Submission

Timaru District Plan Review

Draft Growth Management Strategy

Re: Hadlow, Rosebrook and Brockley Road Lifestyle Sub Zone

Request:

That Land areas in excess of 10 ha, that are contained within the boundary of Rosebrook, Hadlow and Brockley Road be considered for the subdivision of existing titles down to a minimum of 5 ha.

The defined area of this submission is for all intents and purposes a premium "Life Style Area" by definition of its relativity to town and the already relatively intensive density of such circa 2 ha blocks. The submitters believe the subject area is more correctly described as a lifestyle area by definition and should be formally designated as such.

We understand that in the past similar "subzones" have been designated. An example being the Geraldine Downs, within Rural 4A zoning where there is an existing Rural Lifestyle Subzone which provides for subdivisions subject to a minimum area.

We request our specified area be re zoned as "Hadlow Lifestyle Subzone" line with the Timaru District Plan (Part D, Rule 1.11.4A), subject to a minimum area of 5 ha.

Within this tightly defined geographic there would only be a potential of 11 additional titles at maximum. The submitters are strongly of the opinion that this geographically defined area is more correctly described as a life style area than the current Rural 1 Zone.

The effected Sites:

Owner	На	Potential new Titles	Legal Description	Ph Number
Smith	15.32 ha	2	Lot 3 DP 63314	029 480 9060
Booker	17.63 ha	2	Lot 2 DP 76536	03 686 2434
Irvine	23.88	2	Lots 1&2 DP72286	03 686 1533
Watson	11.75 ha	1	Lot 2 DP 76200	03 686 1962
Moir	15.86	2	Lot 2 DP 73128	021 731 199
Leonard	16.23	2	Lot 3 DP 63471	03 686 1848

An obvious driver for the submitters to achieve such re Zoning is to allow the larger titles in this geographic or their subsequent owners, the option to at least consider limited development opportunity in the lifestyle dominant area which they occupy. As proposed, we do not foresee any negative impacts should our submission be granted.

Basis of our argument is that:

- So far as we can identify the GMP plan as submitted, does not allow for the development of any new lifestyle block capacity to the market.
- People living in and considering moving to Timaru need choice and to not have any new
 lifestyle block capacity will undoubtable be a competitive <u>disadvantage</u> to attracting and
 retaining the right people to support our Regional growth. A balance of land offerings for
 new builds, be they in fill, rural sites and lifestyle blocks is preferable.
- A balanced increase in supply will ensure affordable lifestyle options are available for new builds relative to our competing regions.
- The defined area relating to this submission is already dominated by 2 ha lots, this is not opening new territory to "Rural Sprawl" ref Quick Maps attachment.
- The purposed additional site capacity is very unlikely to impact on a Rural aesthetic of the defined area as it is already predominated by lifestyle dwellings. As such, an argument that further low intensity subdivision of the larger holdings in the proposed region will visually impair the Rural Aesthetic is difficult to sustain.
- There would arguably be no loss of "Economic" capacity under this proposal. These existing (> 10 ha) blocks are considered "non-viable" as productive units. Many of the existing landholders opting to lease their properties to more established farmers in the area who have the scale required to justify the overheads required to support the capital infrastructure of a viable farming enterprise. It is likely that such lease arrangements would be extended over new titles.

Granting this submission would not require any further investment from Council infra structure.

- Rubbish / Recycling collection is already serviced
- The submitters acknowledge that water supply is constrained in the down lands system, such additional site development would be undertaken in the knowledge of roof collection, augmented by tanker. This is not uncommon.
- Sewage the systems are out there which proven and fully comply with all required standards relative to the clay soil types dominating the proposed geographic. The proposed area of 5 ha is more than sufficient to fulfil grey water dispersal.
- The additional Rating take would provide net benefit considering the lack of any additional required infra structure.

Submitted by Steve Smith, of 144 Rosebrook Road, Hadlow Timaru Ph 0294809060

08 8 N 7725 5877 6811 Lot 1 DP 43333 40.5447 CB21F/237 A S E Wreford W D Wreford 24850-08301 CB34B/521 J A C Riley DP 372172 31.0000 291858 E J Palmer N A Palmer 24850-08600 Lot 1 DP 322684 16.3300wm 90513 JE Fahey 24850-08603 Hadlow Downs Lot 3 DP 322684 19.0300 90515 24850-08603 J E Fahey Ra Puke Lt 2 291856
DP 372172 A Wilson-Jones 10.0000 M L Wilson-Jones L Palmer 24850-08611
N A Palmer 24850-08611 200 J M Dawbin R W Dawbin Lot 2 DP 28439 4 1632 CB10F/737 H H Tang 24840-08902 Lot 3 DP 372172 10.0000 291856 400 Hadlow Corner Section 8
Rosebrook Settlement
11.4298 Lot 2 DP 325934 2,8110 109501 J W Newmar 24850-17300 24850-08800 Lot 2 DP 73128 15.8650 CB42B/419 E B-Moir M E Noti 24850-08700 Rosebrook Corner Lot 3 DP 63471 16 2300 CB3ZB/25 LB Leona M A Leona CB26A/47 M I Linton 24850-17200 Lot 2 DP 76200 11,7500 CB43D/740 G R Wetson J A Watson 24850-08702 800 Lot 1
DP 25237
41 1768
CB6D/71
G R T Rhodes
or J M Rhodes
24840-10800 Lot 1 DP 376934 56220 109600 E J McConway S A McConway 24850-17302 1000 DP 72286 10.4200 CB41D/800 Hadlow Park (united Hadlow Grange DP 63314 15 3270 CB37A/496 KTM Smith S W 574th 1200 CB41D/80/ Hadlow Park L/mit 24850-09101 13,4650 1400 Lot 2 CB44A/294 A W Booker S J Booker 24850-09102 Lot 2 DP 76536 17.6350 1600m Pt Lot 4 DP 790 (101,9100) CB1B/1105 G R T Rhodes J M Rhodes 24840-10800 DP 52392 2 0000 CB30F/1263 M R Bernett S J Bernett 24850-1760 Lof 4
DP 73829
34,6900
CB42C/1051
Clarebrook Farms Limited
Subject to the provision of...
24850-16603 DP 447 B 8826 CB784556 G R T Rhodes J M Rhodes Lot 2 K G h DP 357414 W A I 13,3400 24850 689003 24850 Clatebrook Farms Limited 24850-16101 24850-16603 24840-19967 DP 485156 8 8000 9 8000 9 80005 DP 357414 2 4580 233385 D C Richardson 24850:47809 DP 333809 24850-1790 CB41C/401 K G Munro W A Munro DP 71590 17 7780 Had OW 4850 24E



Any person wishing to rely on the information shown on this map must independently verify the information

Megan Geng

From: Kylie Galbraith

Sent: Thursday, 11 May 2017 11:42 a.m.

To: Ange Lumsden

Subject: FW: Submission on GMS, re Hadlow, Rosebrook and Brockley Road Lifestyle

Subzone

Categories: Red Category

Can you link this email that states all the specified land owners support the submission and it is from all of them not just Steve.

Thanks heaps

Kylie

COSI: Do or do not, there is no try – Yoda

From: Steve W Smith [mailto:Steve W Smith@bnz.co.nz]

Sent: Thursday, 11 May 2017 11:41 a.m.

To: Kylie Galbraith

Subject: RE: Submission on GMS, re Hadlow, Rosebrook and Brockley Road Lifestyle Subzone

Thanks Kylie, - just had a re read and it may not quite be clear that all 6 of the specified owners support this submission ie not just a solo Crusade!

Regards Steve

Steve W Smith | Partner - Commercial | BNZ Partners | BNZ

Timaru Store, Level 1247-251 Stafford Stree, Timaru, Timaru 7910

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From: Kylie Galbraith [mailto:kylie.galbraith@timdc.govt.nz]

Sent: Thursday, 11 May 2017 10:46 a.m.

To: Steve W Smith < Steve W Smith@bnz.co.nz>

Subject: RE: Submission on GMS, re Hadlow, Rosebrook and Brockley Road Lifestyle Subzone

Thanks Steve. We will get that into the system for you.

Have a great day ©



🔼 📭 🖳 Kylie Galbraith | Senior Planner

Timaru District Council | PO Box 522 | Timaru 7940 P: 03 687 7594 | W: www.timaru.govt.nz

From: Steve W Smith [mailto:Steve W Smith@bnz.co.nz]

Sent: Thursday, 11 May 2017 10:38 a.m. **To:** Ange Lumsden; Gemma Holden **Cc:** 'kylie.galbraith@timdc.govt.nz'

Subject: Submission on GMS, re Hadlow, Rosebrook and Brockley Road Lifestyle Subzone

Morning Kylie,

Thanks for your time on the phone re Submission on GMS.

Please find our attached submission, if there is anything else I need to provide at this stage please let me know.

Kind Regards

Steve W Smith, B.Ag.Sc(Hons)

Partner - Commercial BNZ Partners BNZ



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