

Timaru District Plan Review – Hearing G - Growth

Statement of Evidence

Mr John and Mrs Linda Badcock

Submitter # 85

We originally submitted on the Proposed Timaru District Plan in December 2022.

For Hearing G (Growth), we would like to reemphasize that as long-term residents and business owners in Geraldine, we are deeply concerned about the town's short-term prosperity and future if additional land for housing is not made available as a matter of urgency.

We strongly disagree with the growth and demand figures relied upon in the Section 42A report. These metrics do not align with local realities, where suitable housing—both for purchase and rent and land for the construction of new homes—is increasingly difficult to secure.

The letters from local businesses and our schools in support of D & S Payne's Evidence provided for this Hearing provide compelling insights into the actual situation in Geraldine.

In a rural service town like Geraldine, when professional staff such as locum veterinarians are being housed in the camping ground due to a lack of accommodation, it should be a clear signal to Council that the housing shortfall is serious and worsening.

Our most significant employer, Barkers Fruit Processors, have outlined their concerns that the availability of housing is affecting their ability to recruit and retain professional staff. Our high-performing schools have the same problem with the Primary School expressing concern that this is affecting their roll, as families are unable to settle and therefore move on. The risk they face is that staff numbers are determined by roll numbers so potentially they could lose talented staff. Local builders expressed concern about their work pipeline going forward as houses are constructed on any available sections in new subdivisions and any infill possibilities are quickly being exhausted.

How much more evidence is required that the metrics being relied upon are not accurate?

We are also aware of the research commissioned by Geraldine.nz (our local business and development group) and undertaken by Dr Benjamin Payne and Ms Lynette Wharfe, which gives far greater weight to community experience and also demonstrates how housing shortages are affecting local businesses and services.

We consider it unreasonable that rezonings like the Scotts' (Residential) is delayed another 5 years, and that the Shirtcliffs' request for RLZ over Residential is recommended for decline—both based on flawed, overly conservative growth

projections. These proposals really need to be revisited to address the pressing land availability crisis that is rapidly developing in Geraldine.

These residential zoning requests are exactly the kinds of opportunities Geraldine needs to attract and retain residents, workers and families. The social fabric of our community depends on it.

It appears that the only other area to be rezoned immediately is an area accessed from Templer Street and Bennett Road. At a recommended lot size of 2 ha the anticipated yield is 6 lots. Beyond being an entirely wasteful use of a valuable land resource it will in no way shift the bar in land availability terms, even assuming that these are progressed.

We urge the Commissioners to take Geraldine's situation seriously and enable the timely rezoning of additional residential and rural lifestyle land to ensure our town's on-going prosperity.

We've lived and worked in Geraldine for many years and care deeply about its future.

John and Linda Badcock

4 July 2025