

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	Ha	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:

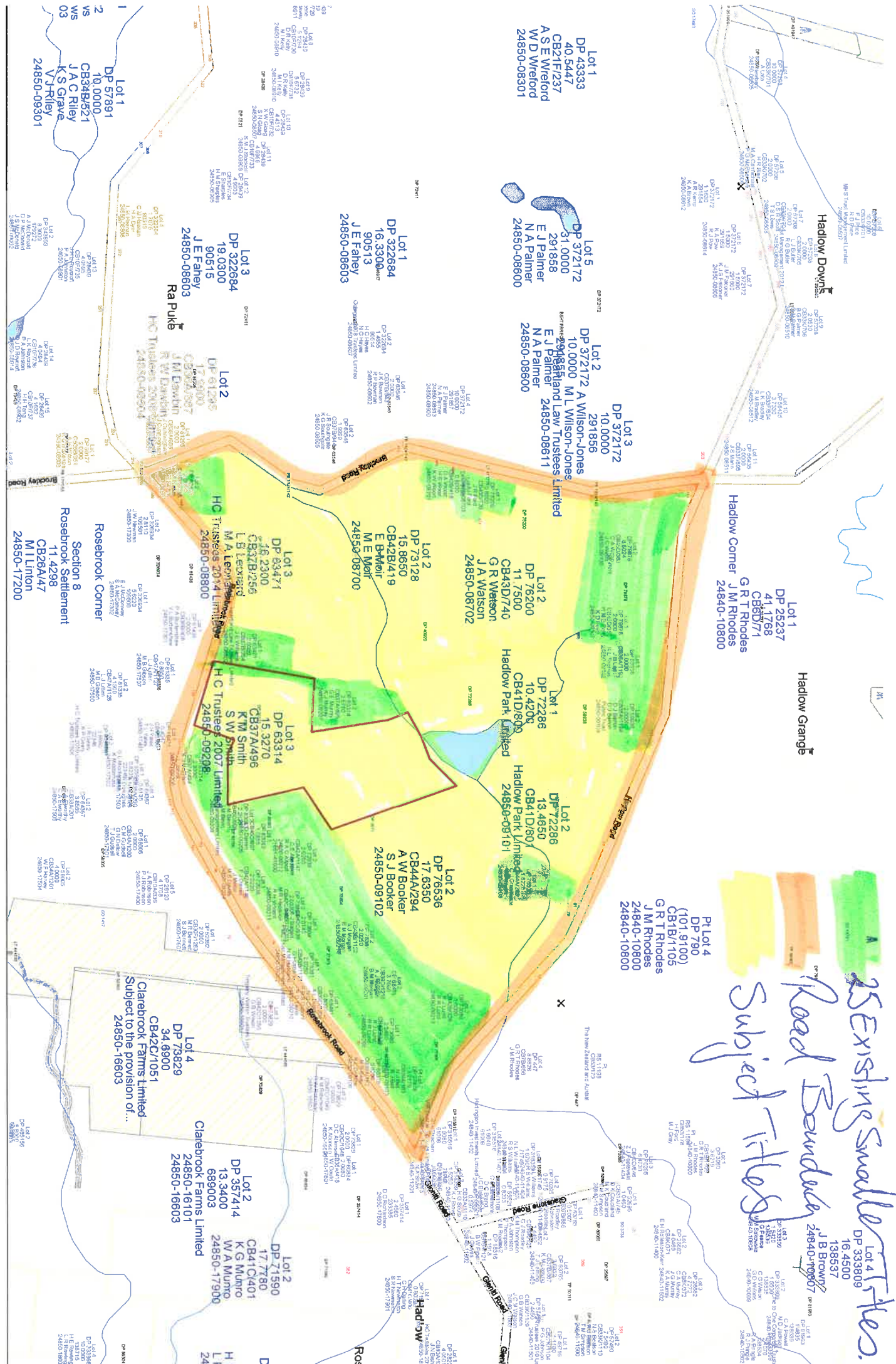
- So far as we can identify the GMP plan as submitted, does not allow for the development of any new lifestyle block capacity to the market.
- People living in and considering moving to Timaru need choice and to not have any new lifestyle block capacity will undoubtedly be a competitive disadvantage 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

Existing Smaller Lot 4 Titles.
 Road Boundary Subject Titles.
 J B Brown
 DP 333809
 16.4500
 138537
 24840-109807
 DP 11893



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, Level1 247-251 Stafford Stree, Timaru, Timaru 7910
DDI +64 3 6841617 (extn 55617) | F +64 3 6841625 | M +64 29 4809060 | E Steve_W_Smith@bnz.co.nz

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



Email : Steve_W_Smith@bnz.co.nz
Phone : +64 3 6841617 (extn 55617)
Mobile: +64 29 4809060
Fax : +64 3 6841625
Web : www.bnz.co.nz

CAUTION - This message may contain privileged and confidential information intended only for the use of the addressee named above. If you are not the intended recipient of this message you are hereby notified that any use, dissemination, distribution or reproduction of this message is prohibited.

This email was sent by the Bank of New Zealand. You can contact us on 0800 ASK BNZ (0800 275 269). Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Bank of New Zealand.

This email has been filtered by SMX. For more information visit smxemail.com
