

50 Lysaght Road RD21 Geraldine 7991 P: 03 692 2963 E: gail@allione.net.nz

17/02/2025

S & D Payne C/- Peelview Orchard 20 Bennet Road RD22 Geraldine 7992

Dear Sue & David

SECTION AVAILABILITY IN GERADINE

Further to our recent discussions about our ability to attract staff to the area, we are happy to provide insight that allows you to submit as part of your submission.

We are a small earthmoving business in Geraldine and cater for our local area. As our business has grown, we have tried on numerous occasions to find qualified staff, most importantly excavator operators (not just digger drivers). As much as this is a challenge, our potential staff have struggled with finding a place to live in the area. This is not just purchasing property but also renting opportunities.

Our other directors are trying to relocate to Geraldine and are looking for either a home to move into or a section close to town that is a cross between a small-town-sized section and a 1.5ha lifestyle block that they currently have. They still want to live on the outskirts of town as they are currently in the country, but their small children are growing up, and they need to be here before their eldest started school in a years' time.

We are not the only company in this area facing these challenges, if we are to continue to have a vibrant community, we need people to move into the area, take up employment opportunities, continue to see the schools, clubs etc. strive and not just survive.

Having considered planning enabling land close to the township open for development will be beneficial in the long-term. Not just for people living in the area and/or wanting to move to the area, but also for all the businesses that operate in our area.

Yours sincerely,

Gail & Denys Thompson

Directors



Statement on Critical Housing and Land Availability in Geraldine: Timaru District Plan Review

Timaru District Council - Proposed District Plan Review

To whom it concerns,

Submitted by Aaron McCullough, Managing Director, Aorangi Veterinary Services, Geraldine

Aorangi Veterinary Services operates multiple veterinary practices across South Canterbury, including a practice in Geraldine. Across the district, we employ 49 staff, with 25 permanent employees based in Geraldine, including qualified veterinarians and support staff. Due to the nature of our work, we also require locum veterinarians to manage surge capacity.

Recruiting and retaining qualified veterinarians in New Zealand is already hugely challenging due to nationwide shortages. However, one of the most pressing issues we face in Geraldine specifically is the severe lack of affordable housing. Employees wishing to purchase a home in Geraldine have found they simply cannot do so, forcing them to buy in Pleasant Point and other areas further afield. This has significant operational consequences, as veterinary work—particularly in rural communities— requires after-hours and on-call service provision. When vets must travel long distances, often late at night or in the early hours of the morning, it places an additional burden on an already overstretched workforce and delays critical responses to on-farm emergencies.

Also though, when prospective staff are considering employment offers made by us, housing is a matter that they give very careful consideration, and some have declined offers because of this. They love the other things that the Geraldine community has to offer – excellent schools, good facilities for sports, clubs, its proximity to the lakes and mountains etc – but lack of suitable housing is a major problem that they encounter, and they unfortunately often go elsewhere.

The situation is even worse for short-term staff, such as locum veterinarians and

interns seeking work experience. Finding rental accommodation in Geraldine is impossible, leaving us with no option but to accommodate them in the Geraldine camping ground— this is an entirely inadequate solution. This creates major barriers for our workforce sustainability in a town where veterinary services are essential to supporting the area's dairy and livestock farmers.

It is unacceptable that in a district so heavily reliant on its rural economy, critical service providers such as veterinary clinics are struggling due to an entirely avoidable housing shortage. The Timaru District Council has failed to recognise the significant pressure and unmet housing needs already occurring in Geraldine, which is having direct and detrimental impacts on local businesses. This will not be alleviated by the very limited land to be rezoned for housing in Geraldine under the proposed District Plan.

We question the accuracy of the council's housing needs assessments and the methodology used by its consultants to inform the quantum of land to be made available in Geraldine. From our perspective, they have severely underestimated demand, and we are concerned about who was consulted in the community to inform these recommendations.

We urge the council to take this issue seriously and ensure that the proposed District Plan addresses Geraldine's critical housing shortfall.

I would welcome any opportunity to provide further input and would be happy to discuss our concerns in more detail.

On behalf of the directors at Aorangi Vet Services,

Aaron McCullough

Managing Director, Aorangi Veterinary Services, Geraldine

Phone 027446 9023



Ashburton College

Individual Excellence in a Supportive Learning Environment

18 February 2025

To Whom It May Concern,

GERALDINE HIGH SCHOOL

I am writing to provide insight into the challenges associated with accommodation availability during my tenure as Tumuaki/Principal of Geraldine High School from 2015 to the end of 2023. Throughout this period, the School's Board of Trustees and I were consistently aware of the scarcity of housing and its impact on our ability to recruit and retain staff.

Over these nine years, as the school roll grew, we employed a number of staff from both overseas and outside the South Canterbury region. To support them, we fully utilised the four school-owned houses; however, these were often insufficient to meet the accommodation needs of our staff. Consequently, we frequently sought rental properties through community contacts, as availability through local tenancy firms and newspaper listings remained extremely limited.

Securing suitable accommodation for new staff was a persistent challenge. Many of our newly recruited teachers were compelled to find housing in Ashburton, Temuka, or Timaru, necessitating a daily commute. This situation was far from ideal, as it hindered their ability to establish strong community ties - an invaluable aspect of life in a small town like Geraldine.

Additionally, those looking to purchase homes in Geraldine encountered significant difficulties due to high property prices and a limited housing supply, particularly for low- to middle-income earners. As a result, a number of staff opted to purchase homes in neighbouring towns, further reducing their integration into the local community.

A particular concern was that staff who owned or rented homes in Ashburton or Timaru often sought employment opportunities in those areas over time. As an employer, fostering a strong sense of connection and belonging among staff is essential to their job satisfaction and longevity in the role. However, without the ability to reside in Geraldine, this connection was significantly weakened.

The development of additional housing in Geraldine would be of immense benefit, not only to the high school but across the education sector, including early childhood and primary education. Increased housing availability would enhance our ability to attract and retain high-quality educators, ultimately strengthening the local community.

Should you require any further information, please do not hesitate to contact me at the details provided above.

Yours faithfully,

Simon Coleman Tumuaki | Principal

[Former Principal Geraldine High School]

M: 027 566 6969

E: cos@ashcoll.school.nz



Statement on Behalf of Barker Fruit Processors Limited – Timaru District Plan Growth Analysis

William Pridham Operations Manager Barker Fruit Processors Ltd, Geraldine

E: bill.pridham@barkers.co.nz

M: +64 275414482

Friday 21st February

Timaru District Council Plan Review 2 King George Place, Timaru 7910

To whom it may concern,

Barker Fruit Processors is one of the largest employers in the Geraldine area, with a permanent workforce of approximately 270 employees and a significant increase in seasonal workers over the summer months. Barker's consciously decided to remain here on the original site of the original family farm, rather than moving elsewhere as we are proud to be part of the Geraldine and South Canterbury community. We intend to be part of the community for many years to come as highlighted by our exciting factory expansion project.

We are a major contributor to the local economy and we will continue to provide local people with employment and support the prosperity of Geraldine in the short, medium, and long term. While our rural location sets us apart from other FMCG businesses in New Zealand, it is also a critical barrier to our ability to recruit and retain skilled staff as the lack of available and affordable housing in Geraldine (both long term or temporary) means that many of our employees, particularly those in production roles, are forced to commute from Temuka, Timaru, Ashburton, and Fairlie.

This challenge is also particularly acute for those relocating to Geraldine to work permanently at Barker's. Staff that are relocating are doing so as much for the role as for the lifestyle that Geraldine offers. The very limited supply of housing makes it extremely challenging to secure rental or permanent accommodation and therefore, makes recruitment of qualified and experienced staff difficult.

While we have explored staff accommodation options, these present significant logistical and financial challenges. Our permanent employees earn good salaries, many have families and in general, want their own homes rather than shared living arrangements. We believe that diverse and affordable housing options that leverage



Geraldine's appeal as a high amenity rural town are required to address the immediate housing shortage and support future growth.

We ask that the Timaru District Council considers these barriers to our location and reviews their district plan to ensure that sufficient land is made available for housing development in the Geraldine township. Without action to facilitate a broader range of housing opportunities, businesses like ours will continue to face workforce pressures that threaten economic stability and growth of our business.

We want to continue to grow with Geraldine and ensure the town is a thriving hub for businesses, employees, and the broader community, and a vibrant place where people actually want to live. Thank you for your consideration.

Yours sincerely,

William Pridham

Operations Manager Barker Fruit Processors Ltd, Geraldine



34 High Street | Geraldine New Zealand 7930

admin@geraldineautorestorations.co.nz

PO Box 10 | Geraldine New Zealand 7956 geraldine auto restorations

04 February 2025

To whom it may concern

Geraldine Auto Restorations Ltd has been operating in Geraldine for fifteen years. It currently employs a total of nine staff.

There has always been a problem with finding accommodation for staff, whether to rent or to buy. The later been cost compared to other towns in South Canterbury. This in my view is a direct link to lack of housing development in Geraldine for some decades.

We currently have employees who would like to live in Geraldine but have to live and travel from Timaru, Temuka and Hilton areas.

More housing stock of any kind is desperately needed.

Regards Wayne O'Donnell

Director



TE KURA TUARUA O RAUKAPUKA

GERALDINE HIGH SCHOOL

Marcus Cooper

93 McKenzie Street, Geraldine 06/02/2025

Timaru District Council 2 King George Place Timaru 7910 New Zealand

Subject: Support for Rezoning in Geraldine to Accommodate Population and Housing Growth

Dear Timaru District Council,

I am writing to express my strong support for the proposed rezoning of areas in Geraldine to allow for increased residential development. As our community continues to grow, it is crucial that we take proactive steps to ensure adequate housing is available, particularly for teachers, young families, and others who contribute to the vibrancy and sustainability of our town.

Geraldine should be experiencing a steady rise in population, and with that comes an increased demand for housing. Schools, businesses, and essential services all rely on attracting and retaining skilled professionals, but the current lack of affordable housing presents a significant barrier. By rezoning land to enable more residential development, the council will help address this challenge, ensuring that Geraldine remains a welcoming and thriving place for families to settle.

In particular, accommodation for teachers and young families with school-aged children should be a priority. Access to quality education is a key factor in families choosing to move to and remain in our community. However, without suitable housing, attracting and retaining educators and support staff will become increasingly difficult. Providing more residential opportunities will allow Geraldine schools, including Geraldine High School, to continue delivering high-quality education and services.

Furthermore, Geraldine High School's Building Academy is well-positioned to play a vital role in this initiative. By incorporating their expertise into new housing projects, we can provide affordable housing solutions while offering valuable hands-on learning experiences for students. The Building Academy presents a unique opportunity to develop practical skills, engage young people in the construction industry, and foster community-driven housing solutions that benefit both residents and students alike.

I urge the council to move forward with rezoning efforts to support this much-needed housing development. By doing so, we will not only address the immediate accommodation challenges but also lay the foundation for a stronger, more resilient Geraldine. I appreciate your consideration of this important matter and look forward to seeing the positive impact these changes will bring to our community.

Sincerely, Marcus Cooper Principal Geraldine High School



Timaru District Council—PDP

To whom it may concern

Lynn River has been based in Geraldine for over 50 years. It operates throughout NZ and Australia, employing 50 staff, 40 of them based in Geraldine.

Recently we have invested a considerable amount of money expanding - building new office facilities and doubling the size of our warehousing space. This is all part of our growth strategy and shows our absolute commitment to Geraldine.

As we grow, we need more staff and one of our greatest challenges is attracting good people to Geraldine. We find that we can attract potential new employees and their families, because of the job offering, the wonderful surrounding environment, and the local community, - but a big stumbling block is the lack of accommodation, both in the rental and houses to purchase selection.

This has been an issue for some time. Geraldine is surrounded by areas of land which are very suitable to meet these various housing requirements.

Along with many other Geraldine businesses we encourage the Timaru District Council to react positively through its current review of the District Plan and make more land available for housing and help us make Geraldine an even bigger, better and more vibrant place than it already is.

Yours sincerely,

George Harper

Executive Director

Lynn River Ltd



Customer Service: info@lynnriver.co.nz www.lynnriver.co.nz | 0800 104 568





Desire to Learn, Aspire to Achieve Whāia e koe te iti kahurangi

> Stuart Wilcox Principal, Geraldine Primary School 73 Wilson Street, Geraldine

17 February 2025

Timaru District Council 2 King George Place Timaru 7910

Subject: Urgent Need for Residential Rezoning to Support Geraldine's Growth

Dear Timaru District Council,

I am writing to highlight the urgent need for residential rezoning in Geraldine to ensure our town can accommodate its growing population. As principal of Geraldine Primary School, I have witnessed first hand the challenges that limited housing availability poses to families, educators, and essential workers. Without proactive measures to increase residential development, our community risks losing the very people who help make it a thriving and dynamic place to live.

The demand for housing (both rental and properties to purchase) in Geraldine has outpaced supply, making it increasingly difficult for young families and professionals to find suitable accommodation. This means that many of our students are living in unsuitable housing situations that are often detrimental to learning outcomes. Schools, including ours, rely on attracting and retaining skilled teachers and support staff, yet the current housing constraints create unnecessary barriers to recruitment. A lack of affordable and accessible housing not only impacts the education sector but also affects businesses, healthcare providers, community groups, and other vital services that support our community's well-being.

Families are drawn to Geraldine for its excellent schools and quality of life, but without sufficient housing options, many are forced to look elsewhere. Ensuring that there is a variety of housing choices available will allow more families to establish roots in our town, keeping our schools well-supported and our community strong. In the last few years we have seen a drop in our school roll and families don't seem to be settling in Geraldine, and if they do they do not stay.

Rezoning land for residential and rural residential development to meet current and future demand is a necessary and forward-thinking solution to this major challenge. Increasing housing availability will help stabilise the local workforce, support economic growth, and ensure that Geraldine remains an attractive place to live and work. By acting now, the council can help secure the long-term sustainability of our schools and community services.

I strongly urge the council to prioritise rezoning initiatives within the current plan review process, to meet growth demands and provide much-needed housing opportunities. This will not only alleviate current pressures but also position Geraldine for future growth and prosperity. Thank



you for your time and consideration. I look forward to seeing positive steps taken to address this critical issue.



Ngā mihi nui,

Stu Wilcox Principal Geraldine Primary School 73 Wilson Street, Geraldine (03) 693 8208







Tuesday, February 18, 2025

Timaru District Council, PDP

To Whom It May Concern,

I hope this letter finds you well. I am writing to bring to your attention a significant concern that is affecting the ability of local businesses to operate effectively and expand within our community. Specifically, the shortage of available land and properties in the area is creating considerable challenges for employers and their ability to attract and retain staff.

As a business owner/employer, we have encountered growing difficulties in securing adequate staff locally, in no small part due to housing. We have staff driving from Timaru as there is limited stock of properties available in Geraldine.

Moreover, the limited availability of land has a direct impact on local economic development, as businesses are finding it increasingly difficult to scale their operations or invest in new projects. This situation ultimately affects job creation, economic stability, and the overall attractiveness of our region and town to potential investors and workers.

I respectfully urge the council to consider taking steps to address this issue by exploring options for increasing the availability of land for residential use, as well as collaborating with stakeholders to identify sustainable solutions that support both economic growth and the wellbeing of the community.

Yours sincerely,

Jarrod Marsden

Director

Pump Systems / Marsden Engineering



Ryan Neutze RN Building 193 Talbot Street, Geraldine M: 027 6006 761

E: ryan.neutze@hotmail.com

11 February 2024

Timaru District Council - Plan Review Council Submission on Land Availability and Housing Challenges in Geraldine

To whom it concerns,

My name is Ryan Neutze and I am the Managing Director of Ryan Neutze (RN) Building, a locally owned and operated building company based in Geraldine. The company currently employs seven staff. We wish to raise our serious concerns regarding the future of our business and the wider Geraldine community due to the current lack of land available for building.

At present, there are very few sections that remain available within existing subdivisions such as Strawberry Fields and Baybury Views in Majors Road. Other than hoping to pick up work on these, our business is increasingly reliant on the sporadic subdivision of town sections for infill developments, which are now at capacity. Despite significant demand for land in Geraldine, the building pipeline remains highly uncertain. We regularly receive inquiries from potential home builders but are unable to provide anything due to the shortage of suitable land.

A key challenge we face stemming from this is the retention of our skilled staff. The limited availability of both rental and purchasable housing in Geraldine makes it difficult for employees to remain in the area. As a result, many of our workers, especially those who've just completed their apprenticeships with us, are forced to move on. This is impacting the stability and growth potential of our business. Additionally, the inconsistency of workflow caused by land shortages makes it difficult to commit to hiring additional staff, further restricting opportunities for our business and for Geraldine.

We urge the Timaru District Council to acknowledge the following critical factors in its decision making around the Proposed District Plan:

 The current planning approach significantly underestimates the need for affordable, smaller sections in Geraldine. There is an urgent need to ensure the supply of appropriately zoned land to meet the demand from residents and businesses alike.

• The suggested minimum lot size of 2-hectare sections in close proximity to the township does not align with the needs of many potential buyers. The current demographic of Geraldine is skewed towards retirement-aged individuals who are either financially comfortable and on larger 'The Downs' type sections or looking to down-size to smaller properties/townhouses within the township. Few options are available for younger people and those with young families to buy sections of a suitable size, establish homes, and support our local businesses, clubs and organisations.

If the current land supply constraints persist, it will continue to stifle economic development, limit employment retention, and weaken Geraldine's ability to attract and sustain a younger, working-age population.

We strongly encourage the Timaru District Council to reassess its land allocation strategy for Geraldine contained in the Proposed District Plan to provide an approach that supports short, medium and long- term land availability. Its current position sees Geraldine at a crisis point, hamstrung by council's current lack of future foresight and proactivity.

We appreciate your consideration of this matter and would welcome the opportunity to discuss this further.

Yours sincerely,

Ryan Neutze RN Building 193 Talbot Street Geraldine

Rull



Sue Payne <peelview.orchard@gmail.com>

Feb 18,2025

1 message

Sherri Blair <warrensherri@warrensherri.co.nz> To: Peelview.orchard@gmail.com

Tue, Feb 18, 2025 at 11:47 AM

Feb 18,2025

S Blair 57 Kalaugher Road Geraldine 7991

To Whom It May Concern

Re: Timaru District Council PDP plan

It would seem that there is an incorrect assumption that there are plenty of rentals in Geraldine available? I managed to find a rental for a family that had been looking for 4 months! They were looking at leaving Geraldine as housing was unattainable! Two of the members worked in Geraldine, one at Rangitata Island and one was still attending school. In this one instance it would be a sad loss for Geraldine! I am at present looking for a rental in Geraldine for a young family who are returning from Australia to work in Geraldine! There are many houses here, but on Air B & B listings which takes them out of play for long term rentals! A concerned local!

Kind regards Sherri Blair

Stonewood Homes Timaru

Statement to the Timaru District Council Plan Review:

To whom it concerns,

Subject: Addressing the Shortage of Land for Housing in Geraldine

Stonewood Homes Timaru appreciates the opportunity to submit our concerns regarding the shortage of land that is available for housing development in Geraldine. As a leading home builder in the region, we have experienced firsthand the high demand for new homes in Geraldine and the surrounding area. Unfortunately, we are unable to provide anything suitable for the majority of these prospective customers. In my view the lack of land and diversity of property options available in Geraldine is limiting the potential growth and prosperity of this community. The council's growth metrics for Geraldine have assessed that there is only a limited need for land to be made available. It is Stonewood Homes Timaru's opinion that there is in fact a high level of unmet need.

Unmet Demand and Economic Opportunity

There is significantly greater demand for smaller and cost-effective land options in Geraldine than the Council is currently intending to accommodate with the PDP proposal. Over the past year, we have received a substantial number of inquiries from prospective new home builders interested in building in Geraldine that we were unable to satisfy. This is a considerable loss to the Timaru district as many of these prospective residents are hoping to relocate from elsewhere for the lifestyle the district offers them. Some of these people are business owners, others are remote workers, and there are skilled trades people as well and they would all bring increased economic vitality and greater prosperity to the area. Not only does this impede Stonewood Timaru's business but it also has a negative consequence on the Timaru District Council's rating base.

The Impact of Land Shortages

With no readily available land options in Geraldine, potential new residents are choosing other locations such as Methven, Fairlie, and Tekapo where district councils have been more permissive in allowing land to be released for development. This means that the economic benefits, including new business activity, increased local spending, and community revitalization, are being diverted away from Geraldine and the wider Timaru district. The result is stagnation in Geraldine's growth, despite clear and growing demand.

The Need for Diverse Housing Options

Providing a diversity of options in rural locations is essential. Town sections around 400 - 800 sq/m meet the needs of part of the market. However, to encourage younger people and families into district towns, there is a need to provide larger sections (within the 2000 - 5000 sq/m range) to offer greater amenity options. The current proposal for 2ha



sections under the rural lifestyle zone rules are excessive as these rapidly become unmanageable for those with employment off-property in urban professions. Additionally, large 2 ha sections are expensive and necessitate high-caliber luxury homes to justify the land purchase. Many of the clients that Stonewood Homes work with are not able to make this level of investment.

There is significant demand for manageably sized, flat, and easier-care sections close to the urban area, with good walking and biking access for families and proximity to urban amenities such as sports fields and clubs. These types of developments are critical to fostering thriving and accessible communities like Geraldine that provide the amenity values that many people who contact Stonewood Homes are seeking.

Call to Action

We urge the Timaru District Council to take the following steps to address this issue:

Review Land Availability and Zoning Policies:

Increase the supply of land zoned for development in and around Geraldine to accommodate growing demand. (Both Residential and Rural Lifestyle)

Encourage Smaller, Cost-Effective Sections:

Facilitate the development of more affordable housing options by allowing for smaller lot sizes and medium-density housing.

Offer a Range of Section Sizes:

Enable both smaller urban-style sections and larger sections within the 2000 - 5000 sq/m range and avoid excessive 2ha minimum lot sizes that do not align with market realities.

Prioritize Future Growth Strategies:

Work collaboratively with local businesses, developers, and residents to create a long-term growth strategy for Geraldine that aligns with regional economic development goals.

By taking decisive action to increase land availability and diversify housing options, the Timaru District Council can position Geraldine as a more attractive and viable destination for new residents, ultimately fostering greater economic activity, business growth, and community well-being.

Stonewood Homes Timaru welcomes the opportunity to further engage with the Council on this critical issue and looks forward to contributing to solutions that will benefit Geraldine and the wider district.

Stonewood Homes Timaru 26 Arthur Street Timaru 03 6882471

