

TIMARU DISTRICT COUNCIL
14 DEC 2022
GERALDINE

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:

George & Rachel Harper

[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'):

Submitting on the TDC proposed (notified District Plan)

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

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

[*Select one.]

We could

*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) Change of zone - refer submission attached.

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.]

The area to the north of Geraldine to be zoned residential

Refer attach submission.

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]

The release we are seeking is the re-zoning of the North West area to residential. Refer attached submission.

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.]

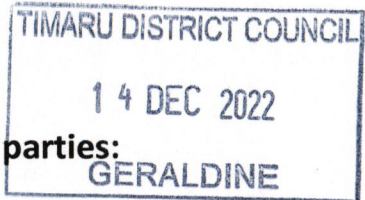
~~*If others make a similar submission, I will consider presenting a joint case with them at a hearing.~~ [~~*Delete if you would not consider presenting a joint case.*~~]

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: george.haider@lynnrivers.com.au
Telephone: 041 469 999
Postal address (or alternative method of service under s352 of the Act): 80 Main North Road Geraldine 7930.
Contact person: [name and designation, if applicable] George Haider

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 Joint Submission from the following parties:

George and Rachel Harper
80 Main North Road
Geraldine 7930
email: george.harper@lynnriver.co.nz

Property: Lot 2 DP 478331
 Lot 2 DP 422158
 Lot 3 DP 422158
 Lot 4 DP 422158

The parties are owners of property in the area to the north of Geraldine township which includes the area encompassed by the Main North Road, Templer Street and Bennett Road.

The submitters cannot gain an advantage in trade competition through this submission.

Submission relates to:

- The lack of land available for housing development in and around Geraldine that is holding back our community and will limit future prosperity.

Submission:

The wider issue:

We have submitted as part of a Joint Submission with other affected parties from the area. We personally believe that the area to the north of Geraldine should be zoned **RESIDENTIAL (GRZ)** but this was not the consensus view formed for that submission. We also have other matters which we wish to submit on.

We submit as long term residents of Geraldine that not enough land is being made available for housing development (**residential and rural lifestyle**) and this is holding our community back. This will ultimately reduce the prosperity of our town.

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.

We know that a number of these potential migrants to Geraldine can work "remotely" and can settle where-ever they choose. They see Geraldine as having high amenity values with its proximity to the mountains and lakes and other recreational places. They appreciate it having great schools, clubs and cultural activities and it is viewed as the perfect place to raise their families. They also recognise that it has close proximity to both domestic and international airports. These people often have high incomes, innovative business ideas and acumen and are assets to the communities where they settle. But without viable housing options being available they are unfortunately forced to go elsewhere.

As well, local businesses need to be able to attract, and retain, talented staff and this requires them to be housed adequately either in their own homes or in rental accommodation which are both under strain. I know this as General Manager of one of the major employers in Geraldine.

In communities which we like to compare ourselves with like Waimate, Tekapo, Methven, Hanmer Springs, Wanaka and Hawea where District Councils are proactively investing in community development, encouraging innovation and making more land available for housing opportunities they are seeing distinct improvements in the overall prosperity and growth of their districts.

The current approach of Timaru District Council (TDC) to planning for Geraldine's ongoing development is out of step with demand and Geraldine is at a crossroads. Relying on retrospective statistics to model future growth is meaning that capacity is not built in to the system. It is at a point where Geraldine meets the expectations of both current and prospective residents with housing and land choices or it will very likely lag behind other high-amenity rural towns.

The town has a higher-than-average number residents aged 65+ and we need to encourage younger people with families to settle here. Without them we will struggle to care for this aging population, our school rolls will decline and our sports clubs and cultural activities will fail to attract new members. The most important factor in all of this is the provision of adequate housing and this is under significant strain due to poor past planning.

The specific issue:

In particular, we submit that not enough land has been zoned for **Residential (GRZ)** close to Geraldine township.

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 hilly country of the Geraldine Downs.

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 Residential (GRZ) with smaller, more manageable lots consented.

Water, power and services are installed there now as it is being used already for semi-urban uses. A number of these services require urgent up-grading to urban standards. This should not be used as an impediment to the re-zoning of the area to **Residential (GRZ)** occurring. Good outcomes and progress require investment, and for TDC this is a cost-neutral investment in the long term.

This area 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 with the Proposed (Notified) District Plan.

Relief:

We submit that the Timaru District Council should rezone for Residential (GRZ) use the area to the north of Geraldine, along the Main North Road, on both the west side back to the Waihi River (where infill has already occurred) to Woodbury Road, and east from Templer Street to Bennett Road. Templer Street and the Waihi River would act as effective boundaries for the GRZ area. This

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would also strengthen the separation between the town of Geraldine and rural activities as it forms its own precinct. It has good accessibility to Geraldine township for walking and cycling which recognises the climate changes that are occurring but also the cost of fuel and peoples wishes to keep active.

The area has not been rural for years and the continuation of the zoning as Rural (GRUZ) does not meet the purpose and principles of Part 2 of the RMA in particular Section 5, Section 7(b) and Section 7(c) and (f). Neither does this zoning meet TDC's "Objectives, Policies and Rules" that are in the documentation for the Proposed (Notified) Plan including The Growth Management Plan (2016) and the s. 32 Subdivision report.

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.