

Thank you for the opportunity to speak to my submission requesting a Future Development Area overlay on part or all of my property at 73 Connolly Street, Geraldine.

I have lived in the district for 52 years and was a Timaru District Councillor ~~around the turn of this century~~ *for 12 years from 1992*

Despite my experience with Local Government Plans, I must say that in the 25 years since I was on the Council, the process of making a simple submission on a District Plan has become so complex and expensive that it must surely be out of the reach of most ratepayers and deny them the opportunity to have a say on what they want for their town.

Only those with deep pockets can afford to pay for all the expert evidence they need in order to have their views considered which, in my view, has led to disjointed town planning for Geraldine.

Rather than taking a sensible overall planning approach as they did in 188<sup>79</sup>, the development of Geraldine has become increasingly fragmented.

Future Development Areas should be placed where they are needed, not where they are paid for.

Being next to the township and having the Lifestyle Village and a Future Development Area marching closer, I believe that having a Future Development Area overlay placed over at least those parts of my property that were included in the 2009 Opus Plan, makes sound planning sense. It would ensure that as the Village and land further north is developed, it is done in a co-ordinated way that makes the best use of the local roading network and other essential infrastructure.

The use of effective surface water management techniques such as appropriately engineered swales will benefit the whole of the receiving environment. Their effectiveness will be diminished if they are created in a piecemeal fashion as happened with the Lifestyle Village.

I am not asking for my property to be re-zoned. I am simply asking that the overlay be applied to protect what makes good common sense.

I disagree with the statement made by Mr Bonis that my property could accommodate 86 – 106 households. After providing for an esplanade reserve on either side of the waterway and excluding the low-lying areas, the scope for building sites is much less than 86.

I also disagree with the growth projections made by Mr Heath. As set out in my evidence, the only constant in the expert assessments that have been done over the last twenty years is that they have all been proved wrong. I recall one expert stating that the demand for new houses in Geraldine for the following 30 years would be for 40 houses. By the time that report was completed, 38 new houses had been built.

The satellite image of Geraldine in 2010 compared to the image in 2020 shows just how much the town has grown in a ten-year time frame.

Desk top exercises do not reflect what people actually want. South Geraldine is wet and damp. At one time no burials could take place in the cemetery because of the high water table. There are a lot of springs and ephemeral water ways. Those of us who have lived here for a long time know where the water goes when it rains heavily. This is why sections in Raukapuka are in demand.

Geraldine is thriving and many of the people who are choosing to live there come from the North Island and overseas. On paper, there are sections that may become available in the next 15 years or so, but that does not mean that people will want to buy them if they are not where they want to build and live.

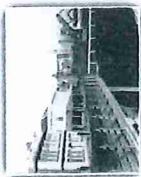
Thank you for listening to my submission.

Lee Burdon





1945 to 1949



1940 to 1944



1925 to 1929



1965 to 1969



1960 to 1964



1955 to 1959



1980 to 1984



1975 to 1979



1970 to 1974



1995 to 1999



1990 to 1994



1985 to 1989



2010 to 2015



2004 to 2010



2000 to 2004



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