

## Megan Geng

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**From:** Paul Bartrum <pleasantpointhoney@gmail.com>  
**Sent:** Thursday, 11 May 2017 8:11 p.m.  
**To:** Growth Management Strategy  
**Subject:** Growth Management Strategy Submission

**Categories:** Red Category

We wish make the following submission to strongly support the rezoning from Rural to residential, of the land in Pleasant Point referred to in the Draft Growth Management Strategy as Smart Munro - option 2

We are aware that there are still areas of bare land zoned residential in Pleasant Point, however this does not mean they are going to become available as potential building sites. We are also aware from talking to people looking to build in Pleasant Point that some sections available are not suitable due to size and/or location and/or flooding. The Smart Munro block lends itself to both smaller or larger sections and is a natural progression of the town boundary and provides further options for purchasers.

The key point for proposing development on this site between German creek and the main road is its proximity to existing residential houses and directly adjacent to the existing residential area. (Consistent with Regional Policy statement).

The site would be neighbouring the town boundary, accessing directly onto Smart Munro Road rather than promoting 'ribbon' development adjacent the main highway.

Existing use of the site is low intensity so would be a very minor loss of productive land. Changing to residential use would not adversely affect the Pleasant Point amenity values, slightly larger residential or lifestyle type sections would actually provide a suitable transition from Residential-Rural.

Importantly the property scored well on the Councils options report assessment criteria - ie the site can be potentially serviced for access, sewer, water etc from adjacent Council infrastructure.

The draft GMS expresses concerns around a possible flood risk from German Creek.

Having lived for 50 years on the east side of the Smart Munro option 2 land only in 1986 did flooding occur, due to subsidence of the Timaru Water Supply main on the northern bank of German Creek which has subsequently been fixed..

We have recently built on part of the Smart Munro option 2 land and were not required by Regional Council to lift the foundations. The flood assessment report stated "Any flooding that does occur in an extreme flood or rainfall event is likely to be of nuisance value only".

In conclusion Pleasant Point has shown a definite increase in the number of new houses being built in recent years, which can only be good for the town, and is a trend we wish to see continue.

The town has many attributes which we think will see it continue to grow and we would ask that you consider this rezoning as a way to assist with its future growth.

Thank you  
Paul and Lyn Bartrum