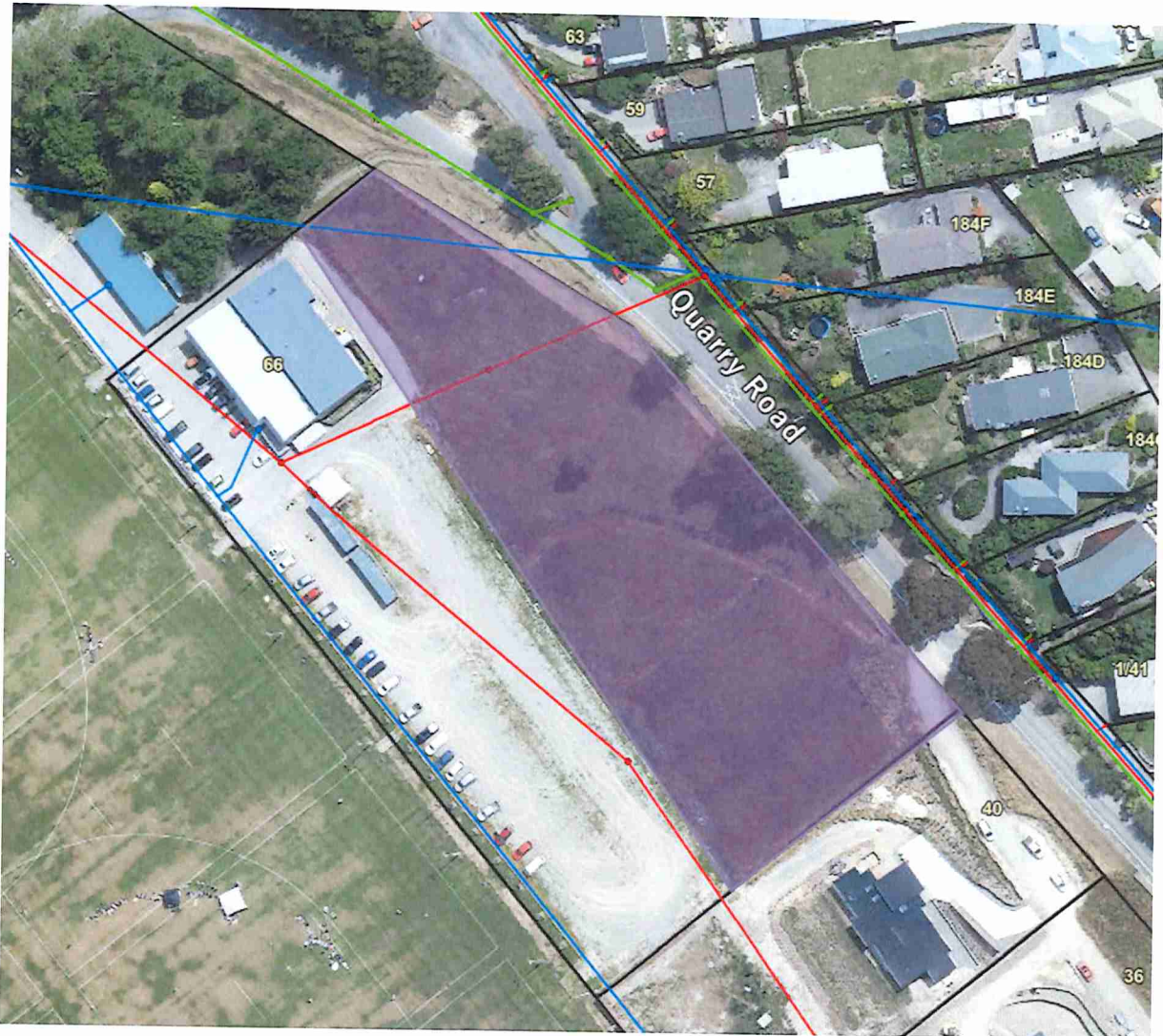


Figure 3 – Proposed area to be rezoned General Residential shown in purple.

- 14 We extend an invitation for Council to view the Club's land which can be co-ordinated through Gene O'Sullivan in the first instance.

Regards

Gene O'Sullivan

On behalf of the Old Boys Sports Club Board