



Geraldine Downs Consultation Report

By Timaru District Council | For Geraldine Community Board | November 2011

TABLE OF CONTENTS

1.0	Introduction	3
2.0	Consultation Process & Methods	3
2.1	Consultation & Reporting Process.....	3
2.2	Consultation Methods	4
2.2.1	Public Notice.....	4
2.2.2	Issues & Option Report.....	4
2.2.3	Submission Period	4
2.2.4	Survey	4
2.2.5	Workshops & Meetings	5
2.2.6	Public Open Day	5
2.2.7	Internet Site & Newspaper Article.....	6
3.0	Consultation Results	6
3.1	Survey	6
3.1.1	Question 1	6
3.1.2	Question 2	7
3.1.3	Question 3	8
3.1.4	Question 4	10
3.1.5	Question 5	11
3.1.6	Question 6	12
3.1.7	Question 7	14
3.1.8	Question 8	15
3.1.9	Question 9	16
3.1.10	Question 10	18
3.1.11	Question 11	19
3.1.12	Question 12	20
3.2	Submissions	22
3.3	Workshops	27
3.3.2	Timaru Professionals	29
3.3.3	Geraldine Professionals	30
3.3.4	Talbot Forest Working Group	31
3.3.5	Go Geraldine.....	32
3.4	Public Open Day.....	32
4.0	Conclusion & Recommendation	35

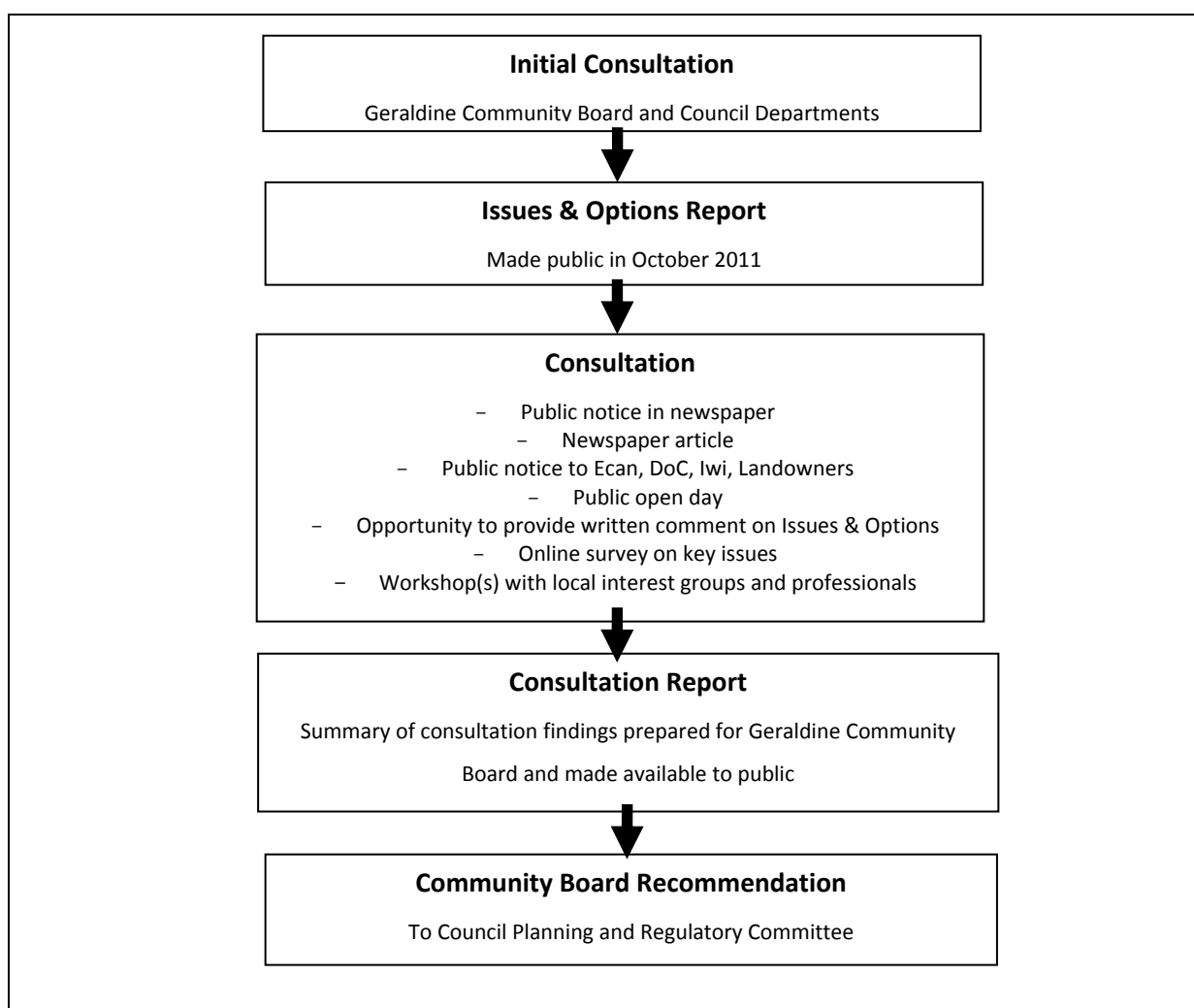
1.0 INTRODUCTION

Timaru District Council has recently completed a public consultation exercise in respect of how the Timaru District Plan (DP) manages development in the Geraldine Downs. This report summarises the consultation.

2.0 CONSULTATION PROCESS & METHODS

2.1 CONSULTATION PROCESS

The following flow chart illustrates the consultation and reporting process undertaken.



2.2 CONSULTATION METHODS

The objectives of the consultation exercise were to:

- ascertain community views and values;
- provide a meaningful opportunity for community participation;
- to gain local knowledge about the issues and area.

To ensure that both stakeholders and the general public were consulted, both public and targeted consultation methods were used. These methods are described in turn below.

2.2.1 Public Notice

Public notice of the consultation exercise was disseminated by way of the following:

- Publication in the Timaru Herald on 24 September 2011;
- Distributed to all landowners in the Geraldine Downs;
- Publication on Council's website;
- Made available in all Council's offices, service centres and libraries;
- Distributed to Department of Conservation, Environment Canterbury, Te Rūnanga o Arowhenua Society Inc and Te Rūnanga o Ngai Tahu

The public notice described the purpose and process of the consultation and how to get involved.

2.2.2 Issues & Option Report

A detailed Issues and Options report was prepared in respect of how the DP manages development in the Geraldine Downs. A summary report was also prepared. Both reports were made available to the public on Council's website and at the Council's main office, service centres and libraries.

2.2.3 Submission Period

A 28 day period was available to the public to make a submission on the Issues and Options report. Submissions could be made by mail, email or by dropping the submission into a Council service centre or office.

2.2.4 Survey

A survey on some of the key issues arising from the Issues and Options report was conducted. The survey questions are provided individually in section 3.1 of this report. The survey was available online and also from

Council offices, service centres and libraries. Notice of the survey was given in the public notice. A hyper link to the survey was also emailed to the email lists of the Geraldine Resource Centre, Go Geraldine and Talbot Forest Working Group. Hard copies of the survey were also distributed to a number of Year 13 students at Geraldine High School. The survey was open 24 September 2011 and closed on 21 October 2011.

2.2.5 Workshops & Meetings

Workshops or meetings were held with the following groups/organisations to discuss the Issues and Options report:

- Department of Conservation;
- Environment Canterbury;
- Timaru professionals;
- Geraldine professionals;
- Go Geraldine;
- Talbot Forest Working Group.

Professionals invited to the Timaru and Geraldine Professionals workshops included surveyors, real estate agents, architects and architectural drafters.

2.2.6 Public Open Day

The public open day was held on 19 October 2011 at the Council's Geraldine Service Centre. The public open day was run as a 'drop in' session, where the public could drop in and read and discuss the Issues and Options report. The open day included:

- Opportunities to talk to Council staff.
- Information posters that summarised the Issues and Options report.
- Copies of the Issues and Options report.
- An opportunity to complete the online survey.
- Submission forms.
- A laminated aerial photograph of the Geraldine Downs and camera were utilised so that participants could illustrate and record their ideas on scale map.

The public open day was advertised in the newspaper on 24 September 2011 and 15 October 2011 and was also included in the public notice sent to all landowners and statutory bodies. The open day was also advertised three times each on local radio stations Port FM and Solid Gold FM. Signs advertising the open day were affixed to three shop windows in Geraldine's Town Centre.

2.2.7 Internet Site & Newspaper Article

Council's internet site included the: public notice; Issues and Options report; Issues and Options Summary Report; and a hyperlink to the online survey. The Geraldine News published a short article about the consultation exercise.

3.0 CONSULTATION RESULTS

3.1 SURVEY

A total of 118 people participated in the survey, 48% of whom stated they live in the Geraldine Downs. Given that the Geraldine Downs has a population of approximately 460, and Geraldine has a population of around 2,205, it is considered that the sample size of the survey was adequate. 100% of the respondents completed the entire survey. The results of the survey are set out below by: stating the question surveyed; providing a table of the results; and, providing a graph illustrating the results.

Where indicated, the results have been filtered to illustrate how participants who live in the Geraldine Downs answered the survey.

3.1.1 Question 1

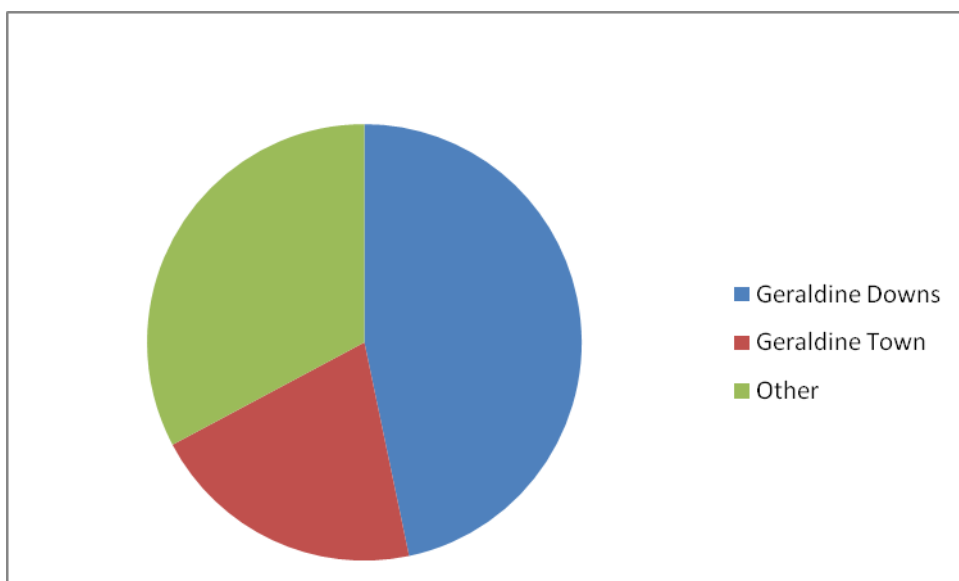
Question 1: Where do you live?

Answer Options: Geraldine Downs Geraldine Town Other

Table 1 – Where participants live

Location	%
Geraldine Downs	48.3
Geraldine Town	21.2
Other	33.9

Figure 1 – Where participants live



The results indicate that the majority of participants were either from the Geraldine Downs or Geraldine.

3.1.2 Question 2

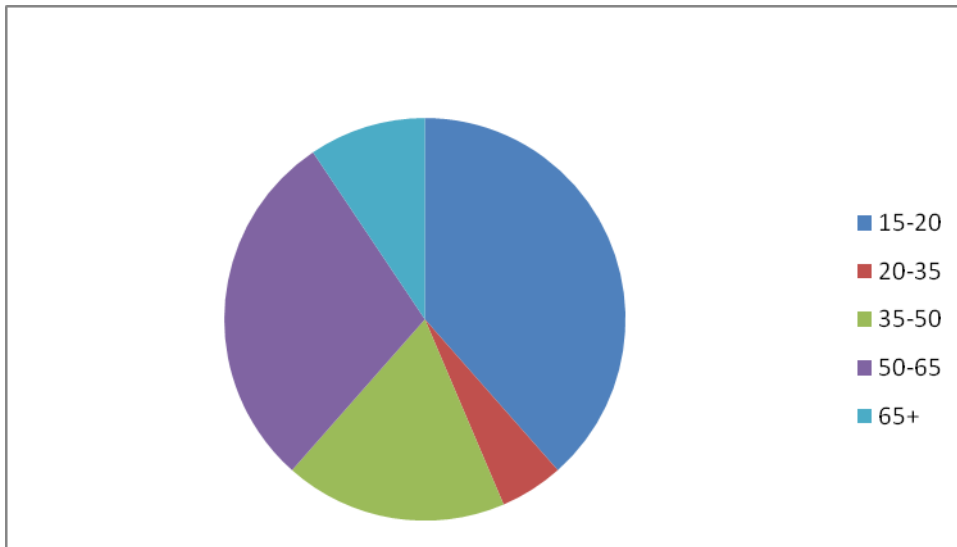
Question 2: What is your age?

Answer Options: 15-20 20-35 35-50 50-65 65+

Table 2 – Age range of participants

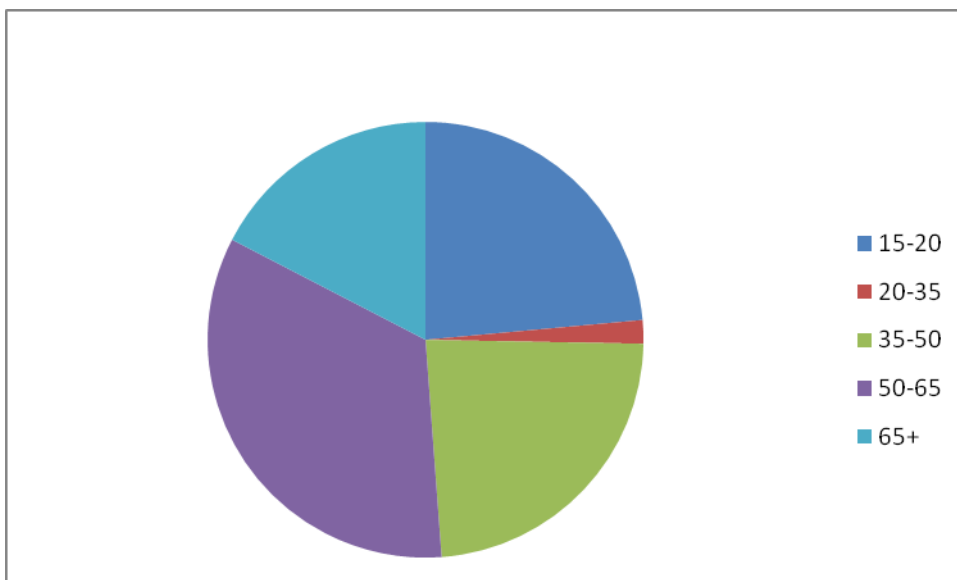
Age Range	%
15-20	38.5
20-35	5.1
35-50	17.9
50-65	29.1
65+	9.4

Figure 2 – Age range of participants



The surprisingly large number of participants between 15-20 years of age may be reflective of Geraldine High School’s year 13 student’s participation in the survey. Figure 3 indicates that a majority of participants who live in the Geraldine Downs are over 50 years old. However, there are still a surprising number of participants between 15-20 years of age. This indicates that the Geraldine Downs accommodates a significant number of young families.

Figure 3 – Age of participants who live in the Geraldine Downs.



3.1.3 Question 3

Question 3: Would you like to see more residential development in the Geraldine Downs or less?
Answer Options: A lot more A little bit more No more

Table 3 – Participants preference for more or less development in the Geraldine Downs

Answer Options	Overall Results (%)	Geraldine Downs Participants (%)
A lot more	12.7	5.3
A little bit more	52.5	58.9
No more	34.7	35.7

Figure 4 – Participants preference for more or less development in the Geraldine Downs

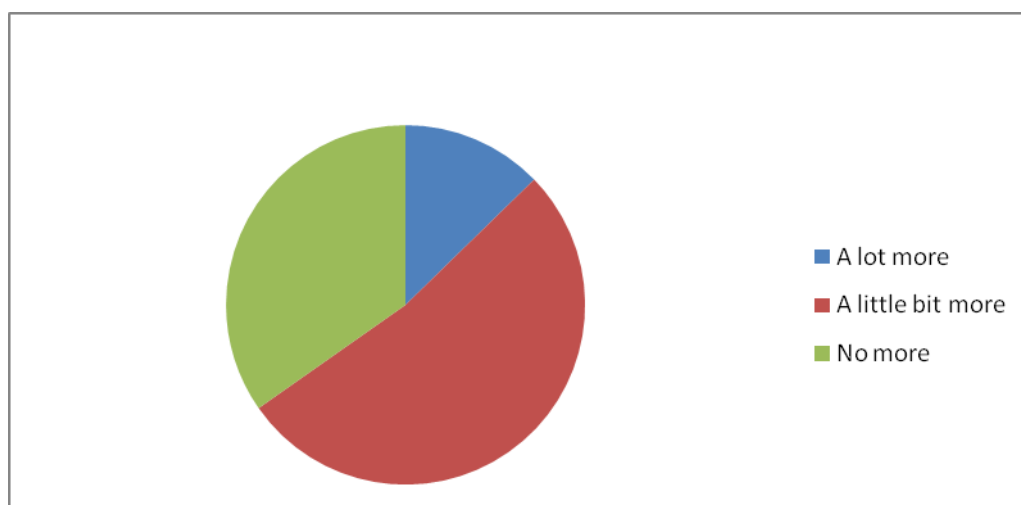
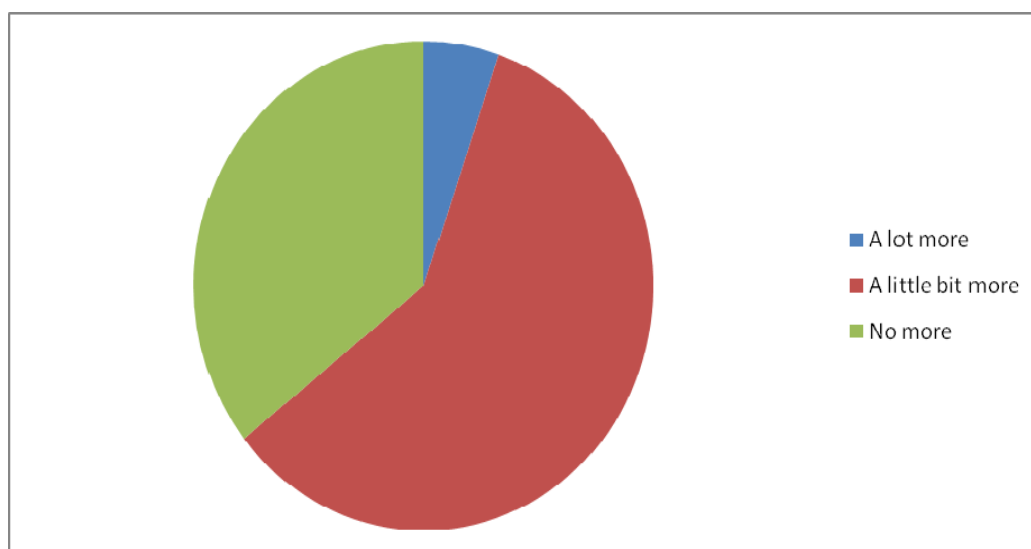


Figure 5 - Geraldine Downs’ participants preference for more or less development in the Geraldine Downs



The results indicate that the majority of participants would like to see a little bit more development in the Geraldine Downs, while a significant number would like to see no more development. Only two participants who lived in the Geraldine Downs wanted to see a lot more development.

3.1.4 Question 4

Question 4: If you would like to see more residential development in the Geraldine Downs, what density do you think would be appropriate? Don't answer this question if you answered no to Question 3

Answer Options: Suburban (Lot sizes between 500m² - 1,500m²)

Rural residential (lot sizes between 1,500m² - 2 ha)

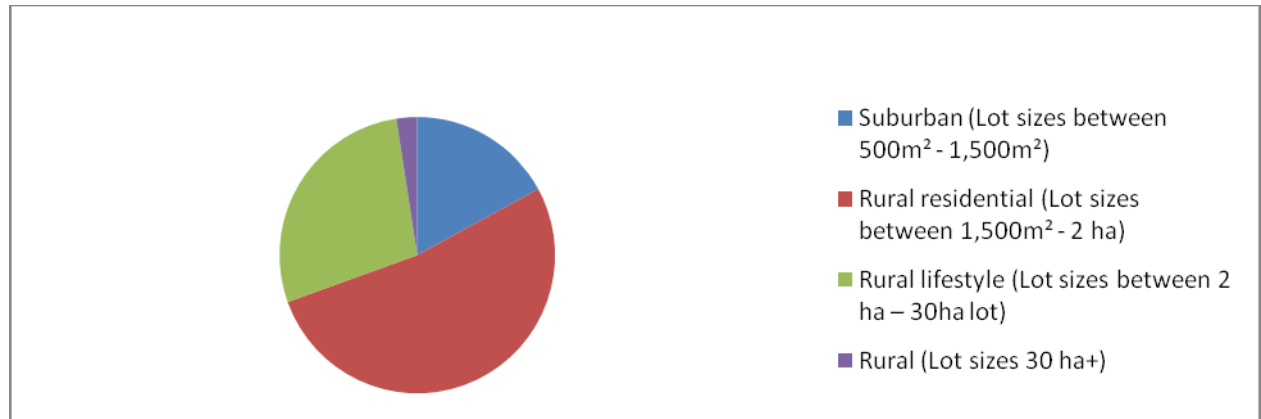
Rural lifestyle (Lot sizes between 2 ha – 30 ha lot)

Rural (Lot sizes 30 ha+)

Table 4 – Preferred lot size/density of residential development

Lot size	Overall Results (%)	Geraldine Downs Participants (%)
Suburban (Lot sizes between 500m ² - 1,500m ²)	17.5	17.5
Rural residential (Lot sizes between 1,500m ² - 2 ha)	53.8	53.8
Rural lifestyle (Lot sizes between 2 ha – 30ha lot)	28.8	28.8
Rural (Lot sizes 30 ha+)	2.5	2.5

Figure 6 - Preferred lot size/density of residential development



The above results indicate participants strong preference for rural residential allotments between 1,500 to 2 ha in area. However, the results also indicate a preference for a choice in lot sizes, with 46% of participants selecting rural lifestyle and suburban lot sizes. Only 2 participants preferred rural lot sizes. This last result is probably reflective of the fact that there are very few properties over 30 ha in size in the Geraldine Downs. The results for participants who live in the Geraldine Downs gives almost identical results.

3.1.5 Question 5

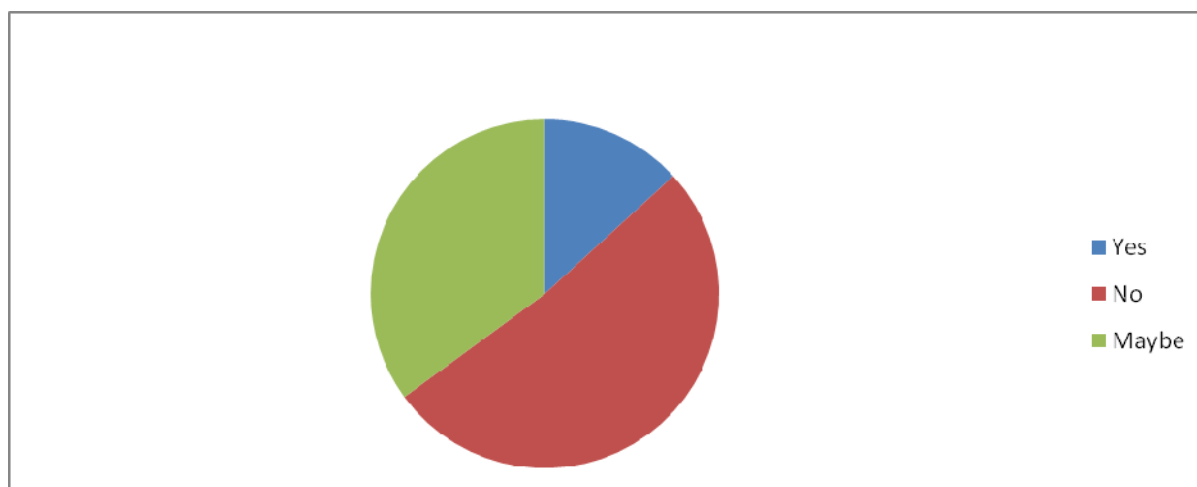
Question 5: Would you accept Council rate increases to pay for infrastructure upgrades if more residential development was facilitated in the Geraldine Downs?

Answer Options: Yes No Maybe

Table 5 – Percentage of participants that would accept rate increases if more residential development was facilitated on the Geraldine Downs

Answer Options	Overall Results (%)	Geraldine Downs Participants (%)
Yes	13.2%	14.5
No	51.8%	47.2
Maybe	35.1%	38.1

Figure 7 – Participants that would accept rate increases if more residential development was facilitated on the Geraldine Downs



The results indicate that a majority of participants would not accept rate increases if more residential development was facilitated on the Geraldine Downs. However, a significant number of participants also indicated that they would or would maybe accept rate increases (48.3%). The results from participants who live in the Geraldine Downs give similar results.

The results to this question are significant as it qualifies the results of Question 3 that asked whether participants would like to see a lot more, no more, or a little bit more residential development. For instance, if allowing more residential development on the Geraldine Downs meant that rates for the area had to increase in order to pay for upgraded infrastructural services (e.g. water supply), it is likely that the majority of residents would not accept the rate increase and would oppose the development.

The significant number of participants who answered 'maybe' may have thought it depends on the quantum of the rate increase. It is possible that those participants that answered 'yes' intend to subdivide their property.

3.1.6 Question 6

Question: Rate what you value about the following aspects of the Geraldine Downs (either highly valued/moderate value/not valued).

Answer Options:

- Views of mountains and plains
- Open space
- Vegetation
- Talbot Forest
- Ability to keep animals
- Proximity to an urban area
- Geology
- Rural character (presence of livestock, paddocks, farm buildings and activities)
- Residential buildings
- Wildlife
- The space of larger allotments
- Privacy
- Walking tracks and footpaths
- Sense of community

Table 6 – Values participants placed on particular aspects of the Geraldine Downs

	Highly Valued	Moderate Value	Not Valued
Views of mountains and plains	89.8	10.2	0
Open space	72.6	27.4	0
Rural character (presence of livestock, paddocks, farm buildings and activities)	47.4	45.7	6.9
Residential buildings	10.3	58.1	31.6
Vegetation	51.7	44.9	3.4
Wildlife	61.9	30.5	7.6
Talbot Forest	73	21.7	5.2
The space of larger allotments	33.6	50	16.4
Ability to keep animals	41	35.9	23.1
Privacy	64.1	28.2	7.7
Proximity to an urban area	41.5	46.6	11.9
Walking tracks and footpaths	64.4	29.9	6
Geology	32.2	48.3	19.5
Sense of community	53.4	35.3	11.2

Figure 8 - Values participants placed on particular aspects of the Geraldine Downs

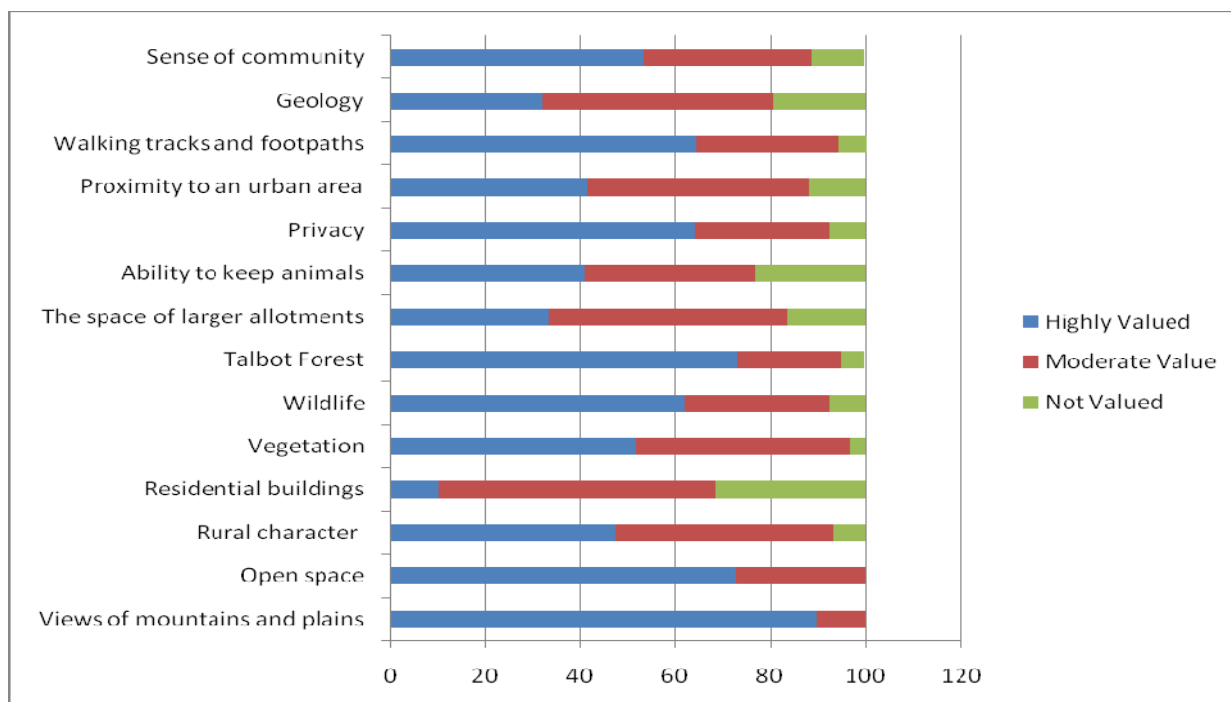
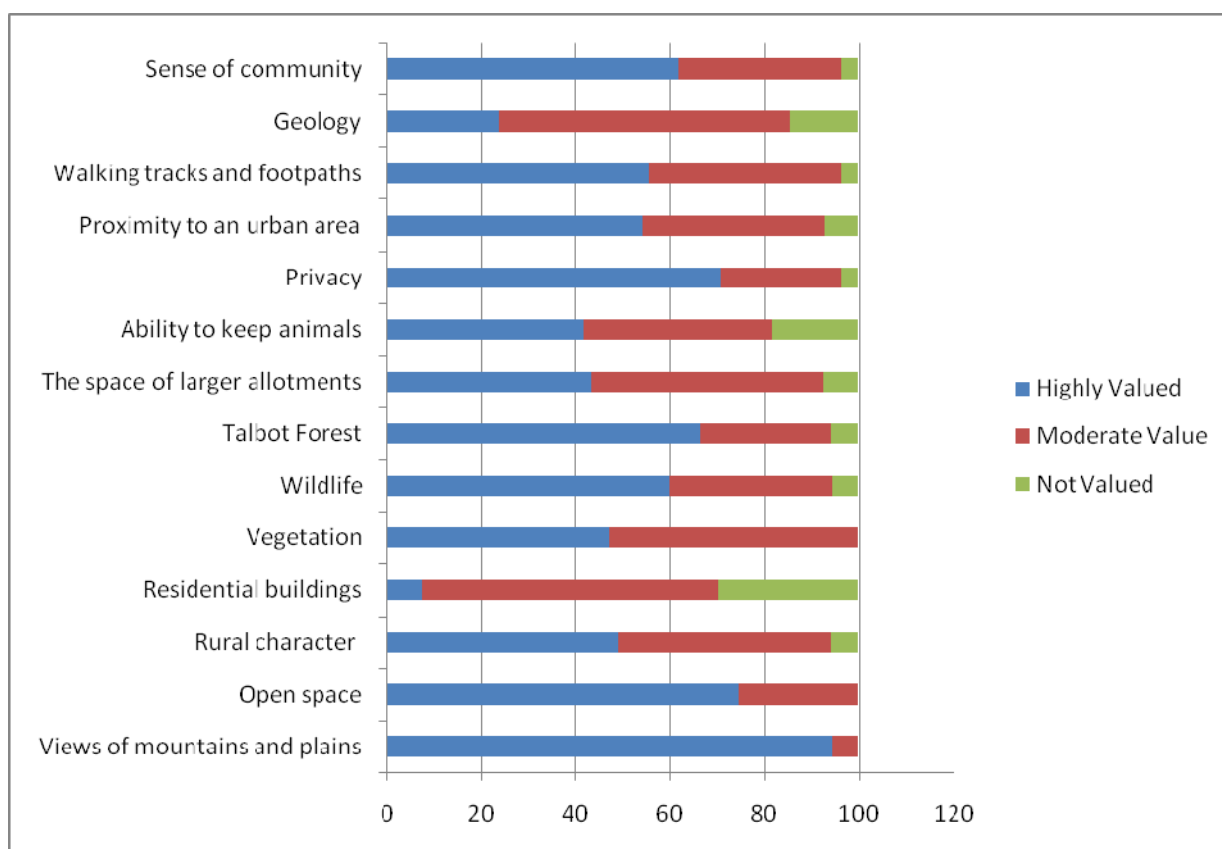


Figure 9 - Values Geraldine Downs' participants placed on particular aspects of the Geraldine Downs



The results indicate that most aspects of the Geraldine Downs have either high or moderate value to participants. The results are summarised below:

- By far the most valued aspects of the Geraldine Downs are views of the mountains and plains; Talbot Forest; and open space.
- Walking tracks and footpaths, along with privacy were also highly valued.
- Residential buildings, the ability to keep animals and geology were aspects least valued.

The results for Geraldine Downs’ participants are similar to the overall result.

3.1.7 Question 7

Question: In the Geraldine Downs, do you prefer the presence of:

Answer Options: Native Vegetation Exotic Vegetation Both

Table 7 – Participants preference for native or exotic vegetation

Answer Options	Overall Results (%)	Geraldine Down Participants (%)
Native vegetation	31.4%	25
Exotic vegetation	3.4%	0
Both	66.1%	75

Figure 10 – Participants preference for native or exotic vegetation

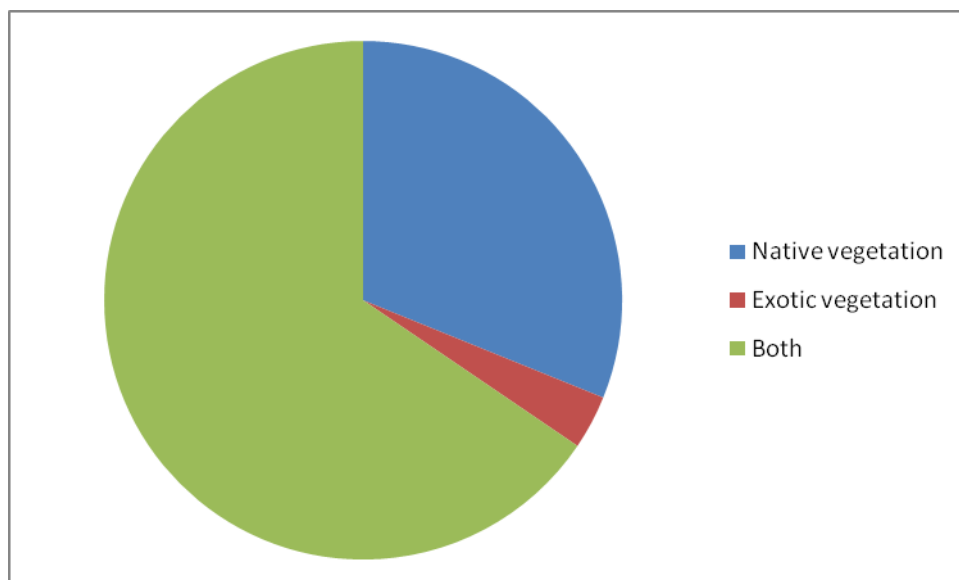
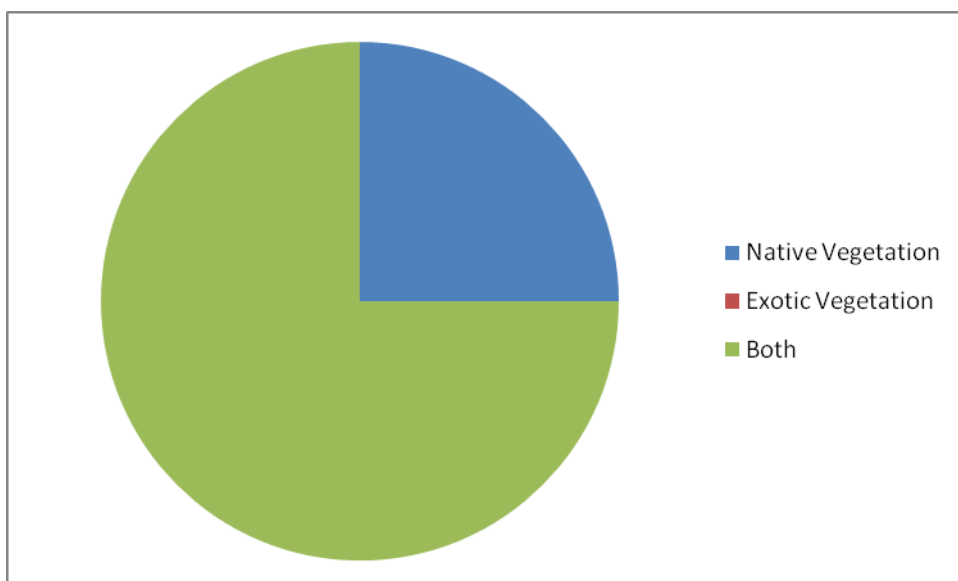


Figure 11 – Geraldine Downs’ participants preference for native or exotic vegetation



The results indicate that an overwhelming majority of participants prefer the presence of both native and exotic vegetation in the Geraldine Downs. A significant number of participants prefer the presence of native vegetation.

3.1.8 Question 8

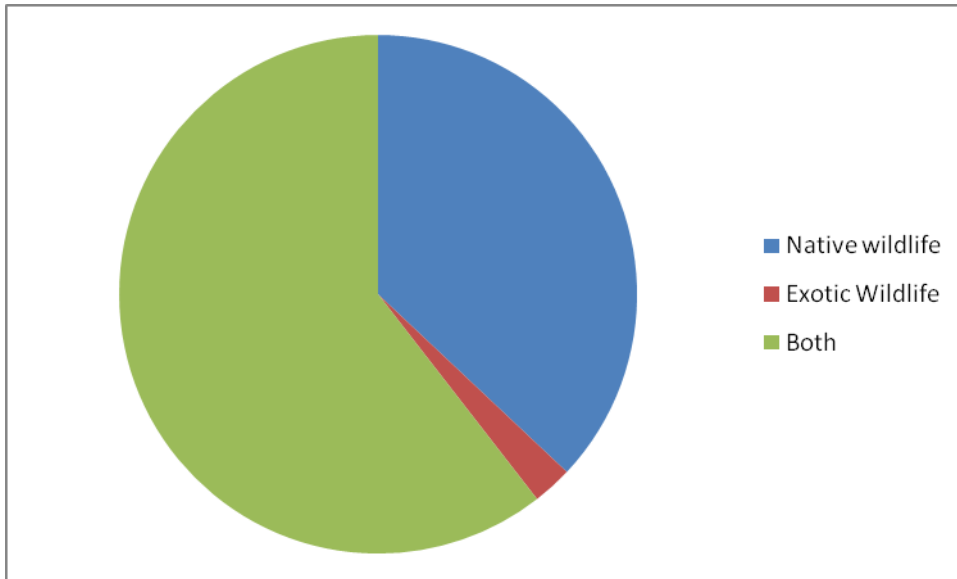
Question: In the Geraldine Downs, do you prefer the presence of:

Answer Options: Native wildlife Exotic Wildlife Both

Table 8 - Participants preference for native or exotic wildlife

Answer Options	Overall (%)	Geraldine Downs Participants (%)
Native wildlife	37.3%	36.3
Exotic Wildlife	2.5%	1.8
Both	61.0%	61.8

Figure 12 – Overall participant’s preference for native or exotic wildlife



The results indicate that an overwhelming majority of participants prefer the presence of both native and exotic wildlife in the Geraldine Downs. The results for Geraldine Downs’ participants are almost identical to the overall result.

3.1.9 Question 9

Question: How concerned are you about the impact of new development on the landscape of the Geraldine Downs?

Answer Options: Not concerned Slightly Concerned Very concerned

Table 9 – Participants concern about the impact of new development on the landscape of the Geraldine Downs

Answer Options	Overall (%)	Geraldine Downs Participants (%)
Not concern	18	9
Slightly concerned	42	45
Very concerned	39	45

Figure 13 – Participants concern about the impact of new development on the landscape

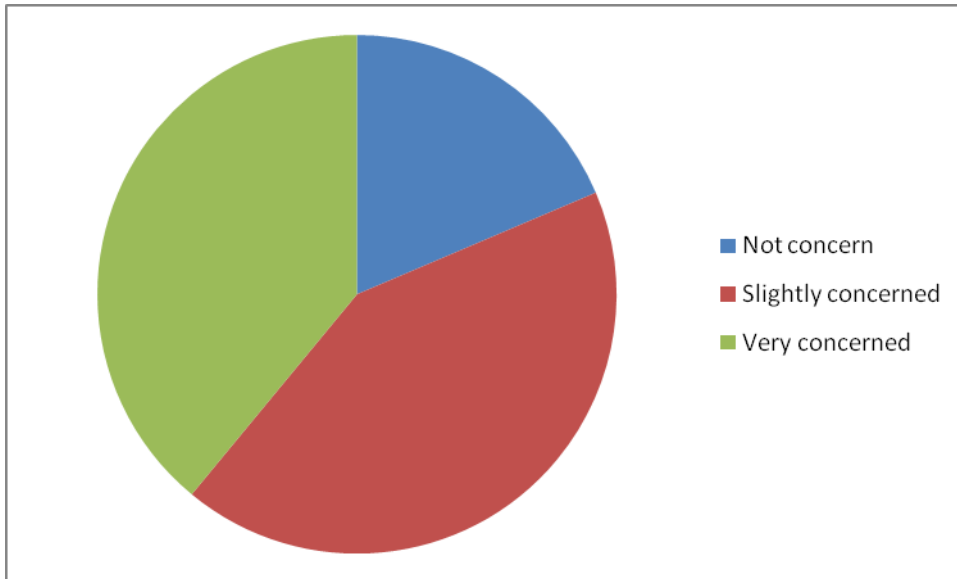
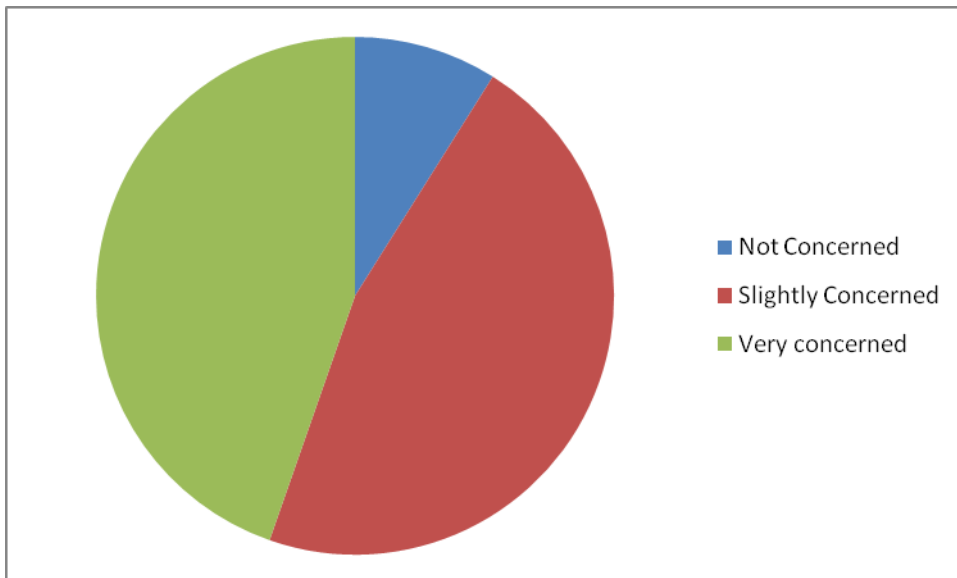


Figure 14 – Geraldine Downs’ participants concern about the impact of new development on the landscape



Both Figures 13 and 14 indicate a significant amount of concern in respect of the impact of new development on the landscape of the Geraldine Downs. Figure 14 indicates that participants from the Geraldine Downs are more concerned, which reflects the fact that they would be more directly affected by new development than people who do not live in the area. These results provide a mandate for more management of the landscape affects of new development in the Geraldine Downs.

3.1.10 Question 10

Question: Would you like better walking and cycling tracks in the Geraldine Downs?
Answer Options: Yes No Maybe

Table 10 – Participants preference for better walking and cycling tracks

Answer Options	Overall (%)	Geraldine Downs Participants
Yes	64.4%	47.2%
No	11.9%	18.1%
Maybe	23.7%	34.5%

Figure 15 – Participants preference for better walking and cycling tracks

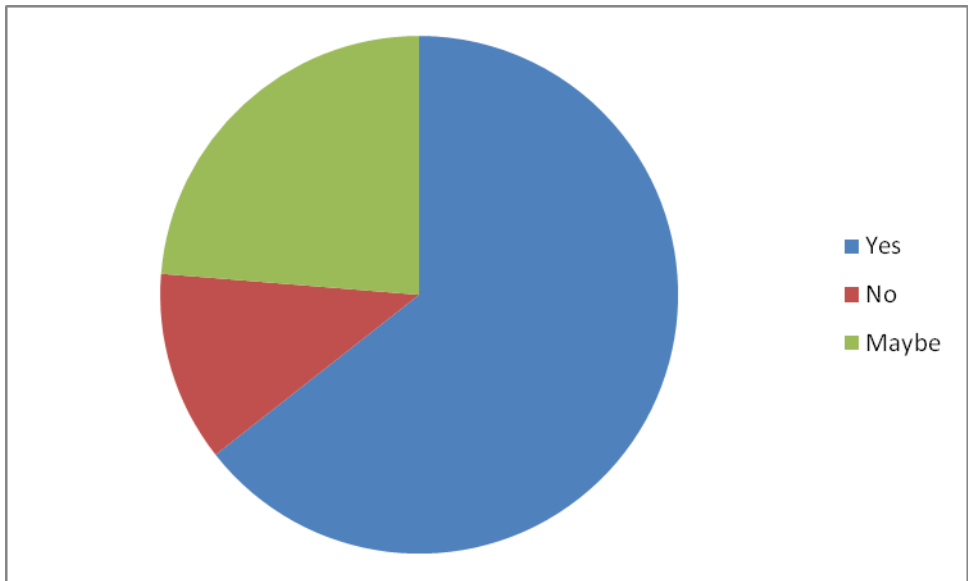


Figure 16 – Geraldine Downs' participants preference for better walking and cycling tracks

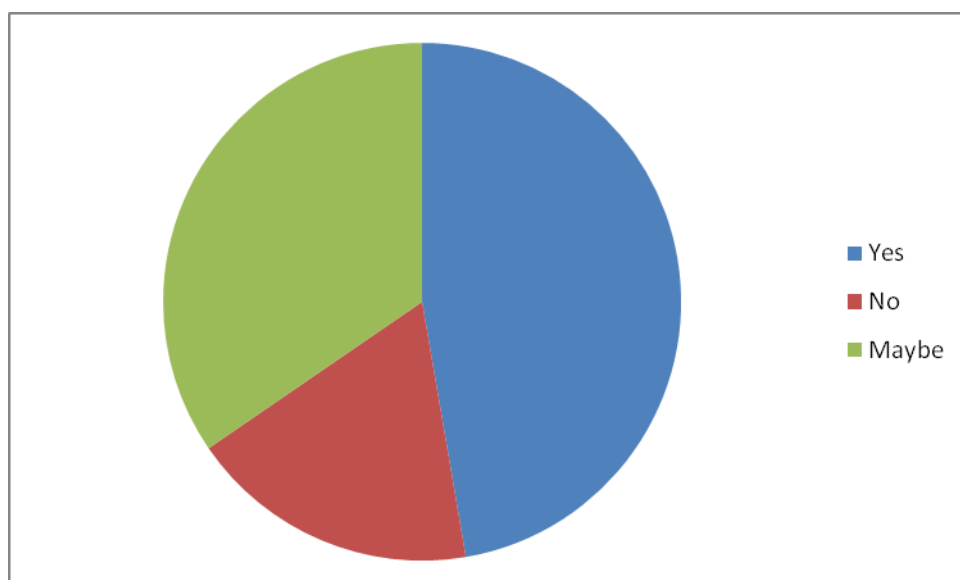


Figure 15 indicates that a majority of participants want better walking and cycling tracks in the Geraldine Downs. This may indicate that existing tracks are not adequate and also that there are a significant number of people who use the Geraldine Downs for walking and cycling. Similarly, Figure 16 indicates that a significant number of participants from the Geraldine Downs want better walking and cycling facilities. However, it also indicates that those participants were undecided about the idea. This may reflect the probably that they could be affected by these facilities, or alternatively it may reflect the areas demography.

3.1.11 Question 11

Question: If you answered yes to Question 10, what sort of walking and cycling facilities would you like to see improved/provided?

Answer Options: Better footpaths Additional footpaths Better off road walking tracks Additional off road walking tracks Dedicated off road cycle tracks Mountain bike tracks Bridle paths

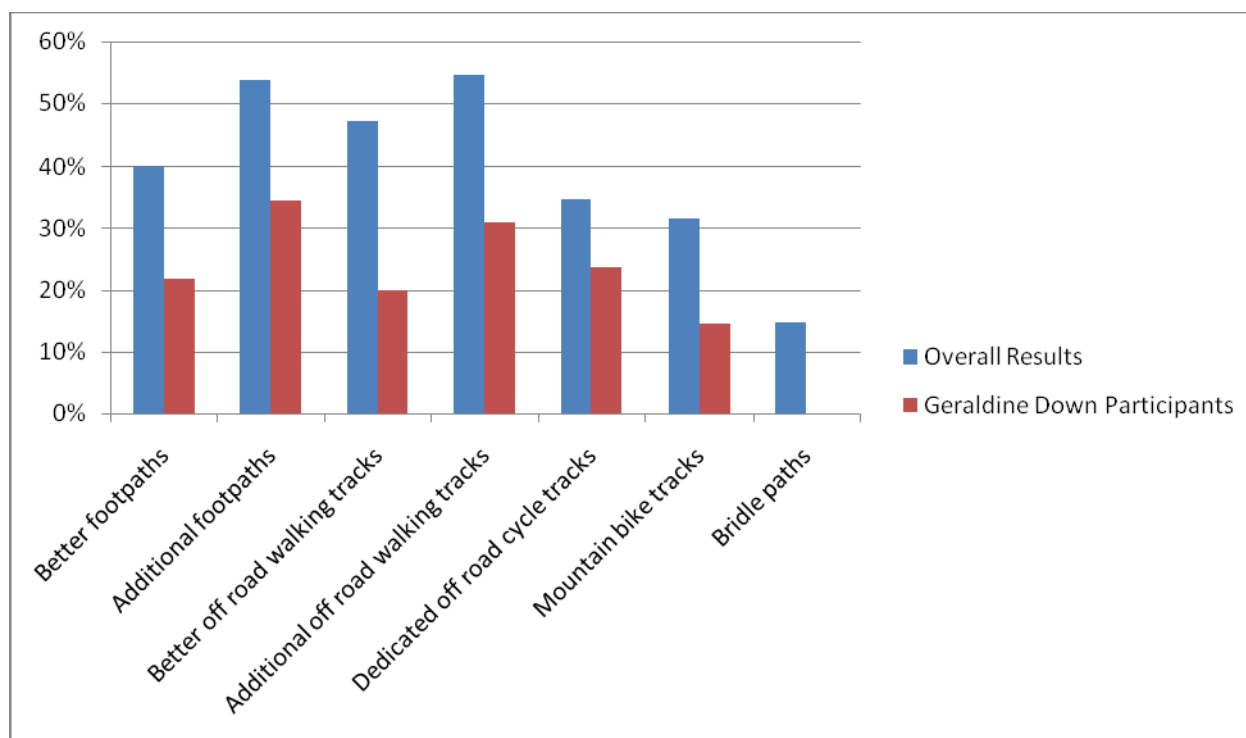
Table 11 – Participants preference for upgrade walking/cycling facilities

Answer Options	Overall Result (%)	Geraldine Downs Participants (%)
Better footpaths	40.0	21.8
Additional footpaths	53.7	34.5
Better off road walking tracks	47.4	20

Additional off road walking tracks	54.7	30.9
Dedicated off road cycle tracks	34.7	23.6
Mountain bike tracks	31.6	14.5
Bridle paths	14.7	0

* Note that the columns in this table do not add to 100% due to the way the question is structured.

Figure 17 – Participants preference for upgrade walking/cycling facilities



The overall results in Figure 17 indicate that there is a significant demand for all types of new and improved walking and cycling facilities. It also indicates there was less demand for new or improved walking and cycling facilities from Geraldine Downs’ participants, but that this demand is still significant.

The low results for mountain bike tracks and bridle paths are perhaps indicative of horse riding and mountain biking being minority sports (despite mountain biking being one of the fastest growing sports in New Zealand).

3.1.12 Question 12

Question: Do you think more tourist based activities that take advantage of the location and natural elements of the area should be facilitated in the Geraldine Downs? Examples include B&B, farm stay, lodges, restaurants/cafes, wineries, orchards, cheese making, micro breweries, galleries and flower growing.

Answer Options: Yes No Maybe

Table 12 – Participants preference for more tourist based activities

Answer Options	Overall Results (%)	Geraldine Downs Participants (%)
Yes	35.6	21.8
No	22.0	23.6
Maybe	42.4	54.5

Figure 18 – Participants preference for more tourist based activities

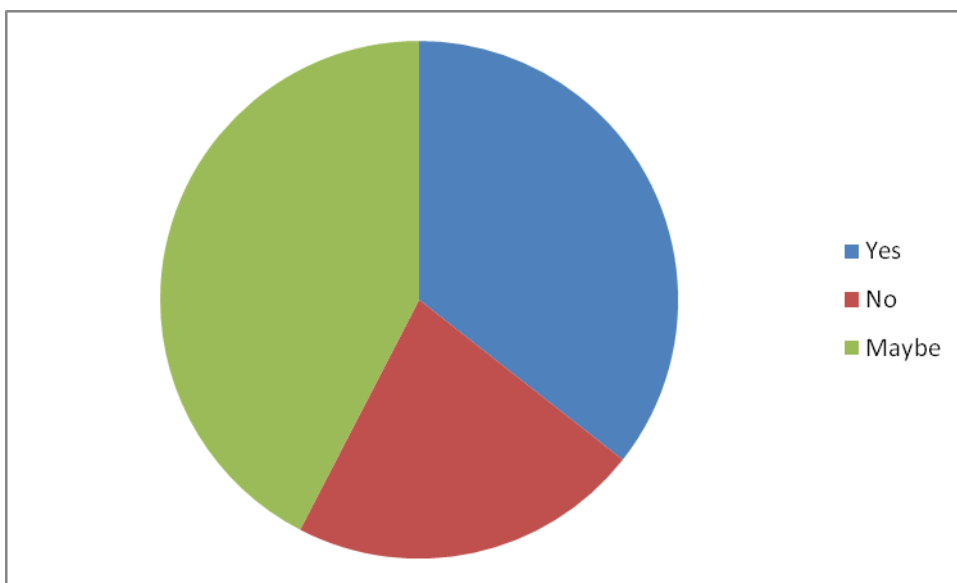
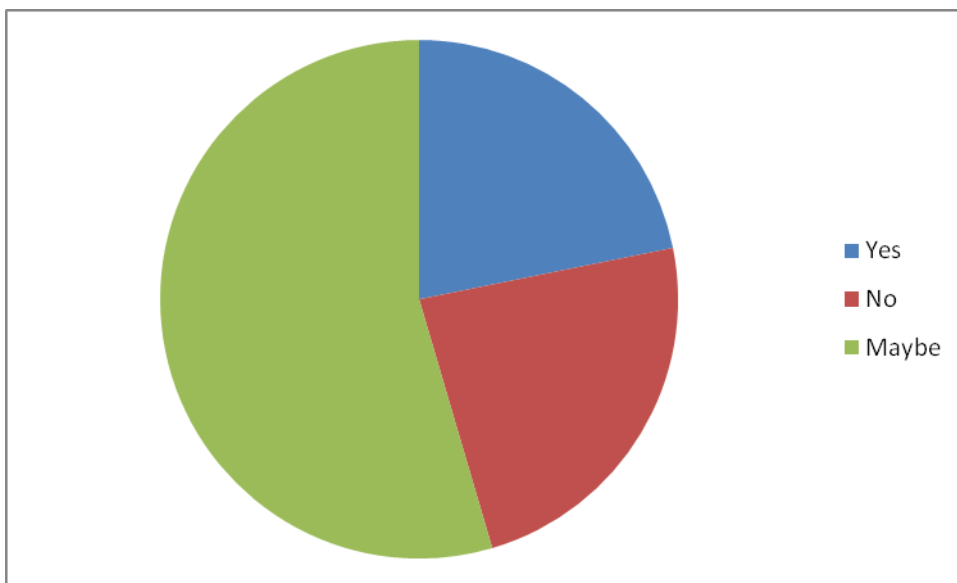


Figure 19 – Geraldine Downs’ participants preference for more tourist based activities



The overall results illustrated in Figure 18 indicate that most people are either positive or undecided about the prospect of boutique tourist based activities being introduced in the Geraldine Downs. Figure 19 indicates that residents from the Geraldine Downs are more pessimistic about the same, no doubt because they live in the area and are therefore more likely to be affected by such activities. The dominant 'maybe' results perhaps indicate a general consensus that boutique tourist based development may be appropriate, but would depend on the type of activity, intensity, location and design. Accordingly, if these sorts of activities were facilitated by the DP, it would be consistent with the local consensus that a high degree of discretion was retained in relation to these matters.

3.2 SUBMISSIONS

A total of 18 submissions were made in respect of the Issues and Options report. In the interests of conciseness, I have endeavoured to summarise the submissions in Table 13 by distilling the key and salient points raised in the submissions.

Table 13 – Summary of Submissions

Name & Address	Submission
Binns, P. & Gregg, J. 67 Lagoon Drive, Timaru Mail ID: 127848	<ul style="list-style-type: none"> – The Rural 1 and Rural 4 zone boundary crosses our property. – We would like to chose the zone if there are any changes. – Subdivision can have potential effects in terms of views, run-off, noise and pollution from septic tanks.
Bolderston, M. & G. 199 Waitui Drive, Geraldine Doc. No. 738781	<ul style="list-style-type: none"> – Poor subdivisions outcomes on the Geraldine Downs have been caused by the lack of strict adherence to guidance provided by the DP. – The guidelines under the DP are specific and we feel very appropriate. – The lack of monitoring means that on-going compliance fails. There is a need for a systematic monitoring and compliance programme. – Accessory buildings should be controlled by the DP as they can have just as much impact as dwellings on the landscape. – There should always be allowance for rural/lifestyle blocks as there will always be people wishing to live in rural settings close to services. – We wish to subdivide our property in the future.
Bush, R. & A. 71 Waitui Drive, Geraldine Mail ID: 127850	<ul style="list-style-type: none"> – Some people have knowingly disregarded the concept of the Rural 4 zone. – Planting of high areas will obscure open vistas. – Houses should not have to be completely hidden by landscape plantings. – Guidelines and height restrictions for plants is preferred rather than strict rules, or the need for a professional landscape design.

	<ul style="list-style-type: none"> - Additional residential development can have cumulative effects on landscape, effluent and land stability.
<p>Bridgman, D. & Lunec, J. 7 Gale Cutting Road, Geraldine Doc No. 738776</p>	<ul style="list-style-type: none"> - Adherence to guidelines should be more stringent. If people do not like the rules, they do not have to live there. - The allowance of micro breweries, B&B and art studios should enhance the area and make it more attractive to tourists. - The addition of more walking and cycling tracks will benefit the area. Mountain bike tracks could boost the area in terms of attracting tourists. - The Rural 4 zone should be extended. - Hamlets development is a good way to accommodate further growth. - More planting of native vegetation would be good.
<p>Environment Canterbury 75 Church Street, Timaru Mail ID: 127713</p>	<ul style="list-style-type: none"> - The review should address future urban land uses in Geraldine, rather than just the Geraldine Downs. The review needs to assess the need and provide a strategic framework for the growth of the town. It could also address the DP's weaknesses in managing rural subdivision. - Policy 5.3.1 of the Proposed Regional Policy Statement (PRPS) facilitates only limited rural residential development on the premise that it occurs in a form that is concentrated and attached to existing urban areas and promotes a coordinated and integrated pattern of development. - Subject to adequate provision for services, walkways/cycleways, increased biodiversity enhancement and greater controls on siting, design and landscape impacts, increased development within the already urbanised areas of the Geraldine Downs is supported. - Policy WQL7 of the Natural Resources Regional Plan requires measures to avoid or remedy the cumulative effects of on-site effluent discharges in residential and rural residential subdivisions. - The increase provision for pedestrian and cycle links are supported as being consistent with Policy 5.3.8 of the PRPS and will provide for increased modal choice and better recreation and utility facilities. - Policy 1.6.3(2) of the DP contains a number of useful criteria for assessing and managing the potential landscape impacts of development. The policy should be amended so that it explicitly refers to the Geraldine Downs. - The Geraldine Downs ecological network is supported along with rules that provide for the enhancement of natural habitats. Such an approach would align with the PRPS, Canterbury Water Management Strategy and Canterbury Biodiversity Strategy.
<p>Falconer, D. & K. 43 Ribbonwood Road, Geraldine</p>	<ul style="list-style-type: none"> - Extend the Rural 4 zone to cover the entire landscape character area.

Doc No. 738778	<ul style="list-style-type: none"> - A guideline approach is favoured over specific requirements. - The DP should facilitate greater management of new development. The area favours low density development. - The DP should be amended to enable an appropriate density in appropriate locations with appropriate controls. - The DP has sufficient amenity and landscape provisions to control buildings and vistas. - Visitor accommodation and tourist based facilities should be facilitated. - Existing on-road walking and cycling facilities should be enhanced. - Better care should be taken of existing natural habitat areas rather than providing new areas. - Some sort of protection from encroachment of new uses is required.
Griffiths, A. & Taylor, R. 161 Downs Road, Geraldine Mail ID:127854	<ul style="list-style-type: none"> - Extend the Rural 4 zone to cover the entire landscape character area. - New development needs to be managed. Built up areas could be consolidated, but open spaces should be protected from the buildings, whilst allowing a range of rural land uses. Landscape plans should be required for new development. - Dwellings need to be limited to protect the character of the area. New dwellings should be located on the tablelands. - Street lighting is opposed in order to retain dark night skies. - Despite liking native plantings, it should not be mandatory to plant only natives. - Native corridors linking to Talbot forest are valuable. - Tourist accommodation and facilities should be encouraged. However, large hotel and visitor centres should be discouraged. - More off-road walking and cycling facilities should be encouraged. The submitters are willing to create a route across their land. - Residential activities can impact on rural activities.
Hunter, G. & K. 50 Kalaugher Road, Geraldine Doc. No. 738780	<ul style="list-style-type: none"> - The interaction of landscape, trees and settlement is what makes the area so attractive. There should be no need to hide houses with trees. - A height limit of 5-6 m for amenity planting on ridges would be reasonable, but higher in the gullies. Planting of large evergreen exotics should not be allowed. - More subdivision could detract from the existing character of the area. - New houses should be cited near existing houses, rather than spread out across the landscape. This could be achieved with allotments sizes of 2 ha.
Johnstone, T. 56K Pye Road, Geraldine	<ul style="list-style-type: none"> - Planting of non-natives should be allowed for smaller residential allotments.

Mail ID:127855	<ul style="list-style-type: none"> - The ability to subdivide should be limited in order to retain the areas character. - The height of dwellings should be kept to one storey.
King, J. 263 Downs Road, Geraldine Mail ID: 127852	<ul style="list-style-type: none"> - The Rural 4 zone should be extended. - The DP should be amended to create a clear vision and to reduce confusion and loop-hole finding. - Greater management of landscape effects is required. - The DP should constrain further development on the basis of impact on services. - Visitors are important, but resort type development may not be sustainable and provide little benefit to the community. Camping areas have potential. - Additional/improved walking and cycling facilities are welcome. The establishment of off-road facilities requires further consultation as it depends on landowners generosity and local group action. - The DP should provide for an ecological network.
Logan, F. 3 Guilford Road, Geraldine Mail ID: 127853	<ul style="list-style-type: none"> - The area should be shared and enhanced. - Development is desirable subject to proper guidance. - I intend to subdivide my property.
Low, P. & M. 12 Pye Road, Geraldine Doc. No. 738782	<ul style="list-style-type: none"> - More development would destroy the values people moved to the area for. - Development should be more restrictive, or the Council should strictly adhere to the provisions of the present DP. - People have decided to live in the area based on upon the existing DP. If its provisions are not strictly adhered to, or are significantly changed, the entire District planning procedure is undermined and the integrity of the DP itself is jeopardized. - Allowing more development on the skyline of the table lands would seriously detract from the amenity values of the area. - There would also be a significant impact on the fauna and flora of the area. - Existing services would be strained by further new development.
Muir, H. 90 Main North Road, Geraldine Mail ID: 127851	<ul style="list-style-type: none"> - Rural residential density suits the area. - More landscape and amenity controls and guidance is favoured. - The DP should facilitate visitor accommodation. - A walking and cycling network is favoured. - An ecological network is also favoured. - The DP should be changed to protect existing activities. LIMs should be used to highlight the potential effects on productive activities.
NZ Fire Service	<ul style="list-style-type: none"> - The DP should ensure that adequate water supply and access is provided for

<p>Commission Doc No. 738777</p>	<p>fire fighting purposes as outlined in Fire Fighting Water Supplies Code of Practice.</p> <ul style="list-style-type: none"> - In particular the DP should require: water supply/ storage for fire fighting purposes; sprinkler systems in dwellings and visitor accommodation buildings; accessways to comply with NZS4404:2010 to ensure fire alliances access.
<p>Robertson, N. G. 245 Downs Road, Geraldine Mail ID: 127811</p>	<ul style="list-style-type: none"> - The DP should enable an appropriate density of residential development on the Geraldine Downs at appropriate locations with appropriate controls. Suburban development should be avoided. - Development should not be limited to the tablelands and should include fringe areas. - It makes sense to allow rural living development on the Geraldine Downs where farming is marginal, rather than develop the plains areas where more intensive farming is viable. - Done appropriately, buildings can enhance landscape and amenity values. - Residents of the Geraldine Downs provide employment opportunities. - We wish to subdivide our property in the future.
<p>Simpson, J. Peel Street, Geraldine Mail ID:127849</p>	<ul style="list-style-type: none"> - The area is unique and needs to be protected, but at the same time allow for development and growth. - The Rural 4 zone is an appropriate zoning for the area. However, it is difficult for the provisions to satisfy everyone. - Subsidence is a major issue in parts of the area. - Residential density should be divided into: suburban, rural residential, rural lifestyle and rural. - Different rules for buildings and landuse are required. - The minimum suburban lot size should be 750m². - New roads for residential development should be located along ridges/spurs. - Dwellings on slopes subsiding should not be permitted. - Intensive noxious landuses (e.g. pig farming) should be prohibited. - The feasibility of essential services needs to be investigated.
<p>Talbot Forest Working Group Doc No. 738784</p>	<ul style="list-style-type: none"> - Landscape and amenity values associated with the Rural 4 zone are being eroded through some inappropriate development, or inconsistent planning decisions. - Newcomers to the area are often unaware of the areas values and subsequent DP provisions. - The area has a distinctive landscape. A proposed boundary change should include the entire landscape area.

	<ul style="list-style-type: none"> - Talbot Forest forms the backdrop to the township and is an asset currently not fully recognised or valued. - SNA surveys of the area have been undertaken. There seems to be a decline in native vegetation. Advocacy alone is not enough. Greater management controls are required (e.g. fencing, rehabilitation, rate relief). - Ecological linkages will help to improve the health of Talbot Forest. - To avoid the use of weed species, a forest friendly plant list should be promoted. - Open space is valued by residents and visitors to the area. Ribbon development is not supported. - Tall trees on ridgelines and tablelands are inappropriate. Trees can be absorbed in gullies. - Distant views of the foothills and mountains are highly valued. There is a risk that these views will disappear if development is not restricted, or if view shafts are not protected as part of the amenity values. - Rural values are diminishing through “gardenesque” approaches to roadside areas. - Pressure for urban facilities, such as streetlights, have the potential to further undermine the rural character and affect wildlife. - Rural uses are an important part of this landscape. However, they are at risk from increased rates due to higher valuations from increased housing. - Clustering techniques, residential farm, or forest park developments are supported.
<p>Trent, M. & H. 530 B Springs Rd, Prebbleton, Christchurch Mail ID: 127725</p>	<ul style="list-style-type: none"> - The Geraldine Downs should continue to be a rural lifestyle area. - The DP should be amended so that it is effective in retaining the rural lifestyle density. However, it may be desirable to rezone existing higher density areas. - A moratorium on subdivisions should be imposed until the consultation exercise has been concluded. - The area is used by recreationalists, particularly for walking. Additional footpaths and cycling tracks are needed to ensure safety. These should be provided in amenity areas. - The DP controls on buildings are considered to be appropriate.

3.3 WORKSHOPS

A summary of the workshops is provided below. In attendance from Timaru District Council at all workshops were Peter Kloosterman (District Planner) and the writer.

3.3.1 Department of Conservation

The meeting with Department of Conservation (DoC) was held on 11 October 2011 at the Geraldine Service Centre. In attendance from DoC was Kennedy Lange (Programme Manager Biodiversity) and Dave Newey (RMA Planner). DoC's comments on the Issues and Options are summarised in Table 14.

Table 14 – Summary of Comment from DoC

Topic	Comments
Health of Talbot Forest	<p>The health of the Talbot Forest is precarious</p> <ul style="list-style-type: none"> • It is prone to wind damage and is susceptible to changes in hydrology. Wind and hydrology effects can only be avoided / mitigated by controlling the forest edge. • Wildlife corridors will help mobile species. • Exotic species could be used to provide temporary edge protection • Any increase in the width of Totara Street has the potential to further fragment Talbot forest • Existing areas of natural habitat, either protected by the DP or QEII covenants, provide emerging wildlife corridors. A strategic and coordinated approach to the provision of wildlife corridors would be better than an uncoordinated and ad hoc approach. • Similarly areas to the north, west and south of Talbot Forest contain either existing areas of natural habitat (protected by the DP and QEII covenants, or proposed to be acquired and planted by TDC) that could be acquired to provide an appropriate buffer area to support the Forest. • A requirement for planting on each site or a financial contribution to pay for a planting programme would have a positive cumulative effect on the health of Talbot Forest • Planting could be done in such a way as to protect views (i.e. in gullies) • A network of wildlife corridors and buffers areas could also support walking and cycling facilities
Development Density	<ul style="list-style-type: none"> • DoC is not necessary opposed to increased levels of development on the Geraldine Downs <i>per se</i>, as increased densities can be accommodated in such a way as to avoid adversely affecting the forest. Some level of control of new development would be required to ensure this. • Ad hoc one off development can have cumulative effects on the hydrology of the forest. A buffer area would be appropriate to avoid/mitigate this impact. The

	Riccarton Bush buffer area in the Christchurch City plan is a good example
Weeds & Predation	<ul style="list-style-type: none"> • To avoid weed species establishing in Talbot Forest restrictions on what species can be planted are desirable in combination with an education programme. Ecan has restrictions on agricultural species – the issue is with garden species. • More development can lead to more predation of native species. However, conversely smaller sections can mean that pest control is more viable for property owners. <ul style="list-style-type: none"> ○ The best option to mitigate predation is to expand the habitat area. ○ Community trapping programmes can have benefits as can restrictions on domestic animals such as cats. However, significant community support is needed to achieve this. ○ A financial contribution could include a component for pest control in the forest and on adjoining properties that do not control pests. • Predator fencing Talbot forest would be an effective way of protecting the forest's fauna but would be extremely expensive. <ul style="list-style-type: none"> ○ Repopulating Talbot Forest with native species (i.e. kiwi) could be significant for tourism and education. However, such facilities are very expensive and would require a significant sponsor and on-going commitment.
Lighting	<ul style="list-style-type: none"> • Bats can be adversely affected by street and exterior lighting <ul style="list-style-type: none"> ○ DoC to provide advice on the level of lighting that affects bats ○ Control on outside lighting is desirable in combination with an education programme

3.3.2 Timaru Professionals

The meeting with Timaru Professionals was held on 20 October 2011 at the Timaru District Council Main Office in Timaru. The professionals that attended the workshop were: Andrew Rabbidge and Russell Finlay (Milward Finlay Lobb Ltd) and Glen McLachlan (Davis Ogilvie & Partners Ltd).

Table 15 – Summary of Comment from the Timaru Professionals

Topic	Comments
Demand	Mr. Finlay noted that most of his clients sought properties on the Geraldine Downs that: have scenic views and the ability to control that view (e.g. located on the north side of the road); are located close to the urban area of Geraldine; are accessed from a sealed road.
Native Plantings	Mr. Finlay also noted that most of his clients were willing to plant native species in the

	Geraldine Downs.
Activity Status	Mr. Rabbidge believed that most of the recent subdivision applications in the Geraldine Downs would be classified as a Discretionary Activity due to non-compliance with the District Plan's minimum allotment size provisions. He suggested that there are very few subdivision entitlements remaining in the Geraldine Downs.
Zone	All surveyors agreed that the District Plan could be improved by the inclusion of a specific Geraldine Downs zone that included more transparent provisions in relation to the quantum of new development expected.
Lot Size	Mr. Finlay believed that a minimum allotment size of at least 5,000m ² would be necessary to ensure adequate levels of privacy, amenity and on-site effluent and stormwater disposal.
Stormwater Retention	Mr. Finlay also believed that stormwater should be required to be retained on-site for irrigation in the interests of reducing the demand on the Council water scheme.
Visibility	Mr. Rabbidge suggested that the areas to the north and north-west, identified in the Boffa Miskell landscape study as being visually sensitive are not that visible from Geraldine Township or any other public domain.
Qualitative Vs Quantitative Provisions	Mr. McLachlan believed that lack of certainty was the main issue with qualitative provisions. However, they acknowledged that it is possible to provide certainty with qualitative provisions and that there is a need to provide high quality outcomes.

3.3.3 Geraldine Professionals

The meeting with Geraldine Professionals was held on 20 October 2011 at the Council's Geraldine Service Centre. The workshop was not well attended with only Audrey Ramsay (L. J. Hooker Real Estate) and Jess Paterson (Jess Paterson Architecture) attending.

Despite being a real estate agent, Mrs. Ramsay questioned the need for additional residential development on the Geraldine Downs and advocated for complete ban on further residential development. The potential impact on landscape and amenity values was Mrs. Ramsay's main concern with additional residential development. If more development was facilitated by the District Plan, Mrs. Ramsay was of the opinion that it should be clustered together in order to minimise effects on landscape and amenity values. She noted that prohibiting or strictly limiting more residential development would increase existing property prices. She also noted that if people wanted to live in the Geraldine Downs they could buy an existing property. Mrs. Ramsay suggested that there should be restrictions on the planting of trees in order to protect views. She agreed that LIM's for the area should include information on the District Plan's expectations for new development. Mrs. Ramsay referred to Lakes District in the United Kingdom as a good example of the benefits of protecting the landscape.

Mrs. Paterson thought that the area could accommodate additional residential development, but was concerned about the impact of new development on landscape character and amenity values. Mrs. Paterson advocated for more transparent District Plan provisions and consistent administration of the same. She also emphasised the importance of not having rigid provisions that would limit innovation and architectural expression. Mrs. Paterson supported the provision of additional walking and cycling facilities and noted the heavy use of the area by recreationists of all ages.

3.3.4 Talbot Forest Working Group

The meeting with Talbot Forest Working Group was held on 20 October 2011 at the Geraldine Community Resource Centre. The members of the Talbot Forest Working Group that attended the workshop were: Ines Stager, Sally Haugh, Gary Foster and Judy Little. George Iles and Janine Sidery from Department of Conservation also attended the meeting.

Table 16 – Summary of Comment from the Talbot Forest Working Group

Topic	Comments
General	People are attracted to the area for its natural values, but often set out to change it.
Extent of Zone	In the interests of consistency, it would make sense to extend the Rural 4 zone over the entire landscape character area of the Geraldine Downs.
Trees	New trees and planting should contribute and build on the existing landscape and amenity values. The height and location of trees was an issue because they blocked views. For instance trees in gullies were not an issue. The major issue with exotic trees is that they grow faster than native trees, such as Blue Gums. The District Plan should prescribe a list of trees that do not have the potential to spread into Talbot Forest.
Landscape	Openness is a key part of the landscape. The District Plan should seek to retain this openness.
Recreation	The area is heavily used for the recreation needs of Geraldine Township residents and beyond. An example of the latter is that an Ashburton walking group walks the Downs weekly.
District Plan	To ensure a great degree of landscape protection, the District Plan needs to provide a clear link to Policy 1.6.3(2).
Marketing	The Geraldine Downs could be marketed as an 'eco' area by real estate agents.
Building Colours	Building colours should be chosen from the immediate surrounding environment and

	should be recessive.
Wildlife Corridors	Wildlife corridors should link with the Te Moana and Waihi Rivers.
Rate Rebate	A rate rebate for Significant Natural Areas is proposed as a mechanism to protect the same. This would be consistent with the current Rates Act 2002 that provides a rate rebate for QEII areas.
Cycling Facilities	One of the major landowners on the Geraldine Downs has held mountain biking events in the past.

3.3.5 Go Geraldine

The meeting with Go Geraldine was held on 21 October 2011 at the Council's Geraldine Resource Centre. The members of Go Geraldine that attended the workshop were: Mr. Danny Gresham, Mr. Will Polson, Mr. Richard Taylor and Mr. John Shirtcliff.

Table 17 – Summary of Comment from Go Geraldine

Topic	Comments
General	A holistic approach needs to be taken that addresses the entirety of Geraldine rather than just the Geraldine Downs. This would include developing a vision for the town and a strategy to achieve that vision.
	The landscape and amenity of the Geraldine Downs is seen as an asset to the town that can be utilised for the recreation and leisure needs of the community and to attract tourists. It is important that this landscape and amenity asset is not degraded by residential development.
Visitor Accommodation & Tourism Based Activities	The District Plan should facilitate visitor accommodation and tourism based activities (particularly 'boutique' tourism) in the Geraldine Downs. However, these activities need to be managed appropriately to ensure that effects of landscape values and residential amenity are avoided.
Walking & Cycling Facilities	The potential of additional walking and cycling facilities to attract tourists was acknowledged. Go Geraldine also acknowledged that there were a number of unformed legal roads on the Geraldine Downs that could be used to establish a walking and cycling network.

3.4 PUBLIC OPEN DAY

The public open day was attended by a total 42 people throughout the day. A list of people that attended the open day is provided overleaf.

- J. Par
- Mr. & Mrs. Channey
- R. Taylor
- A. Griffiths
- D. Gresham
- B. Haugh
- F. Grant
- M. & H. Trent
- C. King
- T. Pidgeon
- Johstone
- J. King
- N. Trott
- J. Rendle
- F. Logan
- T. & G. Wills
- M. Simpson
- R. Baxs
- K. Purjan
- D. & C. Falconer
- N. Robertson
- B. Jopp
- J. & E. Jolly
- H. & M. Oldfield
- G. Kenny
- M. & J. Boulderson
- H. Muir
- G. Hunter
- R. Bush
- J. Ellery
- J. Parr
- S. Haugh
- D. Abbot
- C. Christensen
- One person name not recorded

People read information boards, discussed issues with staff and each other, made submissions (summarised above) and completed the online survey. The laminated map was used by a few people to illustrate development issues and their ideas. A number of pictures of the public open day are illustrated at the end of this section.

Some themes that emerged from discussions with staff included:

- Almost everyone showed some sort of appreciation for the landscape and amenity values of the Geraldine Downs.
- Nobody wanted the area to develop into a suburb.
- Many people were actively involved in planting native species on their properties.
- A number of people suggested that some of the gullies of the Geraldine Downs were polluted with effluent from on-site disposal systems.
- One person admitted that their on-site disposal systems (that was relatively new) did not work.
- One couple wanted to protect the landscape values of the Geraldine Downs, but also wanted to subdivide their property. They acknowledged that this was a somewhat contradictory perspective.
- Most people realised the complexity of the issues in the Geraldine Downs and the difficulty of finding an outcome that suited everyone.
- A number of people acknowledged that the steep and damp gullies of the Geraldine Downs were not suitable for development.
- A lot of people noted how many people used the Downs for walking and cycling.

Jim Parr, who farms land in the western part of the Geraldine Downs did not want to make a submission, but wanted his comments recorded. Mr. Parr seeks the protection of his farming activities from reverse sensitivity

effects that can result from residential development. He also seeks the retention of the area of the Geraldine Downs zoned Rural 1.



Public interaction at the open day



The public reading information boards



One of the information boards



A member of the public making a submission



The public and a Community Board Member illustrate their ideas on the laminated map.

4.0 CONCLUSION & RECOMMENDATION

This report has summarised the consultation that has been conducted by Timaru District Council in respect of how the DP manages development on the Geraldine Downs. A variety of techniques were used to consult the public and key stakeholders, including general and targeted techniques. Participation in the various consultation techniques was generally good. The process seemed to be informative and useful for everyone involved including the public, stakeholders, staff and elected members. Some of the main themes arising from the consultation were:

- Only a limited amount of additional residential development should be facilitated by the DP (so long as it does not give rise to rates increases).
- A specific Geraldine Downs zone that included more transparent provisions in relation to the quantum of new development expected would be helpful.
- Rural residential density is preferred, although a choice in allotment sizes is optimal. Any new development should be generally concentrated around existing residential areas. Clustering techniques that facilitates a certain level of development concentrated together, while setting aside the balance area may have merit. Development in gullies should be avoided.
- A minimum allotment size may be necessary to help avoid the need for servicing and to ensure landscape and privacy effects are minimised.
- A qualitative approach rather than a ridged quantitative (rule based) approach would be preferred.
- More guidance (and perhaps control) on the landscape effects of new development is required, particularly development that disrupts the open character of the landscape and ridgelines.
- The Rural zone 4 should be extended to include the entire landscape character area.
- The Geraldine Downs is a landscape and recreation asset to Geraldine.
- Visitor accommodation and tourist based activities should be facilitated but should be subject to controls in relation to type, location, intensity, design and environmental effects.
- More walking and cycling facilities should be facilitated.
- Talbot Forest should be protected and supported. A sequential approach of extending the edges of Talbot Forest and then linking existing natural habitat areas into a network of corridors is optimal, along with encouraging the planting of more native species. Corridors can be integrated with walking and cycling facilities. A buffer area, excluding development in proximity to Talbot Forest should be created.
- Both exotic and native vegetation should be facilitated. However, there should be controls over exotic species that have the potential to spread into Talbot Forest. There should also be controls on the planting exotic trees on ridgeline that have the potential to block views.
- Existing productive activities should be protected from reverse sensitivity effects associated with encroaching residential development.
- There is a need for a periodic monitoring programme to ensure compliance.

The Geraldine Community Board now have to decide if a change to the DP is required, and if so, make a recommendation to Council's Planning and Regulatory Committee. Based on the issues with the DP raised in the Issues and Options Report and the findings of the consultation process, it is recommended that a plan change is initiated to address the way the DP manages development in the Geraldine Downs. To avoid procedural issues, the Community Board should not make any recommendations in respect of the detail of the plan change.

Prepared by

Mark Geddes
Senior Planner
Timaru District Council