

Where to from here?

Geraldine Downs - Issues & Options Summary Report

Prepared by the Planning Unit of the Timaru District Council dated 19 August 2011

INTRODUCTION

This report is a summary of the Issues and Options report commissioned by the Geraldine Community Board to identify the 'issues' with how the Timaru District Plan (DP) manages new development in the Geraldine Downs and subsequently to identify the potential 'options' to address these issues. A full copy of the Issues and Options report is available at Council offices or for download on Councils website at <http://www.timaru.govt.nz/district-plan.html>. The report forms part of a suite of public consultation measures being used to inform a potential change to the DP. A summary of the public consultation process and how to get involved is provided at the end of this document.

LOCATION & ENVIRONMENT

Geraldine Downs is located immediately west of Geraldine Township in an elevated area of gently rolling hill country that is geographically and visibly distinctive from the surrounding plains. The 'landscape character area' identified by Boffa Miskell Ltd in their 2008 Geraldine Downs Landscape Study combines the geographical area of the Geraldine Downs and excludes the established urban areas (Figure 1).

The geology of the area is a result of a localised volcanic event that occurred around 2.5 million years ago. Landuse in the area is mixed, but is predominantly small-scale pastoral grazing (Figure 2). Rural residential and rural lifestyle development dominates parts of the Geraldine Downs, particularly along Pye, Downs and Kalaugher Roads.

Vegetation on the Downs is primarily pastoral. A significant exception to this is Talbot Forest (26 ha), which is a remnant of the areas indigenous vegetation. Talbot forest is a Scenic Reserve and is managed by the DoC. It has national significance as a particularly good example of matai, kahikatea, tötara/mähoe forest. It is notable as it is a tall forest remnant beside an urban area. Long-Tailed bats and NZ Wood Pigeon (both threatened species) are present and it is

also home to Brown Creeper Rifleman, Shining Cuckoo, Kingfisher, Bellbird, Fantail, Gray Warbler, Silver Eye and Welcome Swallow.

The Boffa Miskell report (2008) classifies the landscape of the Geraldine Downs as a high amenity landscape for its natural landforms, remnant indigenous vegetation and picturesque landscape characteristics. This landscape character makes it an attractive place to live, which is evident in its popularity with rural residential development. The study states that rural residential development is changing the character of the area from primarily rural to becoming increasingly residential. Boffa Miskell's research into the values the community associate with the Geraldine Downs confirmed that the landscape character and amenity associated with the area is highly valued by the community.





Figure 1 – Geraldine Downs Landscape Character Area

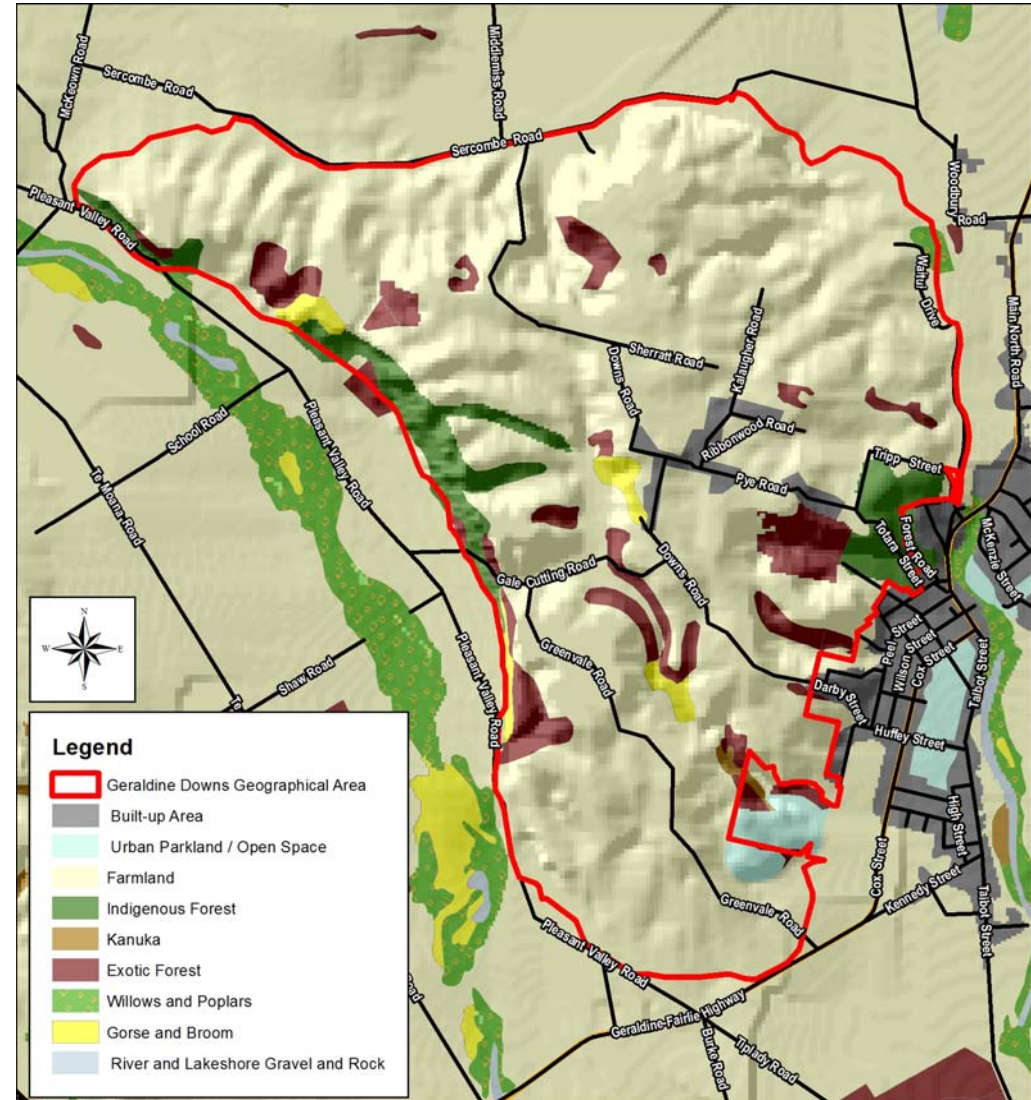


Figure 2 – Landcover map

DEVELOPMENT PRESSURE

Development pressure has at times polarised community views on new development in the Geraldine Downs. Landowners wanting to capitalise on the value of their land by subdividing and developing their properties have viewed the DP's controls as too stringent and want a more enabling regime. Other landowners and residents wanting to protect the landscape character and amenity of the Downs, to retain their slice of paradise, and also to protect the investment they have made in their property, have called for tighter controls. No matter what your view is, it is clear that development, particularly rural residential development has increased in the area and the environmental effects are evident. The Boffa Miskell report (2008) confirms this by stating that rural residential development is changing the character of the area from primarily rural to becoming increasingly residential.

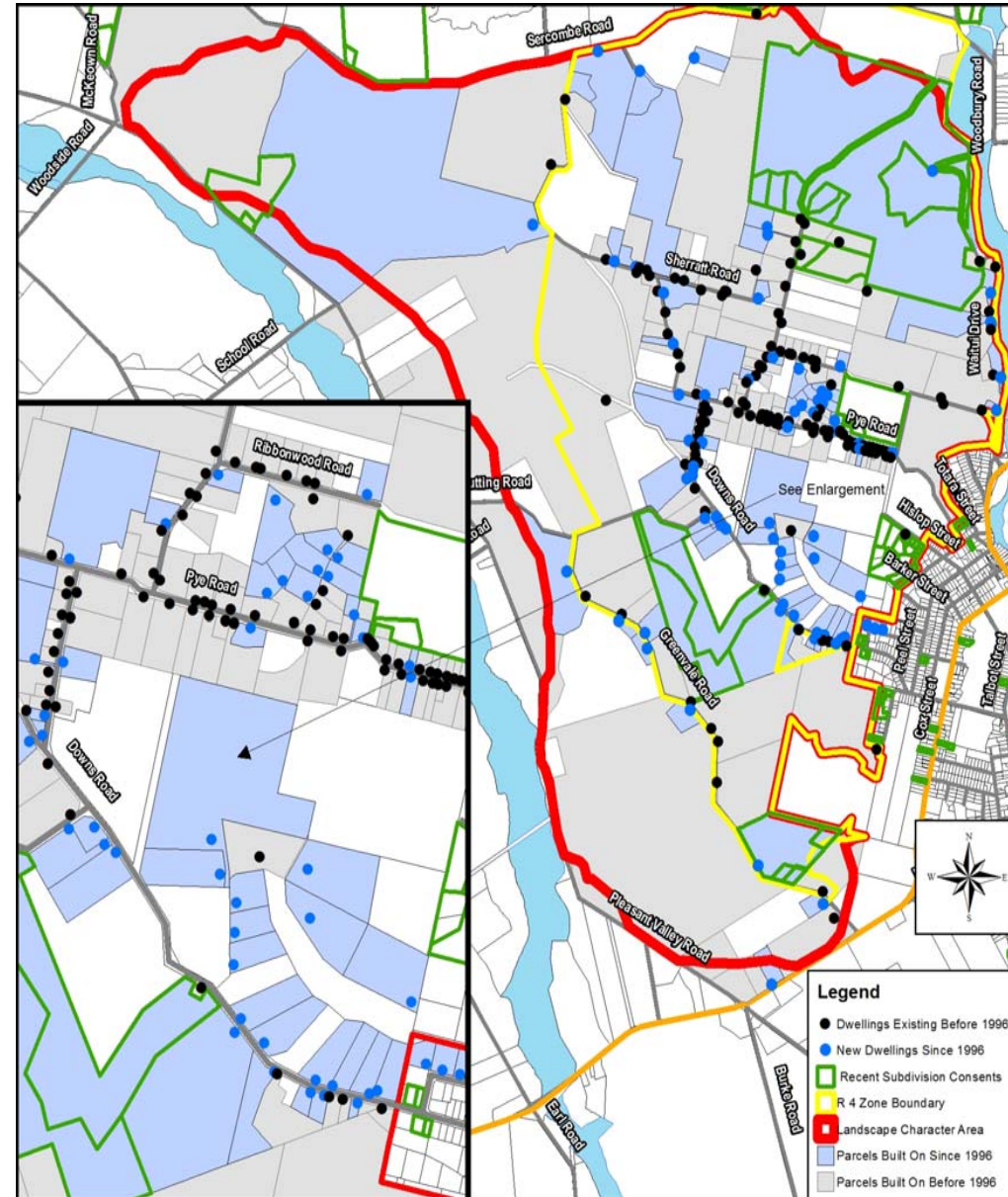


Figure 3 - Allotments containing dwellings before and after 1996.

TIMARU DISTRICT PLAN

The Geraldine Downs landscape character area is predominantly zoned Rural 4 by the DP. However a large area to the west and south of the Rural 4 zone is zoned Rural 1 (Figure 4). The DP's Rural 4 zone is not exclusive to the Geraldine Downs and also includes lands at Blandswood, Peel Forest. The DP states that the Rural 4 zone recognises the high natural or amenity values present in these areas and anticipates that any new development ensures either *“enhanced or minimal effect on landscape present in these localities”*.

The DP lists buildings associated with household units as a Controlled Activity with control limited to the landscape effects of the unit and matters addressed by Performance Standards that includes (amongst other things):

- A 6m building setback from road boundaries.
- A 3m setback from non-road boundaries.
- A maximum building height of 8m.
- The location, design, colour and/or materials for any building/structure to be chosen to ensure visual integration with the surrounding landscape.
- Exterior building colours to be based on those occurring naturally in the surrounding landscape, with colours to be nominated at building consent stage.
- No reflective metal finishes.

Despite these provisions, it is clear that only a minority of developments in the Rural 4 zone have truly been successful in achieving the DP's aspiration of *‘enhanced or minimum effects on landscape values’* and *‘integration of buildings with the surrounding landscape’*.

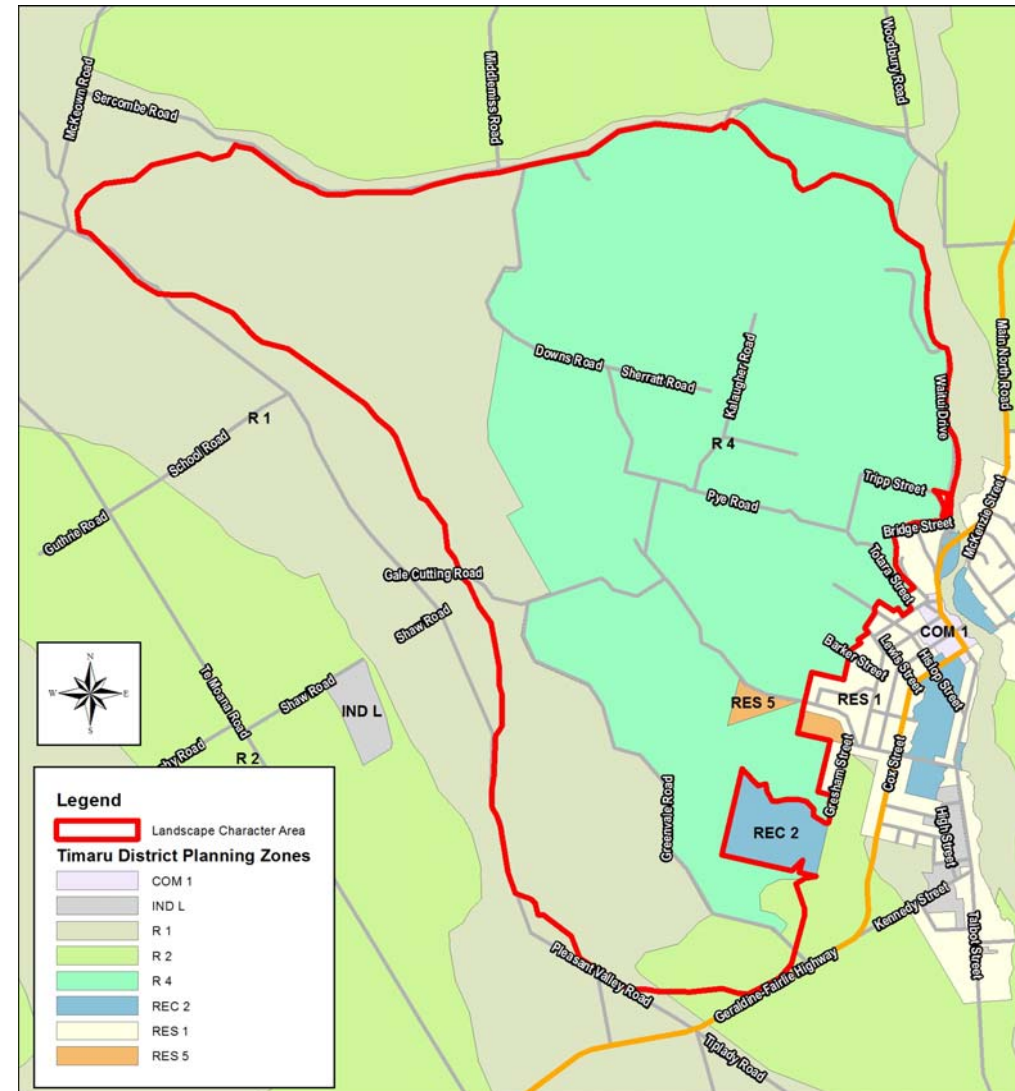


Figure 4 – DP existing zoning of the Geraldine Downs.

ISSUES & OPTIONS

ISSUE 1 - EXTENT OF ZONE

<p>Issue: The existing Rural 4 zone does not cover the entire landscape character area of the Geraldine Downs.</p>		
<p>Discussion:</p> <p>There is a large area to the west and south of the Rural 4 zone that is zoned Rural 1 and approximately 9 ha of land on Downs Road and Huffey Street that is zoned Residential 5. An issue with these later zones is that there is little or no control over the landscape and visual effects associated with buildings and other types of development. This has resulted in properties on one side of Greenvale and Downs Roads being subject to different rules and being developed quite differently. Some recent developments in these zones have had a significant effect on landscape and visual amenity values. These effects have disappointed some local residents and led to calls for the Rural 4 zone to be extended so there is a consistent policy that addresses the entire Geraldine Downs landscape character area.</p>		
Option		Likely Impacts
1	Do Nothing	<ul style="list-style-type: none"> - Resource consent will generally not be required for a range of development, including new rural residential development in the Rural 1 and the Residential 5 zones. This will be more enabling and reduce costs associated with resource consents. - New development in the Rural 1 and Residential 5 zones will continue to have landscape and visual effects on the character and amenity values of the Geraldine Downs. - It may exacerbate community feeling regarding the inconsistent approach taken by the DP for the area.
2	Extend Rural 4 zone to cover entire landscape character area.	<ul style="list-style-type: none"> - New development within the Rural 1 and Residential 5 zones will need to apply for resource consent. How onerous this is depends on the nature of the changes to the Rural 4 zone that may occur as a result of a plan change. However, the landscape effects of new development in the Rural 1 and Residential 5 zones will be managed more effectively.

ISSUE 2 - TRANSPARENCY, USEFULNESS & SPECIFICITY OF THE DP PROVISIONS

<p>Issue: There are issues with the transparency, usefulness and specificity of the existing Rural 4 zone provisions.</p>		
<p>Discussion:</p> <p>New buildings in the Rural 4 zone are classified by the DP as a controlled activity with control primarily limited to landscape effects and integration of the unit with the surrounding landscape. However, the DP does not contain any solid guidance as to what level of landscape effects are acceptable, or how new buildings are to be integrated with the surrounding landscape. This has led to a range of different interpretations of the DP provisions and inconsistent administration of the same. The Rural 4 zone provisions are also not exclusive to the Geraldine Downs and also apply at Blandswood, Peel Forest, which is different in many respects to the Geraldine Downs. It would seem to make sense that the DP included provisions that are specific to the Geraldine Downs. This should start with a clear and realistic vision statement that is exclusive to the Geraldine Downs.</p>		
Option		Likely Impacts
1	Do Nothing	<ul style="list-style-type: none"> - Expectations for new development will continue to be unclear. Subsequent confusion, uncertainty and possibly conflict may continue. - The area does not benefit from having a clear and specific vision.
2	Amend DP to include more useful, transparent and specific provisions, including a vision.	<ul style="list-style-type: none"> - The DP's expectations would be more effectively conveyed and potentially lead to less confusion, uncertainty and conflict. - The area will benefit from having a clear and specific vision.

ISSUE 3 - GENERAL STRATEGY

Issue: Should the DP be more enabling of new development or are strong management controls required?		
Discussion:		
<p>Currently, the DP's general strategy for development in the Rural 4 zone is to manage the landscape and visual effects of new development. The only control the DP has on the quantum of new development that can occur in the Rural 4 zone is through the subdivision rules and also by limiting a single household unit per site. There is concern amongst the community that the DP has too much control. Conversely there are other members of the community who believe that there is not enough control and that the DP has not been very successful in achieving its aspiration of development with '<i>enhanced or minimal effects on landscape values</i>'. Any change to the DP that enables significantly more development in the Geraldine Downs, may not give effect to the Proposed Regional Policy Statement (RPS).</p>		
Option	Likely Impacts	
1 Do Nothing	<ul style="list-style-type: none"> - Environmental outcomes the community expects may not be achieved. This has the subsequent effect of undermining the public confidence in the DP. - Eventually the subdivision entitlements for new allotments in the Geraldine Downs will run out, resulting in any new subdivisions becoming a discretionary activity. This will make it harder and more expensive to obtain a resource consent to subdivide and may eventually limit or constrain all further subdivision in the area. 	
2 Change the Rural 4 zones provisions of the DP to facilitate greater management of new development.	<ul style="list-style-type: none"> - Council would have greater control and a greater prospect of achieving the DP's vision and expectations for new development, whatever that might be. - Costs of applying for resource consents and developments costs could increase. However, this largely depends on how development is managed and how Council chooses to charge for processing resource consents. 	
3 Change the DP to enable more development.	<ul style="list-style-type: none"> - More development with less control will mean that many of the values people associate with the Geraldine Downs will diminish, or be removed altogether. - The area may suburbanise over an intergenerational period with low density residential development. This would be a significant structural change to Geraldine Township, which would require expensive service and road upgrades. - The Plan Change may conflict with the Regional Policy Statement (RPS) that seeks to limit rural residential development. 	
4 Require the existing DP provisions to be administered more stringently.	<ul style="list-style-type: none"> - This option may or may not be successful depending on how successful Council are in administering the DP's existing provisions. The variables include political and staff changes and how robust and defensible the existing provisions are. - Costs of applying for resource consents and developments costs could increase. However, again, this largely depends on the Councils charging regime. 	

ISSUE 4 - RESIDENTIAL DENSITY

Issue: Residential development on the Geraldine Downs is amongst other things, having a significant impact on landscape character and amenity values of the area. Increasing residential densities further on the Geraldine Downs could have, amongst other things, serious effects on the:

- landscape character and amenity values of the area;
- provision, maintenance and functioning of roads and infrastructural services;
- productivity of land;
- indigenous flora and fauna;
- operation of existing activities;
- form and functioning of Geraldine Township.

Discussion:

This is one of the most important issues that the Geraldine Downs faces. The question that arises is what residential density is appropriate for the area? If residential densities continue to increase in the Geraldine Downs, residential activities will also have significant strategic implications for Geraldine, including major costs for new infrastructural services and roads.

There is a range of residential densities across the Geraldine Downs. Land along Pye and Downs Roads has a suburban density, while Ribbonwood Rise has a ‘rural residential’ density. The remainder of the area is a mixture of ‘rural lifestyle’ allotments (2-10ha) and a handful of larger ‘rural allotments’ (over 100 ha). The DP currently controls residential density through its subdivision rules. To a certain extent these rules are quite enabling, facilitating a 50 ha allotment to be subdivided into seven as a controlled activity. However, most allotments in the Geraldine Downs have already used their entitlement to subdivide and therefore any further subdivision of these allotments would be a discretionary activity. As discretionary activities are anticipated to occur in the zone, this activity status is not a significant deterrent for proposals that do not comply with the minimum allotment provisions. Accordingly, it is considered that the DP has a somewhat weak mechanism for controlling the quantum of new development in the Geraldine Downs. Experience has indicated that it is extremely difficult to refuse applications that contravene the DP’s minimum allotment size provisions. This is borne out by the fact that over 700 discretionary and non-complying subdivision consents have been granted consent by Timaru District Council since 2000. Only one subdivision consent application has been refused consent during this period. It is anticipated that if the DP’s existing subdivision rules do not change and current demand for new housing continues or accelerates, it would be possible for parts of the Geraldine Downs to be subdivided into a low-density residential suburb over an intergenerational period.

Generally, the more intensive residential development becomes, the greater are resident’s expectations for transport and service infrastructure, such as footpaths, streetlights, sewer, stormwater and water services. The costs of providing these services can be significant for both the Council and the developer. Generally, the lower the density of development and the greater the area it is dispersed over, the greater the cost of providing new or upgraded services. Ideally, any rural residential development should be integrated into urban townships and should not be developed in an isolated location where it could compromise the efficient provision of infrastructure services. If transport or service infrastructure upgrades are required as a result of any new development facilitated by a change to the DP, funding will need to be secured to pay for the same. Although financial contributions can be levied at the time of subdivision for the initial capital costs of providing upgraded services/facilities, it should be noted that financial contributions only relate to part of the capital costs required to provide the service/facility and do not relate to the significant costs required to maintain or renew the service/facility.

Option	Likely Impact
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1	Do nothing.	<ul style="list-style-type: none"> - This depends on how successful Council is in defending the existing minimum lot size provisions of the DP, which are not robust and difficult to defend. Therefore, if DP's rules are not changed, there is potential that development will slowly consolidate and intensify over an intergenerational period, eventually resulting in suburbanisation of some areas. - If Council is successful in defending the minimum allotment size rules, the lack of existing allotments with entitlements to subdivide will mean that very few new allotments can be created in the Geraldine Downs.
2	Amend DP to enable a suburban density.	<ul style="list-style-type: none"> - Suburbanisation would diminish and in some cases result in a complete loss of the landscape, amenity and ecological values associated with the Geraldine Downs. It will also have significant impacts on services, roading, traffic movements, property prices and the structure of Geraldine Township, along with large financial implications for Council in providing upgraded services.
3	Amend DP to enable an appropriate density, in appropriate locations, with appropriate controls.	<ul style="list-style-type: none"> - Landscape and visual amenity effects will potentially increase. However, this will depend on how landscape effects are managed. - So long as the DP provides an appropriate minimum allotment size to allow on-site treatment effluent and disposal, demand for sewer services may not increase significantly. Council will need to determine what minimum allotment size is appropriate to ensure that sewer and stormwater discharges to land do not affect the environment, including public health. - Additional demand for the existing water supply scheme will be created. This will likely result in the water supply scheme being upgraded and significant costs for both the Council and future lot owners. - Depending on the quantum of additional residential development provided, there is potential that the existing roading facilities will need to be upgraded. This could result in significant costs for both the Council and future lot owners. - It will assist in reducing the demand for the further subdivision of productive rural areas for lifestyle purposes. This in turn, will reduce the fragmentation of infrastructure servicing, the incremental and cumulative domestication of the rural landscape and avoid conflict and reverse sensitivity.
4	Amend DP to significantly constrain any further intensification of residential activities on the Geraldine Downs.	<ul style="list-style-type: none"> - No or only little change to the existing situation in terms of impacts on landscape, amenity, privacy, services etc.

ISSUE 5 - LANDSCAPE AND AMENITY

Issue: The DP’s current provisions are generally not achieving the landscape and amenity outcomes that it expected.	
Discussion:	
<p>The reason for creating the Geraldine Downs Rural 4 zone was in recognition of the high natural and amenity values of the area. The DP anticipates that proposals ensure either enhanced or minimal effects on landscape values. However, it is clear that the outcome of enhanced or minimal effects on landscape values has seldom been achieved. This brings into question the effectiveness of the existing provisions.</p> <p>In the interests of achieving the goal of enhanced or minimal effects on landscape values and also in the interests of transparency, the DP existing provisions need to be strengthened. This would need to include clear guidance as to what is acceptable and what is not. Some degree of flexibility in the DP’s provisions is desirable to ensure that people are provided with a reasonable range of options in designing their dwelling and property.</p> <p>Although the DP should anticipate some level of residential development, it would be desirable to have a level of discretion and effective provisions so that the Council, if necessary, can refuse consent if a proposal does not meet the DP’s expectations. Transparency of the DP’s provisions is crucial so that it is clear to applicants, professionals and the Council as to what is expected and when consent will and will not be forthcoming. If generic or loosely worded provisions are provided, anticipated outcomes cannot be expected to be achieved.</p>	
Option	Likely Impacts
1 Do nothing or change DP to have less control	<ul style="list-style-type: none"> - Community expectations will continue not to be met. - Gradual decline in landscape and amenity values.
2 More control and guidance	<ul style="list-style-type: none"> - Community expectations are met. - Landscape and amenity values protected and enhanced.

ISSUE 6 – VISITOR ACCOMMODATION & OTHER TOURIST BASED ACTIVITIES

<p>Issue: Visitor accommodation and other tourist based activities are generally not facilitated by the DP in the Rural 4 zone.</p>		
<p>Discussion:</p> <p>The only type of visitor accommodation that is facilitated by DP in the Rural 4 zone are home stays in existing household units. A home stay is defined as the provision of short-term accommodation in an existing household unit for no more than five guests. As no other form of visitor accommodation, or any tourist based activity, is listed as a permitted, controlled or discretionary activity, it would be classified as a non-complying activity.</p> <p>The Geraldine Downs is potentially well suited for rural based visitor accommodation and tourist activities, given the high quality of the area's landscape values, the proximity to Geraldine Township and Geraldine's expanding tourism numbers. However, the DP's current non-complying activity status classification of the visitor accommodation (excluding homes stays) and other tourist activities is a potential barrier for the expansion of this sector in the Geraldine Downs.</p>		
Option	Likely Impacts	
1 Do nothing	<ul style="list-style-type: none"> - Visitor accommodation will be discouraged from locating in the area. - Resource consents for visitor accommodation will likely cost more and take longer to process. - The area's potential for visitor accommodation may not be fully realised. - The DP would be at variance with the Proposed RPS. 	
2 Facilitate visitor accommodation with suitable controls.	<ul style="list-style-type: none"> - Visitor accommodation will not be discouraged from locating in the area. - Resource consents for visitor accommodation will cost less and be processed quicker. - The area's potential for visitor accommodation may be realised. - The DP would accord with the Proposed RPS. 	

ISSUE 7 – WALKING & CYCLING FACILITIES

<p>Issue: Existing walking and cycling facilities on the Geraldine Downs are limited and can be improved to provide recreation and utility opportunities for locals and tourists.</p>		
<p>Discussion:</p> <p>The walking tracks in Talbot Forest are somewhat limited in terms of length and usability. Parts of these tracks are narrow in parts, steep and poorly formed, meaning that they are not suitable for cyclists, prams, or people with limited ability. The tracks in Riddell’s Reserve are more usable for prams and cyclists. The extension or improvement of walking and cycling in the Geraldine Downs would not only better provide for recreational needs, but would also provide for utility needs, in terms of providing a means of active transport to and from Geraldine and within the Downs. Walking and cycling facilities, especially dedicated facilities, can be a significant attraction to tourists. Examples of this abound, including the rail trail in Central Otago and the network of tracks that have been provided around Hamner Springs.</p> <p>The Geraldine Downs could also benefit from a network of mountain bike tracks. Mountain biking has grown enormously in popularity over the last 10-15 years. This popularity is evident locally with the mountain bike tracks in Timaru’s Centennial Park being very popular. The Geraldine Downs rolling and elevated topography would be ideal for cross country mountain bike tracks. Various studies have established that high quality mountain bike tracks are now seen as major tourist attractions and can be used to stimulate local economic development. Although the DP does not present any impediment to the provision of walking or cycling facilities in the Geraldine Downs, it does not facilitate the acquisition of private land that is available for such facilities. The three options to achieve this include: an Outline Development Plan; Notice of Requirement; or through Esplanades reserves or strips. The cost of improved walking and cycling facilities obviously depends on what type of facility is proposed, where the facility is located, what mechanism is used to facilitate it and the extent of the facility. Single track mountain bike trails can be constructed relatively cheaply (e.g. through volunteer labour).</p>		
Option	Likely Impacts	
1	Do nothing	<ul style="list-style-type: none"> – Only the improvements identified in the Active Transport Study are likely to be undertaken. The potential to develop valuable recreational and tourist asset may not be realised.
2	Enhance Existing On-Road Facilities (Traffic Calming)	<ul style="list-style-type: none"> – A safer environment for pedestrian and cyclists will be created and would likely increase walking and cycling participation. The option could be delivered relatively quickly at the lowest cost.
3	Create a walking / cycling network using a Outline Development Plan or Designation	<ul style="list-style-type: none"> – A network of on and off-road facilities is provided that is specifically designed for walker and cyclists. – This is an expensive option which will require significant funding to be secured to established a network and acquire land. A significant proportion of the network may have to be compulsory acquired if it was be to delivered over a reasonable time frame, rather than acquired through the subdivision consent process.
4	Create a walking / cycling network using the esplanade provisions of the DP	<ul style="list-style-type: none"> – Land can only be acquired through subdivision consent process, which means that the acquisition and delivery of facilities would be done in a piece meal basis, over a long period of time. – Land can only be acquired along streams which may not be viable or desirable. – This is an expensive option that will require significant funding to be secured to established a network and acquire land.

ISSUE 8 – NATURAL HABITATS

Issue: The DP does not provide for the enhancement of natural habitats in the Geraldine Downs.

Discussion:

The Proposed RPS and the District Plan seek to halt the decline of the District’s ecosystems and natural habitats including indigenous biodiversity and also seek the restoration and enhancement of the same. The DP generally provides for the protection of natural habitats. However, the DP rules do not specifically provide for the enhancement or restoration of the area’s natural habitat and therefore is not does not fully implement the policy of the Proposed RPS. The Geraldine Downs Landscape Study identified that natural habitats was something people valued most in the Geraldine Downs. However, the survey also revealed that people have different perspectives on the matter (i.e. exotic versus native species). The benefits of enhancing the Geraldine Downs natural habitats include: increasing or augmenting the area's biodiversity values; providing habitat for indigenous fauna; enhancing landscape and amenity values; offsetting transport and landscape effects of residential development in rural areas; providing a tourist and community attraction.

The concept of a ‘Downlands Ecological Network’ is suggested in the Geraldine Downs landscape study. Their report suggests that the gully systems and waterways that extend through the Downs provide an opportunity to create and extend enhanced ecological corridors, recreation walkways and natural landscape values that link with Geraldine Township and Talbot Forest. Options to implement the ‘Downlands Ecological Network’ include: using the esplanade provisions of the DP to acquire or protect land along rivers; purchase land from land owners; compulsorily acquire land under the Reserves Act 1977; change the DP to protect and enhance natural habitats. The Geraldine Downs landscape study also suggests a credit system to enhance natural habitats. This could be achieved by the DP facilitating residential development subject to providing a certain amount of natural habitat enhancement. Details of how this would work would need to be carefully considered.

Option	Likely Impacts
1 Do nothing	– Natural habitat enhancement will be limited to the efforts of private individuals and community organisations.
2 Create an ecological network through either purchasing, compulsory land purchase, or alternatively using the DP esplanade provisions to acquire and protect land along waterways.	– Significant ecological enhancements could be achieved, but at significant cost.
Amend the DP to require new developments to provide natural habitat enhancement or financial contribution for the same.	<ul style="list-style-type: none"> – The positive benefits will depend on how much enhancement is required and what sort of development is required to provide enhancement. An overall network approach would be optimal. – In conjunction with the efforts of private and community organisations, the positive benefits of natural habitat enhancements required by the DP could be significant from an ecological, landscape, recreational and tourism perspective.

ISSUE 9 – EXISTING ACTIVITIES

Issue: Existing activities should be able to continue unhindered by any change to the DP, or by encroachment of new more sensitive activities.

Discussion: Some of the existing productive uses in the Geraldine Downs include cattle farms; plant nursery; orchard; forestry. Despite any change to the DP, legally established existing activities on the Geraldine Downs have a right to continue operation under section 10 of the RMA that provides for 'Existing Use Rights'. Notwithstanding, existing activities can be seriously constrained by new development. This is known as 'reverse sensitivity'.

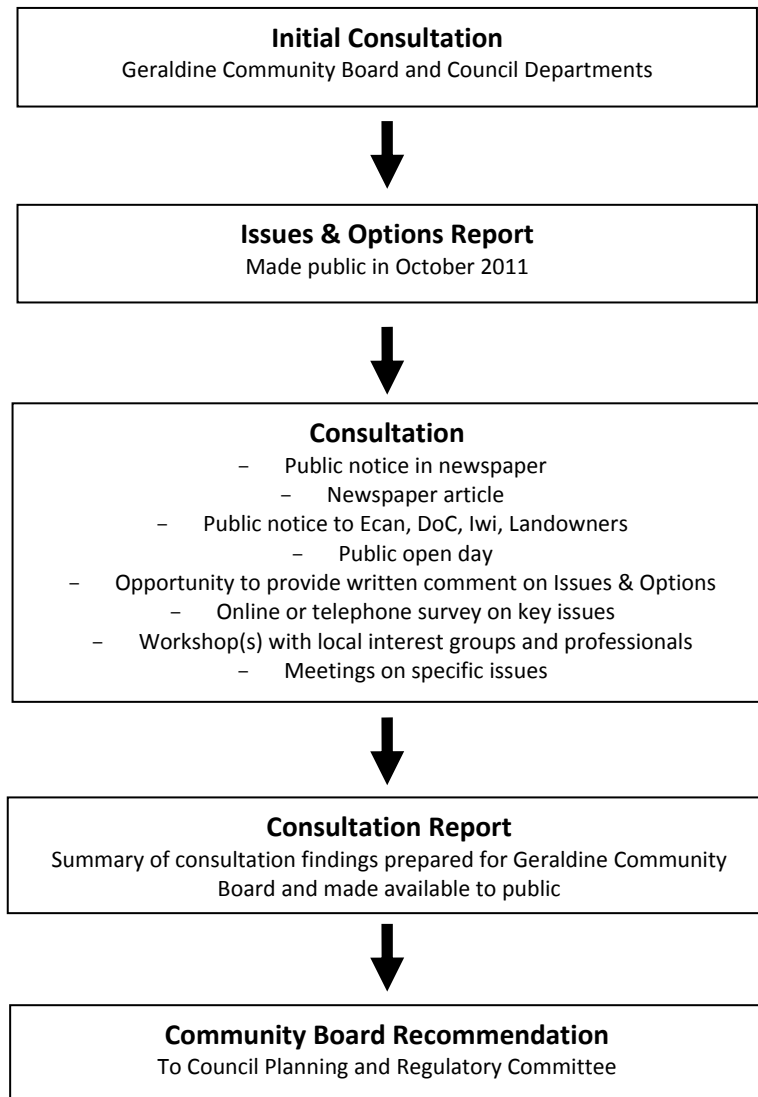
Reverse sensitivity conflicts commonly arise when the residential population of a rural area increases. Common complaints include: noise from farm machinery and animals; mud, dirt and dust on roads; the effects of pesticides, sprays and fertilisers; smoke from crop burning; livestock on roads and livestock escaping into rural residential properties; and hours of operation. Conflict can arise within enclaves of established rural residential development where rural activities can be undertaken as permitted activities. The intensification of peri-urban areas can also inflate property prices, increase rates, and make it difficult for established rural activities to expand.

Reverse sensitivity issues can be difficult to manage. A common potential solution is the creation of a buffer area around productive uses. This would require any new sensitive development (dwellings) to be set back a specified distance from existing productive uses in order to mitigate the potential for complaints. However, this approach is not entirely effective, as some reverse sensitivity effects, such as dirt on roads can extend far beyond any setback requirement and are difficult to avoid. Flexibility would need to be retained in terms of the appropriateness of the any setbacks. Land Information Memorandum (LIMs) are normally obtained from Council prior to people purchasing a property. LIMs could be used to make intending rural residents aware of the effects of productive uses in the area.

Option	Likely Impacts
1 Do nothing.	<ul style="list-style-type: none"> - Depends on whether the DP is changed to facilitate more residential development in the area. If so, existing uses will be further constrained over an intergeneration period. If the DP does not facilitate any more residential development, the status quo is likely to be maintained.
2 Change the DP to recognise and protect existing uses and ensure LIMs highlight the potential effects of productive activities.	<ul style="list-style-type: none"> - Existing productive uses will enjoy some degree of protection from the encroachment of new uses. This would enhance the viability of these uses. - Land in the vicinity of productive uses may be limited in terms of what sort of uses it can accommodate (e.g. no residential development). This will have a subsequent effect on the development potential of land in the vicinity of productive uses. - Intending rural residents are fully aware of what they are buying into. - Conflicts between rural residents and productive uses will likely decrease.

REVIEW & CONSULTATION PROCESS

The following flow chart illustrates the process that will be used to review the DP's provisions that relate to the Geraldine Downs.



If a decision is taken to change the DP, the plan change will proceed in accordance with the process prescribed by the RMA. Details of this process and how to get involved will be made available if a plan change is notified.

HOW TO GET INVOLVED

Public Open Day

Attend the public open day and discuss the Issues and Options Report with Council staff. The public open day will be held at Geraldine Service Centre, 78 Talbot Street Geraldine, on 19 October 2011 from 10 am to 7 pm.

Comment

Make a written comment on the Issues and Options Report to Timaru District Council by 21 October 2011. All written comment is to be marked "*Written Comment on the Geraldine Downs Issues and Options Report*". Written comment must include the name, address and telephone number of the person making the submission. Written comment can be made by post to the Planning Unit, Timaru District Council, PO Box 522, Timaru, or email to enquiry@timdc.govt.nz, or fax 03 687 7209.

Online Survey

Complete the online survey found at: www.surveymonkey.com/s/GeraldineDownsSurvey. Hard copies of the survey can also be completed and are available at Council's Main Office, libraries, or service centres.