

12th May 2017

gmssubmission@timdc.govt.nz

Attention: Mark Geddes, or delegate.

Re: Submission in Response to the Timaru Growth Strategy – 63 Connolly Street

Background

Thank you for the opportunity to provide feedback on the proposed Timaru Growth Strategy. We appreciate the face-time and effort and information provided to explain the basis of the growth strategy and how options have been evaluated.

As you note, Council has a statutory obligation to give effect to the Canterbury Regional Policy Statement. That document requires rural residential developments to be limited and occur in a form that concentrates or is attached to existing urban areas and promotes a coordinated pattern of development. We understand that Council is aiming to manage the following;

- loss of productive land
- reverse sensitivity effects
- demands on infrastructure services
- adverse effects on rural character and amenity
- And retain development options in the vicinity of urban areas.

The proposed Rural Residential Areas are intended to address these issues and will supply the demand for housing in the country side and provide a lifestyle choice, but also provide opportunity for Residential growth areas.

We believe that there is strong local demand for residential which is not necessarily identified through new building consents. Of the 140 retirement units developed and sold over the last 5 years, we estimate that around 50% are locals who have then sold on to new arrivals to Geraldine. The school role is full, and the demography is changing with the exception of the rest home. There are very few properties available for sale.

Visitor demand with the increasing through traffic to the McKenzie Basin keeps the town busy, and this is raising the profile of Geraldine nationally and providing an attractive option for people in larger cities to move to for the village feel. These types of statistics are difficult to obtain which can sometimes skew the forecast demand figures for residential on the conservative side.

Submission

Our submission, as trustees of 49 Connolly Street seeks that the adopted Timaru Growth Strategy includes 63 Connolly Street as a residential growth area (zoning Residential 1).

Land Parcel Title: CB22K/946:

Appellation: Lot 2 DP 44437

Figure 1: Location of Property and Urban Context



This is additional land to that which has previously been zoned Residential, and would provide for future residential expansion. It is readily serviced with infrastructure and is compatible with the objectives and policies of the Plan. Connolly Street was considered as an option for Residential Growth in the Timaru District Growth Strategy Options Report 2017 as a bulk development parcel (3 properties), which created some development hurdles.

As a single owner, and by providing some local information to Council about the surrounding area and site conditions, these development hurdles are no longer applicable to the specific site.

The current title of 63 Connolly Street is approximately 13,200 m². It is currently zoned;

- Rural 1 - current zoning (20% of property) minimum allotment size 4ha
- Rural 2 - current zoning (80% of property) minimum allotment size 1 ha

We request that this property included as a residential growth area (zoning Residential 1).

We are requesting this is included based on the following;

1. The site would achieve a consolidated pattern of development in Geraldine as it is;
 - 1.1. Contiguous with existing residential zoning (Residential 1) along both sides of Connolly Street.
 - 1.2. Adjacent to the proposed Cascade Place (Rural Residential), which in turn is adjacent to the proposed Orari Station Road (Residential) creating a transitional development zone around the south and east side of Geraldine.
2. The land is not productive, and is of a scale that would not be available to convert to productive land the future (surrounded on all sides by residential and rural-residential sites).
3. The site is contiguous with existing infrastructure networks and services. In our view it would place low demand in infrastructure. It would not require any upgrade to local roads; there is likely to be sufficient capacity in the future capacity of the three waters system with the McKenzie Lifestyle Village development already partly developed; and the scale would not trigger a requirement for the intersection from SH79.
4. It is located adjacent to planned Community Facilities in the McKenzie Lifestyle Village (including Gymnasium and Indoor Heated Pool).
5. It is adjacent to transport networks, and a short distance to a range of cycling/walking tracks and the town centre.
6. There are limited reverse sensitivity effects resulting from existing rural (R1) land use bordering this site, however any issues around this can likely be responded to through landscaping along the boundary.
7. With a single landowner, it provides the opportunity for a comprehensive response on the site. We have the capability to take this to the market in a well-considered way to match the required demand in a staged developed. We have a mix of engineering, planning, building and development experience in the family, and are experienced at creating teams from planning, design and construction specialists to deliver the works.
8. The site is not exposed to inundation from the Waihi River in a 1:100 year event, or any other natural hazards and therefore is suitable for development.
9. We have completed an initial feasibility for 63 Connolly Street, and the site could provide an additional 20 or so residential properties (based on a development ratio of 70% to allow for infrastructure, and an average lot size of 450 m²), however it is more likely that the site would consist of a mix of sizes from 450 m² near the road, with larger residential lots towards the eastern boundary. There is no feasible development option for growth based on a Rural 1 or 2 zoning as it is currently zoned.

Summary

On this basis of the above, we request that 63 Conolloy Street is included in the Timaru Growth Strategy as a residential growth area. We would be happy to provide any further information to support this submission, and we are happy to speak at any hearings as required.

We welcome the opportunity to come and discuss this with any of your very helpful council staff to clarify any points above.

With thanks,

A handwritten signature in blue ink, appearing to read 'Geraldine', is written in a cursive style.

For and on behalf of,

The McFarlane Family Trust

49 Connolly Street

Geraldine

South Canterbury

Megan Geng

From: Johnny McFarlane <johnny.mcfarlane@beca.com>
Sent: Friday, 12 May 2017 1:55 p.m.
To: Growth Management Strategy
Cc: Don McFarlane
Subject: RE: Submission for Timaru Growth Strategy

Further to our submission dated 12 May 2017, issued at 1:15pm, we would like to clarify that the submission is on behalf of the McFarlane Family Trust, who are the register landowner for the title.

See below reference.

Thanks,

Johnny McFarlane
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From: Johnny McFarlane
Sent: Friday, 12 May 2017 1:15 p.m.
To: 'gmssubmission@timdc.govt.nz'
Cc: Don McFarlane
Subject: Submission for Timaru Growth Strategy

Dear Sir/Madam;

Please find attached submission for the Timaru Growth Strategy in relation to 49 Connolly Street (effective address 63 Connolly Street).

With thanks,

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