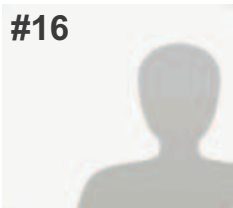


#16



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, May 05, 2017 8:59:06 AM
Last Modified: Friday, May 12, 2017 11:33:36 AM
Time Spent: Over a day
IP Address: 122.57.187.37

PAGE 2

Q1: The Draft Growth Management Strategy approach for the Timaru urban area seeks to utilise existing residential and business (commercial and industrial) capacity already available to provide for growth to 2043. No additional new residential or business land is identified. Residential intensification is proposed adjacent to Highfield and the areas around the Timaru Town Centre to provide for modest increases in housing density (such as two – three storey apartments), and Rural Residential opportunities are identified at Elloughton South, Kelland Heights and Gleniti North. How much do you agree or disagree with this approach?

Respondent skipped this question

Q2: The Draft Growth Management Strategy approach for Geraldine is to better use the existing Town Centre land, rather than rezone any additional land; provide for increased residential densities close to the Town Centre as well as provide for low density new residential at Orari Station Road; Rural Residential zoned opportunities at Main North East and Cascade Plan; and a new Light Industrial area at Tiplady. How much do you agree or disagree with this approach?

(no label)

Strongly disagree

Any further comments or is there something else we should consider?

The above plan does not take into account the need for housing development in the settlement of Woodbury. We agree there is a need for a focused approach to Rural Residential development in the broader countryside. Our application is asking for controlled residential development in an already well established settlement.

Q3: Under the Draft Growth Management Strategy, we are seeking to consolidate the existing Town Centre of Pleasant Point for commercial activities and not rezone any additional land. Residential growth at Pleasant Point is to be accommodated through existing opportunities in terms of infill development, as well as a new Rural Residential zone adjoining Manse Road. How much do you agree or disagree with this approach?

Respondent skipped this question

Q4: For Temuka, we are seeking to utilise existing residential and business capacity already present in the settlement area. Rural Residential opportunities will be provided for in areas at Thomson Road and Guild Road. How much do you agree or disagree with this approach?

Respondent skipped this question

Q5: The Draft Growth Management Strategy seeks to provide a more focused approach to Rural Residential development, through focusing opportunities for rural residential and lifestyle allotments at specific zones peripheral to Timaru, Geraldine, Temuka and Pleasant Point, instead of the current dispersed approach throughout the Rural zone. How much do you agree or disagree with this approach?

Respondent skipped this question

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Q6: Overall, how much do you agree or disagree with the overall direction of the Draft Growth Management Strategy?

(no label)

Disagree

If you've identified that you Strongly Agree, Disagree or Strongly Disagree with the overall direction of the Draft Growth Management Strategy, can you briefly let us know the main reasons for your answer?

Do not agree with more intense housing in town centres. We don't think this is how the majority of people would choose to live.

Q7: How much do you agree or disagree with the following direction of the Draft Growth Management Strategy?

District character Comment:	Agree The retention of the character and productive capacity of rural areas should be considered. In our situation the effect on productive capacity would be nil.
Landscapes and amenity Comment:	Agree The character of the blocks of land we are referring to would be enhanced by development. There are no areas of outstanding natural landscapes such as native bush.
Settlement patterns and urban form Comment:	Strongly disagree Woodbury is not considered in this plan.
Building resilient communities Comment:	Neither agree or disagree Woodbury already has excellent facilities for social and recreational activities. History has proved it is not an area prone to natural hazards e.g. it has never flooded.
Transport Comment:	Agree Woodbury is already served with well maintained roads. The Geraldine Community bus service serves this area very well when and if required.
Infrastructure Comment:	Agree TDC is in the process of providing a new water supply system to Woodbury. The areas of land we are seeking rezoning for already have their own water supplies from excellent underground streams.
Community and open space Comment:	Neither agree or disagree The demand for residential building sites in Woodbury is not being met due to zoning restrictions. It is a desirable place to live for a wide range of age groups and cultural groups.

Q8: The Draft Growth Management Strategy identifies three key challenges (page 21) that it is seeking to provide direction on for growth in the district to 2043. These include: Managing the challenges associated with a modest level of forecast population growth, and an increase in the elderly population; The Council discharging its legal responsibilities under the Resource Management Act (1991) and the Local Government Act (2002); A community expectation that the Council takes an active role in integrating and managing growth, including that the costs of growth are fairly distributed and do not fall predominantly on the wider community. How much do you agree or disagree with this approach? How much do you agree or disagree with these challenges?

(no label) **Agree**

Can you let us know what additional key challenges we should consider, if any.

We agree the increasing aging population will create challenges. We feel our area is being well catered for in that a large Lifestyle/Retirement village is under construction in Geraldine, only 7 km from Woodbury.

Q9: Any other general comments relating to the Draft Growth Management Strategy?

This submission relates to:

This submission relates to:

Lots 2 & 3 DP5765; Lot 2 DP 1364 BLK VII Orari SD
Location: 16 – 36 Burdon Road, Woodbury.
Owners: Bernard John O’Keefe and Joy Ellen Maud O’Keefe

Lot 3 DP 415886
Location: 42 Burdon Road
Owners: David G and Maria L Earl

Lot 3 DP 1364
Location: 568 Woodbury Road
Owners: John Howard and Sandra Nichelsen

The above owners are seeking a change of zoning from Rural 1 to Rural Residential.

Over the last 25 years all owners of the above blocks of land have approached TDC at different times requesting the right to subdivide but to no avail.

It seems one of Council’s main concerns regarding further subdivision of land is their ability to provide infrastructure services and the subsequent cost of growth to rate payers. We believe all 5 titles that we are seeking a change of zoning for, have sufficient underground water to service any further development. The three blocks O’Keefe’s own all have wells with excellent flows.

The soil structure provides for excellent drainage and is very suitable to modern septic tank systems. We cannot see that future development of these blocks of land would require any financial input from Council for infrastructure.

Page 72 in the Draft Plan:

F 2.1: Implementation: Re smaller settlements such as Woodbury. “Subdivision will be limited by ground conditions and the need to provide for on-site waste water disposal and water supply.” We feel confident we can meet these requirements.

Woodbury is already serviced with garbage collection.

Council would benefit considerably from a greater rate take as your growth plan states “Growth pays for growth”. A straight forward subdivision (one block split into three) done on a neighbouring block 7 or 8 years ago by Michael Holmes has been a real boost to the district. From that subdivision the rateable value has increased to approximately \$2.5 million. The community response has been very positive. That particular block is further out of the established residential area than the blocks we are seeking the right to subdivide. We are not looking to split our blocks into a big number of sections, we envisage something similar to the Holmes subdivision.

Your vision statement:

“A district where land use and growth is sustainably managed to ensure a fantastic lifestyle, thriving economy and strong identity.”

A thriving economy needs people. We believe Woodbury already provides a fantastic lifestyle and strong identity but it needs more people and this is not going to happen unless more land is made available for residential development.

The community facilities that already exist in Woodbury are the envy of most other small settlements. A Domain, with a large hall, children’s play ground, tennis courts, all weather cricket pitch and a cemetery, all maintained to a very high standard. These facilities are often used by people outside the area. There is a library, used free of charge by Woodbury residence, a well used beautiful church. A local water race scheme runs through the village and can be used by residents to water their gardens. All these facilities are managed and cared for by people within the community. They are even funded from within the community so at no cost to TDC. Considering the facilities available, Woodbury can certainly cater for an increase in population. The concern is there are no building sites available to allow for this to happen. A local builder has searched the village looking for a building site and there are none. Any existing blocks of land are too big. We have been told of family members, people who grew up in Woodbury and wishing to return, cannot do so as there are no building sites available. There is certainly market demand pressure. Rezoning of these blocks of land would definitely realistically meet demand.

It is interesting to note that practically all houses sold recently in Woodbury have been purchased by young families. The Draft Plan states TDC has a desire to create a “Great place to live, work and play,” – Woodbury certainly is just that. It is also a place of beauty. The TDC Roadside Pride scheme a few years ago planted the roadsides with ornamental trees that to this day impress visitors to the village. Woodbury is “a place of beauty” which the Draft Plan states is a goal. Street enhancement has already been done.

Woodbury school has expanded rapidly in recent years. This was the one school that was retained in the Geraldine

area as a rural option. Several Geraldine children already attend the school. Geraldine Primary school is at capacity and because of limited land area cannot expand further. Woodbury school has plenty of land for expansion and may be the only option the Education Department has to cater for any increase in primary aged children in the future. The school is certainly one reason why young families wish to move to Woodbury.

Quote from Draft Plan "Choice ensures that each segment of the residential market can be provided for".

Page 49 of the Draft Plan:

Building Resilient Communities:

A strong community is one which:

- people feel connected to each other
- people are actively involved in their community
- access to community and education facilities
- avoid hazard prone areas.

Woodbury fulfils all these factors.

A TDC staff member mentioned the lack of work in the area. This is not the case, all residents of working age, who wish to work are in employment. Many work in Geraldine, others commute to Timaru and Ashburton and don't see location as a problem. Going by the number of tourists to Geraldine, work opportunities in the area will continue to increase. Barkers are big employers and Fonterra will be taking on 100 new staff in the relatively near future.

The Draft Plan states TDC does not want disjointed rural residential development or the fragmentation of rural productive land.

The blocks of land we are seeking a change of zoning to Rural Residential for are too small to farm economically, even if all five blocks were combined. The O'Keefes grew black currants on their land for 20 years. The returns were no greater when they pulled them out than when they started and owing to increase costs became uneconomic because the area was too small. The previous owners had a peach orchard which lasted only a limited time owing to the climate not being suitable. The land is now in grass which sheep graze, the return from which is not sufficient to pay the rates and maintenance.

A neighbour with a small holding wishing to subdivide was told by a TDC staff member when asking if they could subdivide, "sell to the neighbouring farmer". This is not possible. We are bounded by the Woodbury Domain behind each property, the school to the west across Woodbury Road, and housing on the other two sides. We feel we are land locked within a village and our present zoning does not allow us to do anything about changing that.

Woodbury has come to a standstill owing to the lack of available building sites of suitable size. Rural villages where development ceases, tend to go backwards. The people of Woodbury and the surrounding areas certainly do not want this to happen. Considering the facilities and services they already have, why not make it possible for a few more people to have the opportunity to live in this ideal environment?

We have approached immediate neighbours to gain their feelings regarding the possibility of the said land being subdivided. They are all in agreement for this to happen.

Those approached:

Gordon and Suzanne Robinson, 33A Burdon Road

William and Jane Rayner, 33 Burdon Road

Craig and Rachael McClelland, 50 Burdon Road

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Applicants:

Bernard and Joy O'Keefe

David and Maria Earl

John and Sandra Nichelsen

John and Sandra Nichelsen, the owners of 568 Woodbury Road felt their situation is a little different to the O'Keefe and Earl blocks in that their block of land is already below 1 hectare in size. Hence they wished to explain their situation. The Nichelsen title adjoins the O'Keefe's land.

Our block is at 568 Woodbury Road, LOT 3 DP 1364. At present it is zoned Rural. We would like to change the zoning so that we could subdivide it into our house block. plus one or two other blocks to provide sections in the

Draft Growth Management Strategy

coming so that we could subdivide it into car house blocks, plus one of the other blocks to provide sections in the village for home buyers.

I read in a newspaper some time ago that the Government is encouraging Councils to open up land to help new home buyers. Our proposed blocks would be perfect for young families, and would be relatively inexpensive compared to new sections in Timaru

The section of land is not big enough to be classified as rural and when it was controlled by Strathallan County, it was classified as commercial because of the old shop. It was changed to rural when the shop closed. It is too small for even a small mob of sheep – there is not enough grass in winter, but too big for us to look after, now my husband is old and in poor health. Without my neighbours grazing their sheep there, it would become overgrown.

The proposed section or sections would be perfect for village housing, being approx ½ or ¼ hectare in size, opposite the school with good road access, and people are looking out for sections in this area. It even has a bitumen footpath past most of it – hardly a rural block. It seems to be a win-win situation for us and the Council. The Council would get more rates, the village would grow without infringing on productive land or increasing housing density, and we would get some money to help us in our retirement and it would remove the worry of looking after it.

Applicants: John and Sandra Nichelsen

Q10: Your contact details

Name	Bernie and Joy O'Keefe
Address	16 Burdon Road, Woodbury, RD 21, Geraldine 7991
Telephone	03 6922864
Email	joybernie@gmail.com

Q11: Supporting documents

Respondent skipped this question

Submission

Timaru District Plan Review

Draft Growth Management Strategy

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