

30 June 2025

Timaru District Council

To whom it may concern,

I am writing as a Real Estate Agent who has worked for 20 years in the business. I currently work for LJ Hooker Geraldine. I am also a long-term resident of Geraldine.

I would like to express concern about the current lack of residential and smaller rural-residential sections available to supply our township's requirements.

There are currently very few sections for sale, and this is a real barrier for people who want to meet their changing needs but remain in the area and for those who want to move here.

Our town is growing, and we are proud of our community here with bustling cafes and boutique shops. However, without available land to build on, we risk losing opportunities for growth, retaining our existing families, an ability to welcome new residents and support small business development.

It also puts considerable pressure on housing availability and affordability. We have a lot of farmers who retire to Geraldine and also significant employers such as Barkers and the Fonterra plant with staff and their families seeking places to live.

I would respectfully request that Council investigate every opportunity to open up more land for residential development with smaller sections but also smaller rural/residential type sections with high amenity values that a lot of families are seeking.

At the moment we lack modern, warm retirement homes, homes for first home buyers and sections for those families seeking manageable rural lifestyle properties.

Even the McKenzie Lifestyle Village currently has a waiting list to purchase a unit.

Thank you for your consideration and I hope the issues I have raised here will be addressed with the current planning considerations.

Yours sincerely

Anne Weschenfelder

Anne.geraldine@ljhooker.co.nz

027 693 8116

01 July 2025

Harcourts Blackham & Co

Geraldine Sections

ADDRESS	PRICE	AREA
6 Gresham Street	\$269,000	1018m2
8B Coles Street	\$225,000	707m2
8C Coles Street	\$225,000	706m2
8D Coles Street	\$225,000	707m2
3 Wright Street	\$185,000	457m2
19 McQuade Street	\$249,000	823m2
15 McQuade Street	\$249,000	923m2
6 McQuade Street	\$259,000	681m2
12 McQuade Street	\$259,000	681m2
14 McQuade Street	\$259,000	681m2
20 McQuade Street	\$259,000	681m2
22 McQuade Street	\$259,000	681m2
28 McQuade Street	\$259,000	681m2
30 McQuade Street	\$259,000	734m2
36 McQuade Street	\$259,000	677m2
18 McQuade Street	\$269,000	747m2
16 McQuade Street	\$269,000	747m2
10 McQuade Street	\$269,000	747m2
34 McQuade Street	\$270,000	950m2
26 McQuade Street	\$270,000	747m2



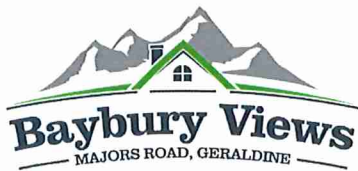
Janine Huddleston
M 027 437 1086



Chrissy Gardner
M 027 643 4742



Sarah Mizzi
M 021 280 0535



BAYBURY VIEWS

All sections are fully serviced to the boundary of each section.

Titles are issued.

Take advantage of this new subdivision and build your new home or secure for the future.



Janine Huddleston

M 027 437 1086

janine.huddleston@harcourts.co.nz

Blackham & Co Real Estate Ltd Licensed Agent REAA 2008

PRICE \$249,000

19 McQuade Road	(Lot 18)	823m2
15 McQuade Road	(Lot 20)	923m2

PRICE \$259,000

6 McQuade Road	(Lot 12)	681m2
12 McQuade Road	(Lot 13)	681m2
14 McQuade Road	(Lot 21)	681m2
20 McQuade Road	(Lot 22)	681m2
22 McQuade Road	(Lot 23)	681m2
28 McQuade Road	(Lot 24)	681m2
30 McQuade Road	(Lot 25)	734m2
36 McQuade Road	(Lot 26)	677m2

PRICE \$269,000

18 McQuade Road	(Lot 31)	747m2
16 McQuade Road	(Lot 32)	747m2
10 McQuade Road	(Lot 33)	747m2

PRICE \$270,000

34 McQuade Road	(Lot 27)	950m2
26 McQuade Road	(Lot 29)	747m2

BOUNDARY LINES INDICATIVE ONLY

8A

8B

8C

8D

Geraldine, 8D Coles Street

Ready and Waiting

For those who cherish the utmost privacy and seclusion this is the end of the road. Area of 707m², serviced to the boundary, some covenants in place to protect your investment. Some rural views.

Please be aware land area information has been sourced from Property Smarts/Property Guru and we have not been able to verify the accuracy of the same.

For Sale
\$225,000

Web harcourts.net/L30923107

Council Rates \$880.26 pa **Approx Land Area** 707sqm
RV \$175,000



Janine Huddleston
Geraldine Sales Consultant
0274371086
janine.huddleston@harcourts.co.nz

Property Details

Property Type	Section Res
---------------	-------------

Features & Chattels

Additional Information

More Details URL	harcourts.net/L30923107
------------------	---



Geraldine, 6 Gresham Street

Elevation And Beautiful Outlook

Are you looking for the next spot to build your dream home? Are you wanting something private and quiet? Then this one ticks your boxes! This well positioned 1,018sqm section is tucked away down the back, but it offers elevation and a beautiful outlook.

The location offers all the convenience you need when living this close to town. You're a stone's throw from the Grandview Golf Course, walking distance to the village, primary school and pre-schools.

Book the builder, get chatting to the architect and start your next project - but first give me a call and we can get the paperwork done! Please be aware the floor and land area information has been sourced from Property Smarts/Property Guru and we have not been able to verify the accuracy of the same.



For Sale

Price By Negotiation Over \$290,000

Web harcourts.net/L29864554

Council Rates \$1,573.88 pa **Approx Land Area** 1,018sqm
RV \$290,000



Janine Huddleston

Geraldine Sales Consultant

027 437 1086

janine.huddleston@harcourts.co.nz

Property Details

Property Type	Section Res
Fencing	Fully Fenced
Aspect	Easterly, Northerly
Views	Urban
Sewage	Mains
Water	Town
Frontage	ROW
Amenities	Close to Schools, Close to Shops

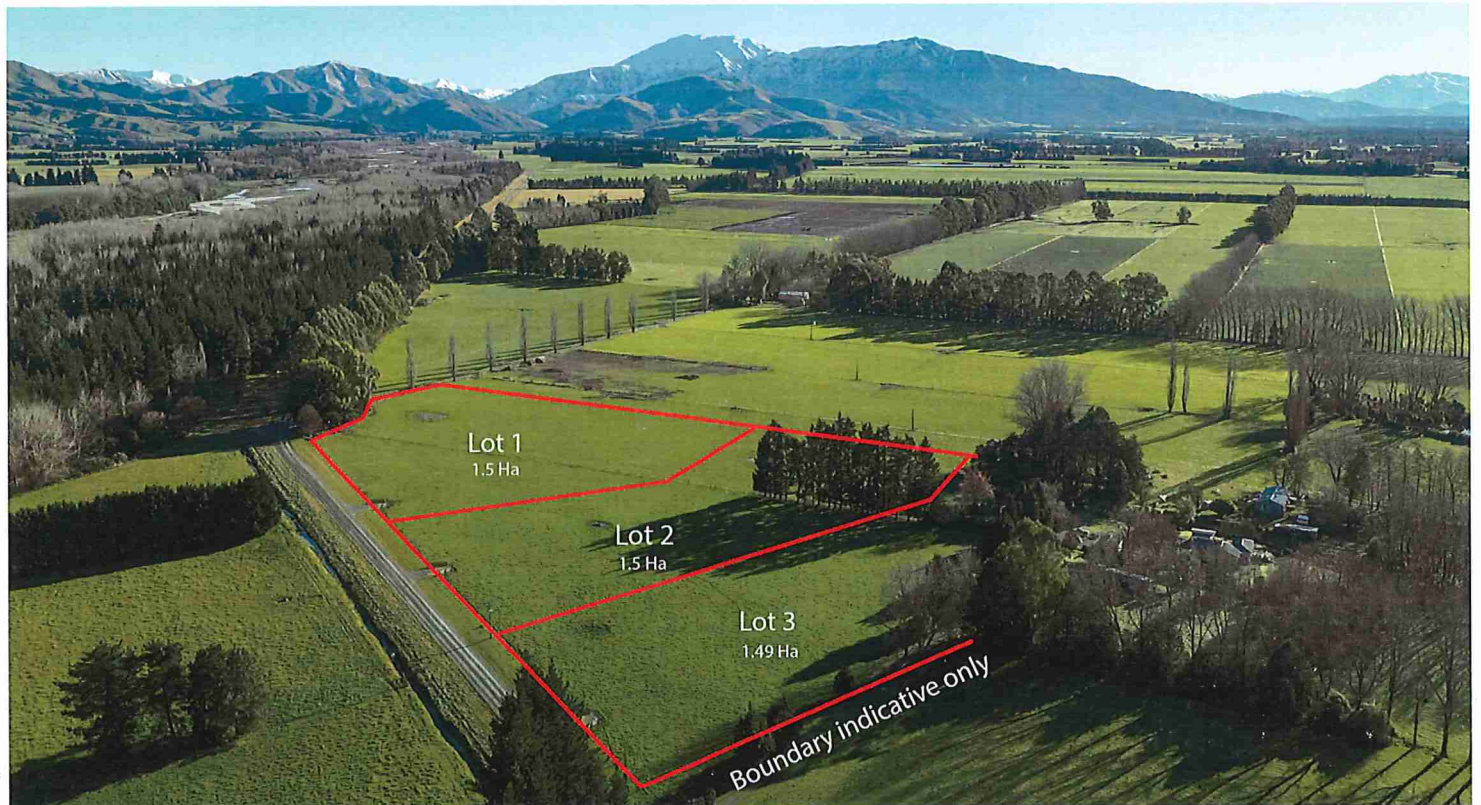
Features & Chattels

Living Rooms	XXXXX
--------------	-------

Additional Information

More Details URL	harcourts.net/L29864554
------------------	---

204 Silvertown Road, Geraldine



Ideal lifestyle building blocks!

On offer here are three approximately 1.5 ha bare blocks of flat land, with titles, water, power to the boundary, and fantastic views up to Mount Peel! They are located less than a 10 minute drive of Geraldine and are in zone for Geraldine and Woodbury Primary Schools and Geraldine High School. With services and titles in place, all the groundwork has been done, these blocks are ready and waiting for you to build your dream home!

Property Information

Land Area: 1.50 ha*
RV: \$330,000
RV Date: 1st Sept 2023
LV: \$320,000
Rates Local: TBC

For Sale Buyers \$350,000+

pb.co.nz/GEL203422



Anna Coleman

M 027 220 7788

E anna.coleman@pb.co.nz

While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects. *more or less

pb.co.nz

Property Brokers Ltd Licensed REAA 2008

Property Brokers 

89 Tait's Road, Woodbury, Timaru



Wonderful Woodbury opportunity

Seldom in today's world do you get the opportunity to purchase a 1 hectare building site located in rural Canterbury with 360 degree views of the spectacular Four Peaks mountain range. This truly is a blank canvas to let your imagination run wild - build your dream home for you and your family or alternatively build that holiday home that you've always been dreaming of away from the hustle and bustle of our busy lives.

Property Information

Land Area: 1 ha*

RV: N/A

LV: N/A

Rates Local: N/A

Regional: N/A

For Sale \$365,000

pb.co.nz/AL177077



Chris Murdoch

M 027 434 2545

P 03 307 9191

E chris@pb.co.nz



Anna Coleman

M 027 220 7788

E anna.coleman@pb.co.nz

While every effort has been taken to ensure the above information is correct, no responsibility is accepted for the accuracy of the whole or any part thereof and interested parties are advised to make their own enquiries and satisfy themselves in all respects. *more or less

pb.co.nz

Property Brokers Ltd Licensed REAA 2008

Property Brokers