



2 September 2024

**Attention: Tauranga Bay Holdings & TTPP Independent Hearing Panel**

**Subject: Rural Zone, General Rural Zone, Rural Lifestyle Zone and Settlement Zone and its Precincts**

**Introduction and Experience**

- (a) Third generation Bullerite.
- (b) 15 years in local real estate selling more than 1000 properties.
- (c) Studied the Resource Management Act.
- (c) Buller District Mayor 2013 -2019 with very good appreciation of the Buller District. Through that period, we were progressing a review of the Buller District Plan.

**Potential Conflict of Interest**

a) I acknowledge I may have a financial conflict of interest as I may be engaged by some submitters to represent their properties when they go to the market. My interest is not financial in providing evidence to support this submission but to benefit the District.

**Economic Benefits of Subdivisions**

- a) Initial Development: Each section development generates approximately \$40,000 - \$70,000 in local economic activity.
- b) Post-Development and Sales: Conservative estimates for lifestyle property construction (average 200sqm home at \$3,500/sqm) equate to \$700,000 expenditure per property. This typically comprises 50% materials and 50% labour, benefiting local builders, electricians, plumbers, and other service providers.
- c) Ongoing Economic Benefits: According to Homes.co.nz, lifestyle properties change ownership on average every seven years and three months, continually stimulating the local economy.

**Diversity of Subdivision Offerings**

The staff report's focus on the Alma - McPaddens Road area as sufficient to meet market needs overlooks the diverse client profiles and requirements across different areas. The McPaddens - Alma Road area primarily serves the local market, catering to families seeking safe environments with proximity to schools and town services.



### **Distinct Cape Foulwind - Tauranga Bay - Okari Market**

This market segment differs significantly in client profile. Our experience with Omau Heights shows approximately 35% local clients, with the majority being out-of-district or expatriate buyers. Preferred section sizes range from 2500sqm to 2Ha, with high emphasis on aesthetic values. Multiple submitters from this area represent varied offerings and price points.

### **Market Opportunity**

Historical limited availability, coupled with Holcim's closure releasing approximately 400Ha, presents a significant opportunity for Buller District to attract skilled individuals drawn by our environment who prefer non-residential settings.

### **Self-Sufficient Infrastructure**

Contrary to concerns about service expectations burdening local infrastructure, lifestyle purchasers typically favour advanced, self-sufficient technologies such as Starlink internet, off-grid power generation, eco-friendly sewage systems, and UV-treated water supplies.

### **Land Utilisation and Economic Growth**

With only 17% (to be verified) of Buller District land in private ownership, the Te Tai o Poutini Plan (TTPP) must ensure flexibility for optimal land utilisation. Development risks are borne entirely by developers, while the district stands to gain substantial economic benefits. Therefore, I strongly recommend supporting and endorsing the submitters' requests.

### **Conclusion**

Given the significant economic potential and the alignment with market demands, I urge the council to favourably consider the proposed subdivisions in the Cape Foulwind - Tauranga Bay - Okari area. These developments promise to attract valuable residents, stimulate the local economy, and utilise land resources efficiently without burdening existing infrastructure.



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