

# 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:

Steve Sullivan Yanna Houwaard Sullivan  
[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'):

See attached submission  
[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.]

~~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]

See attached submission

**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.]

See attached 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]

see 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 14/12/2022

Electronic address for service of submitter: y.houwaard@gmail.com

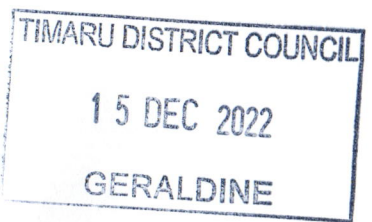
Telephone: 0273594646

Postal address (or alternative method of service under s352 of the Act): 32 A Waini Terrace, Geraldine 7930

Contact person: [name and designation, if applicable] Yanna Houwaard Sullivan

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:**

Yanna and Steve Houwaard

Address: 32 A WAIHI TERRACE, GERALDINE 7930  
Phone: 027 359 4646  
Email: [Y.houwaard@gmail.com](mailto:Y.houwaard@gmail.com)

**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 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 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 note that a number of these potential migrants to Geraldine are "Digital Nomads", who 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, 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 'rearview' 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 it 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 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 not enough land has been zoned for Rural Lifestyle Zone (RLZ) 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.

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 or will see no need to subdivide their properties to make more sections available. Much of the land to be rezoned is unserved, 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 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 RLZ with smaller, more manageable lots consented. Clearly water, power and services are installed there as it is being used already for semi-urban uses.

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.

**We submit that Council should rezone for 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.**