



**SUBMISSION ON NOTIFIED PROPOSAL FOR PROPOSED PLAN  
(PROPOSED TIMARU DISTRICT PLAN)**

*Clause 6 of schedule 1, Resource Management Act 1991*

**To:** Planning Policy Team, Timaru District Council, PO Box 522, Timaru  
email: pdp@timdc.govt.nz

**Name of submitter:**

1. Anne-Marie Ford and Mostafa Mohamed Ammar  
318 Gleniti Road, RD, Timaru 7974  
ammar@xtra.co.nz

**Trade competition statement:**

2. We, the submitters, could not gain an advantage in trade competition through this submission.

**Proposal this submission relates to is:**

3. This is a submission on the Proposed Timaru District Plan (**Proposed Plan**), which was publicly notified on 22 September 2022.

**The specific provisions of the Proposed Plan that this submission related to:**

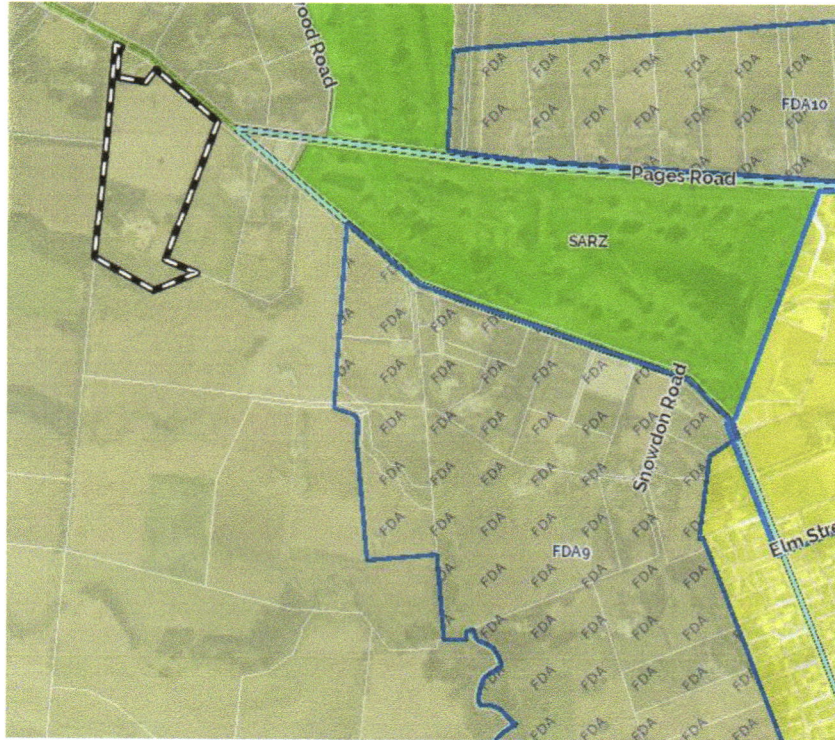
4. This submission relates to Future Development Area 9 – Gleniti North Future Development Area Overlay (**FDA9 Overlay**) and the zoning of/overlays applying to the submitters' property (Lot 1 DP 80956; ID:19581), at 318 Gleniti Road (**Property**).

**Submission**

5. The Property is located at the western end of Gleniti Road, Timaru and is zoned General Rural under the Proposed Plan.
6. The Property is located approximately 300m north-west of the proposed boundary of the FDA9 Overlay.
7. The location of the Property and the north-western extent of the proposed FDA9 Overlay are shown in the Proposed Plan's planning map below:<sup>1</sup>

---

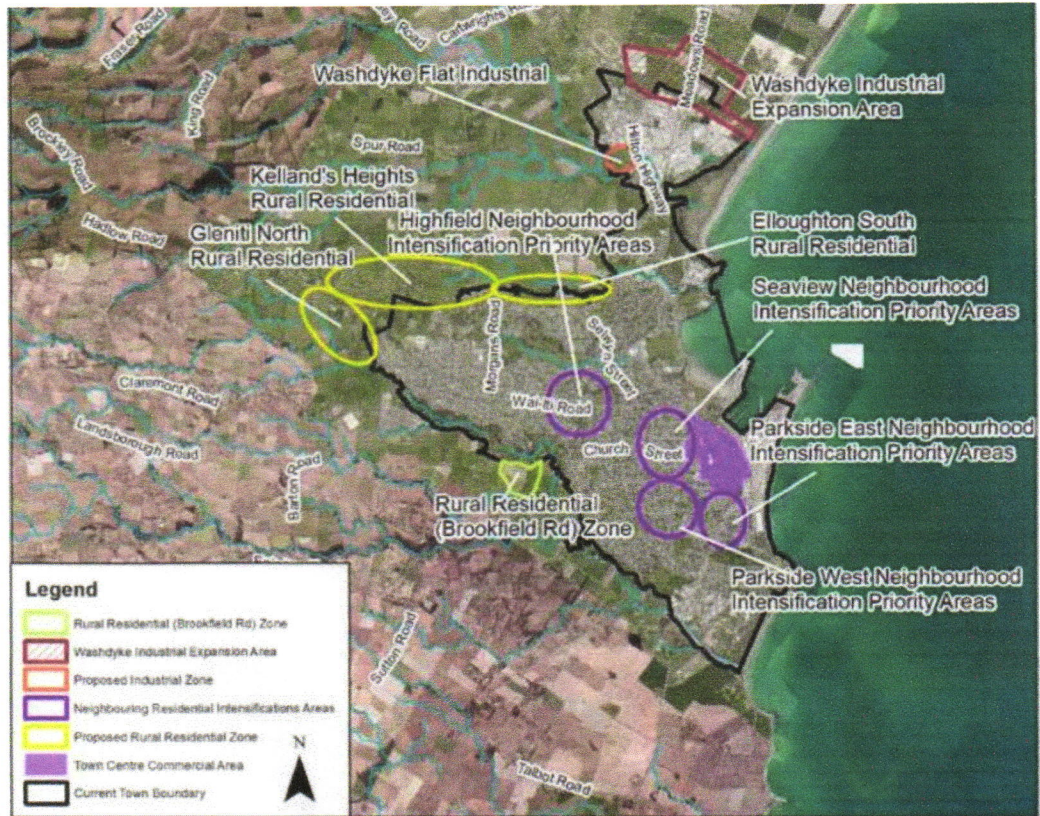
<sup>1</sup> The boundary of the Property is shown in black and white.



8. The submitters seek that the FDA9 Overlay be extended to include the Property, and consequently, the land that lies in between (namely the land parcels comprising 264, 274 and 288 Gleniti Road).<sup>2</sup>
9. The submitters consider that this extension is appropriate for the following reasons:
  - (a) It is a minor extension of the proposed FDA9 Overlay, which is adjacent to the existing Timaru urban edge and could be integrated with existing infrastructure (noting existing water supply infrastructure currently terminates 50m south-eastwards from the Property);
  - (b) The Property is located in an area that already has rural residential development present;
  - (c) The recent advice from Real Estate Agents based in Timaru is that there is ongoing demand for residential properties on the northern edge of Timaru's urban area (see **attached**); and
  - (d) It is consistent with the location and extent of the future "Gleniti North Rural-Residential Zone" identified in the Timaru District 2045 - Growth Management Strategy, as follows:

<sup>2</sup> Proposed Plan Land parcel IDs: 71410, 71406, and 78628.





**Decisions Sought:**

10. The submitters seek the following decisions from Council:
  - (a) The FDA9 Overlay be extended to include 318 Gleniti Road (Lot 1 DP 80956)<sup>3</sup>, and consequently, the land that lies in between (namely the land parcels comprising 264, 274 and 288 Gleniti Road);<sup>4</sup> and
  - (b) Any consequential and/or alternative amendments to address the matters raised in this submission.

**Wish to be Heard:**

11. The submitters wish to be heard in support of their submission.
12. If others make a similar submission, the submitters will consider presenting a joint case with them at the hearing.

*Anne Marie Ford*

*Mostafa Mohamed Ammar*

**Anne-Marie Ford and Mostafa Mohamed Ammar**

<sup>3</sup> Proposed Plan land parcel ID:19581.

<sup>4</sup> Proposed Plan land parcel IDs: 71410, 71406, and 78628.



## TO WHOM IT MAY CONCERN

I have been self employed as a Real Estate agent in Timaru for over 20 years and I am very familiar with the demand and dynamics of the Timaru property market.

The residential zoning in Timaru, as described in the draft Growth Management Strategy, is entirely focused on the amount of currently zoned residential land available, divided by the predicted demand. This concludes that no more sections need to be identified.

This method is acceptable if the land being developed is flat and simply provides more of the same type of sites on ever expanding city edges, such as in Ashburton or the flat land of Christchurch. However, by the nature of Timaru's rolling topography some areas of land have more desirability than others, for example, unobstructed views versus south facing gully.

It is essential for any city that wishes to hold its own as a desirable place to live to allow for a wide range of choices, and to accommodate those who wish to invest significant funds into their properties by offering a selection of highly desirable sites. The on-flow economic effect of such investment should not be underestimated as it filters through the community and can often exceed up to four times that of an average property.

As a local real estate agent I am well aware that Timaru is often missing out due to the unavailability of these sites. Requests from purchasers who prefer a house or section with unobstructed, widespread views are usually left with no other option and often results in these funds being invested in other towns such as Wanaka, Queenstown, etc.

Residential zoning in Timaru in recent years has in the main limited development to where the Council would prefer to see the growth take place rather than being flexible enough to allow for a wider range of residential sites. This has resulted in the majority of sections falling into the good to very good category.

Most of the residential sections sold in the past few years have been in the \$170,000 to \$270,000 price range with very few sales of top end sections over \$300,000 due to the lack of supply. This relates directly to the lack of availability of suitably zoned residential land. With no other land currently zoned, or proposed to be zoned Residential, the demand will remain unsatisfied and opportunities will be missed.

It would therefore be prudent for the Council to zone any land on the edge of the city as Residential, albeit a small area in comparison to the total area of residential land available for subdivision. In my opinion, the strip of land that the submitters are proposing to be zoned Residential would offer some highly desirable sites and fulfil a demand that can only be of benefit to our region.

I am available to be heard on any of these comments if considered necessary.

Yours faithfully

  
Ann McCully AREINZ



*Ann McCully* AREINZ  
Licensed REAA 2008

# Harcourts

Julian Blanchard  
M 027 228 4522  
julian.blanchard@harcourts.co.nz  
julianblanchard.harcourts.co.nz  
Blackham & Co Real Estate Ltd Licensed Agent REAA 2008

Thursday, 3 November 2022

TO THE TIMARU DISTRICT COUNCIL

I am providing a statement in relation to the need for desirable residential sections in Timaru. I refer to my Harcourts' colleagues (Mrs A McCully and Mr R Blackham) previous statements in relation to the Growth Management Strategy respectively in 2017 and 2020.

By way of further background I wish to provide updated information.

Firstly, I have been successfully self employed as a Real Estate Agent in Timaru selling real estate for over 10 years which has resulted in being recognised by REINZ as South Canterbury's authorised spokesperson on sales and trends.

Secondly, from my observations of having being involved in all of the major subdivisions developed in Timaru for over a decade, Timaru has a shortage of desirable sites to meet current demand without the additional pressure which will result from Timaru recently being selected as the base for a number of large construction projects requiring many more employees than Timaru can currently provide.

Therefore, I am pleased to see that within the district plan it is proposed to rezone the land on the northern edge of the city to residential, in particular the FDA2 (Kellands Height East area) which will provide top end sections which are currently scarce.

The majority of residential sections sold in the past few years have been in the \$250000 to \$400000 range with very few sales of top end sections above this amount due to the lack of supply. This relates directly to the lack of availability of suitably zoned residential land which is being addressed by the proposed district plan.

However I suggest that we need this type of sections sooner rather than later if we are going to attract the highly paid workers so many of our established companies are seeking to employ together with new companies investing in Timaru in relation to upcoming projects. Therefore, it would be prudent to have all of the FDA2 land zoned residential so that development framework can begin.

I would be pleased to be heard in relation to these comments if that would be helpful.

Yours sincerely



Julian Blanchard

---