

Helen Johnson and Phil McCabe PC23.23

Notes for MDC Hearing; 28 May 2024; 9am

Purpose

We are requesting to rezone approximately 14.5 hectares of land from Rural Zone to Large Lot Residential with 1ha blocks. This land is directly adjacent to Low Density Residential zones on our northern and eastern boundaries.

PC21 rezone of 15 ha of Johnson McCabe land

Our primary reason for requesting this rezone is to unlock access to a 15 hectare area of our land that MDC recently rezoned as Low Density Residential in PC21.

This Council led PC 21 rezoning demonstrates that they identify land in this area as a desirable direction to provide urban growth. However, unfortunately this Low Density Residential land is landlocked and unable to be accessed in any direction except via our existing driveway which is Rural Zone.

It is important to note that the PC21 Low Density Residential rezoning was done without any consultation with us as key stakeholders, and we were entirely unaware of it at the time.

Request from MDC to purchase Johnson McCabe land for cemetery growth

Further to the PC21 LDR rezoning, the MDC approached us last year with two different proposals for the purchase of our land on the western and southern boundaries of the Fairlie Cemetery. The purpose was to allow for future growth of the cemetery. Their proposal was very rushed and not particularly transparent, and so we chose to decline it.

Benefits to Fairlie Community

We believe there a number of long-term positive benefits for the Fairlie Community if the 14.5 ha of Rural land is rezoned to Large Lot Residential with 1ha blocks. These benefits include:

1. It would unlock the 15ha of landlocked LDR land and make it accessible for development as was intended by the MDC when they rezoned it.
2. A peri-urban zone would be created to meet the needs of prospective buyers who are looking for 1ha blocks. Our research with local real estate agents consistently tells us that buyers are wanting a smaller package of land that is close to Fairlie where they can have a semi-rural lifestyle within easy walking distance of the township.
3. There would be a gradual and seamless transition through the zones, from HDR, LDR, to LLR and then to Rural zone. This is consistent with many townships in the area such as Geraldine and Pleasant Point.
4. It would also be very unusual for LDR land to have their access road going through Rural zone so the 1ha LLR rezone would solve that problem.
5. It would further enhance the southern entrance to Fairlie. The Hellmrich's have already set the scene with attractive fencing and we would continue with appropriate fencing and landscaping to further enhance and complement the environment.

Our Vision

Our vision for the development of this land is to present a modern, peaceful and more upmarket area for buyers. We envisage housing similar to the beautiful homes in new development areas such as Lake Tekapo, Lake Hawea and or the new homes on the hills between Pleasant Point and Timaru. This would be achieved through covenants such as:

- a colour palette to complement the surrounding environment
- house size limits
- single story dwellings
- landscaping and fencing
- residential only, no businesses
- no Air BnB
- no cheap relocatable houses

LUC Class 3 HPL

As part of this request, there is approximately 2 hectares of land identified as LUC 3 Highly Productive Land. It is important that you understand that in reality this land is mostly southern facing, steep, dangerous, and unable to be cultivated, it is shaded and holds frost and snow, and is in fact the most unproductive land we have. However, we understand this is a complexity and would withdraw the Highly Productive Land from the rezone request if that is required.

Conclusion

In conclusion, with the PC 21 rezone and proposals for cemetery expansion, the Mackenzie District Council has strongly signalled that this area of land is appropriate and desirable to accommodate residential growth in the Fairlie township. As such, it makes good sense and have a future-forward mindset and rezone the 14.5 hectares to Large Lot Residential. This would connect to the adjacent Low Density Residential zones, and very importantly, unlock access to the landlocked 15 hectares of LDR land.