



Timaru District **2045**

Draft Growth Management Strategy **SUMMARY**

www.timaru.govt.nz/GMS

Executive Summary

We call it the Draft 'GMS'. It represents the Council's blueprint for the management of land use growth in the district through to 2045.

The Timaru District Council has prepared the Draft GMS recognising that Timaru District is faced with: growth pressures; changing demographics including an aging population; and a regulatory context to consolidate growth in our existing townships and a continuation of prudent infrastructure choices.

This GMS has been prepared in consultation with key stakeholders, and intends to provide a direction for the growth and change of the district over the next 30 years.

There's one thing missing.... Your views.

Accordingly, we will be having drop in sessions, and providing opportunities for you to write in and give us your comments.

We are already aware that the Community is concerned with:

- Housing: including providing suitable and sufficient land areas for housing, increasing housing density close to our town centres, greater housing choice, and providing for affordable housing and opportunities for the elderly.
- Funding: the Council to continue to make prudent economic choices as to how our infrastructure is provided and who pays for it;
- Economics: such as increasing the number and diversity of jobs in the district, and recognising and further encouraging the productive capacity of our rural areas;
- Town Centres: improving the look and feel of our town centres, increasing reinvestment and the range of retail and services provided.

- Green Spaces: providing opportunities for active and passive facilities, and the provision of high amenity linkages throughout our urban areas and adjoining the coast and rivers.
- Culture and Identity: strengthening those qualities and attributes that define Timaru district, such as its unique heritage and rural areas.
- Social and Cultural: Being proactive as to address our social and cultural challenges, and working with the relevant agencies to promote appropriate opportunities to meet the needs of the elderly, Te Rūnanga o Arowhenua and provide a broad mix of community facilities and services.

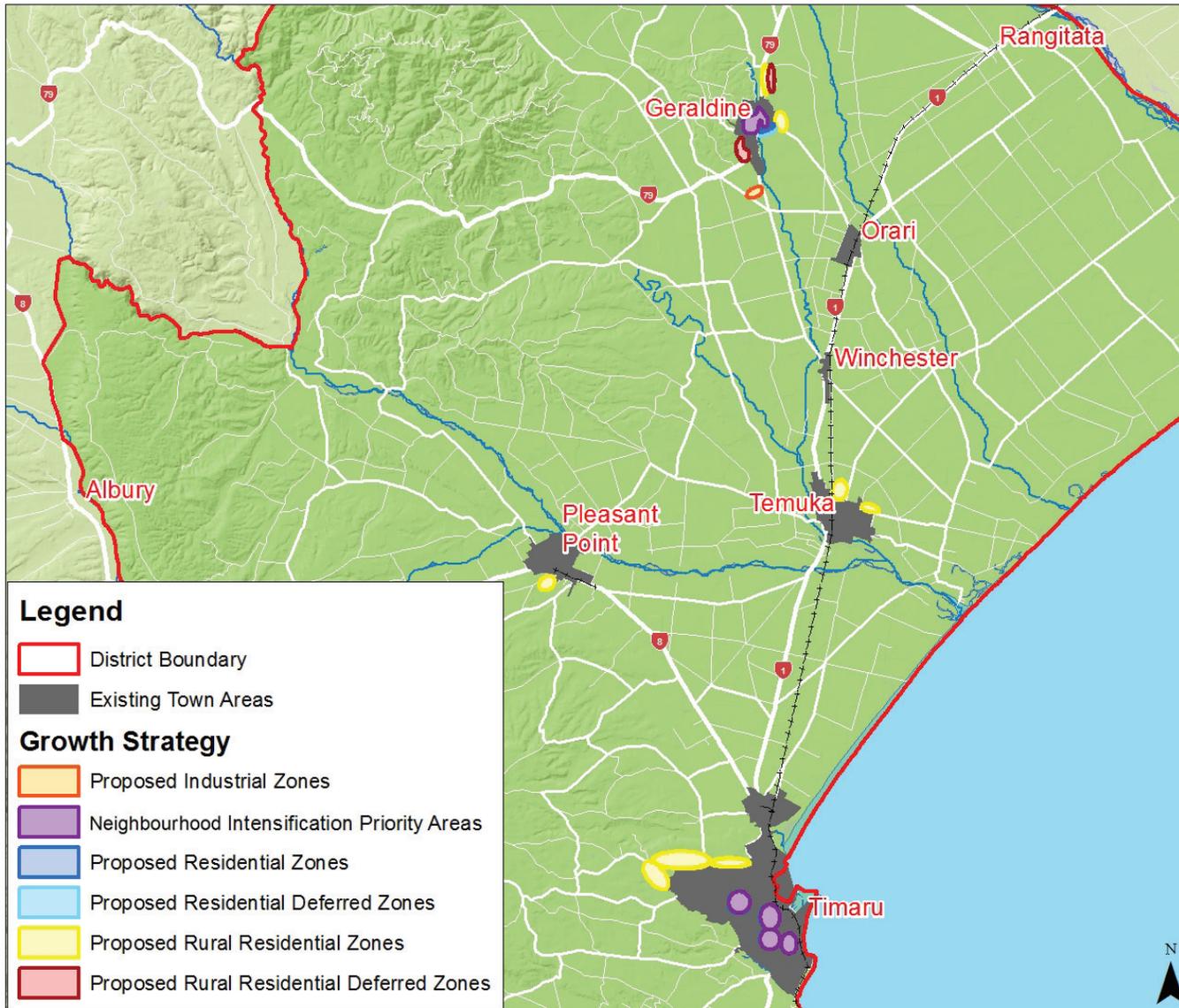


Figure 1: GMS Overview

The key 'aspects' of the GMS are as follows:

Rural Residential zones. Introduce focused areas for Rural Residential development, including: Kellands, Gleniti North and Elloughton in Timaru; north of Richard Pearse Drive (Temuka); Cascade Place and Main North East (Geraldine) and Manse Road (Pleasant Point);

Industrial. Introduce additional Light Industrial zoning in Geraldine. Remain agile to incorporate activity specific demand as it arises such as at Washdyke or Clandeboye;

Residential. Capacity largely exists to meet demand to 2043, although a modest rezoning in Geraldine will be needed to provide for medium growth forecasts. Greater housing choice will be promoted, including through promoting infill housing close to Timaru town centre, and at Highfield.

Commercial. Concentrate reinvestment and viability in our existing town centres, promote heritage retention and high quality design.

Infrastructure. Land use, development and development infrastructure is efficiently and effectively integrated.

1.0 What's the Draft Growth Management Strategy all about?

The Draft GMS is a broad strategy to manage land use growth. It sets out how growth will be managed in the District to align with the Council's existing Long Term Plan 2015/2025. Importantly it will help guide how and where the District Plan review will set land use patterns and regulations.

Timaru District is at a critical point in time. Our District needs to balance the reality of modest growth, albeit for an increasingly aging population, with the desire to maintain what makes Timaru District a great place to live, work and play.

Growth can result in negative economic, environmental and social impacts on our community unless properly managed. The District must also develop and respond to the changing needs of its people and communities into the future.

The Council, through the Draft GMS is seeking to provide strong leadership as to the nature and location of growth. The final Growth Management Strategy will provide measures to combat the challenges facing our communities in terms of future social, economic and employment needs to 2045.

The vision for the Draft Growth Management Strategy is:

“A District where land use and growth is sustainably managed to ensure a fantastic lifestyle, thriving economy and strong identity”.

2.0 What is the purpose of the Draft GMS?

The purpose of the Draft GMS is to provide a 30 year plan to respond to the growth pressures and changing demographics to continue being economically, environmental and socially successful.

The GMS outlines how Council can instigate or manage land use and ensure integration with supporting infrastructure. A series of Directives and Actions are established as to how the Council will implement the GMS and work with other agencies to deliver a fantastic lifestyle, thriving economy and strong identity.

The purpose of the Growth Management Strategy is to:

1. Provide an agreed strategic and long term approach to the management of land use growth and change in the District.
2. Inform the location and extent of land use zoning in the Timaru District Plan, along with density controls within that land use zoning.
3. Inform other key Council documents that influence or are affected by the management of land use growth including: activity management plans; financial contributions policy; and the Long Term Plan.

3.0 What challenges is Timaru District facing?

The Timaru District has a modest growing population, but punches above its weight in terms of lifestyle choice, economic growth and employment opportunities.

The Draft GMS is based on a series of assumptions around the future growth and development of the District. These are:

- **Population Growth** – Growth is stable, but uneven throughout our townships. Over the next 30 years, the district will grow by over 3,000 people. Over 2,000 homes will be needed.
- **Settlement Growth** – Growth is forecast for Timaru, Temuka, Pleasant Point, and Geraldine. Growth in the remainder of existing settlements, such as Winchester, Pareora and Cave can be readily accommodated
- **Elderly Population** – The share of the population over 65 years of age is predicted to increase from a ratio of 1:5 people in 2013, to 1:3 people by 2033. This will provide pressure for housing options and demand on community services.
- **Rural Communities** – Will continue to experience growth and further economic development. However rural residential development has often been unfocused, reducing productive potential and impacting on rural character and amenity.

All of these factors have consequences in terms of household demands, employment growth and service provision.

The anticipated growth demands result in the following issues:

- **Housing – in the right place at the right time**

Demand for 2,200 new houses in the District to meet demand to 2043 is only part of the picture. Timaru and Temuka townships housing demand peaks in 2038.

Over the last decade only 63% of the district's new dwelling building consents were issued for urban areas. Rural residential development accounted for 16% of the district's new dwelling building consents.

Containing 75% of housing growth in our urban areas (through infill and identified greenfield areas) is a specific Directive of the GMS.

- **Housing choice – influencing the type, size and affordability**

An aging population is expected to have a significant impact on the make-up of households. The affordability of housing has also gradually decreased over the past 10-15 years, presenting issues associated with housing supply, meeting demands and working with social housing agencies.

The Draft GMS should demonstrate and enable household choice, including: a diversity of types, a range of price points including affordable housing options, and a choice of locations.

- **Business – supporting areas of economic and district strength**

Timaru District has enjoyed above national average Gross Domestic Product (GDP) growth in the past ten years.

The Port of Timaru ('PrimePort Timaru'), industrial activities at Washdyke, dairy factory expansions and general intensification in diary, freight and forestry are expected to remain as major drivers and contributors to the local economy to 2045.

In terms of commercial development, the District is well served by the Timaru town centre. The town centres of Geraldine, Pleasant Point and Temuka provide for the more immediate needs of those communities.

There is a community desire to enhance the vitality and range of retail and services provided in our town centres. This can be achieved by consolidating reinvestment into our existing town centres. The Draft GMS has identified that the District has sufficient commercial floorspace to meet demands for the District till at least 2033.

- **Infrastructure – meeting future needs**

The task of building, operating and maintaining our infrastructure in an affordable manner remains challenging over the next 30 years. The ability to supply affordable infrastructure will be difficult if land use is dispersed and not efficiently linked to public infrastructure.

In accordance with the Local Government Act, Timaru District Council seeks to maintain its current financial prudence as to meeting infrastructure needs. The installation of resilient infrastructure to service demands must be efficiently and effectively integrated with land use demands. Costs can, and should be recouped through financial contributions. Zoned rural residential opportunities should not have expectations of connection to public services.

There are three fundamental challenges for the Draft GMS.

- (1) Growth has and will continue in the district. The aging population base and modest extent of that growth presents challenges in terms of meeting changing demands;
- (2) The Council has statutory responsibilities in terms of how it responds to, and manages such growth;
- (3) There is a community expectation that the Council takes a proactive role in integrating and managing growth. The costs of growth are to be fairly distributed, so that they do not fall predominantly on the wider existing community.

4.0 What analysis has the Council done for the Draft GMS?

The diagram below identifies the key steps.



The key stages to the preparation of the Draft GMS are:

- **The Issues and Options Report** – Provides the relevant demographic context; identifies the issues with growth in our district; and considers the strategic options available for managing growth in our District. The analysis recommends a 'Managed Growth' approach based on consolidating growth into our settlements with limited greenfield residential development and focused rural residential zoned development.
- **Growth Assumptions and Options Analysis** – Provides two reports:
 - a **Growth Assumptions Report (2016)**, which outlines demographic projections, and associated demand for business, rural residential and residential land; and
 - a **Growth Options Assessment (2016)** which considers a wide range of undeveloped land areas in terms of their capacity to accommodate demand, as assessed against criteria that measure: infrastructure capacity; impacts on the natural environment; risks to natural hazards and contamination; cultural appropriateness; and the degree to which areas would consolidate existing settlements. The criteria stem from the regulatory framework set out in the Canterbury Regional Policy Statement (2013), and within the Timaru District Council's Infrastructure Strategy (2015 to 2045). The assessment was undertaken by Council Officers; technical experts; as well as staff from the Canterbury Regional Council and the South Canterbury District Health Board.

Development areas are identified in Figures 3 – 6 below for each of the main settlements of Timaru, Temuka, Geraldine and Pleasant Point.

5.0 Can the Draft GMS framework be summarised?

The GMS will seek to accommodate 75% of growth in the main urban areas, and 25% in rural areas and smaller settlements.

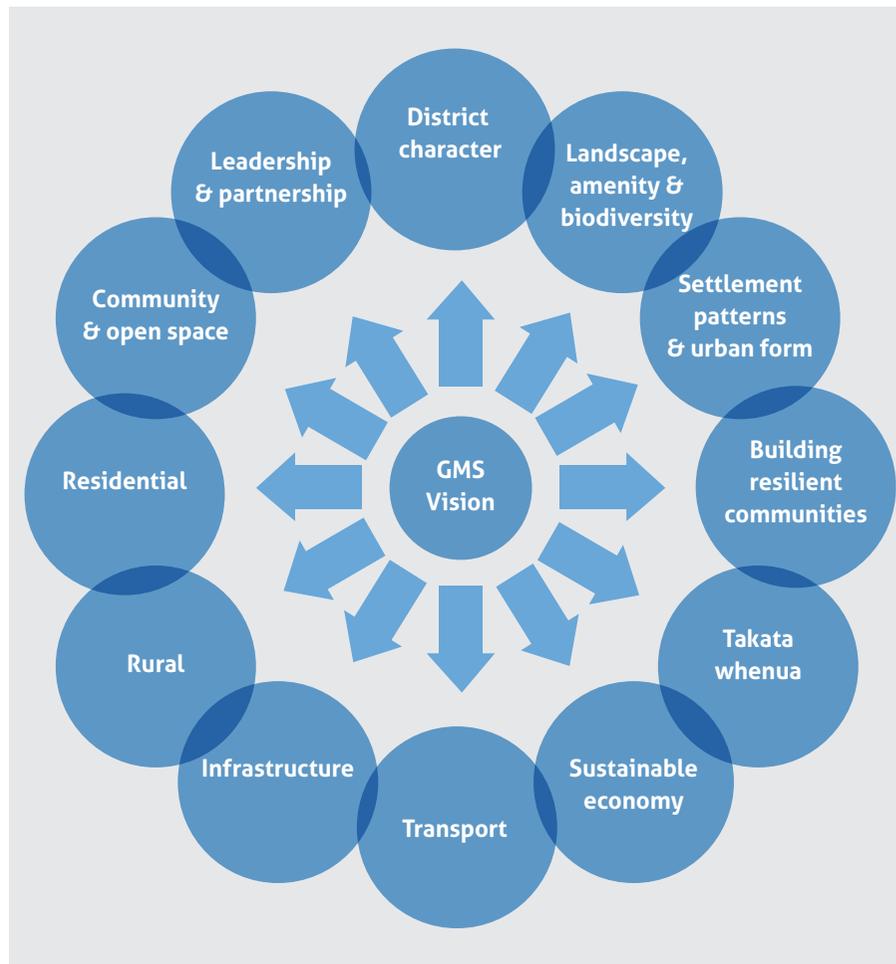
Rural residential opportunities will be carefully managed to avoid the dispersal of rural residential activities throughout the rural area. Opportunities for residential intensification will be retained in Timaru settlement and provided in Geraldine close to the town centres, with the Council seeking to encourage such intensification and a diversity of housing types.

Concentrating urban growth within townships provides the most efficient urban form for supporting our town centres, providing a wider range of housing types, integrating with existing infrastructure, and providing necessary community services and facilities. It also reduces the cost of providing infrastructure for the whole community, as for example water and wastewater pipes won't be extended outside of the town boundary.

A consolidated living pattern, with clear limitations on rural residential development also helps preserve rural land for agricultural production, and reduces the amount of travelling people need to do to access shops and employment.

Growth demands cannot be divorced from their implications on the natural environment, or the amenity and character that our Community expect to be maintained and enhanced between now and 2045. The Timaru District is a significant area for the takata whenua, Ngāi Tahu, and Te Rūnanga o Arowhenua in particular.

The GMS seeks to provide a growth framework through a series of Strategic Directions for each of these topics, as identified in Figure 2.



6.0 So what are the future development patterns?

The Strategic Directions will be realised over time, and in collaboration with a number of Government Agencies, Te Rūnanga o Arowhenua, the development community and the wider community.

The growth pattern reflects the balancing of the Directives of each of the Strategic Directions. With such a varied district, and the individual and unique character of each of the townships in the district, the pattern of future growth and consolidation of settlements should reflect that character.

Figure 2 Timaru Growth Areas

Residential Demand

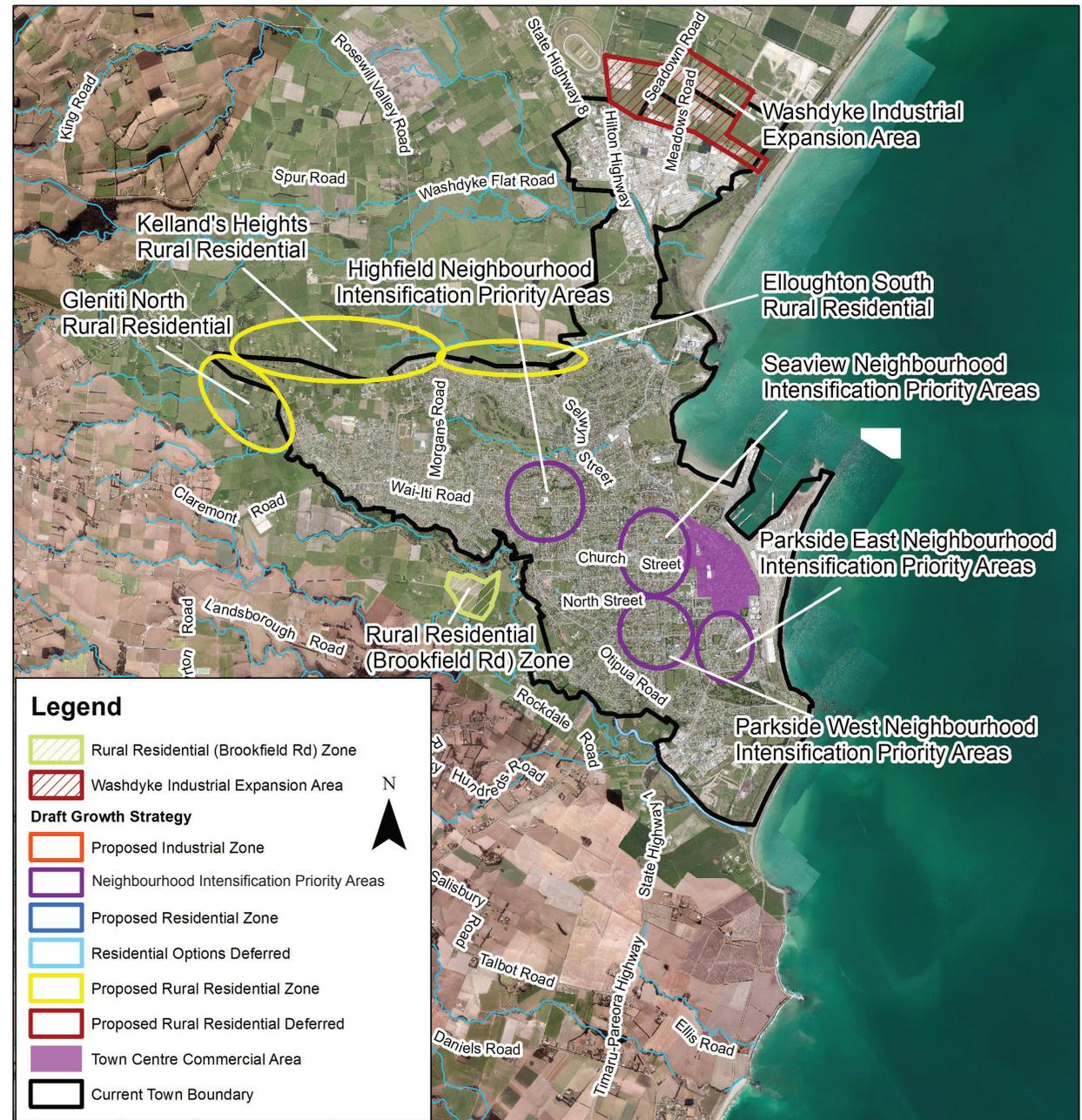
	Population	Households
Current (2016)	26,770	11,380
Peak (2033)	27,270	12,014
2043	26,570	11,760
Capacity (2016)		667
2043 Demand (+15%)		437

Residential Principles: Growth is focused to existing zoned (but undeveloped) urban areas and greenfield areas (capacity exists for some 667 households).

Infill opportunities will be promoted around the Timaru Town Centre, and through minor dwellings (additional small scale self-contained living accommodation in addition to the main dwelling on a site). Provision is made for limited peripheral rural residential options.

Household demand peaks at 2033 for an additional 760 households (inclusive of a 20% buffer)

Business: Intensification in the Port and Washdyke Industrial areas to cater for forecast growth.



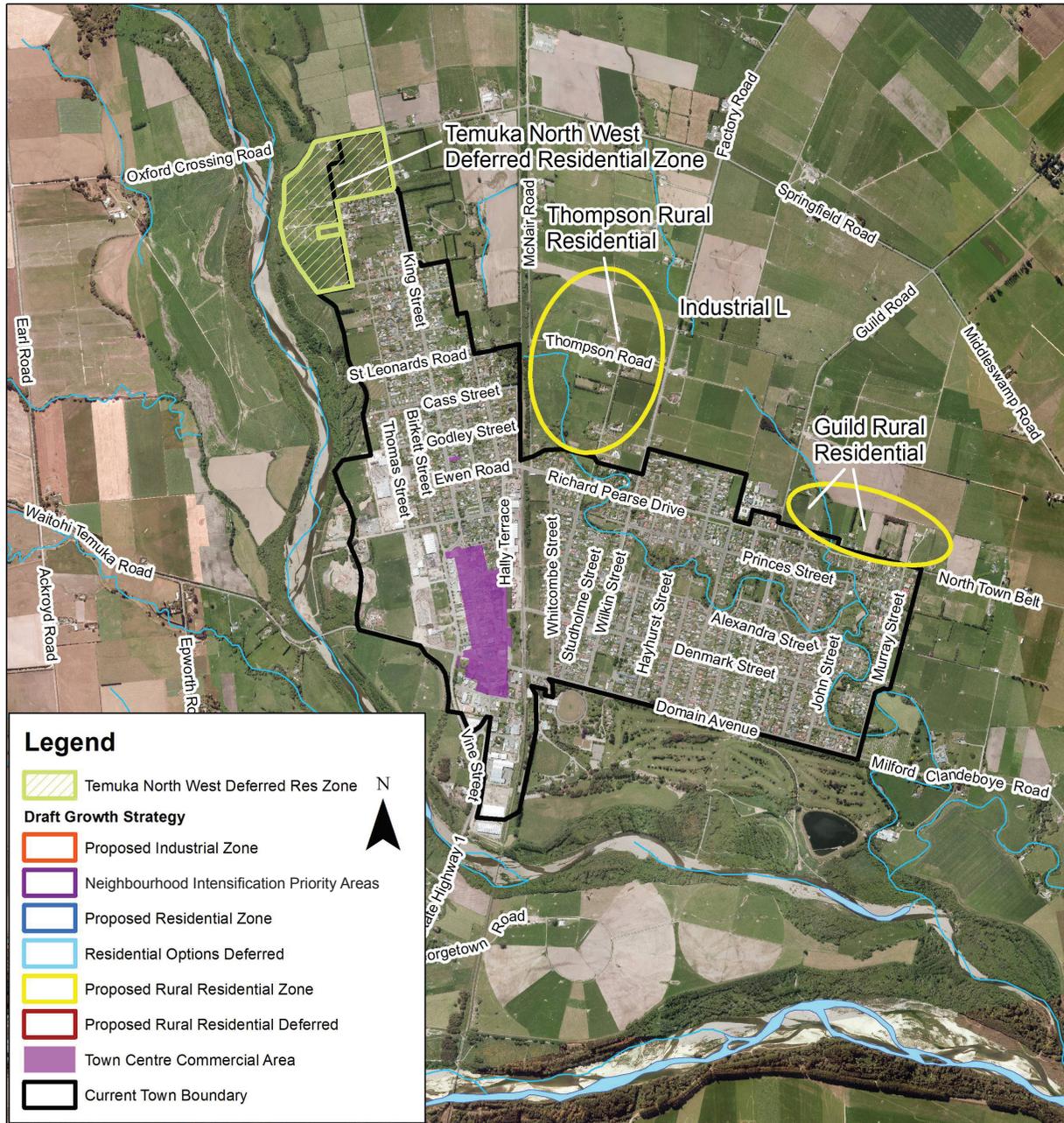


Figure 3 Temuka Growth Areas

Residential Demand

	Population	Households
Current (2016)	4,180	1,777
Peak (2038)	4,390	1,943
2043	4,350	1,925
Capacity (2016)		141
2043 Demand (+15%)		170

Residential Principles: growth focused to existing urban and deferred areas. No additional residential land is required. Infill opportunities will be promoted around the Temuka Town Centre, and through minor dwellings. Peripheral rural residential supply options to be provided north of Richard Pearse Drive.

Business: Greenfield industrial land is not identified, given:

- proximity to Washdyke and Clandeboye; and the
- ability to intensify existing Industrial Light zoned land in Temuka such as to the west of Vine and Redwood Streets, to provide industrial employment and access to industrial services and goods. Additional commercial land is not required.

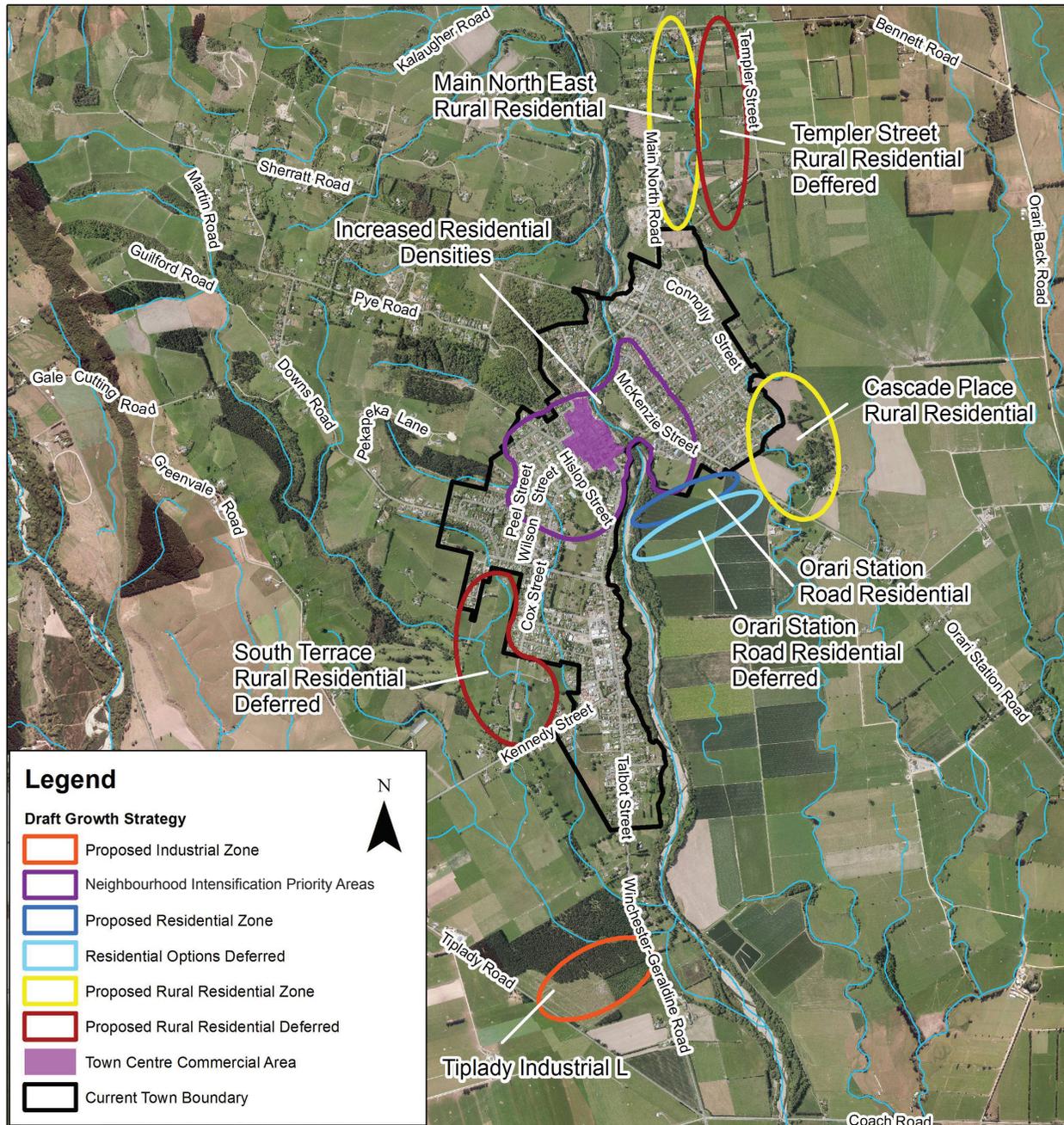


Figure 4 Geraldine Growth Areas

Residential Demand

	Population	Households
Current (2016)	2,370	1,008
Peak (2038)	2,600	1,151
2043	2,600	1,151
Capacity (2016)		84
2043 Demand (+15%)		164

Residential Principles: Vacant and infill opportunities provide short and medium term residential capacity particularly including by encouraging higher housing densities adjoining the Town Centre. A new area for housing east of Geraldine to the south of Orari Station Road will be needed to provide long term additional capacity and housing choice. Further long term opportunities as subject to market demand are also earmarked for this area. Some peripheral rural residential supply options are to be provided at Main North East and adjoining Cascade Place.

Business: The character and amenity of the town centre will be improved through consolidation.

Some 10ha of Industrial rezoning at Tiplady is to provide for a range of industrial activities, but is dependent on servicing and a structure plan to manage development.

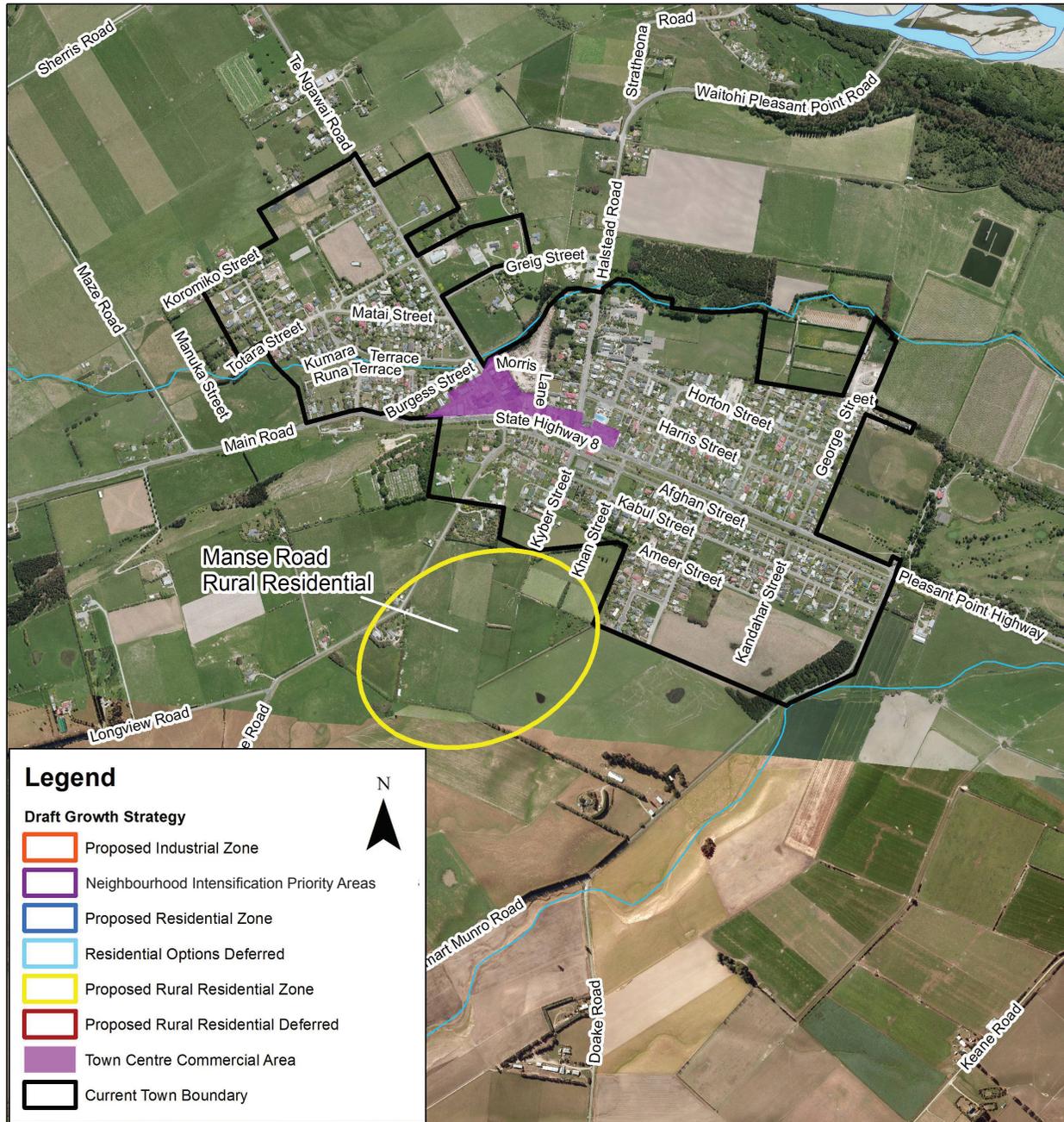


Figure 5 Pleasant Point Growth Areas

Residential Demand

	Population	Households
Current (2016)	1,320	561
2043 (peak)	1,800	797
Capacity (2016)		129
2043 Demand (+15%)		271

Residential Principles: 12ha of existing vacant land provides for forecasted residential demand, till at least 2028. Additional infill and higher residential densities to be encouraged.

Greenfield residential development options are constrained. Given uncertainty as to long term growth trends and associated infrastructure costs additional residential zoning is unwarranted at this stage.

Rural Residential opportunities by Manse Road to be promoted to the south.

Business: Additional commercial and industrial land supply is unnecessary.

Existing Town Centre and Industrial zones to be intensified to improve productivity.

7.0 So who implements the GMS?

We all do.

The Timaru District 2045 Growth Management Strategy provides the strategic direction for managing growth within the District. Implementation of the Growth Management Strategy will occur over a long period through to 2045, providing a challenge to ensure development is aligned with the Growth Management Strategy.

The implementation of the Strategy will primarily occur through the actions outlined below:

- District Plan Review;
- Developers and Landowners;
- Activity Management Plans;
- LTP Funding; and
- Community Planning and Partnership.

8.0 So how do I provide my views on the Draft GMS?

The Timaru District Council is putting the Draft GMS out for feedback and would like to hear from you.

This is a summary document. The full Draft GMS can be found online at: www.timaru.govt.nz/GMS

Submissions and comments from the public on the Draft GMS are welcomed.

Submissions and comments are being sought until 12 May 2017. Some of the proposed actions and areas for development need further engagement with, and direction from, stakeholders, landowners and other affected people in the community.

How to make a submission

You can make submission in a number of different ways:

- Online, using the form provided on the Council's website at www.timaru.govt.nz/GMS; or

- By mail at:

Timaru District Council

Draft GMS

PO Box 522

Timaru, 7940

If you choose to mail a hard copy of your submission, please use the form overleaf.





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