



YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW
LAND USE PLAN

Timaru District Growth Strategy 2017

Options

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

This document forms part of the supporting information for the Timaru District Growth Strategy 2015 (the Strategy).

This report outlines the assessment that has been undertaken to identify the locations for where growth should be directed in our District. The preferred growth locations form the basis of the Timaru District Growth Strategy, which outlines how and where growth will be managed in our district over the next 30 years.

This Options report has been developed in conjunction with the separate 'Timaru District Growth Strategy 2015- Growth Assumptions' (Growth Assumptions) which outlines the growth assumptions for the District including a discussion of growth trends and projections in regards to each land use sector. These assumptions form an integral part of this process and will be referred to throughout this document.

GROWTH OPTIONS REPORT ADDENDUM MARCH 2017

In March 2016, the Growth Assumptions Report was amended to acknowledge two key features of the National Policy Statement – Urban Development Capacity (2016) that relate to the preparation of the Growth Management Strategy, being:

- The application of the Statistics New Zealand medium projections to 2043 (2013 Base) as the basis for forecasting demand; and
- A review of the February 2016 survey, subject to *feasibility* constraints (the December 2016 Survey).

The main consequences of the amendments were:

- additional Residential and Industrial land were only required in Geraldine;
- Light industrial land already present in Temuka could be more intensively utilised avoiding the need to rezone additional industrial land.
- Timaru had substantial provision of industrial land to meet long term needs, and sufficient residential capacity to provide for growth to 2043; and
- Pleasant Point may require additional residential capacity post 2028, but has sufficient capacity to meet short and medium term needs.

The amended Growth Assumptions concluded that there will be demand for the following additional land use types in our District over the next 30 years:

TABLE 1- SUMMARY OF ADDITIONAL LAND REQUIREMENTS 2015-2045, TIMARU DISTRICT

LOCATION	RURAL RESIDENTIAL	INDUSTRIAL	RESIDENTIAL	COMMERCIAL
TIMARU	✓			
TEMUKA	✓			
PLEASANT POINT	✓			
GERALDINE	✓	✓	✓	

This document assesses the options for three land use types: rural residential, residential and industrial.

This document will conclude by identifying the preferred growth location options for our District. The details for each growth location option and how each will be implemented is discussed in detail in the Timaru District Growth Strategy 2015.

1.2 REPORT FORMAT

The remainder of this report has been set out as follows:

Section 2- outlines the relevant context including the strategic growth management approach and methodology.

Section 3- assesses the rural residential growth location options and identifies the preferred options.

Section 4- assesses the residential growth location options and identifies the preferred options.

Section 5- assesses the industrial growth location options and identifies the preferred options.

Section 6- provides a brief conclusion.

Acronyms used throughout the report include:

- Growth Strategy (GS);
- District Plan Review (DPR);
- Timaru District Plan (TDP);
- Canterbury Regional Policy Statement (CRPS);
- Resource Management Act 1991 (RMA);
- Local Government Act 2002 (LGA);
- Long Term Plan 2015-2025 (LTP);
- Environment Canterbury (ECAN).

2.0 CONTEXT

2.1 STRATEGIC GROWTH MANAGEMENT APPROACH

Four strategic growth management options were outlined in the previously released 'Timaru District Growth Strategy 2015 - Issues and Options Report'. These strategic growth management options were based at a high level and described how growth could be managed over the next 30 years in our District. The four options were:

OPTION 1: STATUS QUO

This could also be referred to as the "business as usual" option. This is what the future will look like if we continue to do things much as we do today. Some of the residential development within our urban settlements is within greenfield locations and typically represents 10 dwellings per hectare. Some infill development occurs but this is ad hoc and not necessarily in locations which are well serviced and close to transport nodes and other community services. Infill development occurs at medium rather than high density levels. Rezoning of additional residential, commercial and industrial zoned land occurs, but as and when required on the edges of existing settlements. This rezoning often reflects a "spot zoning" approach and is often developer, rather than council, led. There is limited control on residential development in rural areas. Rural residential development occurs on an ad hoc basis and rural residential zoning is implemented reactively as growth occurs in any particular area.

OPTION 2: PERIPHERAL EXPANSION

This option would see growth accommodated in greenfield areas on the edges of our existing settlements. Our existing settlements would expand outwards into surrounding rural areas. Infill development is limited and minimum lot sizes remain at medium density thresholds. Infill development and consolidation of our existing settlements is not actively encouraged or facilitated. Infrastructure is extended to reach areas of new growth.

OPTION 3: CONSOLIDATION

This option imagines much greater consolidation within the districts existing urban settlements. Consolidation is achieved through higher densities and facilitating greater levels of infill development anywhere within existing urban areas. The built form within our settlements is higher and denser than before. Units and townhouses are common place and often replace single dwellings on larger lots. Apartments would be located within and close to our town centres, particularly the Timaru CBD. A defined urban limit is in place around each of our existing settlements and no urban expansion beyond this occurs. No further rural residential development occurs. Industrial and commercial growth is accommodated within existing areas through increased densities and building heights and redevelopment of existing sites.

OPTION 4: MANAGED GROWTH

The principles underpinning this approach are that both consolidation and expansion should occur, but in specific strategically located areas. Consolidation should be concentrated and specifically directed to areas around existing commercial and service centres which are well supported by public transport, walking and cycling networks and which have sufficient infrastructural capacity. Consolidation would be facilitated through allowing higher densities and taller buildings in these specific locations. Peripheral expansion would be allowed to occur in a controlled manner only, in areas which are/can be well serviced and well connected to existing urban settlements. Rural residential development would be directed to specific areas which: are well connected to existing urban settlements;

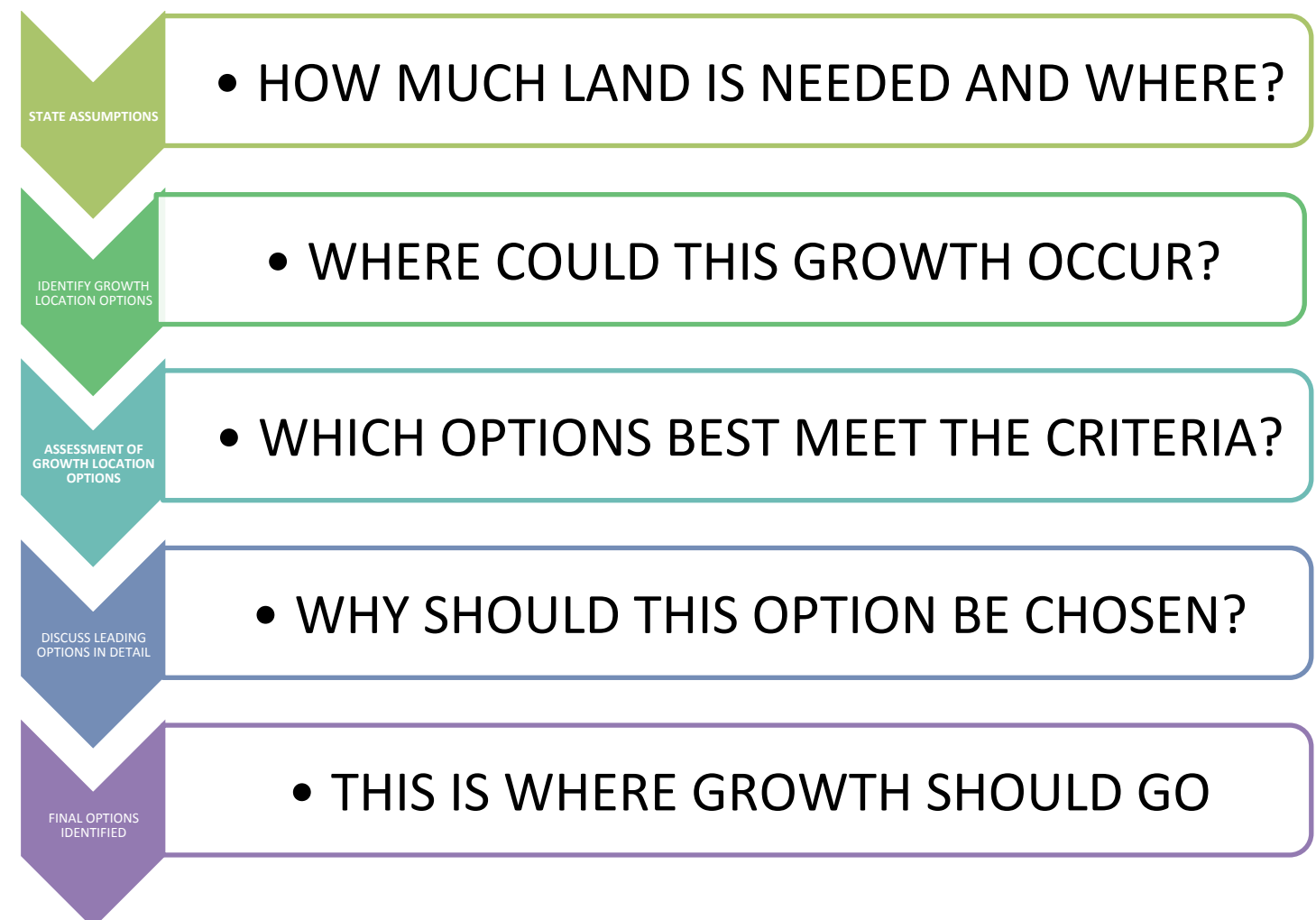
capable of integrating with infrastructure; avoid productive land; minimise the potential for reverse sensitivity effects and avoid risk from natural hazards.

Each of the above strategic growth management options were assessed against evaluation criteria developed from the CRPS. The assessment concluded that Option 4, Managed Growth, best met the evaluation criteria. As such, the Managed Growth approach has been used to develop the Timaru District Growth Strategy 2015. Therefore, both consolidation and expansion will occur in appropriate and strategically chosen locations. In other instances, the status quo will prevail. This Managed Growth approach forms the basis for the assessment of the growth location options outlined in this document.

2.2 METHODOLOGY

Sections 3 to 5 of this document contain an assessment of the growth location options for rural residential, residential and industrial growth in the Timaru District. The methodology used to assess each of the options and identify the preferred locations is outlined in Figure 1 below and the following discussion:

FIGURE 1- METHODOLOGY



2.2.1 STATE ASSUMPTIONS

The growth assumptions for each of the relevant land use types is outlined in a separate report, 'Timaru District Growth Strategy 2015 Growth Assumptions', which includes the projected growth in each sector for each settlement. These assumptions underlie the preferred growth location options and assist to determine the quantum of additional rural residential, residential and industrial land required in our District. A summary of the growth assumptions is provided for each land use type.

2.2.2 IDENTIFY GROWTH LOCATION OPTIONS

A number of growth location options will be identified for each land use sector and for various locations in the District.

2.2.3 ASSESSMENT OF GROWTH LOCATION OPTIONS

Criteria

In order to assess the growth location options, it was first necessary to develop evaluation criteria. The evaluation criteria in Table 2 have been derived with specific reference to the CRPS. The CRPS has been developed in accordance with the RMA and with significant consultative input from the public and local authorities. The CRPS gives an overview of the significant resource management issues facing the region and sets out objectives, policies and methods to resolve those issues and achieve integrated management of natural and physical resources. Territorial authorities, including Timaru District Council, must give effect to the CRPS. The criteria in Table 2 reference only those parts of the CRPS policy which are most pertinent to growth in the District. The criteria have been developed in consultation with Community and Public Health and ECAN.

Weighting

It is acknowledged that some criteria should, and will, have a more significant part to play in the selection of the preferred growth location options than others. This is because in reality some factors, like the ability to efficiently service an area, may have more significant impact than others, like topography. In addition, some criteria will have more importance than others for the various land use types. For example, the risk of natural hazards such as flooding for residential growth will be a crucially important consideration. However, this may be less of a concern when considering industrial growth location options.

As such the criteria in Table 2 will be allocated different weighting factors when assessing the growth location options for rural residential, industrial and residential growth. These will be outlined in each of the assessments. The weighting will be allocated as 1 being the lowest importance and 3 being the highest. The score that a growth location option will achieve for each criterion will be multiplied by the weighting factor. For example, a score of 2 for a criterion that is weighted with a 3 would mean an ultimate score of 6 for that criteria.

Scoring

In the assessments for each growth location option the options are weighted and scored. The scoring is based on:

- 0 = Does not meet criterion
- 1 = Partly meets criterion
- 2 = Fully meets criterion

Whilst this scoring is obviously simplistic and tends to generalise complex issues, it does provide a useful way of rating the growth location options when there are various factors to consider.

The Appendices to this document, as outlined below, contain a full explanation for the score allocated to Rural Residential, Residential and Industrial Growth options.

Appendix A - Rural Residential Growth Location Options Scoring Explanations

Appendix B - Residential Growth/Consolidation Location Options Scoring Explanations

Appendix C - Industrial Growth Location Options Scoring Explanations

2.2.4 DISCUSSION OF GROWTH LOCATION OPTIONS

The highest ranking growth location options will then be discussed in more detail. This discussion will include the suitability of each option, its ability to accommodate the predicted growth and any other specific considerations.

2.2.5 FINALISE GROWTH LOCATION OPTIONS

The final growth location options will then be identified. It is these final options that will form the basis of the Growth Strategy.

Table 2 – Growth Assessment Criteria

TOPIC	RELEVANT CRPS POLICIES	ASSESSMENT CRITERIA	EXPLANATION
INFRASTRUCTURE	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.7 – Strategic land transport network and arterial roads (Entire Region) Policy 5.3.8 – Land use and transport integration (Wider Region) Policy 5.3.9 – Regionally significant infrastructure (Wider Region) 	Roading – Regional Network	Avoid new development which significantly effects the regional roading network.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.8 – Land use and transport integration (Wider Region) 	Roading – Local Network	Avoid new development which significantly effects the local roading network.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.9 – Regionally significant infrastructure (Wider Region) 	Rail – Regional Network	Avoid new development which significantly effects the regional rail network.
	<ul style="list-style-type: none"> Policy 5.3.8 – Land use and transport integration (Wider Region) 	Accessibility	Growth is directed into areas that promote easy accessibility for all members of the community.
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.5 – Servicing development for potable water, and sewage and stormwater disposal (Wider Region) Policy 5.3.6 – Sewerage, stormwater and potable water infrastructure (Wider Region) 	Sewer	New development integrates with existing or planned infrastructure.
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.5 – Servicing development for potable water, and sewage and stormwater disposal (Wider Region) Policy 5.3.6 – Sewerage, stormwater and potable water infrastructure (Wider Region) 	Water	
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.5 – Servicing development for potable water, and sewage and stormwater disposal (Wider Region) Policy 5.3.6 – Sewerage, stormwater and potable water infrastructure (Wider Region) Policy 7.3.5 – Water quantity and land uses 	Stormwater	
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) 	Electricity – National Grid	
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) 	Electricity – Local Network	
	NATURAL ENVIRONMENT	<ul style="list-style-type: none"> Policy 5.3.1 – Regional Growth (Wider Region) 	Topographical Limitations
<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 7.3.1 – Adverse effects of activities on the natural character of fresh water Policy 7.3.7 – Water quality and land uses Policy 8.3.4 – Preservation of the natural character of the coastal environment Policy 9.3.3 – Integrated management approach Policy 9.3.5 – Wetland protection and enhancement Policy 10.3.2 – Protection and enhancement of areas of river and lake beds and their riparian zones 		Biodiversity Values	Avoids areas with high biodiversity values or features.
<ul style="list-style-type: none"> Policy 7.3.1 – Adverse effects of activities on the natural character of fresh water Policy 8.3.4 – Preservation of the natural character of the coastal environment Policy 12.3.2 – Management methods for outstanding natural features and landscapes Policy 12.3.3 – Identification and management of other important landscapes 		Landscape Values	Avoids areas identified as being subject to identified outstanding natural landscapes and features and also coastal, wetland, river, lake, and margin areas with high natural character values.
<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.12 – Rural production (Wider Region) Policy 15.3.1 – Avoid, remedy or mitigate soil degradation 		Productive Soils	Avoids areas identified as containing Class I and II soils.

HAZARDS AND CONTAMINATION	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 11.3.1 – Avoidance of inappropriate development in high hazard areas Policy 11.3.5 – General risk management approach Policy 11.3.8 – Climate Change 	Coastal Erosion	Avoids areas at high risk of coastal erosion.
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 11.3.1 – Avoidance of inappropriate development in high hazard areas Policy 11.3.5 – General risk management approach Policy 11.3.8 – Climate Change 	Coastal Inundation	Avoids areas at high risk of coastal inundation.
	<ul style="list-style-type: none"> Policy 5.3.2 – Development conditions (Wider Region) Policy 10.3.3 – Management for flood control and protecting essential structures Policy 11.3.1 – Avoidance of inappropriate development in high hazard areas Policy 11.3.2 – Avoid development in areas subject to inundation Policy 11.3.5 – General risk management approach Policy 11.3.8 – Climate Change 	River Inundation	Avoids areas at high risk of river inundation as identified by Environment Canterbury.
	<ul style="list-style-type: none"> Policy 11.3.3 – Earthquake hazards Policy 11.3.5 – General risk management approach 	Liquefaction	Avoids areas at moderate risk of liquefaction as identified by Environment Canterbury.
	<ul style="list-style-type: none"> Policy 17.3.2 – Development of, or discharge from contaminated land 	Contaminated Land	Avoids areas subject to significant contaminants as identified on Environment Canterbury’s Listed Land Use Register (LLUR).
CULTURAL	<ul style="list-style-type: none"> Policy 13.3.2 – Recognise places of cultural heritage significance to Ngai Tahu Policy 13.3.3 – Historic cultural and historic heritage landscapes 	Archaeological Sites	Avoids areas identified as being subject to identified archaeological sites which are shown on the District Plan maps.
	<ul style="list-style-type: none"> Policy 13.3.2 – Recognise places of cultural heritage significance to Ngai Tahu Policy 13.3.3 – Historic cultural and historic heritage landscapes 	Heritage Buildings, Structures and Sites	Avoids areas subject to identified heritage buildings, structures and sites which are shown on the District Plan maps.
OTHER	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.3 – Management of development (Wider Region) 	Location to Community Facilities and Services	Growth is directed into areas close to community facilities (e.g. schools, medical centres, parks and reserves) and services (e.g. convenience shopping, post office, banks).
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) 	Location to Recreation and Open Space	Recreation and open spaces are accessible and located close to major residential and industrial growth options.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.2 – Development conditions (Wider Region) 	Size of Area	The area is large enough to accommodate the expected growth.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.3 – Management of development (Wider Region) Policy 5.3.6 – Sewerage, stormwater and potable water infrastructure (Wider Region) 	Consolidated Pattern of Development	Residential growth is consolidated at strategic locations in close proximity to service centres, community facilities and transport networks.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) Policy 5.3.2 – Development conditions (Wider Region) Policy 5.3.6 – Sewerage, stormwater and potable water infrastructure (Wider Region) Policy 5.3.7 – Strategic land transport network and arterial roads (Entire Region) Policy 5.3.8 – Land use and transport integration (Wider Region) Policy 5.3.10 – Telecommunication infrastructure (Wider Region) 	Adjacent Land Uses	Avoid zone interfaces that are likely to result in more than minor adverse effects.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) 	Proximity to Employment	Significant employment areas are strategically located close to housing.
	<ul style="list-style-type: none"> Policy 5.3.1 – Regional growth (Wider Region) 	Land Ownership Integration	Avoid areas with multiple land owners, except for urban consolidation options.

3.0 RURAL RESIDENTIAL GROWTH

3.1 RURAL RESIDENTIAL GROWTH ASSUMPTIONS

Council has identified that there has been rapid rural living intensification in the Timaru District over the past 15-20 years, which has been enabled by permissive District Plan provisions.

The earlier 'Timaru District Growth Strategy 2015 - Issues and Options Report' concluded that this rural residential intensification is continuing, particularly to the west and north of Timaru, to the north of Geraldine (and outside of the existing Geraldine Downs Zone) and within more discrete areas bordering Temuka and Pleasant Point.

The 'Timaru District Growth Strategy 2015 - Issues and Options Report' determined that relying on the existing Timaru District Plan rural provisions to address rural residential intensification is unlikely to be effective in consolidating rural residential development within close proximity to these three main centres and that a more effective option towards achieving a consolidated urban form was through targeted rural residential zoning options and a strategic management approach.

The strategic management approach for urban and rural residential development is principally guided by the CRPS, which the Council must give effect to. The CRPS requires the Council to:

- i. Establish an approach for the integrated management of urban and zoned rural residential development with the primary focus of ensuring consolidated, well-designed and more sustainable urban patterns;¹
- ii. Establish a comprehensive approach to the management of the location of urban and rural residential development, including provisions requiring consideration as to how new land use will be appropriately serviced by transport and other infrastructure;²
- iii. Approaches for achieving integrated management of urban and rural-residential development may include identifying where and how development is to be accommodated, particularly where there are development and growth pressures.

The Growth Assumptions contain a comprehensive assessment of the supply and demand for rural residential land over the next 30 years in the District. The Growth Assumptions conclude the following:

- That an average of 18 additional rural residential households per year will be required across the District over the next 30 years. This equates to a total of 540 additional rural residential households, or 270 hectares of rural residential zoned land (based on a 0.5 hectare site minimum) by 2045.
- Based solely on providing for demand, for each of the major settlements the Growth Assumptions concluded that the following will be required:

TABLE 3- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS AND ASSUMPTIONS

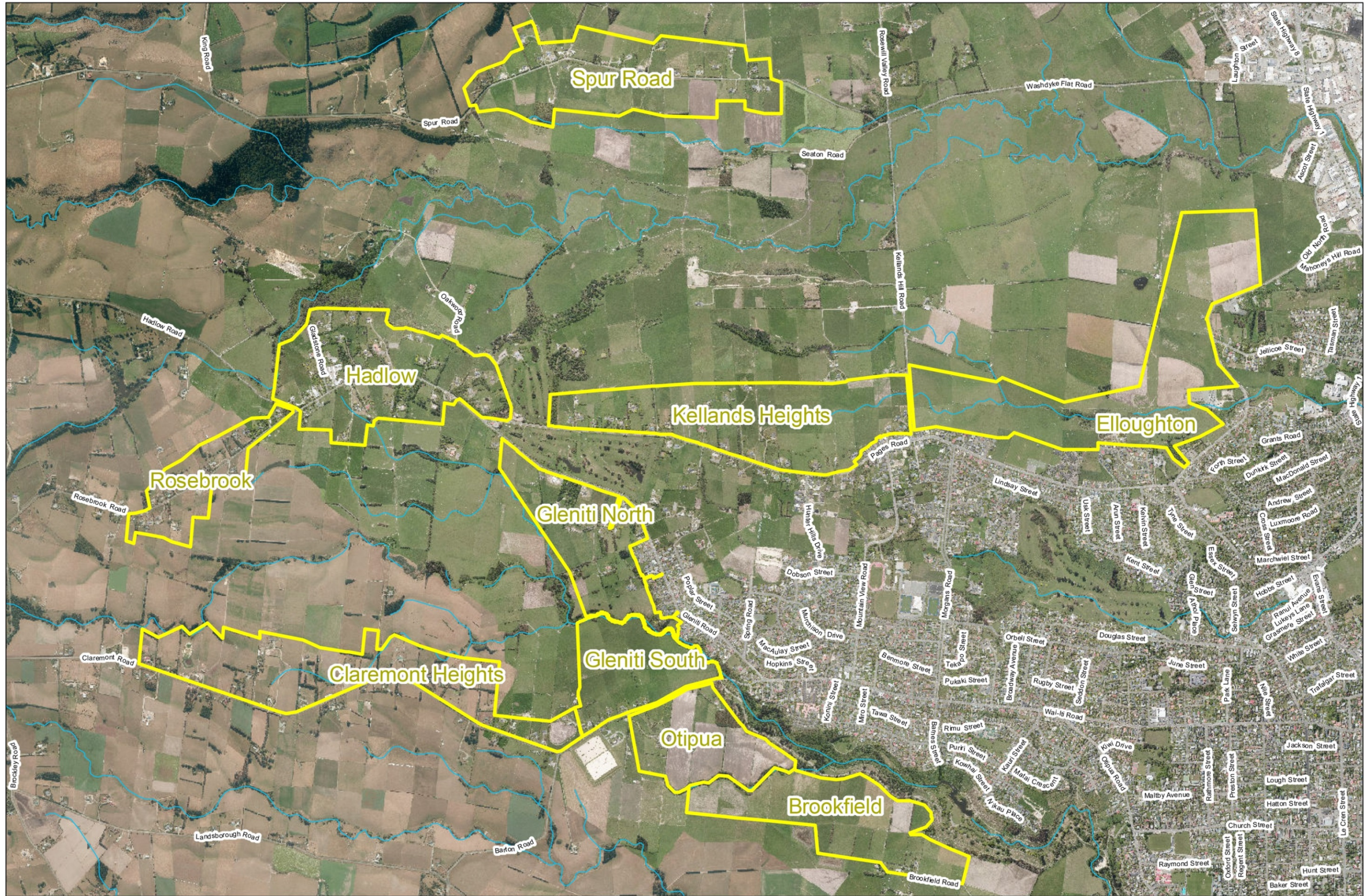
LOCATION	GROWTH ASSUMPTIONS
TIMARU	Eleven additional rural residential households per year resulting in a total of 330 additional rural residential households by 2045.
GERALDINE	Three additional rural residential households per year resulting in a total of 90 additional rural residential households by 2045.
TEMUKA	Three additional rural residential households per year resulting in a total of 90 additional rural residential households by 2045.
PLEASANT POINT	One additional rural residential household per year resulting in a total of 30 additional rural residential households by 2045.

3.2 RURAL RESIDENTIAL GROWTH LOCATION OPTIONS

Given the assumptions outlined above, it is considered that additional rural residential zoned land is required in Geraldine, Timaru, Temuka and Pleasant Point over the next 30 years. The options for accommodating this growth are shown in the maps over the page.

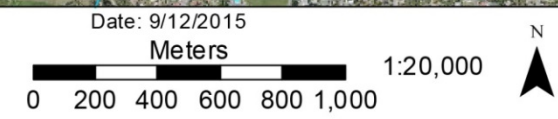
¹ in accordance with Method 2 supporting Policy 5.3.1 of the Canterbury Regional Policy Statement 2013

² in accordance with Method 3 supporting Policy 5.3.2 of the Canterbury Regional Policy Statement 2013



Rural Residential Growth Options - Timaru

Draft Growth Strategy
 Industrial Options
 Residential Options
 Rural Residential Options





Rural Residential Growth Options - Levels

Draft Growth Strategy

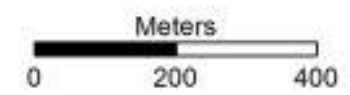
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Rural Residential Growth Options - Temuka

Draft Growth Strategy
 Industrial Options
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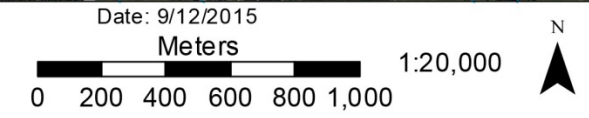
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Rural Residential Growth Options - Geraldine

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 Rural Residential Options





Rural Residential Growth Options - Pleasant Point

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3.3 ASSESSMENT OF RURAL RESIDENTIAL GROWTH LOCATION OPTIONS

3.3.1 WEIGHTING

Table 4 below shows the weighting factor allocated to each criteria specific to rural residential growth.

TOPIC	ASSESSMENT CRITERIA	WEIGHTING	WEIGHTING RATIONALE
INFRASTRUCTURE	Roading – Regional Network	3	Rural residential growth should not effect the functioning of the regional roading network as its continued functioning is vital for the district.
	Roading – Local Network	3	Rural residential growth should not effect the local roading network.
	Rail Network	2	Rural residential growth should not significantly effect the regional rail network.
	Accessibility	3	Rural residential growth should be directed into areas which are easily accessible for all members of the community, including access to public transport, walking and cycling networks.
	Sewer	2	The provision of infrastructure is critical to rural residential activities, as such rural residential growth should be directed into areas capable of being efficiently serviced (whether by the public network or private services).
	Water	3	
	Stormwater	3	
	Electricity – National Grid	3	The provision of electricity is critical for rural residential growth.
	Electricity – Local Network	3	
NATURAL ENVIRONMENT	Topographical Limitations	2	This is relevant but less of a concern for rural residential development as dwellings can generally be designed to accommodate changes in topography.
	Biodiversity Values	2	Rural residential growth should be directed away from areas where high biodiversity values are present.
	Landscape Values	3	Rural residential growth should be directed away from areas where high landscape values are present.
	Productive Soils	2	Further fragmentation of versatile soils should be avoided where possible.
HAZARDS/CONTAMINATION	Coastal Erosion	2	Rural residential growth should not be directed into areas subject to natural hazards.
	Coastal Inundation	2	
	River Inundation	3	
	Liquefaction	3	
	Contaminated Land	3	Rural residential growth should be directed away from areas subject to contamination.
CULTURAL	Archaeological Sites	3	Rural residential growth should be directed away from areas subject to archaeological sites, heritage buildings, structures and sites.
	Heritage Buildings, Structures and Sites	3	

OTHER	Location to Community Facilities and Services	3	Rural residential growth should be directed into areas which are close to community facilities and services in order to reduce vehicle movements and increase interaction.
	Location to Recreation and Open Space	3	Rural residential growth should be directed into areas which are close to recreation and open spaces in order to reduce vehicle movements and ensure opportunities for passive and active recreation.
	Size of Area	3	Rural residential growth should be directed into areas capable of accommodating this land use type.
	Consolidated Pattern of Development	3	It is critical that rural residential growth is directed into areas which achieve a consolidated urban form.
	Adjacent Land Uses	2	Rural residential growth should be directed into appropriate areas taking into account existing activities in the area in order to minimise adverse effects on those activities where possible.
	Proximity to Employment	2	Rural residential growth should be located close to employment opportunities in order to reduce vehicle movements and increase opportunities for public and active transport.
	Land Ownership Integration	2	Landownership is less of a concern for rural residential growth.

3.3.2 ASSESSMENT OF RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- TIMARU

Table 5 shows the assessment of the rural residential growth location options for Timaru against the chosen criteria. Please note that the explanation for each score is contained in Appendix A of this document.

TABLE 5- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- TIMARU

RURAL RESIDENTIAL GROWTH OPTIONS: TIMARU AREA		CRITERIA AND WEIGHTING																										Criteria Results							
		Infrastructure										Natural Environment					Hazards and Contamination				Cultural			Other				RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other		
		Roading-Regional Network	Roading-Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity-National Grid	Electricity-Local Network	Productive Soils	Topographical Limitations	Biodiversity Values	Landscape Values	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment							Land Ownership	
Options	Weighting	3	3	3	3	2	3	3	3	3	3	3	2	2	2	2	3	3	3	3	3	3	2	2	3	3	2	2	2						
	Score	2	1	2	2	0	2	0	1	2	0	2	1	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2							
	Weighted Score	6	6	6	6	0	6	0	6	6	0	4	2	4	6	6	3	6	6	6	6	4	4	6	6	2	4	4							
Elouhghton	Score	2	2	2	2	0	2	0	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	1	1	2	0								
	Weighted Score	6	6	6	6	0	6	0	3	3	3	4	4	4	6	6	3	6	6	6	6	4	4	6	3	2	4	0							
Kellands Height	Score	2	1	2	2	0	2	0	2	1	1	2	2	2	2	2	2	2	2	2	2	1	2	1	1	2	1								
	Weighted Score	6	3	6	6	0	6	0	6	3	3	4	4	4	6	6	3	6	6	6	6	4	2	6	3	2	4	2							
Gleniti North	Score	2	1	2	2	0	2	0	2	1	1	2	2	2	2	2	2	2	2	2	2	1	2	1	1	2	1								
	Weighted Score	6	3	6	6	0	6	0	6	3	3	4	4	4	6	6	3	6	6	6	6	4	2	6	3	2	4	2							
Gleniti South	Score	2	1	2	2	0	2	0	1	1	1	2	1	2	2	2	2	2	2	2	1	2	2	1	1	2	2								
	Weighted Score	6	3	6	6	0	6	0	3	3	3	4	2	4	6	6	3	6	6	6	6	2	4	6	6	2	4	4							
Otipua	Score	2	2	2	2	0	2	0	1	2	1	2	1	2	2	2	2	2	2	2	1	2	1	1	1	1	1	2							
	Weighted Score	6	6	6	6	0	6	0	3	6	3	4	2	4	6	3	3	6	6	6	6	2	4	3	3	2	2	4							
Brookfield	Score	2	2	2	2	0	2	0	1	2	1	2	1	2	2	2	2	2	2	2	1	2	1	1	1	1	1	2							
	Weighted Score	6	6	6	6	0	6	0	3	6	3	4	2	4	6	6	3	6	6	6	6	2	4	3	3	2	2	4							
Claremont Heights	Score	2	2	2	1	0	2	0	2	2	1	2	1	2	2	2	2	2	2	2	1	1	0	0	1	1	0								
	Weighted Score	6	6	6	3	0	6	0	6	6	3	4	2	4	6	6	3	6	6	6	6	2	2	0	0	2	2	0							
Rosebrook	Score	2	2	2	0	0	2	0	2	2	1	2	1	2	2	2	2	2	2	1	2	1	1	1	1	1	0								
	Weighted Score	6	6	6	0	0	6	0	6	6	3	4	2	4	6	6	3	6	6	6	3	6	2	2	3	3	2	2	0						
Hadlow	Score	2	2	2	0	0	2	0	2	2	1	2	2	2	2	2	2	2	2	2	1	1	1	0	1	1	0								
	Weighted Score	6	6	6	0	0	6	0	6	6	3	4	4	4	6	6	3	6	6	6	6	3	2	2	3	0	2	2	0						
Spur Road	Score	2	2	2	0	0	2	0	2	2	1	2	0	2	2	2	2	2	2	2	0	0	0	0	1	0	0								
	Weighted Score	6	6	6	0	0	6	0	6	6	3	4	0	4	6	6	3	6	6	6	6	0	0	0	0	2	0	0							

3.3.3 DISCUSSION OF THE LEADING RURAL RESIDENTIAL GROWTH LOCATION OPTIONS FOR TIMARU

Elloughton

- The Elloughton option is closely aligned with the urban edge of Timaru. This option could provide for an additional 45 rural residential households (based on a 2 hectare minimum site size).
- This option scores well in terms of proximity to infrastructure, reduced sensitivity to hazard events, and consolidation and accessibility to services. The area is located adjacent to the Transpower Transmission network, and buffers would need to be incorporated in any outline development plan to develop the area.
- This option is located close to service centres and community facilities as well as transport networks, therefore achieving a consolidated pattern of development.
- Close to town centre and other major employers.
- This option has water infrastructure constraints. However, the programmed growth in the Downland Water Supply scheme will cater for the proposed rural residential growth in most areas within 5-15 years.
- Low lying areas adjacent to Taitarakihi Creek are floodable from that source. Out of the creek channel flooding may begin in 5-10 year floods and larger.
- Taitarakihi Creek provides a defensible rural residential boundary to the north, through providing a demarcating geographic feature as a boundary. That area would provide for some 33ha, or the potential to accommodate 56 dwellings (assuming 0.5 hectare minimum site size, with 15% for roads and open space).
- This option could limit the future development of the area for urban residential expansion, should additional residential capacity be required.
- **Conclusion: This option is recommended, albeit with a northern boundary demarcated by Taitarakihi Creek. This would provide some 33ha for rural residential development.**
- It should be noted that this option has also been assessed for suitability for residential rezoning under section 4 below, where it is recommended that the northern portion of this option be implemented for residential purposes.

Kellands Heights

- The Kellands Heights option is closely aligned with the urban edge of Timaru and offers opportunities to consolidate additional rural residential development within an area that has already shown signs of approaching rural residential densities along Pages Road.
- This option can be readily serviced with water from the Downlands scheme in most areas in 5-15 years.
- This option can be readily serviced by local roading.
- Close to shared pathways and enables links and extensions.
- No versatile soils.
- This option could provide for an additional 116 rural residential households (based on a 0.5 hectare minimum site size)
- The Option is not identified as being subject to any major hazards.
- The Option is close to the town centre and other major employers.
- **Conclusion: This option is recommended.**

Gleniti North

- The Gleniti North option is closely aligned with the urban edge of Timaru and offers opportunities to consolidate additional rural residential development within an area that has already shown signs of approaching rural residential densities along Gleniti Road.
- This option can be readily serviced with water services, with water infrastructure via the Downland scheme design is catering for growth, and water infrastructure should be available in most areas in 5-15 years.
- This option is close to the town centre and other major employers.
- This option could provide for an additional 64 rural residential households (based on a 0.5 hectare minimum site size)
- There is some potential for reverse sensitivity effects resulting from existing rural land uses to the south, however this area is already reaching peri-urban densities;
- **Conclusion: This option is recommended.**

Gleniti South

- As for the Gleniti North option above, this option is closely aligned with the urban edge of Timaru, serviceable, and will not impact upon the District's versatile soils.
- Otipua Creek tributary passes along north and east boundaries of the area, however any flood risks can be addressed through appropriate siting of dwellings above any flooding.
- This option could provide for an additional 59 rural residential households (based on a 0.5 hectare minimum site size), but is not required where demand for rural residential development is already achieved.
- **Conclusion: This option is not recommended.**

Otipua

- The Otipua option is closely aligned with the urban edge of Timaru and integrates well with the adjoining urban environment via Centennial Park and Claremont Road, which in turn provide ready access to public open space and public access ways.
- Whilst not reflecting existing settlement patterns (which is largely undeveloped farmland) the option is considered for potential re-zoning due to the site's alignment with the Rural Residential (Brookfield Road) Zone to the east.
- There is some potential for reverse sensitivity effects resulting from existing rural land use bordering this option.
- This option could provide for an additional 14 rural residential households (based on a 2.0 hectare minimum site size)
- Servicing of this option, particularly for water supply, will be more readily achieved beyond a 15 year timeframe therefore this option is more suitable as a 'Deferred Rural Residential Zone', which is only brought forward once the Rural Residential (Brookfield Road) Zone and other Options have been implemented (post 2030).
- **Conclusion: This option is not recommended.**

Brookfield

- As for the Otipua option above, this option is closely aligned with the urban edge of Timaru and the Rural Residential (Brookfield Road) Zone to the east. Servicing of this option, particularly for water supply, will be more readily achieved beyond a 15 year timeframe, therefore deferred rezoning is appropriate.
- This option could provide for an additional 22 rural residential households (based on a 2.0 hectare minimum site size)
- **Conclusion: This option is not recommended.**

3.3.4 ASSESSMENT OF RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- TEMUKA

Table 6 below shows the assessment of the rural residential growth location options for Temuka against the chosen criteria. See Appendix A for a full explanation of the scores.

TABLE 6- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- TEMUKA

RURAL RESIDENTIAL GROWTH OPTIONS: TEMUKA AREA		CRITERIA AND WEIGHTING																											Criteria Results					
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural			Other						RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other
Weighting	Roading- Regional Network	Roading- Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity- National Grid	Electricity- Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Site of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership Integration							
OPTIONS	Guild	Score	2	1	2	2	2	2	2	2	2	2	2	1	2	2	1	2	2	2	2	2	2	1	1	1	2	1	Guild Total Score					
		Weighted Score	6	3	6	6	4	6	6	6	6	6	4	4	2	6	6	3	6	6	6	6	4	4	3	3	2	4	2	126	49	16	27	12
	Thompson	Score	2	1	2	2	0	1	0	2	2	2	2	1	2	2	1	2	2	2	2	2	2	2	1	2	1	Thompson Total Score						
		Weighted Score	6	3	6	6	0	3	0	6	6	6	4	4	2	6	6	3	6	6	6	4	4	6	6	2	4	2	119	36	16	27	12	28
	Pearse	Score	2	0	2	2	0	1	0	2	2	2	2	1	2	2	1	2	2	2	2	2	2	2	1	2	1	Pearse Total Score						
		Weighted Score	6	0	6	6	0	3	0	6	6	6	4	4	2	6	6	3	6	6	6	4	4	6	6	2	4	2	116	33	16	27	12	28
	Murray	Score	2	1	2	1	0	1	0	1	1	2	2	1	0	2	1	1	1	2	2	1	2	1	1	1	1	1	Murray Total Score					
		Weighted Score	6	3	6	3	0	3	0	3	3	6	4	2	0	6	3	3	3	6	6	3	2	4	3	3	2	2	2	87	27	12	21	9

3.3.5 DISCUSSION OF THE LEADING RURAL RESIDENTIAL GROWTH LOCATION OPTIONS FOR TEMUKA

Thompson Road

- The Thompson Road option is closely aligned with urban edge of Temuka and offers opportunities to consolidate additional rural residential development within an area that has already being developed with some rural residential development.
- Water infrastructure can be supplied via the Temuka Trunkmain.
- This option is close to existing pedestrian/cycle routes and service centre, community facilities and transport networks and achieves consolidated pattern of development.
- This option is subject to flooding hazards due to the presence of the Taumatakahu Creek. As a consequence, flood hazard mitigation will need to form part of any future design response that underpins this zone option.
- This option could provide for an additional 57 rural residential households (based on a 0.5 hectare minimum site size)
- There is some potential for reverse sensitivity effects resulting from existing rural land use bordering this option, however this can likely to be responded to through the adoption of an outline development plan to control future development of this area.
- **Conclusion: This option is recommended.**

Pearse and Guild

- Both options raise similar issues to the Thompson Road option discussed above.
- The Pearse option could provide for an additional 50 rural residential households (based on a 0.5 hectare minimum site size)
- The Guild option could provide for an additional 21 rural residential households (based on a 0.5 hectare minimum site size)
- **Conclusion: Guild is recommended given its achievement and benefits as associated with infrastructure, particularly accessibility and proximity to the existing urban area. Pearse is not required given the ability of Thomson and Guild to provide for foreseeable rural residential demand.**

3.3.6 ASSESSMENT OF RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- GERALDINE

Table 7 below shows the assessment of the rural residential growth location options for Geraldine against the chosen criteria. See Appendix A for a full explanation of the score.

TABLE 7- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- GERALDINE

RURAL RESIDENTIAL GROWTH OPTIONS: GERALDINE AREA		CRITERIA AND WEIGHTING																												Criteria Results					
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural		Other								RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other
		Weighting	Roading- Regional Network	Roading- Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity- National Grid	Electricity- Local Network	Topographical Limitions	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership						
Options	Woodbury Road	Score	3	3	3	3	2	3	3	3	3	3	2	2	2	3	3	3	3	3	3	2	2	3	3	2	2	2	2	Woodbury Road Total Score					
		Weighted Score	6	6	6	6	0	6	0	3	6	6	4	4	2	6	6	3	6	6	6	6	6	6	6	3	2	2	2	113	39	16	27	12	19
	Templer Street	Score	3	3	3	3	2	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2	2	Templer Street Total Score					
		Weighted Score	6	6	6	6	0	6	0	6	6	6	4	4	0	6	6	3	6	3	6	6	2	2	6	3	2	2	2	111	42	14	24	12	19
	Cascade Place	Score	3	3	3	3	2	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2	2	Cascade Place Total Score					
		Weighted Score	3	3	6	3	0	3	0	3	1	6	4	2	2	6	6	3	6	6	6	6	4	4	6	6	2	4	4	105	22	14	27	12	30
	McKenzie Street	Score	3	3	3	3	2	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2	2	McKenzie Block Total Score					
		Weighted Score	3	3	6	3	0	3	0	3	3	6	4	2	2	6	6	3	3	6	6	6	4	4	6	6	2	4	4	104	24	14	24	12	30
	South Terrace	Score	3	3	3	3	2	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2	2	South Terrace Total Score					
		Weighted Score	3	0	6	3	3	6	3	3	3	3	4	4	2	6	6	3	3	6	6	6	2	2	6	3	2	2	2	98	30	13	24	12	19
	Te Moana	Score	3	3	3	3	2	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2	2	Te Moana Total Score					
		Weighted Score	6	3	6	0	0	6	0	3	3	6	4	0	2	6	6	3	3	6	6	6	0	2	6	0	2	0	2	87	27	12	24	12	12
	Amwood	Score	3	3	3	3	2	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2	2	Amwood Total Score					
		Weighted Score	3	0	6	0	2	6	3	3	3	6	4	2	0	6	6	3	3	6	6	6	0	0	6	0	2	0	2	84	26	12	24	12	10

3.3.7 DISCUSSION OF THE LEADING RURAL RESIDENTIAL GROWTH LOCATION OPTIONS FOR GERALDINE

Woodbury Road

- The Woodbury Road option is the highest scoring option considered for Geraldine, however it is not considered favourable for rezoning due to a combination of factors including constraints to effectively developing this land. This is due to natural hazards and the sitting of an existing sawmill to the south of the option, which could generate reverse sensitivity effects.
- This option is close to existing pedestrian/cycle routes.
- Access to water can be achieved via Te Moana Water Supply Scheme.
- No sewer reticulation and the Council has no intention to extend the network.
- This option raises some potential flooding hazards due to the presence of the Waihi River. The majority of the property has potential to receive some flooding but depths will vary significantly as ground levels across this area vary a lot. There will be some isolated higher areas that are clear of any flooding. However, the southern end of the area, including the area on the riverside of the significant terrace that traverses the property from north to south will be prone to deep flooding in any flood larger than the Waihi River design capacity, which is about a 50 year ARI flow. This significantly limits the efficiency and effective re-zoning of this land.
- This option is located some distance to service centres, community facilities as well as transport networks and only partly achieves consolidation in the outcomes of the CRPS.
- Potential for 38 rural residential households (based on a 0.5 hectare minimum).
- **Conclusion: This option is not recommended.**

Templer Street / Main North East

- This option is close to existing pedestrian/cycle routes.
- Access to water can be achieved via Te Moana Water Supply Scheme.
- There is no existing sewer reticulation within this option and there is no intention to extend the network.
- This option would result in minor adverse landscape effects.
- Part of this Option is overlaid by high quality soils and would reduce the productive potential of this land.
- The land is fragmented by historical subdivision in this locality.
- There is some potential for reverse sensitivity effects resulting from existing rural land use bordering this option.
- This option raises some potential flooding hazards due to the presence of the Waihi River in 100 year ARI floods and larger. As a consequence, flood hazard mitigation will need to form part of any future design response that underpins this zone option. The river inundation potential from the Waihi River is not considered to undermine the re-zoning of this land as the option is located well clear of the river and this area already contains extensive rural residential development;
- While the option is located some distance to service centres, community facilities and transport networks and only partly achieves the consolidation aspirations of the CRPS, the re-zoning of this land for rural residential development is consistent with the existing development pattern in this locality and will 'broadly' achieve consolidation.
- This option could provide for an additional 71 rural residential households (based on a 0.5 hectare minimum site size).
- The area is divisible into that portion of the block with frontage to Main North Road (**Main North East**) and that area fronting Templer Street. A stream and associated cadastral boundaries essentially divides the block into two 23ha blocks, with Main North East exhibiting the more rural residential character.
- **Conclusion: This option is recommended albeit with that block fronting Main Road East (23ha) being considered to be required within the short to medium term, with the remainder of the block 'Templer Street' being considered to be required long term as subject to demand.**

Cascade Place

- The Cascade Place option is located close to the town centres, community facilities and employment as well as transport networks and achieves a consolidated pattern of development.
- This option raises some potential flooding hazards due to the presence of the Waihi River in 100 year ARI floods and larger. As a consequence, flood hazard mitigation will need to form part of any future design response that underpins this zone option. The river inundation potential from the Waihi River is not considered to undermine the re-zoning of this land as the option is located well clear of the river.
- There is some potential for reverse sensitivity effects resulting from existing rural land use bordering this option, however this can likely be responded to through the adoption of an outline development plan to control future development of this area.
- Part of the Option is overlaid by high quality soils and as such the option would reduce the productive potential of this land. However, given the proximity of this option immediately adjoining the Geraldine urban edge, the loss of the productive potential of this land is considered to be offset by the benefits of re-zoning this area for rural residential purposes.
- This area is owned by a limited number of landowners, which means that it provides opportunities for a more comprehensive design response across this land. It also means that for any re-zoning option to be supported by an outline development plan to control future development of this area.
- This option could provide for an additional 37 rural residential households (based on a 0.5 hectare minimum site size)
- **Conclusion: This option is recommended.**

Mckenzie Street

- This option is assessed in Section 4.0 where it is recommended that it be implemented for residential rezoning as such, it is not considered necessary to assess this option further for rural residential use.
- **Conclusion: This option is not recommended.**

South Terrace

- Rezoning this option would require significant upgrades to the local roading network.
- In terms of sewer infrastructure the Inland Town pipeline would be at capacity once all of this development has occurred.
- The option can be serviced with water infrastructure.
- This option would result in minor landscape effects. cape effects.
- The Option is not identified as being subject to any major hazards and dwellings can be sited well clear of low lying areas which may pond during periods of high rainfall.
- The Option has 'low' liquefaction potential, including a small section of 'low' liquefaction potential on the eastern side of the site. This can be responded to during the detailed development stage.
- While the option is located some distance to the town centre, as well as only partly achieving consolidation outcomes of the CRPS, we consider that the re-zoning of this land to support rural residential development is generally within the existing development pattern in this locality. Therefore, 'broadly' achieves consolidation.
- This area is owned by a limited number of landowners, which means it provides opportunities for a more comprehensive design response.
- This option could provide for an additional 45 rural residential households (based on a 0.5 hectare minimum site size)
- **Conclusion: This option is not recommended.**

3.3.8 ASSESSMENT OF THE RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- PLEASANT POINT

Table 8 below shows the assessment of the rural residential growth location options for Pleasant Point against the chosen criteria. See Appendix A for a full explanation of the scores.

TABLE 8- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- PLEASANT POINT

RURAL RESIDENTIAL GROWTH OPTIONS: PLEASANT POINT		CRITERIA AND WEIGHTING																								Criteria Results										
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural			Other							RESULTS	Infrastructure	Nat. Envnt	Hazards	Cultural	Other	
Weighting		3	3	3	3	2	3	3	3	3	3	2	2	2	2	3	3	3	3	3	3	3	3	3	2	2	2	3	3							2
OPTIONS	Manse Road	Score	2	1	2	0	0	2	0	1	2	1	2	1	1	2	2	2	1	1	2	2	2	1	1	2	2	1	2	1	Manse Road Total Score					
		Weighted Score	6	3	6	0	0	6	0	3	6	3	4	2	2	6	6	6	3	3	6	6	6	2	2	6	6	2	4	2	101	30	11	24	12	24
	Longview Road	Score	0	1	2	0	0	2	0	1	2	1	1	0	1	2	2	2	1	1	2	2	2	1	0	2	1	1	1	1	Longview Road Total Score					
		Weighted Score	0	3	6	0	0	6	0	3	6	3	2	0	2	6	6	6	1	1	6	6	6	2	0	6	3	2	2	2	80	24	7	20	12	17

3.3.9 DISCUSSION OF THE LEADING RURAL RESIDENTIAL GROWTH LOCATION OPTIONS FOR PLEASANT POINT

Manse Road

- This option can integrate with existing infrastructure.
- Some potential for reverse sensitivity effects resulting from existing rural land use bounding this area, however this can be suitable managed at detailed design stage.
- Some distance to town centre, community facilities and transport networks so only partly achieves consolidation, however, this option is supported on the basis that it will enable rural residential development occurring within the general Plains/Levels area to be consolidated close to an existing urban centre (in this case Pleasant Point).
- This area is owned by a limited number of landowners, which means that it provides for opportunities for a more comprehensive design response across this land.
- The Option is not identified as being subject to any major hazards.
- This option could provide for an additional 77 rural residential households (based on a 0.5 hectare minimum site size)
- **Conclusion: This option is recommended.**

Longview Road

- This option scores considerably lower than the above Manse Road option. It is therefore not considered appropriate for rural residential use.
- **Conclusion: This option is not recommended.**

3.3.10 ASSESSMENT OF THE RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- PLAINS/LEVELS

Table 9 below shows the assessment of the rural residential growth location options for Levels/Plains against the chosen criteria. See Appendix A for a full explanation of the scores.

TABLE 9- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS- PLAINS/LEVELS AREA

RURAL RESIDENTIAL GROWTH OPTIONS: PLAINS/LEVELS AREA		CRITERIA AND WEIGHTING																												RESULTS
		Infrastructure								Natural Environment				Hazards and Contamination					Cultural		Other									
		Roading- Regional Network	Roading- Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity - National Grid	Electricity - Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership		
OPTIONS	Weighting	3	3	3	3	2	3	3	3	3	3	2	2	2	3	3	3	3	3	3	3	2	2	3	3	2	2	2		
	Levels 1 Score	1	1	2	0	0	2	0	2	1	2	2	1	1	2	2	1	1	2	2	2	0	0	1	2	1	1	1	Levels 1 Total Score	
	Levels 1 Weighted Score	3	3	6	0	0	6	0	6	3	6	4	2	2	6	6	3	3	6	6	6	0	0	3	6	2	2	2	92	
	Levels 2 Score	0	1	2	0	0	2	0	2	1	2	2	0	2	2	2	1	1	2	2	2	0	0	2	2	1	1	1	Levels 2 Total Score	
Levels 2 Weighted Score	0	3	6	0	0	6	0	6	3	6	4	0	4	6	6	3	3	6	6	6	0	0	6	6	2	2	2	92		

3.3.11 DISCUSSION OF THE LEADING RURAL RESIDENTIAL GROWTH LOCATION OPTIONS FOR PLAINS/LEVELS

Levels 1 and Levels 2

- In considering the outcomes of the multi-criteria analysis, the Levels options (Levels 1 and 2) both ranked in the lowest ranking scores for all of the rural residential options considered. This is primarily due to their more isolated location and inability to achieve consolidation outcomes of the CRPS. Both options are located a significant distance to service centres, community facilities and transport networks, it therefore does not achieve a consolidated pattern of development.
- Both options have the potential to generate effects on the State Highway network.
- The further development of these options for rural residential use may exacerbate existing reverse sensitivity effects arising from the close proximity of these options to the Timaru International Motor Raceway on Falvey Road.
- While both options have the potential to provide for additional rural residential development within an area that has shown a high historical demand pattern, the preferred approach is to provide for a rural residential zones that are located close to existing settlements. Therefore, the integration with existing infrastructure and supporting the growth of established settlements is fundamental.
- **Conclusion: These options are not recommended.**

3.4 FINAL RURAL RESIDENTIAL GROWTH LOCATION OPTIONS

Based on the analysis undertaken within Sections 3.2 and 3.3 of this report, of the 25 rural residential options considered, 12 options are recommended for re-zoning to support the future growth of rural residential development within the Timaru District. Two of these options (as noted below) are recommended for deferred rezoning. The recommended options are:

Timaru

- Elloughton South
- Kelland's Heights
- Gleniti North

Temuka

- Thompson Road
- Guild

Geraldine Options

- Main North East
- Cascade Place
- Templer Street (Deffered)

Pleasant Point

- Manse Road Block

Details of the implementation of the above options is outlined in the Growth Strategy.

4.0 RESIDENTIAL GROWTH

4.1 RESIDENTIAL GROWTH ASSUMPTIONS

Residential zoned land is currently located in each of the existing settlements across the district including in the larger settlements of Timaru, Geraldine, Temuka and Pleasant Point, as well as in the smaller settlements of Woodbury, Cave, Winchester, Orari, Peel Forest, Acacia Drive and Pareora.

The Growth Assumptions outline that one of the most significant issues for residential growth over the next 30 years is the aging of the District's population. The aging population, which will see an 86% in the 75+ age group, will lead to a decrease in household formation rates (the number of people residing in each household). This will result in a need for additional households, and in some locations further residential zoned land, despite modest population growth.

Ensuring there is an optimum supply of residential zoned land in the District is another important issue for residential growth. An undersupply of residential zoned land may lead to an artificial increase in land prices and subsequently lead to unaffordable housing and land. An undersupply of land could also limit population growth, reduce market choice or force development into less preferred areas. Conversely, an oversupply of residential zoned land can lead to deflated property prices and inefficient infrastructure provision.

As outlined in detail in the Growth Assumptions, the affordability of housing in the Timaru District has become increasingly unaffordable in the past 10 to 15 years when compared internationally. However, when compared nationally, the affordability of housing in the District is more favourable. With the District being one of the more affordable Districts in New Zealand.

Given the above, it will be important to provide for an adequate supply of residential zoned land over the next 30 years to ensure housing affordability is retained and in turn, to support economic growth.

Having regard to the above, the Growth Assumptions include a comprehensive assessment of residential land supply and demand for the District and in particular for the major settlements of Timaru, Temuka, Pleasant Point and Geraldine. The Growth Assumptions for each settlement are summarised below.

4.1.1 TIMARU

- Up to 437 additional households will be required in Timaru by 2043
- There will be increased demand for housing close to and /or within walking distance of the town centre and perhaps other commercial centres e.g. Highfield and North Town, where services are predominantly located.
- Additional residential zoned land is not required in Timaru.
- Planned consolidation (infill development) will be required in strategically chosen locations to accommodate additional residential growth within the existing town boundaries.

4.1.2 GERALDINE

- Up to 164 additional households will be required in Geraldine by 2043

- There will likely be continued preference for locations east of the Waihi River and close to the town centre.
- Some additional residential zoned land will be required to meet market demand.

4.1.3 TEMUKA

- Up to 170 additional households will be required in Temuka by 2043.
- There will be increased demand for housing close to and /or within walking distance of the town centre.
- There is sufficient vacant and large residential zoned allotments within the existing town boundaries to accommodate predicted residential growth over the next 30 years. As such, no additional residential zoned land is required.

4.1.4 PLEASANT POINT

- Up to 271 additional households will be required in Pleasant Point by 2043.
- There will be increased demand for housing close to and /or within walking distance of the town centre however this trend may be weaker than in the other settlements due to the limited services available in the Pleasant Point town centre.
- There is sufficient vacant and large residential zoned allotments within the existing town boundaries to accommodate predicted residential growth to 2028. Long term, to 2043 additional residential land may be required based on current growth forecasts from Statistics New Zealand.

-

4.1.6 CONCLUSION

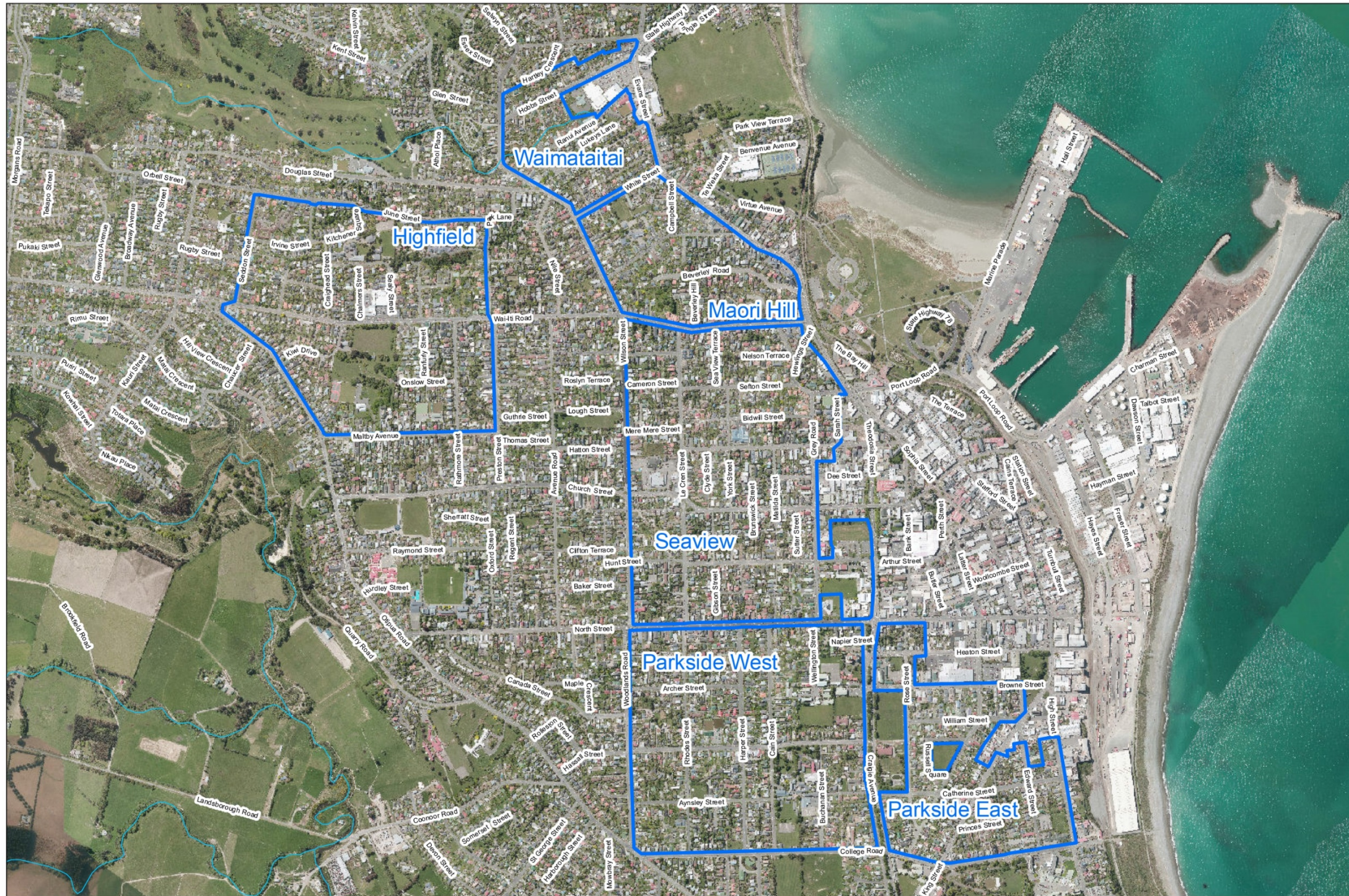
As outlined above it is concluded that there is sufficient residential zoned land to accommodate projected residential growth in Timaru and Temuka over the next 30 years. Geraldine and Pleasant Point will likely require some additional residential zoned land in the long term based on current forecasts. Further, in Timaru some residential growth should be accommodated by planned consolidation within strategically chosen existing urban areas.

In regards to the smaller settlements in the district, it is considered that there is sufficient residential zoned land to cater for any growth in these areas. It is also noted that infrastructure in many of these smaller settlements is often limited and as such, opportunities for additional residential development in these areas is constrained by an absence of available service infrastructure.

4.2 RESIDENTIAL GROWTH LOCATION OPTIONS

Given the assumptions outlined above, further residential zoned land could be required in both Geraldine and Pleasant Point over the next 30 years. Residential intensification opportunities are also considered appropriate within Timaru. For Timaru, given a number of peripheral greenfield areas have also been considered to ensure that

a robust analysis of growth options have been considered for the Growth Management Strategy. The options for accommodating growth are shown on the maps over the page, this includes a consideration of areas within Timaru which may be suitable for further planned consolidation.



Residential Growth Options - Timaru Consolidation

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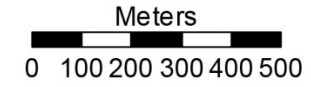
Draft Growth Strategy
 Industrial Options
 Residential Options
 Rural Residential Options



Residential Growth Options - Timaru North

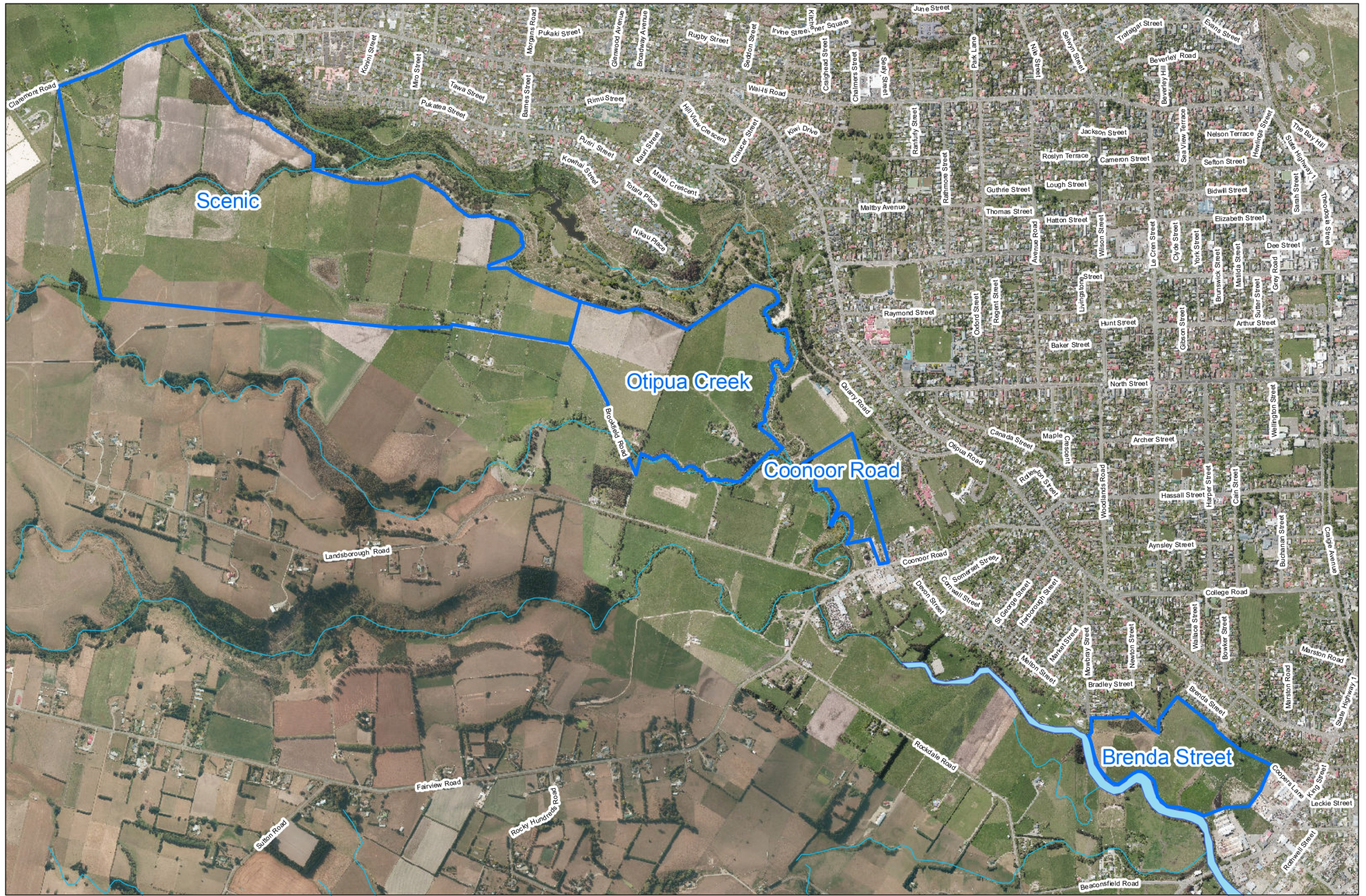
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 Industrial Options
 Residential Options
 Rural Residential Options

Date: 9/12/2015



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Residential Growth Options - Timaru South

Draft Growth Strategy

- Industrial Options
- Rural Residential Options
- Residential Options

Date: 9/12/2015

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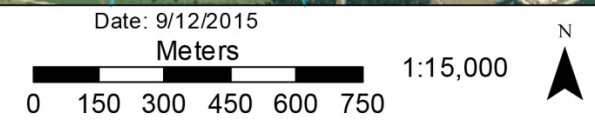
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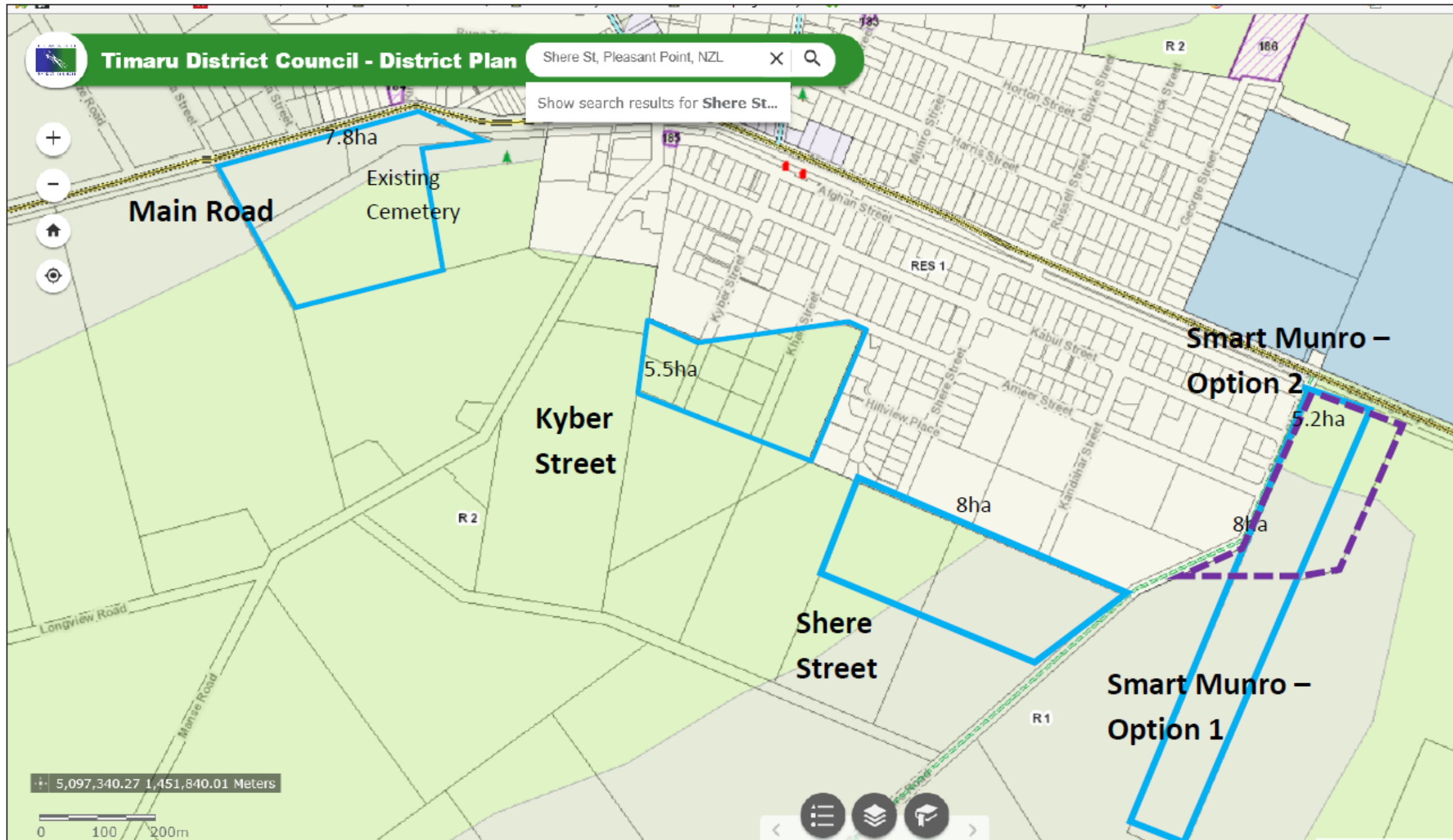
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Residential Growth Options - Geraldine

Draft Growth Strategy
 Industrial Options Rural Residential Options
 Residential Options





Residential Growth Options - Pleasant Point

Draft Growth Strategy
 Industrial Options
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 Rural Residential Options

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4.3 ASSESSMENT OF RESIDENTIAL GROWTH OPTIONS

4.3.1 WEIGHTING

Table 10 below shows the weighting factor allocated to each criteria specific to residential growth.

TOPIC	ASSESSMENT CRITERIA	WEIGHTING	WEIGHTING RATIONALE
INFRASTRUCTURE	Roading – Regional network	2	Residential growth should not significantly effect the functioning of the regional roading network as its continued functioning is vital for the district.
	Roading – Local Network	2	Residential growth should not significantly effect the local roading network.
	Rail – Regional Network	1	The regional rail network is not an important consideration for residential growth as there is no commuter rail network in or in close proximity to the district.
	Accessibility	3	Residential growth should be directed into areas which are easily accessible for all members of the community, including access to public transport, walking and cycling networks.
	Sewer	3	The provision of infrastructure is critical to urban residential activities, as such residential development should be directed into areas capable of being efficiently serviced.
	Water	3	
	Stormwater	3	
	Electricity – National Grid	2	The provision of electricity is an important consideration for residential growth, however it is recognised that there is the potential for ‘off-grid’ development, though this is generally limited and a case-by-case basis.
Electricity – Local Network	2		
NATURAL ENVIRONMENT	Topographical Limitations	1	This is relevant but less of a concern for residential development as dwellings can generally be designed to accommodate changes in topography.
	Biodiversity Values	3	Residential growth should be directed away from areas where high biodiversity values are present.
	Landscape Values	3	Residential growth should be directed away from areas where high landscape values are present.
	Productive Soils	2	Further fragmentation of versatile soils should be avoided where possible.
HAZARDS AND CONTAMINATION	Coastal Erosion	3	Residential growth should not be directed into areas subject to natural hazards.
	Coastal Inundation	3	
	River Inundation	3	
	Liquefaction	3	
	Contaminated Land	2	Residential growth should be directed away from areas subject to contamination.
CULTURAL	Archaeological Sites	2	Residential growth should be directed away from areas subject to archaeological sites, heritage buildings, structures and sites.
	Heritage Buildings, Structures and Sites	2	

OTHER	Location to Community Facilities and Services	3	Residential growth should be directed into areas which are close to community facilities and services in order to reduce vehicle movements and increase opportunities interaction.
	Location to Recreation and Open Space	3	Residential growth should be directed into areas which are close to recreation and open spaces in order to reduce vehicle movements and ensure opportunities for passive and active recreation.
	Size of Area	1	Residential growth can be accommodated on sites of various sizes, so this is less of a concern.
	Consolidated Pattern of Development	3	Residential growth should be directed into areas which achieve a consolidated urban form.
	Adjacent Land Uses	3	Residential growth should be directed into appropriate areas taking into account existing activities in the area in order to minimise adverse effects on those activities where possible.
	Proximity to Employment	2	Residential growth should be located close to employment opportunities in order to reduce vehicle movements and increase opportunities for public and active transport.
	Land Ownership Integration	1	Land ownership is less of a concern for residential growth as residential development can often be facilitated within a smaller area as such the number of land owners is less of a barrier.

4.3.2 ASSESSMENT OF RESIDENTIAL GROWTH LOCATION OPTIONS- TIMARU

Table 11 below shows the assessment of the residential growth location options for Timaru against the chosen criteria. Please note that the explanation for each score is contained in Appendix B of this document.

TABLE 11- ASSESSMENT OF RESIDENTIAL GROWTH LOCATION OPTIONS-TIMARU

RESIDENTIAL GROWTH OPTIONS:TIMARU		CRITERIA AND WEIGHTING																										Criteria Results										
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural		Other						RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other					
Weighting		Roading- Regional Network	Roading- Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity- National Grid	Electricity- Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment							Land Ownership				
OPTIONS	Coonoor Rd	Score	2	1	2	2	1	1	1	1	2	1	2	2	2	2	2	2	0	2	2	2	2	2	2	2	2	1	2	1	2	2	Coonoor Rd Total Score					
		Weighted Score	4	2	2	6	3	3	3	2	4	1	6	6	4	6	6	6	0	4	4	4	6	6	1	6	3	4	2	107	29	17	22	8	31			
	Taitarakahi	Score	2	1	2	2	1	1	1	1	2	0	2	1	2	2	2	1	2	2	2	2	2	2	2	2	2	2	2	1	2	2	Taitarakahi Total Score					
		Weighted Score	4	2	2	6	3	3	3	2	4	0	6	3	4	6	6	3	6	4	4	4	6	6	2	6	3	4	2	107	29	13	25	8	32			
	Kellands Hill	Score	2	2	2	2	1	2	1	1	2	1	2	2	2	2	2	2	2	2	2	2	1	1	2	1	1	1	1	0	Kellands Hill Total Score							
		Weighted Score	4	4	2	6	3	6	3	2	4	1	6	6	4	6	6	6	6	4	4	4	3	3	2	3	3	2	0	106	34	17	28	8	19			
	Brenda St	Score	1	1	2	2	1	1	1	1	2	2	2	2	2	2	2	0	1	2	2	2	2	2	2	2	2	2	2	1	2	2	Brenda St Total Score					
		Weighted Score	2	2	2	6	3	3	3	2	4	2	6	6	4	6	6	0	3	4	4	4	6	6	2	6	3	4	2	104	27	18	19	8	32			
	Scenic	Score	2	0	2	2	0	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	1	2	2	1	2	2	2	1	1	1	Scenic Total Score					
		Weighted Score	4	0	2	6	0	3	3	2	2	1	6	6	4	6	6	6	6	4	4	4	3	6	2	6	3	2	1	101	22	17	28	8	26			
Gleniti Rd	Score	2	2	2	2	1	1	1	1	2	1	2	2	2	2	2	1	2	2	2	2	1	1	2	1	1	2	1	1	1	0	Gleniti Rd Total Score						
	Weighted Score	4	4	2	6	3	3	3	2	4	1	6	6	4	6	6	3	6	4	4	4	3	3	2	3	3	2	0	100	31	17	25	8	19				
Otipua Creek	Score	2	0	2	2	0	1	1	1	1	1	2	2	2	2	2	2	1	2	2	2	1	2	2	1	2	2	1	1	2	2	Otipua Creek Total Score						
	Weighted Score	4	0	2	6	0	3	3	2	2	1	6	6	4	6	6	6	3	4	4	4	3	6	2	3	3	4	2	98	22	17	25	8	26				
Claremont Rd	Score	2	1	2	2	0	1	1	1	1	1	2	1	2	2	2	2	2	2	2	2	1	1	2	1	1	2	1	1	1	0	Claremont Rd Total Score						
	Weighted Score	4	2	2	6	0	3	3	2	2	1	6	3	4	6	6	6	6	4	4	4	3	3	2	3	3	2	0	93	24	14	28	8	19				

4.3.3 DISCUSSION OF THE LEADING RESIDENTIAL GROWTH LOCATION OPTIONS FOR TIMARU

Coonoor Road

- This option is bounded by Coonoor Road to the south, existing residential zoned land to the east, existing recreation zoned land to the north and Saltwater creek to the west.
- This option essentially lies within the existing town boundaries and is the only pocket of Rural 1 zoned land on the north-eastern side of Saltwater Creek.
- This option constitutes some 6 hectares and would be capable of accommodating approximately 72 additional houses if rezoned residential (based on an average site size of 700m² and less land for roads, reserves etc.).
- This option is relatively small and will therefore not contribute greatly in terms of accommodating further residential growth in Timaru, however rezoning this option does have a defendable southwestern town boundary formed by Saltwater Creek.
- **Conclusion: This option is not recommended given existing feasible capacity.**

Taitarakahi

- This option is located to the west of Old North Road and north of Pages Road on the northern fringe of Timaru. Taitarakahi Creek traverses through the site from Kellands Hill Road to Old North Road. The Transpower sub-station is located directly abutting the south-eastern corner of this option, on Old North Road.
- This option can be divided into two distinct parts: the northern portion is gently undulating and consists of rolling pasture void of any significant vegetation. The southern portion is steep in parts particularly adjacent to the Taitarakahi Creek and contains some scrub and trees along the riparian margins.
- The northern portion of this option would be easily accessed from Old North Road, with a new local road likely required. The southern portion would only be accessible via a long arterial road from Kellands Hill Road. Due to the topography in the southern portion, access is not easy.
- Providing infrastructure (wastewater, stormwater and water supply) to the northern portion of this option would be relatively easy given its topography and proximity to existing networks. Servicing the southern portion would be more difficult.

- As a whole, this option constitutes some 106 hectares and would be capable of accommodating approximately 1287 additional houses. The northern portion on its own is some 48 hectares and would be capable of accommodating approximately 582 additional houses.
- This option would provide further supply, and choice, of residential zoned land in Timaru which would be beneficial for maintaining housing affordability.
- **Conclusion: This option is not recommended given existing feasible capacity.**

Kellands Hill

- This option is located along the northern edge of Timaru and is bounded by Pages Road to the south, Kellands Hill Road to the east, recreation zoned land (Gleniti Golf Course) to the west and rural zoned land to the north.
- This option is generally flat along the Pages Road frontage before becoming gently undulating towards the northern boundary.
- This option generally consists of existing residential rural residential development, with 27 dwellings present and allotment sizes ranging from 500m² to 2 hectares.
- This option constitutes approximately 82 hectares and would be capable of accommodating a further 968 houses if rezoned residential.
- Given that this option is already rural residential in nature, is located some distance from existing services and would constitute further westward expansion of the Timaru township.
- **Conclusion: This option is not recommended given existing feasible capacity.**
- It should be noted that this option has also been assessed for suitability for rural residential rezoning under section 3 above where it is recommended that this option be implemented for rural residential purposes.

Brenda Street

- This option is located on the southern fringe of Timaru and is bounded by King Street (State Highway One) and industrial land uses to the east, Otipua Road and residential land uses to the north and west and Saltwater Creek to the south.
- This option essentially lies within the existing town boundaries and is the only pocket of Rural 2 zoned land on the north-eastern side of Saltwater Creek.
- Whilst it is noted that this option is located close to existing industrial land uses it is considered that this can be addressed through the adoption of an outline development plan or design controls to manage future development of this area.
- This option is subject to significant flooding particularly in the central part of the site and those portions closest to Salt Water Creek. Given this, it is recommended that the landowner should provide evidence that this land can be developed for residential purposes and any flooding hazard can be satisfactorily mitigated. This should occur prior to any rezoning of the being undertaken.
- This area is owned by one landowner, which means that it provides for opportunities for a more comprehensive design response across this land.
- This option constitutes some 19 hectares and would be capable of accommodating approximately 230 additional houses if rezoned residential.

- This option would provide further supply, and choice, of residential zoned land in Timaru which would be beneficial for maintaining housing affordability.
- **Conclusion: This option is not recommended given existing feasible capacity.**

4.3.4 ASSESSMENT OF RESIDENTIAL CONSOLIDATION GROWTH LOCATION OPTIONS- TIMARU

Table 12 below shows the assessment of the residential consolidation growth location Options for Timaru against the chosen criteria. Please note that the explanation for each score is contained in Appendix B of this document.

TABLE 12- RESIDENTIAL CONSOLIDATION GROWTH LOCATION OPTIONS - TIMARU

RESIDENTIAL CONSOLIDATION GROWTH OPTIONS:TIMARU		CRITERIA AND WEIGHTING																												Criteria Results					
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural		Other								RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other
		Roading- Regional Network	Roading- Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity- National Grid	Electricity- Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership							
OPTIONS	Parkside West	Weighting	2	2	1	3	3	3	3	2	2	1	3	3	2	3	3	3	3	2	2	2	3	3	1	3	3	2	1	Parkside West Total Score					
		Score	1	2	2	2	1	2	1	1	1	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	2	2	2	2	114	30	18	28	6
	Seaview	Weighted Score	2	4	2	6	3	6	3	2	2	2	6	6	4	6	6	6	6	4	4	2	6	6	2	6	6	4	2	Seaview Total Score					
		Score	2	2	2	2	1	2	1	1	1	2	2	2	2	2	2	2	2	2	2	1	2	2	2	1	2	2	2	113	32	18	28	6	29
	Parkside East	Weighted Score	4	4	2	6	3	6	3	2	2	2	6	6	4	6	6	6	6	4	4	2	6	6	2	6	3	4	2	Parkside East Total Score					
		Score	1	2	2	2	1	2	1	1	1	2	2	2	2	2	2	2	2	2	1	2	2	2	2	1	2	2	2	111	30	18	28	6	29
	Highfield	Weighted Score	2	4	2	6	3	6	3	2	2	2	6	6	4	6	6	6	6	4	4	2	3	6	2	3	6	2	2	Highfield Total Score					
		Score	2	2	2	2	1	2	1	1	1	2	2	2	2	2	2	2	2	2	2	1	1	2	2	1	2	1	2	108	32	18	28	6	24
	Maori Hill	Weighted Score	4	4	2	6	3	6	3	2	2	2	6	6	4	6	6	6	6	4	4	2	3	6	2	3	6	2	2	Maori Hill Total Score					
		Score	1	1	2	2	1	2	1	1	1	2	2	2	2	2	2	2	2	2	1	2	2	2	1	2	1	2	2	104	28	18	28	6	24
	Waimataitai	Weighted Score	2	2	2	6	3	6	3	2	2	2	6	6	4	6	6	6	6	4	4	2	3	6	2	3	6	2	2	Waimataitai Total Score					
		Score	1	1	2	2	1	2	1	1	1	2	2	2	2	2	2	1	1	2	2	2	1	2	2	1	2	1	2	100	28	18	22	8	24

4.3.5 DISCUSSION OF THE LEADING RESIDENTIAL CONSOLIDATION GROWTH LOCATION OPTIONS FOR TIMARU

Seaview

- This option is located directly to the West of the Timaru CBD and is bounded by the Theodosia Street (State Highway One) to the East, Wai-iti Road to the North, Wilson Street to the West and North Street to the South.
- This option primarily consists of medium density residential development with some higher density town’s house units developments.
- The average site size of existing residential parcels within this option is approximately 610m². This would suggest that there is significant potential for further infill development, particularly higher density infill development which is generally characterised by site sizes of 300m² or less.
- This option also includes the Church Street commercial zone (Countdown Supermarket), Aoraki Polytechnic and pockets of any commercial use e.g. dairy/hairdressers.
- Much of this option is within walking distance of the Timaru town centre and Caroline Bay and public transport routes traverse through this option.’
- **Conclusion: This option is recommended.**

Parkside West

- This option is located to the Southwest of the Timaru CBD and is bounded by the Cragie Avenue (State Highway One) to the East. North Street to the North, Woodlands Road to the West and College Road to the South.
- This option is characterised by the medium density residential development with a limited number of townhouse/multi unit developments primarily along North Street.
- This option has significant potential for infill development with the average existing parcel size being some 750m².
- Two High Schools and a number of smaller local commercial businesses are also located within this option.
- Many of these options are within walking distance of the Timaru CBD. In addition, public transport routes traverse adequately through this option.
- **Conclusion: This option is recommended.**

Parkside East

- This option is located to the South of the Timaru CBD and is generally bounded by the High School to the East, Browne and North Street to the North, Cragie Avenue (State Highway One) to the West and Queen Street to the South.

- This option primarily consists of medium density residential development with some commercial land uses along Princess Street, Queen Street and High Street.
- Timaru Hospital and the Botanic Gardens are located directly to the South of this option and the commercial developments on Heaton Street e.g. The Warehouse, Countdown, and Medical centres are located directly to the North.
- This option has significant potential for infill development with the average existing parcel size being some 589m².
- Much of this option is within walking distance as before for other options.
- **Conclusion: This option is recommended.**

Highfield

- This option is located adjoining the existing Highfield Village Mall (Chalmers and Sealy Streets).
- This option primarily consists of promoting medium density residential development.
- A substantial recreation reserve to the south of Wai-iti Place is also present..
- This option has significant potential for infill development with the average existing parcel size being some 800m².
- Much of this option is within walking distance of Highfield Village Mall, and also public transport to Timaru Town Centre.
- **Conclusion: This option is recommended.**

4.3.6 ASSESSMENT OF RESIDENTIAL CONSOLIDATION GROWTH LOCATION OPTIONS- GERALDINE

Table 13 below shows the assessment of the residential growth location options for Geraldine against the chosen criteria. See Appendix B for a full explanation of the scores.

TABLE 13- RESIDENTIAL CONSOLIDATION GROWTH LOCATION OPTIONS – GERALDINE

RESIDENTIAL GROWTH OPTIONS:GERALDINE		CRITERIA AND WEIGHTING																									Criteria Results								
		Infrastructure										Natural Environment				Hazards and Cotamination				Cultural		Other					RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other			
Weighting	Roading - Regional Network	Roading - Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity - National Grid	Electricity - Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment							Land Ownership		
OPTIONS	Orari Station Rd	Weighting	2	2	1	3	3	3	3	2	2	1	3	3	2	3	3	3	3	2	2	2	3	3	1	3	3	2	1	Orari Station Rd					
		Score	1	1	2	1	1	2	1	1	1	2	2	1	1	2	2	1	1	2	2	2	2	2	2	1	2	2	Total Score						
	Weighted Score	2	2	2	3	3	6	3	2	2	2	6	3	2	6	6	3	3	4	4	4	6	6	2	6	3	4	2	97	25	13	22	8	29	
	Tancred St	Score	1	1	2	1	0	1	1	1	2	2	1	1	2	2	1	2	2	2	2	2	2	2	2	1	2	2	Tancred St						
		Weighted Score	2	2	2	3	0	3	3	2	2	2	6	3	2	6	6	3	6	4	4	4	6	6	2	6	3	4	2	94	19	13	25	8	29
	McKenzie	Score	1	1	2	2	1	2	1	1	1	2	2	2	2	2	0	2	1	2	2	1	2	1	1	0	1	2	McKenzie						
		Weighted Score	2	2	2	6	3	6	3	2	2	2	6	6	4	6	6	0	6	2	4	4	3	6	1	3	0	2	2	91	28	18	20	8	17
	Connolly St	Score	1	1	2	0	1	2	1	1	1	2	2	2	1	2	2	1	2	2	2	2	2	1	1	1	1	2	Connolly St						
		Weighted Score	2	2	2	0	3	6	3	2	2	2	6	6	2	6	6	3	6	4	4	4	3	3	1	3	3	2	2	88	22	16	25	8	17
	Cox St	Score	1	1	2	1	1	2	1	1	1	1	2	1	1	2	2	2	2	2	2	1	1	2	1	1	1	2	Cox St						
		Weighted Score	2	2	2	3	3	6	3	2	2	1	6	3	2	6	6	3	6	4	4	4	3	3	2	3	3	2	2	88	25	12	25	8	18
	Harris St	Score	1	0	2	1	1	2	1	1	1	1	2	1	1	2	2	1	1	2	2	2	2	1	1	2	1	1	Harris St						
		Weighted Score	2	0	2	3	3	6	3	2	2	1	6	6	2	6	6	3	3	4	4	4	3	3	2	3	3	2	1	85	23	15	22	8	17
	Talbot St	Score	1	1	2	0	1	2	1	1	1	2	2	2	0	2	2	1	1	2	2	2	2	0	0	1	0	2	Talbot St						
		Weighted Score	2	2	2	0	3	6	3	2	2	2	6	6	0	6	6	3	3	4	4	4	0	0	1	0	3	0	2	72	22	14	22	8	6
	South Geraldine	Score	1	0	2	0	1	2	1	1	1	2	2	1	0	2	2	1	1	2	2	2	2	0	0	2	0	2	South Geraldine						
		Weighted Score	2	0	2	0	3	6	3	2	2	2	6	3	0	6	6	3	3	4	4	4	0	0	2	0	3	0	2	68	20	11	22	8	7

4.3.7 DISCUSSION OF THE LEADING RESIDENTIAL GROWTH LOCATION OPTIONS FOR GERALDINE

Orari Station Road

- This option is located to the northeast of the Geraldine town centre, on the eastern side of the Waihi River and on the southern side of Orari Station Road.
- This option consists of pasture and is currently used for rural productive purposes only. There are no existing residential uses within this option. This option is currently zoned Rural 2.

- This option is generally level with some potential flooding in the western portion of the option from the Waihi River.
- This option is located within 800 metres walking distance of the town centre. However, it is noted that if a pedestrian/vehicular crossing was constructed west of this option and across the Waihi River, this option would be within 250m² of the town centre.
- This option constitutes some 21 hectares and would be capable of accommodating approximately 255 additional houses if rezoned residential (based on an average site size of 700m² and less land for roads and reserves etc.). It is considered that the rezoning of this option to residential would sufficient residential zoned land in Geraldine over the next 30 years.
- Servicing of this option for residential use is achievable.
- **Conclusion: This option is recommended.**

Tancred Street

- This option is located to the northeast of the Geraldine town centre, on the eastern side of the Waihi River and on the northern side of Orari Station Road.
- This option consists of a single residential dwelling, curtilage and accessory buildings. The balance of the option includes pasture, minor vegetation and more mature trees. This option is currently zoned Rural 1 and Rural 2.
- This option is prone to potential flooding due to the presence of a number of small tributaries in this area. As a consequence, the location of residential development within this option would be restricted.
- This option is located within 800 metres walking distance of the town centre.
- This option constitutes some 22 hectares and would be capable of accommodating approximately 266 additional houses if rezoned residential.
- Servicing of this option for residential use would be difficult, particularly in regards to water supply and wastewater, due ground conditions existing vegetation etc.
- **Conclusion: This option is not recommended.**
- It should be noted that this option has also been assessed for suitability for rural residential rezoning under section 3 above, where it is recommended that this option be implemented for rural residential purposes.

McKenzie

- This option is located to the north of the Geraldine town centre between State Highway 79 on the east and the Waihi River on the west.
- This option consists of pasture and one residential dwelling. This area is currently zoned Rural 1.
- This site is prone to significant flooding from the Waihi River.
- The adjacent land uses include a sawmill directly to the north of this option, which would likely conflict with any residential use.
- This option is located close to pedestrian and cycle routes and is within 800 metres walking distance of the town centre.
- This option constitutes some 3 hectares and would be capable of accommodating approximately 36 additional houses if rezoned residential.
- Residential development within this option would be difficult from a servicing point of view due to an absence of reticulated wastewater and water networks, with no intention to introduce such reticulation in the near future.
- **Conclusion: This option is not recommended.**

4.3.7 ASSESSMENT OF RESIDENTIAL GROWTH LOCATION OPTIONS- PLEASANT POINT

Table 14 below shows the assessment of the residential growth location options for Geraldine against the chosen criteria. See Appendix B for a full explanation of the scores.

TABLE 14- RESIDENTIAL GROWTH LOCATION OPTIONS – PLEASANT POINT

RESIDENTIAL GROWTH OPTIONS: PLEASANT POINT		CRITERIA AND WEIGHTING																										Criteria Results													
		Infrastructure											Natural Environment				Hazards and Contamination				Cultural		Other														Infrastructure	Nat. Env't	Hazards	Cultural	Other
		Regional Network	Local Road Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity - National Grid	Electricity - Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Pattern of development	Adjacent Land Uses	Proximity to Employment	Land Ownership	RESULTS												
OPTIONS	Weighting	2	2	1	3	3	3	2	2	1	3	3	2	3	3	3	2	2	2	3	3	1	3	3	3	2	1	RESULTS													
	Main Road	Score	0	0	2	0	2	2	2	0	2	2	2	2	2	1	2	2	2	1	1	0	2	1	2	2	1	Main Road Total Score													
		Weighted Score	0	0	2	0	6	6	4	4	0	6	6	4	6	6	3	6	4	4	4	3	3	0	6	3	6	4	1	103	28	16	25	8	26						
	Kyber Street	Score	2	1	2	0	1	0	0	2	2	1	2	2	2	1	2	2	2	2	1	2	2	2	2	2	2	Kyber Street Total Score													
		Weighted Score	4	2	2	0	3	0	0	4	4	1	6	6	2	6	6	3	6	4	4	4	6	3	2	6	6	6	4	2	102	19	15	25	8	35					
	Shere Street	Score	2	1	2	0	0	0	0	2	2	2	2	1	2	2	2	2	2	2	2	1	2	2	2	2	2	Shere Street Total Score													
		Weighted Score	4	2	2	0	0	0	0	4	4	2	6	6	2	6	6	6	6	4	4	4	6	3	2	6	6	6	4	2	103	16	16	28	8	35					
	Smart Munro - 1	Score	2	1	2	1	0	2	2	2	1	2	2	2	2	2	1	1	2	2	2	1	2	1	1	2	1	2	Smart Munro - 1 Total Score												
		Weighted Score	4	2	2	3	0	6	6	4	4	1	6	6	4	6	6	3	3	4	4	4	3	6	1	3	3	6	2	2	104	31	17	22	8	26					
	Smart Munro - 2	Score	2	1	2	1	0	2	2	2	2	2	2	2	2	2	1	1	2	2	2	1	2	1	2	1	2	Smart Munro - 2 Total Score													
		Weighted Score	4	2	2	3	0	6	6	4	4	2	6	6	4	6	6	3	3	4	4	4	3	6	1	6	3	6	2	2	108	31	18	22	8	29					

4.3.7 DISCUSSION OF THE LEADING RESIDENTIAL GROWTH LOCATION OPTIONS FOR PLEASANT POINT

Main Road

- Adjoins State Highway 8 and the township to the east. The site includes a steep north facing slope dissecting the site, below which is flat and above which is mainly flat with rolling hills. The bank effectively cuts the site in two as it is too steep to allow a road to be constructed directly up the face. The road would have to traverse the slope.
- Adjoins cemetery to the west. Vested as Local Purpose Cemetery Reserve (NZGZ 2013, page 284). Legislative and consultative process to remove vesting.
- Cadastral boundaries provide defensible boundaries. Rural to the north, but subdivided to residential densities.
- Topography of the site provides substantial barrier to providing roading access and also reduces likely residential yield.
- Substantial infrastructure costs associated with constructing a linking road, and no efficient capacity to link to existing stormwater, sewer or water networks.
- **Conclusion: This option is not recommended.**

Kyber Street

- Adjoins Kyber Street to the south and the township. Topography is mainly flat but at the top of a rise which impacts on sewer flows.
- Area south of Kyber Street used for stormwater detention, which in combination with topography reduces potential yield.
- Multiple landowners which would make delivery difficult.
- Some distance from recreation and open space facilities, but not in itself fatal to residential development as pocket parks would be a requirement in terms of any future development for these blocks.
- Infrastructure costs to service the block would be substantial including roading extensions from Kyber Street and the need for considerable upgrades to the sewer network and water reticulation.
- Contains the Kabul Street Drain Detention Dam. Critical infrastructure for preventing downstream flooding. Reduces potential yield for development.
- **Conclusion: This option is not recommended.**

Shere Street

- Adjoins Shere Street to the south and the township. Topography is mainly flat but at the top of a rise which impacts on sewer flows.
- Similar environmental and infrastructure constraints to Kyber Street.
- **Conclusion: This option is not recommended.**

Smart Munro - 1

- Adjoins township east of Smart Munro Road. Limited linkage to existing township and elongated site. Access only available via Rayner Street which would reduce household yield. Area to east subject to flood risk requiring fill.

- Out of creek flooding may begin in larger events, contained largely to east by State Highway frontage and can be mitigated through fill.
- Requires considerable infrastructure spend in terms of connection to sewer and water.
- Poorly connected to the existing urban area to the south where this block extends over German Creek, and does not provide a geographically based urban line.
- **Conclusion: This option is not recommended.**

Smart Munro - 2

- Adjoins township east of Smart Munro Road. Limited linkage to existing township and elongated site. Access only available via Rayner Street which would reduce household yield. Area to east subject to flood risk requiring fill.
- Out of creek flooding may begin in larger events, contained largely to east by State Highway frontage and can be mitigated through fill.
- Requires considerable infrastructure spend in terms of connection to sewer and water.
- Better integration and defensible urban boundary with German Creek to the south, but reduces yield.
- **Conclusion: This option is not recommended.**

Additional Considerations – Pleasant Point

Existing residential supply in Pleasant Point can adequately provide for demand till at least 2028, as based on the current growth forecast. Beyond 2028, the provision of greenfield residential land could well be required to accommodate residential growth, without a significant level of intensification.

Residential densities in Pleasant Point are low. The average section size in Pleasant Point is 1,400m², with a median of 1,000m². Only 17% of sections are below 550m², of which only 1% is below 400m². Whilst considerable infill opportunity exists, based on the current expansive amenity and character of Pleasant Point, the market demand appears to be for large residential properties.

The Council has identified five potential sites for greenfield residential rezoning. Three of these options to the south of Pleasant Point suffer from substantial infrastructure costs. A potential site to the east (the Smart Munro Option - 1) can be more efficiently serviced, but rezoning the full extent of this site would be inconsistent with the Regional Policy Statement provides a less appropriate urban boundary. A slightly revised option Smart Munro – Option 2 provides for a reasonable residential yield, establishes a defensible urban boundary with German Creek, and can be serviced but at a substantial cost.

A more efficient and effective option to provide for residential is to consolidate and infill within the existing settlement boundaries. An increase in residential density can be accommodated using existing infrastructural services.

Residential demand is not forecast to exceed existing supply until circa 2028. Additional land identified as Smart Munro – 2 then becomes the more appropriate in terms of infrastructure provision.

4.4 FINAL RESIDENTIAL GROWTH LOCATION OPTIONS

Based on the assessment outlined above, it is recommended that the following options be implemented in the Timaru District Growth Strategy 2015 for residential use:

Timaru (Consolidation)

- Seaview
- Parkside East
- Parkside West

Geraldine

- Orari Station Road

Details of the implementation of the above options is outlined in the Growth Strategy

5.0 INDUSTRIAL GROWTH

5.1 INDUSTRIAL GROWTH ASSUMPTIONS

Industrial zoned land is located in each of the major settlements in the District: Timaru, Temuka, Geraldine and Pleasant Point, as well as in other smaller and isolated locations at Clandeboye, Barkers, Pareora and Winchester.

The supply of industrial zoned land is crucial for the economic viability of the District and is therefore an important issue for growth. An undersupply of industrial zoned land may constrain economic development and consequently constrain growth.

Having regard to the above, the Growth Assumptions include an assessment of industrial land supply and demand for the District over the next 30 years. The Growth Assumptions for industrial land use in each settlement are summarised below:

5.1.1 TIMARU

When considering Timaru as a whole, there is some 115 hectares of vacant, available and usable industrial zoned land plus 70 hectares of deferred industrial zoned land. It is considered that the likelihood of this 184 hectares of industrial zoned land being taken up over the short term, 1 to 5 years, is unlikely. However, with rural production predicted to almost double by 2041, developments at the Port of Timaru expected to open up new opportunities for industries and significant construction of bulk store facilities in Washdyke it is considered prudent to consider additional greenfield development areas, noting that these are unlikely to be required to beyond 2043. In terms of location, it is expected that most of the growth of industrial activities will occur at Washdyke.

5.1.2 TEMUKA

Temuka has very little available, usable and zoned industrial land, with only 4 hectares remaining. However, of this 2.4 ha is owned by NZ Insulators, which although vacant, is likely to be land banked for further expansion and is therefore not likely to be available on the open market. Industrial growth in Temuka has been relatively strong in the last decade, with 1.67 ha floor area of new industrial buildings being constructed along King Street South. However the space extensive occupation of current Industrial land means that it is unlikely additional industrial land will be required in Temuka within the next 10 years, where efficiencies and intensification can occur in current Industrially zoned areas.

5.1.3 GERALDINE

There is currently little, if any, industrial zoned land that is vacant and usable in Geraldine. This situation has led to complaints from the community and strong lobbying to provide additional industrial land. It has also led to a number of businesses either relocating out of Geraldine, or locating in areas not zoned for industrial uses. The non-provision of vacant industrial zoned land in rural support towns like Geraldine is poor practice as it will not enable the growth and development of industrial activities to serve local needs. If the need for industry cannot be fulfilled locally, it leads to situations where businesses have to relocate to other settlements, which subsequently generates unsustainable vehicle movements. The demand for industrial land in Geraldine has been confirmed by consultation with industrial business owners and local real estate agents as part of the *'Growth of Industrial Activities in Geraldine Discussion Document'* dated 31 October 2012 produced by Council. It is therefore considered that additional industrial land will be required in Geraldine over the next 30 years.

5.1.4 CONCLUSION

As outlined above, it is considered that additional industrial zoned land will likely be required in Timaru, Temuka and Geraldine over the next 30 years.

In regards to Pleasant Point, Barkers, Pareora and Winchester, it is considered that there is sufficient industrial zoned land in these locations over the next 30 years.

5.2 INDUSTRIAL GROWTH LOCATION OPTIONS

Given the assumptions outlined above, it is considered that further industrial zoned land will be required in Geraldine over the next 30 years, although for the purpose of providing a robust Growth Management Strategy, options have also been evaluated in Timaru and Temuka. The options for accommodating this industrial growth are shown on the following maps. Note that the consideration of options will also include recommendations as to whether the options would be best utilised for light or heavy industrial activities (as per the zoning regime in the District Plan).



Industrial Growth Options - Timaru North

Draft Growth Strategy
 Industrial Options
 Residential Options
 Rural/Residential Options

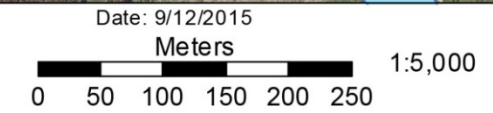
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 0 100 200 300 400 500

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Industrial Growth Options - Timaru South

Draft Growth Strategy
 Industrial Options Rural Residential Options
 Residential Options





Industrial Growth Options - Temuka

Draft Growth Strategy

- ▭ Industrial Options
- ▭ Residential Options
- ▭ Rural Residential Options

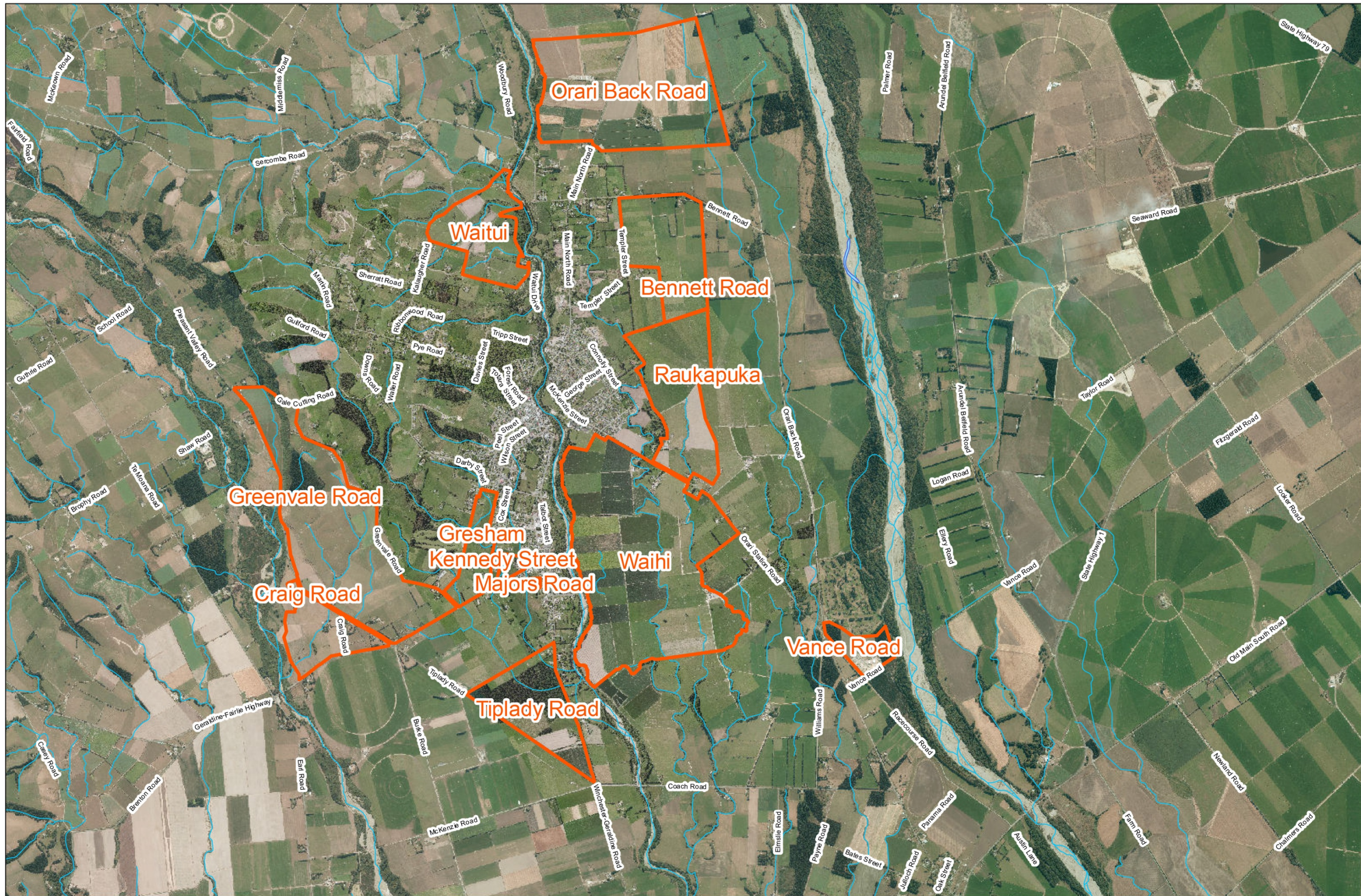
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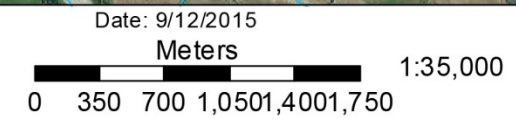
0 350 700 1,050 1,400 1,750

N



Industrial Growth Options - Geraldine

Draft Growth Strategy
 Industrial Options
 Residential Options
 Rural Residential Options



5.3 ASSESSMENT OF INDUSTRIAL GROWTH LOCATION OPTIONS

5.3.1 WEIGHTING

Table 14 below shows the weighting factor allocated to each criteria specific to industrial growth. The score that a strategic growth option will achieve will be multiplied by the weighting factor. For example, a score of 2 for a criterion that is weighted with a 3 would mean an ultimate score of 6 for that criterion.

TABLE 14- WEIGHTING RATIONALE INDUSTRIAL GROWTH LOCATION OPTIONS

TOPIC	ASSESSMENT CRITERIA	WEIGHTING	Weighting Rationale
INFRASTRUCTURE	Roading – Regional Network	3	It is important to ensure that industrial growth does not significantly effect the functioning of the regional roading network as its continuation is vital for the socio-economic functioning of the district.
	Roading – Local Network	2	Industrial development should not significantly effect the local roading network.
	Rail – Regional Network	2	The rail network in the district is important for the distribution of freight. As such, proximity to, or the effect on the regional rail network is an important consideration for industrial land use.
	Accessibility	3	Industry should be directed, where possible, into areas which provide easy accessibility for all members of the community, including access to public transport, walking and cycling networks.
	Sewer	3	The provision of infrastructure is critical to industrial land use, as such industrial growth should be directed into areas capable of being efficiently serviced.
	Water	3	
	Stormwater	3	
	Electricity – National Grid	3	
	Electricity – Local Network	3	
NATURAL ENVIRONMENT	Topographical Limitations	3	This is a critical concern for industrial development as industrial buildings and structures are generally best suited to level sites.
	Biodiversity Values	3	Industry should be directed away from areas where high biodiversity values are present.
	Landscape Values	3	Industry should be directed away from areas where high landscape values are present.
	Productive Soils	2	Further fragmentation of versatile soils should be mitigated where possible.
HAZARDS AND CONTAMINATION	Coastal Erosion	3	Industry should not be directed into areas subject to a high risk of natural hazard
	Coastal Inundation	3	
	River Inundation	3	
	Liquefaction	3	
	Contaminated Land	1	This is less of a concern for industrial development as the use and remediation of sites subject to contamination is generally possible.
TUR AI	Archaeological Sites	3	Industry in such areas should be avoided.

	Heritage Buildings, Structures and Sites	3	
OTHER	Location to Community Facilities and Services	1	Where possible, industry should be directed into areas which are close to community facilities and services in order to reduce vehicle movements and increase opportunities for community and social interaction.
	Location to Recreation and Open Space	1	Where possible, industry should be directed into areas which are close to community facilities and services in order to reduce vehicle movements and increase opportunities for community and social interaction.
	Size of area	3	This is a critical consideration for industrial development. Smaller areas can often cause operational constraints for industrial activities which often require large areas for storage, manoeuvring of vehicles and general site operations.
	Consolidated Pattern of Development	1	This is less of a concern for industrial development.
	Adjacent Land Uses	3	It is vital to insure that industrial growth is directed into appropriate areas taking into account existing activities in the area in order to ensure there is no risk of reverse sensitivity effects arising.
	Proximity to Employment	2	Where possible, industry should be located close to existing settlements in order to reduce vehicle movements and increase opportunities for active transport such as public transport, cycling and walking.
	Land Ownership Integration	3	Land ownership is an important concern for industrial growth as large sites are required for industrial use and such development is more easily achieved where less land owners are involved.

5.3.2 ASSESSMENT OF INDUSTRIAL GROWTH LOCATION OPTIONS- TIMARU

Table 15 below show the assessment of the industrial growth location options for Timaru against the chosen criteria. See Appendix C for a full explanation of the score.

TABLE 15- INDUSTRIAL GROWTH LOCATION OPTIONS - TIMARU

INDUSTRIAL GROWTH OPTIONS:TIMARU		CRITERIA AND WEIGHTING																											Criteria Results						
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural		Other							RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other	
Weighting	Reading- Regional Network	Reading- Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity- National Grid	Electricity- Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership								
OPTIONS	Laughton	Score	1	2	2	1	2	2	2	1	1	2	2	2	0	2	2	1	2	2	2	2	1	1	2	2	1	2	Laughton Total Score	38	18	23	12	24	
		Weighted Score	3	4	4	3	6	6	6	3	3	6	6	6	0	6	6	3	6	2	6	6	1	1	6	2	6	2	6	115					
	Aorangi Rd	Score	2	1	2	2	1	2	1	1	1	2	2	2	1	2	2	1	2	2	2	2	0	0	2	2	1	0	1	Aorangi Rd Total Score					
		Weighted Score	6	2	4	6	3	6	3	3	3	6	6	6	2	6	6	3	6	2	6	6	0	0	6	2	3	0	3	105	36	20	23	12	14
	Coopers Lane	Score	2	1	2	2	1	1	1	1	2	2	2	1	2	2	0	0	1	2	2	2	2	2	2	0	2	2	Coopers Lane Total Score						
		Weighted Score	6	2	4	6	3	3	3	3	6	6	6	2	6	6	0	0	1	6	6	2	2	6	2	0	4	6	103	36	20	13	12	22	
	Seadown Rd	Score	1	2	2	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	0	0	2	2	1	0	1	Seadown Rd Total Score						
		Weighted Score	3	4	4	3	3	3	3	3	3	6	6	6	4	6	6	6	6	2	6	6	0	0	6	2	3	0	3	103	29	22	26	12	14
	Racecourse	Score	1	1	2	0	1	1	1	1	1	2	2	2	2	2	2	1	2	2	2	2	1	1	2	2	1	1	2	Racecourse Total Score					
		Weighted Score	3	2	4	0	3	3	3	3	3	6	6	6	4	6	6	3	6	2	6	6	1	1	6	2	3	2	6	102	24	22	23	12	21
	Kennels Rd	Score	1	1	2	0	1	1	1	1	1	2	2	1	2	2	2	2	2	2	2	0	0	2	2	1	0	2	Kennels Rd Total Score						
		Weighted Score	3	2	4	0	3	3	3	3	3	6	6	3	4	6	6	6	6	2	6	6	0	0	6	2	3	0	6	98	24	19	26	12	17
	Washdyke Flat	Score	0	1	2	1	1	1	1	1	1	2	2	1	0	2	2	1	2	2	2	2	1	1	2	2	1	2	Washdyke Flat Total Score						
		Weighted Score	0	2	4	3	3	3	3	3	3	6	6	3	0	6	6	3	6	2	6	6	1	1	6	2	6	2	6	98	24	15	23	12	24
	Pleasant Point	Score	1	1	2	0	1	1	1	1	1	2	2	1	2	2	2	1	2	2	2	2	1	1	2	2	1	1	1	Pleasant Point Total Score					
		Weighted Score	3	2	4	0	3	3	3	3	3	6	6	3	4	6	6	3	6	2	6	6	1	1	6	2	3	2	3	96	24	19	23	12	18
	Saltwater Creek	Score	1	1	2	2	0	0	0	1	1	2	2	1	1	2	2	1	0	2	2	2	1	1	2	2	1	1	2	Saltwater Creek Total Score					
		Weighted Score	3	2	4	6	0	0	0	3	3	6	6	3	2	6	6	3	0	2	6	6	1	1	6	2	3	2	6	88	21	17	17	12	21
Rockdale Rd	Score	1	1	2	2	0	0	0	1	2	2	2	1	0	2	2	0	0	2	2	2	1	1	2	2	1	1	1	Rockdale Rd Total Score						
	Weighted Score	3	2	4	6	0	0	0	3	6	6	6	3	0	6	6	0	0	2	6	6	1	1	6	2	3	2	3	83	24	15	14	12	18	
Seaforth	Score	1	1	2	0	0	0	0	1	1	2	2	0	1	1	1	1	2	2	2	2	0	0	2	2	1	0	2	Seaforth Total Score						
	Weighted Score	3	2	4	0	0	0	0	3	3	6	6	0	2	3	3	3	6	2	6	6	0	0	6	2	3	0	6	75	15	14	17	12	17	

5.3.3 DISCUSSION OF LEADING INDUSTRIAL GROWTH LOCATION OPTIONS FOR TIMARU

Laughton

- This option is located in Washdyke, west of State Highway One and north of Washdyke Creek.
- The Washdyke Flat Road frontage of this option is currently zoned Industrial L, though it is generally undeveloped and consists of pasture, as does the remainder of the option. The majority of the option is zoned Rural 2.
- This option is generally level with some potential flooding in the lowest lying areas close to Washdyke Creek.
- This option is easily accessed from State Highway One, via Washdyke Flat Road.
- From a landscape point of view, this option is very acceptable given it is located between two existing industrial areas.
- Servicing of this option for industrial use is very achievable given the location of reticulated services within Washdyke Flat Road immediately adjacent to this option.
- This option is not suitable for Industrial H zoning (heavy Industrial land use activities) due to a lack of trade waste sewer and high capacity water supply.
- This option constitutes some 21.2 hectares.
- **Conclusion: This option is not recommended due to the current supply of feasible zoned opportunities.**

Aorangi Road

- This option is located to the north of Washdyke, east of Meadows Road and 800 metres inland of the coast.
- This option is currently zoned Rural 1 and Rural 2 and consists of pasture and rural productive activities. The eastern most portion of this site (approximately the first 120 metres) is subject to the designation for the Timaru Waste Water Treatment Plant odour buffer zone.
- The land directly abutting the south-western boundary of this option is zoned as deferred Industrial H.
- This option is generally level with nil risk of coastal inundation or erosion.
- This option is easily accessed from State Highway One via recently upgraded Meadows Road.
- From a landscape point of view, this option is very acceptable given it is located adjacent to the existing developments on Aorangi Road (including the Timaru waste water treatment plan) and anticipated and existing industrial activity to the south.
- Servicing of this option for industrial use is achievable.
- This option constitutes some 39.7 hectares and would be most appropriately used for heavy industrial activities. There is already significant volume of deferred Industrial H zoned land to the south of this option, which is likely to fulfil demand in the short to long term.
- **Conclusion: This option is not recommended due to the current supply of feasible zoned opportunities.**

Coopers Lane

- This option is located in Redruth on the southern fringe of Timaru and is bounded by King Street (State Highway One) and industrial land uses to the east, Otipua Road and residential land uses to the north and west and Saltwater Creek to the south.
- This option essentially lies within the existing town boundaries and is the only pocket of Rural 2 zoned land on the north-eastern side of Saltwater Creek.
- This option constitutes some 19.5 hectares.
- For the sake of consolidation, ensuring efficiency in the provision of infrastructure services and to maintain separation from existing residential areas, it is considered that any additional industrial zoned land in Timaru should ideally be located at Washdyke.

- **Conclusion: This option is not recommended due to the current supply of feasible zoned opportunities.**

Seadown Road

- This option is located to the north of Washdyke and in between State Highway One to the west and Seadown Road to the east.
- This option is currently zoned Rural 1 and consists of pasture, rural productive and some rural residential activities.
- The land directly abutting the southern boundary of this option is zoned as deferred Industrial L.
- This option is generally level with nil risk of coastal inundation or erosion.
- This option is easily accessed from Seadown Road.
- From a landscape point of view, this option is very acceptable given it is located adjacent to the State Highway and anticipated and existing industrial activity to the south.
- Servicing of this option for industrial use is achievable.
- This option constitutes some 44.4 hectares and would be most appropriately used for light industrial activities. There is a significant volume of deferred Industrial L zoned land to the south of this option, which is likely to fulfil demand for the short to long term.
- **Conclusion: This option is not recommended due to the current supply of feasible zoned opportunities.**

5.3.5 DISCUSSION OF INDUSTRIAL GROWTH LOCATION OPTIONS FOR TEMUKA

Temuka

- This option is located southwest of the Temuka town centre and on the corner of State Highway One and Waitohi Temuka Road. The Temuka River directly adjoins the western boundary of this option.
- This option is currently zoned Rural 1 and consists of two rural residential dwellings with the remainder in pasture and some vegetation. The land directly to the north and east of this option is currently zoned Industrial L.
- This option is generally level with potential flooding from the Temuka River. Some areas will be subject to deep floodwater (swales and depressions) while the remainder of the site will be subject to moderate to low depths. Given that this option would be used for industrial land use only, this level of risk is considered acceptable.
- This option is easily accessed from State Highway One, via Waitohi Temuka Road.
- From a landscape point of view, this option is very acceptable given it is located between two existing industrial areas.
- Servicing of this option for industrial use is achievable.
- This option constitutes some 20.3 hectares.
- This area is located within the 1 in 200-year flood event. Accordingly, development for urban activities is actively discouraged in the Canterbury Regional Policy Statement (2013).
- **Conclusion: This option is not recommended.**

Factory Road, Arowhenua & Middleswamp

- These options all have constraints in terms of infrastructure integration, flooding, or sensitivity of adjoining zoning. Accordingly, these options are relatively low scoring.
- Given the presence of existing but underutilised industrial zoning, in addition to the existing level of proximate supply in Timaru, further industrial greenfield rezoning is not considered appropriate.
- **Conclusion: These options are not recommended.**

5.3.6 ASSESSMENT OF INDUSTRIAL GROWTH LOCATION OPTIONS- GERALDINE

Table 17 below shows the assessment of the industrial growth location options for Geraldine against the chosen criteria. See Appendix C for a full explanation of the score.

TABLE 17- INDUSTRIAL GROWTH LOCATION OPTIONS- GERALDINE

INDUSTRIAL GROWTH OPTIONS:GERALDINE		CRITERIA AND WEIGHTING																											Criteria Results					
		Infrastructure										Natural Environment				Hazards and Contamination				Cultural			Other						RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other
Weighting	Roading - Regional Network	Roading - Local Network	Rail Network	Accessibility	Sewer	Water	Stormwater	Electricity - National Grid	Electricity - Local Network	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	River Inundation	Liquefaction	Contaminated Land	Archaeological Sites	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership							
OPTIONS	Kennedy St	Score	2	1	2	1	1	2	2	1	1	2	2	1	2	2	1	2	2	2	1	1	0	2	0	2	2	Kennedy St Total Score	36	19	23	12	14	
		Weighted Score	6	2	4	3	3	6	6	3	3	6	6	3	4	6	6	3	6	2	6	6	1	1	0	2	0	4	6	104				
	Majors Rd	Score	1	1	2	1	2	2	2	1	1	2	2	2	2	2	1	1	2	2	2	1	1	0	2	0	2	2	Majors Rd Total Score	36	22	20	12	14
		Weighted Score	3	2	4	3	6	6	6	3	3	6	6	6	4	6	6	3	3	2	6	6	1	1	0	2	0	4	6	104				
	Tiplady Rd	Score	1	1	2	1	0	1	2	1	1	2	2	2	1	2	2	2	2	2	2	1	1	2	2	1	1	2	Tiplady Rd Total Score	27	20	23	12	21
		Weighted Score	3	2	4	3	0	3	6	3	3	6	6	6	2	6	6	3	6	2	6	6	1	1	6	2	3	2	6	103				
	Raukapuka	Score	1	0	2	0	1	1	1	1	1	2	2	1	2	2	1	2	2	2	2	1	1	2	2	1	2	2	Raukapuka Total Score	22	19	23	12	23
		Weighted Score	3	0	4	0	3	3	3	3	3	6	6	3	4	6	6	3	6	2	6	6	1	1	6	2	3	4	6	99				
	Gresham	Score	1	1	2	1	1	2	2	1	1	0	2	1	1	2	2	1	2	2	2	1	1	2	2	0	0	2	Gresham Total Score	33	11	23	12	16
		Weighted Score	3	2	4	3	3	6	6	3	3	0	6	3	2	6	6	3	6	2	6	6	1	1	6	2	0	0	6	95				
	Waihi	Score	0	0	2	0	2	2	1	1	1	2	2	0	1	2	2	1	1	2	2	1	1	2	2	0	2	1	Waihi Total Score	25	14	20	12	17
		Weighted Score	0	0	4	0	6	6	3	3	3	6	6	0	2	6	6	3	3	2	6	6	1	1	6	2	0	4	3	88				
	Bennett Rd	Score	1	1	2	0	0	0	0	1	1	2	2	1	1	2	2	1	2	2	2	0	0	2	2	1	0	2	Bennett Rd Total Score	15	17	23	12	17
		Weighted Score	3	2	4	0	0	0	0	3	3	6	6	3	2	6	6	3	6	2	6	6	0	0	6	2	3	0	6	84				
Orari Back Rd	Score	1	1	2	1	0	0	0	1	1	2	2	0	1	2	2	1	1	2	2	0	0	2	2	1	0	1	Orari Back Rd Total Score	18	14	20	12	14	
	Weighted Score	3	2	4	3	0	0	0	3	3	6	6	0	2	6	6	3	3	2	6	6	0	0	6	2	3	0	3	78					
Vance Rd	Score	0	0	2	0	0	0	0	1	1	2	2	1	2	2	2	1	1	1	2	2	0	0	2	2	1	0	2	Vance Rd Total Score	10	19	19	12	17
	Weighted Score	0	0	4	0	0	0	0	3	3	6	6	3	4	6	6	3	3	1	6	6	0	0	6	2	3	0	6	77					
Craig Rd	Score	1	1	2	0	0	0	0	1	1	2	2	0	2	2	2	1	1	1	2	1	0	0	2	2	1	0	1	Craig Rd Total Score	15	16	19	9	14
	Weighted Score	3	2	4	0	0	0	0	3	3	6	6	0	4	6	6	3	3	1	6	3	0	0	6	2	3	0	3	73					
Waitui	Score	0	0	2	0	0	0	0	1	1	1	0	0	2	2	2	1	1	2	2	2	1	2	2	1	1	2	Waitui Total Score	10	7	20	12	22	
	Weighted Score	0	0	4	0	0	0	0	3	3	3	0	0	4	6	6	3	3	2	6	6	1	2	6	2	3	2	6	71					
Greenvale Rd	Score	0	0	2	0	0	0	0	1	1	0	1	0	1	2	2	1	2	2	2	0	0	2	2	1	0	0	Greenvale Rd Total Score	10	5	23	12	11	
	Weighted Score	0	0	4	0	0	0	0	3	3	0	3	0	2	6	6	3	6	2	6	6	0	0	6	2	3	0	0	61					

5.3.7 DISCUSSION OF INDUSTRIAL GROWTH LOCATION OPTIONS- GERALDINE

Kennedy Street

- This option is located on the southern fringe of Geraldine, on the northern side of Kennedy Street and directly to the east of State Highway 79.
- This option is currently zoned Rural 1 and Rural 2 consists of a number of rural residential dwellings. The land directly to the north and northeast of this option is currently zoned Residential 1 and there some Industrial L zoned land to the east.
- This option is generally level with potential flooding.
- Servicing of this option for industrial use is very achievable.
- Due to the close proximity of this option to established residential uses, adverse effects on the existing residents would be likely if this option was rezoned for industrial use.
- This option only constitutes some 10.1 hectares. It is considered that the rezoning of this option to industrial, and Industrial L in particular, would not provide sufficient Industrial L zoned land in Geraldine over the next 30 years.
- **Conclusion: This option is not recommended.**

Majors Road

- This option is located on the southern fringe of Geraldine and is bounded by Majors Road to the west and south, McKechnie Street to the east and existing Industrial L zoned land on Kennedy Street to the north.
- This option is currently zoned Residential 1. The land directly to the north and east of this option is currently zoned Industrial L. Land to the south and west is zoned Residential 1.
- This option is generally level with potential flooding.
- Servicing of this option for industrial use is very achievable.
- Due to the close proximity of this option to established residential uses, adverse effects on the existing residents would be likely if this option was rezoned for industrial use.
- This option only constitutes some 1.3 hectares. It is considered that the rezoning of this option to industrial, and Industrial L in particular, would not provide sufficient Industrial L zoned land in Geraldine over the next 30 years.
- **Conclusion: This option is not recommended.**

Tiplady

- This option is located on the southern fringe of Geraldine and is bounded by Tiplady Road, Winchester-Geraldine Road and existing Rural 2 zoned land on State Highway 79 to the north.
- This option is primarily zoned Rural 1 with a small portion of Rural 2 zoned land in the north-eastern corner. The land directly surrounding this option is a combination of Rural 1 and Rural 2.
- This option is generally level with some potential flooding however this is generally limited and to depths of less than 0.5m.
- Existing uses include a rural residential dwelling and farmland.
- There is only two landowners in this option, as such development of this site for industrial uses could be more easily achieved in an integrated manner.
- Servicing of this option is generally achievable however there would be a high cost to extending the existing wastewater network. This option is not suitable for Industrial H (heavy industrial activities) due to a lack of trade waste sewer and high capacity water supply.

- This option constitutes approximately 76.5 hectares. It is considered that the rezoning of this option to Industrial L would provide sufficient Industrial zoned land in Geraldine over the next 30 years.
- **Conclusion: This option is recommended.**

5.4 FINAL INDUSTRIAL GROWTH LOCATION OPTIONS

Based on the assessment outlined above, it is recommended that the following options be implemented in the Timaru District Growth Strategy 2015 for Industrial use:

Geraldine

- Tiplady (Industrial L)

Details of the implementation of the above options is contained in the Growth Strategy.

6.0 CONCLUSION

Based on the assessment outlined above, the following growth location options are recommended for each settlement:

Timaru

RURAL RESIDENTIAL OPTIONS	RESIDENTIAL OPTIONS	INDUSTRIAL OPTIONS
<ul style="list-style-type: none"> Kellands Heights Gleniti North Elloughton South 	N / A Intensification areas at: <ul style="list-style-type: none"> Highfield Seaview Parkside East Parkside West 	N / A

Temuka

RURAL RESIDENTIAL OPTIONS	RESIDENTIAL OPTIONS	INDUSTRIAL OPTIONS
<ul style="list-style-type: none"> Thompson Road Pearse 	N / A	N / A

Geraldine

RURAL RESIDENTIAL OPTIONS	RESIDENTIAL OPTIONS	INDUSTRIAL OPTIONS
<ul style="list-style-type: none"> Templer Street (deferred) Cascade Place Main North East 	<ul style="list-style-type: none"> Orari Station Road Intensification areas at: <ul style="list-style-type: none"> Proximate to Geraldine Town Centre 	<ul style="list-style-type: none"> Tiplady

Pleasant Point

RURAL RESIDENTIAL OPTIONS	RESIDENTIAL OPTIONS	INDUSTRIAL OPTIONS
<ul style="list-style-type: none"> Manse Road 	N/A	N/A

These options will form the basis of the Timaru District Growth Strategy 2017, within which the details for implementing each option will be outlined.

APPENDIX A- RURAL RESIDENTIAL GROWTH LOCATION OPTIONS SCORING EXPLANATION

RURAL RESIDENTIAL GROWTH OPTIONS: TIMARU						
OPTIONS						
ASSESSMENT CRITERIA	Gleniti North	Gleniti South	Otipua	Brookfield	Kellands Heights	
Infrastructure	Roading - Regional Network	Score 2 No effect on regional network	2 No effect on regional network	2 No effect on regional network	2 No effect on regional network	2 No effect on regional network
	Roading - Local Network	Score 1 Good access from Gleniti Rd. Remainder would require new network	1 Claremont Road is Collector Rd. Would require additional local roads and linkages to the east	1 Claremont Road is Collector Rd. Would require additional local roads and linkages to the east	1 Would require upgrade to existing brookfield road and an extension through to Claremont. Would also require additional local roads	2 Good access from Pages Rd.
	Rail Network	Score 2 No impact	2 No impact	2 No impact	2 No impact	2 No impact
	Accessibility	Score 2 Close to shared pathways and enables links and extensions	2 Close to shared pathways and enables links and extensions	2 Close to shared pathways and enables links and extensions	2 Close to shared pathways and enables links and extensions	2 Close to shared pathways and enables links and extensions
	Sewer	Score 0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site
	Water	Score 2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.
	Stormwater	Score 0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site
	Electricity - National Grid	Score 1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade
	Electricity - Local Network	Score 2 Fine	1 11 kV distribution upgrade likely	1 11 kV distribution upgrade likely	1 11 kV distribution upgrade likely	2 Fine
	Topographical Limitations	Score 1 Undulating	1 Undulating	1 Undulating	1 Undulating	1 Undulating
Natural Environment	Biodiversity Values	Score 2 None present	2 None present	2 None present	2 None present	2 None present
	Landscape Values	Score 2 97%	1 76%	1 79%	1 70%	2 88%
	Productive Soils	Score 2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4
	Coastal Erosion	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
Hazards and Contamination	Coastal Inundation	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
	River Inundation	Score 1 Rolling downs/hilly land. Depressions will carry runoff but majority of area will be clear of any flooding.	1 Rolling downs land. Depressions will carry and lower flats areas may be wet from time to time. Otipua Creek tributary passes along north and east boundaries of the area, any low ground adjacent to this will be floodable. Most of property will be above any flooding.	1 Almost all of the property is on higher ground above any flooding. Small areas of low lying ground/depressions will carry runoff particularly right at south and east boundaries (potentially) which are adjacent to Otipua Creek tributaries.	1 Almost entirely high ground clear of any flooding. Any small depressions or gullies may carry local runoff	1 Rolling downs type land. Depressions will carry runoff and overflow from the small stream catchments in the area. Majority of the property is on higher ground.
Cultural	Liquefaction	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
	Contaminated Land	Score 2 None present	2 None present	2 None present	2 None present	2 None present
	Archaeological Sites	Score 2 None present	2 None present	2 None present	2 None present	2 None present
	Heritage Buildings, Structures, and Sites	Score 2 None present	2 None present	2 None present	2 None present	2 None present
	Location to Community Facilities and Services	Score 1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services
	Location to Recreation and Open Space	Score 1 Some distance to recreation and open space	1 Some distance to recreation and open space	2 Close to existing open space and recreation	2 Close to existing open space and recreation	1 Some distance to recreation and open space
Other	Size of Area	Score 2 47ha	2 37ha	1 38ha	1 55ha	2 82ha
	Consolidated Pattern of Development	Score 1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation
	Adjacent Land Uses	Score 1 Existing rural land use to the south.	1 Existing rural land use to the south.	1 Existing rural land use to the south.	1 Existing rural land use to the south.	1 Existing rural land use to the north.
	Proximity to Employment	Score 2 Close to town centre and other major employers	2 Close to town centre and other major employers	2 Close to town centre and other major employers	1 Some distance from town centre and other major employers	2 Close to town centre and other major employers
Land Ownership Intergration	Score 1 18 Landowners	2 5 Landowners	2 2 Landowners	2 1 Landowner	0 27 Landowners	

RURAL RESIDENTIAL GROWTH OPTIONS: TIMARU						
OPTIONS						
ASSESSMENT CRITERIA	Hadlow	Spur Road	Rosebrook	Claremont Heights	Elouhpton	
Infrastructure						
Roading-Regional Network	Score 2 No effect on regional network	2 No effect on regional network	2 No effect on regional network	2 No effect on regional network	2 No effect on regional network	2 No effect on regional network
Roading-Local Network	Score 0 Width issues along spine road	0 Rosewill Valley rd intersection requires upgrade. Spur rd narrow and at capacity	0 Width issues along spine road	0 Width issues along spine road. Elevated requirements to improve connoor/fairview/landsborough intersection	1 Poor access from Kellands Hill. Good access from Old North Road	
Rail Network	Score 2 No impact	2 No impact	2 No impact	2 No impact	2 No impact	
Accessibility	Score 0 No walking/cycling network or public transport.	0 No walking/cycling network or public transport.	0 No walking/cycling network or public transport.	0 No walking/cycling network or public transport.	2 Close to shared pathways and enables links and extensions	
Sewer	Score 0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	
Water	Score 2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	2 Downland scheme design is catering for growth, water should be available in most areas in 5-15 years.	
Stormwater	Score 0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	0 No stormwater network, owner deal on site	
Electricity - National Grid	Score 1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	
Electricity - Local Network	Score 2 Fine	2 Fine	2 Fine	2 Fine	2 Fine	
Topographical Limitations	Score 1 Undulating	1 Undulating	1 Undulating	1 Undulating	0 Significantly undulating to steep in parts	
Biodiversity Values	Score 2 None present	2 None present	2 None present	2 None present	2 None present	
Landscape Values	Score 2 81%	0 53%	1 65%	1 65%	1 71%	
Productive Soils	Score 2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	
Coastal Erosion	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	
Coastal Inundation	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	
River Inundation	Score 1 No known flood risk. Depressions will likely carry runoff following heavy or prolonged rainfall.	1 Rolling downs/hilly land. Depressions will likely carry runoff but majority of area will be clear of any flooding.	1 No known flood risk. Depressions will likely carry runoff following heavy or prolonged rainfall.	1 Rolling downs type land. Depressions will carry runoff and overflow from the small stream catchments in the area. Majority of the property is on higher ground.	1 Site on rolling downs type land. Large area of high ground clear of any flood risk. Gullies/depressions will collect local runoff. Low areas adjacent to Tairakahi Creek floodable from that source. Out of creek channel flooding may begin in 5-10 year floods and larger, initially contained to marginal land but will become more extensive as flood size increases.	
Hazards and Contamination						
Liquefaction	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	
Contaminated Land	Score 2 None present	2 None present	2 None present	2 None present	2 None present	
Archaeological Sites	Score 2 None present	2 None present	2 None present	2 None present	2 None present	
Heritage Buildings, Structures, and Sites	Score 1 Heritage Buildings	2 None present	2 None present	2 None present	2 None present	
Location to Community Facilities and Services	Score 1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	2 Close to existing community facilities and services	
Location to Recreation and Open Space	Score 1 Some distance to recreation and open space	1 Some distance to recreation and open space	1 Some distance to recreation and open space	1 Some distance to recreation and open space	2 Close to existing community facilities and services	
Size of Area	Score 1 75ha	0 77ha	1 28ha	0 76ha	2 106ha	
Consolidated Pattern of Development	Score 0 Large distance to service centres, community facilities and transport networks so only partly achieves consolidation	0 Large distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	0 Large distance to service centres, community facilities and transport networks so only partly achieves consolidation	2 Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	
Adjacent Land Uses	Score 1 Existing rural land use bounding this area.	1 Existing rural land use bounding this area.	1 Existing rural land use bounding this area.	1 Existing rural land use bounding this area.	1 Existing rural land use to the north and existing power sub-station in southeast corner of this site.	
Proximity to Employment	Score 1 Some distance from town centre and other major employers	1 Some distance from town centre and other major employers	1 Some distance from town centre and other major employers	1 Some distance from town centre and other major employers	2 Close to town centre and other major employers	
Land Ownership Intergration	Score 0 35 Landdowners	0 25 Landdowners	0 18 Landdowners	0 27 Landdowners	2 1 Landowner	
Other						

RURAL RESIDENTIAL GROWTH OPTIONS: GERALDINE					
OPTIONS					
ASSESSMENT CRITERIA	Cascade Place	Woodbury Road	South Terrace	Arnwood	
Infrastructure	<p>Score</p> <p>Comment</p> <p>Roading- Regional Network</p>	<p>1</p> <p>Adverse effect on State Highway Intersection likely</p>	<p>2</p> <p>No adverse effect on regional network likely particularly at intersection.</p>	<p>1</p> <p>Some adverse effect on State Highway likely particularly at intersection.</p>	<p>1</p> <p>Some adverse effect on State Highway likely particularly at intersection.</p>
	<p>Score</p> <p>Comment</p> <p>Roading- Local Network</p>	<p>1</p> <p>Requires local roading upgrades</p>	<p>2</p> <p>No impact</p>	<p>0</p> <p>Significant upgrades to local road network would be required.</p>	<p>0</p> <p>Significant upgrades to local road network would be required.</p>
	<p>Score</p> <p>Comment</p> <p>Rail Network</p>	<p>2</p> <p>No impact</p>	<p>2</p> <p>No impact</p>	<p>2</p> <p>No impact</p>	<p>2</p> <p>No impact</p>
	<p>Score</p> <p>Comment</p> <p>Accessibility</p>	<p>0</p> <p>No walking/cycling network or public transport.</p>	<p>2</p> <p>Close to existing pedestrian/cycle routes</p>	<p>1</p> <p>Some distance to existing pedestrian/cycle routes</p>	<p>0</p> <p>No walking/cycling network or public transport in the vicinity.</p>
	<p>Score</p> <p>Comment</p> <p>Sewer</p>	<p>0</p> <p>No reticulation. Urban Reticulation only accept urban discharge</p>	<p>0</p> <p>No reticulation and no intention to extend the network. Gravity system sewer network will be difficult to achieve.</p>	<p>1</p> <p>TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occur</p>	<p>1</p> <p>TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occur</p>
	<p>Score</p> <p>Comment</p> <p>Water</p>	<p>1</p> <p>No network, TeMoana water network need to be extended.</p>	<p>2</p> <p>TeMoana Water Supply Scheme (Restricted demand based on hectares)</p>	<p>2</p> <p>Satisfactory</p>	<p>2</p> <p>Satisfactory</p>
	<p>Score</p> <p>Comment</p> <p>Stormwater</p>	<p>0</p> <p>No reticulation. No intention to extend stormwater service to that land. This will be private owner's responsibility</p>	<p>0</p> <p>No intention to extend stormwater service to that land. This will be private owner's responsibility</p>	<p>1</p> <p>Stormwater to be dealt with on site</p>	<p>1</p> <p>Stormwater to be dealt with on site</p>
	<p>Score</p> <p>Comment</p> <p>Electricity - National Grid</p>	<p>1</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>1</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>1</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>1</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>
	<p>Score</p> <p>Comment</p> <p>Electricity - Local Network</p>	<p>1</p> <p>Geraldine sub-trans from Temuka needs upgrade</p>	<p>2</p> <p>Sufficient capacity</p>	<p>1</p> <p>Geraldine sub-trans from Temuka needs upgrade</p>	<p>1</p> <p>Geraldine sub-trans from Temuka needs upgrade</p>
	<p>Score</p> <p>Comment</p> <p>Topographical Limitations</p>	<p>2</p> <p>Flat</p>	<p>2</p> <p>Flat</p>	<p>1</p> <p>Undulating</p>	<p>2</p> <p>Flat to gently undulating</p>
Natural Environment	<p>Score</p> <p>Comment</p> <p>Biodiversity Values</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>
	<p>Score</p> <p>Comment</p> <p>Landscape Values</p>	<p>1</p> <p>78%</p>	<p>2</p> <p>94%</p>	<p>2</p> <p>87%</p>	<p>1</p> <p>78%</p>
	<p>Score</p> <p>Comment</p> <p>Productive Soils</p>	<p>1</p> <p>LUC: 2c.1 & 4s 7</p>	<p>1</p> <p>LUC: 2c.1 & river</p>	<p>1</p> <p>LUC: 2w 1 & town</p>	<p>0</p> <p>LUC: 2w1 & 2s 2</p>
	<p>Score</p> <p>Comment</p> <p>Coastal Erosion</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>
	<p>Score</p> <p>Comment</p> <p>Coastal Inundation</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>
Hazards and Contamination	<p>Score</p> <p>Comment</p> <p>River Inundation</p>	<p>1</p> <p>Almost all of this area prone to flooding from Waihi River in 100 year ARI floods and larger however depths over most of the area will be shallow. In 500 year ARI flood depths will still be less than 0.5m for almost all of the property excluding a strip of land along the eastern boundary (adjacent to stream) where depths may be 0.5m-1m in 500 year ARI flood. Local runoff possible over all of area but not a major concern, particularly outside of any depressions/swales or land immediately adjacent to streams.</p>	<p>1</p> <p>Majority of property has potential to receive some flooding but depths will vary significantly as ground levels across this area vary a lot. There will be some isolated higher areas that are clear of any flooding. Southern end of the area (see also McKenzie site) and areas on riverside of significant terrace that traverses the property from north to south will be prone to deep flooding in any flood larger than Waihi River design capacity which is about 50 year ARI flow. The eastern half of the property extending along Main North Road can still be flooded from Waihi River breakouts/local runoff originating from much further upstream in greater than design floods but depths will generally be shallow (up to 0.5m even in the 500 year ARI). More minor local runoff could also occur along road margin and in low areas in rainfall storms greater than around 5-10 year ARI. As indicated there will be isolated areas of higher ground across all of the property that are clear of most flooding.</p>	<p>1</p> <p>A lot of variation in ground level, plenty of higher areas which will be above flooding but these areas intermittent between lower ground. Two stream tributaries traverse the property. Low areas adjacent to these depressions/flatter land will receive local runoff and will be generally wet. A site visit would be required to establish further details of flood risk potential</p>	<p>1</p> <p>Clear of flooding from Waihi River in 100 year ARI flood but lower parts of the property (maybe half total area) could receive shallow flooding from that source in the 200 year ARI flood and larger (depths < 0.5m even in 500 year ARI flood). Serpentine Creek does traverse the property and low areas adjacent to that creek will collect flooding. Local runoff possible over all of property but not a major concern outside of swales/depressions.</p>
	<p>Score</p> <p>Comment</p> <p>Liquefaction</p>	<p>2</p> <p>Nil risk</p>	<p>2</p> <p>Nil risk</p>	<p>1</p> <p>Site has "low" liquefaction potential, with a small section of "low" liquefaction potential on eastern side.</p>	<p>1</p> <p>Site has "low" liquefaction potential.</p>
	<p>Score</p> <p>Comment</p> <p>Contaminated Land</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>
	<p>Score</p> <p>Comment</p> <p>Archaeological Sites</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>
	<p>Score</p> <p>Comment</p> <p>Heritage Buildings, Structures, and Sites</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>	<p>2</p> <p>None present</p>
	<p>Score</p> <p>Comment</p> <p>Community Facilities</p>	<p>2</p> <p>Close to existing community facilities and services</p>	<p>1</p> <p>Some distance to existing community facilities and services</p>	<p>1</p> <p>Some distance to existing community facilities and services</p>	<p>0</p> <p>Significant distance to existing community facilities and services</p>
	<p>Score</p> <p>Comment</p> <p>Open Space and Recreation</p>	<p>2</p> <p>Close to existing open space and recreation</p>	<p>1</p> <p>Some distance to existing open space and recreation</p>	<p>1</p> <p>Some distance to existing open space and recreation</p>	<p>0</p> <p>Significant distance to open space and recreation</p>
	<p>Score</p> <p>Comment</p> <p>Size of Area</p>	<p>2</p> <p>22ha</p>	<p>2</p> <p>30ha</p>	<p>2</p> <p>31ha</p>	<p>2</p> <p>110ha</p>
	<p>Score</p> <p>Comment</p> <p>Consolidated Pattern of Development</p>	<p>2</p> <p>Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>	<p>1</p> <p>Some distance to service centres, community facilities and transport networks so only partly achieves consolidation</p>	<p>1</p> <p>Some distance to service centres, community facilities and transport networks so only partly achieves consolidation</p>	<p>0</p> <p>Significant distance to service centres, community facilities and transport networks so does not achieve consolidation</p>
	<p>Score</p> <p>Comment</p> <p>Adjacent Land Uses</p>	<p>1</p> <p>Existing rural land use to the east and south</p>	<p>1</p> <p>Sawmill located directly to the south of this site which would likely result in adverse effects.</p>	<p>1</p> <p>Existing rural land use to the south</p>	<p>1</p> <p>Existing rural land use to the south</p>
Other	<p>Score</p> <p>Comment</p> <p>Proximity to Employment</p>	<p>2</p> <p>Close to town centre and other major employers</p>	<p>1</p> <p>Some distance to town centre and other major employers</p>	<p>1</p> <p>Some distance to town centre and other major employers</p>	<p>0</p> <p>Significant distance to town centre and other major employers</p>
	<p>Score</p> <p>Comment</p> <p>Land Ownership Integration</p>	<p>2</p> <p>1 Landowner</p>	<p>1</p> <p>16 Landowners</p>	<p>1</p> <p>9 Landowners</p>	<p>1</p> <p>16 Landowners</p>

RURAL RESIDENTIAL GROWTH OPTIONS: GERALDINE					
OPTIONS					
ASSESSMENT CRITERIA	Te Moana Road	Templer Street	McKenzie Street		
Infrastructure	Roading - Regional Network	Score 2 No adverse effect on regional network	Score 2 No adverse effect on regional network	Score 1 Adverse effect on State Highway Intersection likely	
	Roading - Local Network	Score 1 Requires local roading upgrades	Score 2 No impact	Score 1 Requires local roading upgrades	
	Rail Network	Score 2 No impact	Score 2 No impact	Score 2 No impact	
	Accessibility	Score 0 No walking/cycling network or public transport.	Score 2 Close to existing pedestrian/cycle routes	Score 0 No walking/cycling network or public transport.	
	Sewer	Score 0 No sewer network, owner deal on site	Score 0 No reticulation and no intention to extend the network. Gravity system sewer network will be difficult to achieve.	Score 0 DN225 trunkmain across the land but it is urban Reticulation only accept urban discharge	
	Water	Score 2 TeMoana Water Supply Scheme (Restricted demand based on hectares)	Score 2 TeMoana Water Supply Scheme (Restricted demand based on hectares)	Score 1 Water could be supply from Geraldine urban network as treat it as TeMoana Water Supply Scheme. Water extension is required	
	Stormwater	Score 0 No reticulation. No intention to extend storwater service to that land. This will be private owner's responsibility	Score 0 No reticulation. No intention to extend storwater service to that land. This will be private owner's responsibility	Score 0 No reticulation. No intention to extend storwater service to that land. This will be private owner's responsibility	
	Electricity - National Grid	Score 1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	Score 1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	Score 1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	
	Electricity - Local Network	Score 1 Geraldine sub-trans from Temuka needs upgrade	Score 2 Sufficient capacity	Score 1 Geraldine sub-trans from Temuka needs upgrade	
	Natural Environment	Topographical Limitations	Score 2 Flat to gently undulating	Score 2 Flat	Score 2 Flat
Biodiversity Values		Score 2 None present	Score 2 None present	Score 2 None present	
Landscape Values		Score 0 50%	Score 2 97%	Score 1 75%	
Productive Soils		Score 1 LUC: 2s 3 & 3e 8	Score 0 LUC: 2c 1	Score 1 LUC: 2c 1 (predominant) & (small strips of) river & town	
Coastal Erosion		Score 2 Nil risk	Score 2 Nil risk	Score 2 Nil risk	
Coastal Inundation		Score 2 Nil risk	Score 2 Nil risk	Score 2 Nil risk	
River Inundation		Score 1 Area is clear of any flooding from any river or major stream. Several smaller stream catchments and other depressions which may carry runoff following heavy or prolonged rainfall - low areas adjacent. Most of the property should be clear of expected flooding.	Score 1 Area will be affected by Waihi River flooding in super-design flood events. Capacity of Waihi River in this area is around 50 year ARI flood. Flooding will be for the most part shallow (even in 500 year ARI depths 0.5m or less) however there will be some swales/depressions where depths will be greater than that. Parts of a area can also collect runoff in major rainstorms off the road and also the small streams and drains that traverse the area. Some runoff possible in rainfalls of maybe 5-10 year ARI or larger, initially will be contained in low areas but in extreme rainfalls, shallow flooding may extend to adjacent ground.	Score 1 Most of property is potentially floodable from Waihi River in 100 year ARI floods and larger. Depths will be relatively shallow for most of the property and even in a 500 year ARI flood event are still less than 0.5m. Local runoff possible over all of area but not a major concern, particularly outside of any depressions/swales.	
Hazards and Contamination		Liquefaction	Score 1 Small area at the north-west corner of the site has "low" liquefaction potential.	Score 2 Nil risk	Score 1 Site has a thin slice of "low" liquefaction potential on western side.
		Contaminated Land	Score 2 None present	Score 1 Verified non-HAIL (regarding timber treatment at sawmill); however consent recently granted for transport depot with temporary storage of fertiliser. Yet to be added to list as activity not yet established.	Score 2 None present
		Archaeological Sites	Score 2 None present	Score 2 None present	Score 2 None present
	Heritage Buildings, Structures, and Sites	Score 2 None present	Score 2 None present	Score 2 None present	
	Community Facilities	Score 1 Some distance to existing community facilities and services	Score 1 Some distance to existing community facilities and services	Score 2 Close to existing community facilities and services	
	Open Space and Recreation	Score 1 Some distance from existing open space and recreation	Score 1 Some distance to existing community facilities and services	Score 2 Close to existing open space and recreation	
	Size of Area	Score 247ha	Score 23ha	Score 2.1ha	
	Consolidated Pattern of Development	Score 0 Significant distance to service centres, community facilities and transport networks so only partly achieves consolidation	Score 1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	Score 2 Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	
	Adjacent Land Uses	Score 1 Existing rural land use bounded the site.	Score 1 Existing rural land use to the east.	Score 1 Existing rural land use to the north and east.	
	Other	Proximity to Employment	Score 0 Significant distance to town centre and other major employers	Score 1 Some distance to town centre and other major employers	Score 2 Close to town centre and other major employers
Land Ownership Intergration		Score 1 14 Landowners	Score 1 16 Landowners	Score 2 1 Landowner	

RURAL RESIDENTIAL GROWTH OPTIONS: TEMUKA					
OPTIONS					
ASSESSMENT CRITERIA	Thompson	Pearse	Guild	Murray	
Infrastructure	Roading- Regional Network	Score Comment 2 No effect on regional network	2 No effect on regional network	2 No effect on regional network	2 No effect on regional network
	Roading- Local Network	Score Comment 1 Requires local roading upgrades	0 No options for access from existing local network as additional access points from Factory Road not desirable	1 Requires local roading upgrades	1 Requires local roading upgrades
	Rail Network	Score Comment 2 No impact	2 No impact	2 No impact	2 No impact
	Accessibility	Score Comment 2 Close to existing pedestrian/cycle routes	2 Close to existing pedestrian/cycle routes	2 Close to existing pedestrian/cycle routes	1 Some distance to existing pedestrian/cycle routes
	Sewer	Score Comment 0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site	0 No sewer network, owner deal on site
	Water	Score Comment 1 Can be supplied by Temuka Trunkmain. Water Shutdown could be an issue. There is no rural network.	1 Water must come from Temuka urban water network. There is no rural water network.	1 Water must come from Temuka urban water network. There is no rural water network.	1 Water must come from Temuka urban water network. There is no rural water network.
	Stormwater	Score Comment 0 No reticulation. No intention to extend stormwater service to that land. This will be private owner's responsibility	0 No reticulation. No intention to extend stormwater service to that land. This will be private owner's responsibility	0 No reticulation. No intention to extend stormwater service to that land. This will be private owner's responsibility	0 No reticulation. No intention to extend stormwater service to that land. This will be private owner's responsibility
	Electricity - National Grid	Score Comment 1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade
	Electricity - Local Network	Score Comment 2 Fine	2 Fine	2 Fine	1 11 KV distribution upgrade likely
	Natural Environment	Topographical Limitations	Score Comment 2 Flat to gently undulating	2 Flat	2 Flat
Biodiversity Values		Score Comment 2 None present	2 None present	2 None present	2 None present
Landscape Values		Score Comment 2 88%	2 82%	2 82%	1 78%
Productive Soils		Score Comment 1 LUC: town (adjoining township) & 2w1 (predominant)	1 LUC: town (strip adjoining township) & 2w1 (predominant)	1 LUC: town & 2w1 (top triangle piece)	0 LUC: 2w1
Coastal Erosion		Score Comment 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
Coastal Inundation		Score Comment 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
River Inundation		Score Comment 1 This area is traversed by Taumatākahu Creek. Upstream breakouts from Waihi River will cause deep flooding in and around Taumatākahu Creek and shallower flooding in one or two other swales/depressions. In the 100 year ARI & 200 year ARI floods the majority of the remaining area (maybe about 2 thirds of the area) will be clear of river flooding. In the 500 year ARI flood most of property floodable from Waihi/Orari River breakouts with deep water (over 1m) in roughly 150m wide band extending either side of Taumatākahu Creek. Excluding one or two other depressions the remainder of property will be prone to lesser flooding generally 0.5m deep or less with some small/isolated areas of higher ground remaining clear of all flooding. Local runoff can occur in the area, runoff will be greatest in swales and depressions but shallower, sheet runoff, could spread over much of the area in extreme rainfall events.	1 This area is prone to shallow and intermittent flooding (mostly in subtle depressions in 100 year ARI flood from upstream breakouts from Waihi River - this flooding generally +/-300mm and affects less than half the total area. In 200 year ARI flood Waihi River flooding will affect most of northern half of area with intermittent flooding in parts of southern half but again for the most part this will be +/-300mm deep with some shallow depressions where depths may be closer to 0.5m. There will also be some significant areas of higher ground clear of flooding altogether in the 200 year. In 500 year ARI flood Waihi and Orari River breakouts will affect the whole area most of property will be floodable to depths nearing 1m except about quarter of the area in the southwest corner which will be 0.5m or less in that flood event. Local runoff can occur in the area, runoff will be greatest in swales and depressions but shallower, sheet runoff, could spread over much of the area in extreme rainfall events.	1 All of property affected by upstream breakouts from Waihi River in 100 & 200 year ARI floods. Depths over the property will be typically around 300-500mm but could be the odd low area where depths will be more. In the 500 year ARI flood Waihi and Orari River breakouts will result in flooding around 1m over much of the property. Local runoff can occur in the area, runoff will be greatest in swales and depressions but shallower, sheet runoff, could spread over much of the area in extreme rainfall events.	1 Large parts of this area will be floodable from the Waihi River in the 100 year and 200 year ARI flood events but depths for the most part will be relatively shallow (0.5m or less). There will be isolated areas of low ground where depths will be more and significant areas of slightly higher ground that may stay clear of flooding in those events. In the 500 year ARI flood event all of property will be floodable from Orari/Waihi River breakouts but for large areas the depths will still be +/- 0.5m. Lower areas and the northeast corner of the property may be prone to deeper flooding 0.5-1m. Local runoff can occur in the area, runoff will be greatest in swales and depressions but shallower, sheet runoff, could spread over significant parts of this area in extreme rainfall events.
Liquefaction		Score Comment 2 Nil risk	2 Nil risk	2 Nil risk	1 Site has "low" liquefaction potential in south-western edge.
Contaminated Land		Score Comment 2 None present	2 None present	2 None present	2 None present
Cultural		Archaeological Sites	Score Comment 2 None present	2 None present	2 None present
	Heritage Buildings, Structures, and Sites	Score Comment 2 None present	2 None present	2 None present	1 Listed Heritage Building
	Location to Community Facilities and Services	Score Comment 2 Close to community facilities	2 Close to community facilities	2 Close to community facilities	1 Some distance to community facilities
	Open Space and Recreation	Score Comment 2 Close to existing open space and recreation	2 Close to existing open space and recreation	2 Close to existing open space and recreation	2 Close to existing open space and recreation
	Size of Area	Score Comment 2 29ha	2 31ha	1 4ha	1 38ha
	Consolidated Pattern of Development	Score Comment 2 Located close to service centre, community facilities and transport networks and achieves consolidated pattern of development	2 Located close to service centre, community facilities and transport networks and achieves consolidated pattern of development	1 Located some distance to service centre, community facilities and transport networks and achieves consolidated pattern of development	1 Located some distance to service centre, community facilities and transport networks and achieves consolidated pattern of development
	Adjacent Land Uses	Score Comment 1 Some potential for reverse sensitivity effects resulting from existing rural land use to the north.	1 Some potential for reverse sensitivity effects resulting from existing rural land use to the north.	1 Some potential for reverse sensitivity effects resulting from existing rural land use to the north.	1 Some potential for reverse sensitivity effects resulting from existing rural land use to the east.
	Proximity to Employment	Score Comment 2 Close to town centre and other major employers within Temuka	2 Close to town centre and other major employers within Temuka	2 Close to town centre and other major employers within Temuka	1 More distant from town centre and other major employers within Temuka
	Land Ownership Integration	Score Comment 1 23	1 4	1 7	1 8

RURAL RESIDENTIAL OPTIONS: LEVELS			
OPTIONS			
ASSESSMENT CRITERIA	Levels 1		Levels 2
	Score	Comment	Score
Infrastructure	Roading- Regional Network	Score	0
		Comment	Adverse effect on State Highway likely Highway
	Roading- Local Network	Score	1
		Comment	Requires local roading upgrades
	Rail Network	Score	2
		Comment	No impact
	Accessibility	Score	0
		Comment	No walking/cycling network or public transport.
	Sewer	Score	0
		Comment	No sewer network, owner deal on site
	Water	Score	2
		Comment	Seadown water supply scheme
	Stormwater	Score	0
		Comment	No stormwater network, owner deal on site
	Electricity - National Grid	Score	1
		Comment	Timaru 110 kV bus needs capacity upgrade
Electricity - Local Network	Score	2	
	Comment	Fine	
Natural Environment	Topographical Limitations	Score	1
		Comment	Undulating
	Biodiversity Values	Score	2
		Comment	None present
	Landscape Values	Score	1
		Comment	62%
	Productive Soils	Score	1
		Comment	LUC: 2s 3 & 3e 8+6e & 3s 5
	Coastal Erosion	Score	2
		Comment	Nil risk
Hazards and Contamination	Coastal Inundation	Score	2
		Comment	Roads surrounding this area will be frequently flooded from a combination of overflow from Waitawa & Clarkes Creeks and other local runoff which will affect egress to and from the area in those times (maybe in 5-10 year ARI rainfalls and larger). The area is very flat and in larger rainfall events flooding from streams/runoff will become more widespread and move off the roads/out of drains and onto surrounding property. There is the potential for all of the property to be affected in extreme occurrences. Flooding from these sources (outside of obvious low areas) will be generally quite shallow though (100-400mm say) even in an extreme event but may back up in local spots against downstream obstacles like raised roads or irrigation races etc.
	Liquefaction	Score	1
		Comment	Site has "low" liquefaction potential in NW corner
	Contaminated Land	Score	2
		Comment	None present
	Archaeological Sites	Score	2
		Comment	None present
	Heritage Buildings, Structures, and Sites	Score	2
		Comment	None present
Cultural	Location to Community Facilities and Services	Score	0
		Comment	Some distance open space and recreation facilities.
	Location to Recreational and Open Space	Score	0
		Comment	Some distance to existing community facilities and services
	Size of Area	Score	1
		Comment	57ha
	Consolidated Pattern of Development	Score	1
		Comment	Located some distance to service centre, community facilities and transport networks and achieves consolidated pattern of development
	Adjacent Land Uses	Score	1
		Comment	Existing rural land use bounding this area.
Other	Proximity to Employment	Score	1
		Comment	Some distance from town centre and other major employers
	Land Ownership Intergration	Score	1
		Comment	22 Landowners
		Score	2
		Comment	137ha
		Score	1
		Comment	Located some distance to service centre, community facilities and transport networks and achieves consolidated pattern of development
		Score	1
		Comment	Existing rural land use bounding this area.
	Score	1	
	Comment	Some distance from town centre and other major employers	
	Score	1	
	Comment	27 Landowners	

RURAL RESIDENTIAL GROWTH OPTIONS: PLEASANT POINT			
OPTIONS			
ASSESSMENT CRITERIA	Manse Road	Longview Road	
Infrastructure	Score	2	0
	Comment	No effect on regional network.	Significant adverse effect on State Highway 8.
	Score	1	1
	Comment	Would require new local roads and upgrades to some existing.	Would require new local roads and upgrades to some existing.
	Score	2	2
	Comment	No impact.	No impact.
	Score	0	0
	Comment	No walking/cycling network or public transport.	No walking/cycling network or public transport.
	Score	0	0
	Comment	No reticulation. No intention to extend service to that land.	No reticulation. No intention to extend service to that land.
	Score	2	2
	Comment	Can integrate with existing infrastructure.	Can integrate with existing infrastructure.
	Score	0	0
	Comment	No reticulation. No intention to extend service to that land.	No reticulation. No intention to extend service to that land.
Score	1	1	
Comment	Timaru 110 KV bus needs capacity upgrade.	Timaru 110 KV bus needs capacity upgrade.	
Score	2	2	
Comment	Fine	Fine	
Score	1	1	
Comment	Flat to significantly undulating	Flat to significantly undulating	
Score	2	1	
Comment	None Present	Significant Tree	
Score	1	0	
Comment	Less visual prominent	Visually prominent	
Score	1	1	
Comment	Option 1: 2s 3 & 3e 8+6e 8	Option 2: 2s 3 & 4s 7 & 3s	
Score	2	2	
Comment	Nil Risk	Nil Risk	
Score	2	2	
Comment	Nil Risk	Nil Risk	
Score	1	1	
Comment	Not floodable from any major river. Much of property is on high ground clear of any flooding. There are major depressions/swales going through the area that will carry local runoff. Two in particular – one is the upper catchment of Kabul Street Drain and another is a diversion channel/swale taking water across to Rayner Street and German Creek to the southeast. Both these features exit a detention basin located just up-plain of the property.	A high terrace traverses the property. All of the property above (south) of the terrace is rolling downs land of which most will be clear of flooding (though depressions, gullies will carry runoff) The northern part of the area close to SH8 and below the terrace is not floodable from the Te Ngawai River in the 200 year ARI flood but will be floodable from that source in the 500 year ARI flood. The flat are below the terrace is also potentially floodable from local runoff.	
Score	1	1	
Comment	Some moderate liquefaction	Some moderate liquefaction.	
Score	2	2	
Comment	None Present	None Present	
Score	2	2	
Comment	None Present	None Present	
Score	1	1	
Comment	Some distance to community facilities.	Some distance to community facilities.	
Score	1	0	
Comment	Some distance to recreation and open space.	Significant distance to recreational and open space.	
Score	2	2	
Comment	47Ha	1.28Ha	
Score	1	0	
Comment	Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	Significant distance to service centres, community facilities and transport networks so only partly achieves consolidation	
Score	1	1	
Comment	Existing rural land use bounding this area.	Existing rural land use bounding this area.	
Score	2	1	
Comment	Close to existing urban residential areas.	Some distance to existing urban residential areas.	
Score	1	0	
Comment	5 Landowners	18 Landowners	
Natural Environment	Score	1	1
	Comment	Some distance to community facilities.	Some distance to community facilities.
	Score	1	0
	Comment	Some distance to recreation and open space.	Significant distance to recreational and open space.
	Score	2	2
	Comment	47Ha	1.28Ha
	Score	1	0
	Comment	Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	Significant distance to service centres, community facilities and transport networks so only partly achieves consolidation
	Score	1	1
	Comment	Existing rural land use bounding this area.	Existing rural land use bounding this area.
Hazards and Contamination	Score	2	1
	Comment	Close to existing urban residential areas.	Some distance to existing urban residential areas.
	Score	1	0
	Comment	5 Landowners	18 Landowners
	Score	1	1
	Comment	Some distance to community facilities.	Some distance to community facilities.
	Score	1	0
	Comment	Some distance to recreation and open space.	Significant distance to recreational and open space.
	Score	2	2
	Comment	47Ha	1.28Ha
Cultural	Score	1	1
	Comment	Some distance to community facilities.	Some distance to community facilities.
	Score	1	0
	Comment	Some distance to recreation and open space.	Significant distance to recreational and open space.
	Score	2	2
	Comment	47Ha	1.28Ha
	Score	1	0
	Comment	Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	Significant distance to service centres, community facilities and transport networks so only partly achieves consolidation
	Score	1	1
	Comment	Existing rural land use bounding this area.	Existing rural land use bounding this area.
Other	Score	2	1
	Comment	Close to existing urban residential areas.	Some distance to existing urban residential areas.
	Score	1	0
	Comment	5 Landowners	18 Landowners

APPENDIX B- RESIDENTIAL GROWTH LOCATION OPTIONS SCORING EXPLANATIONS

RESIDENTIAL GROWTH OPTIONS: TIMARU				
OPTIONS				
Assessment Criteria	Scenic	Common Road	Otipua Creek	Brenda Street
Infrastructure	<p>Regional Network Score Comment Nil effect on State Highway likely</p> <p>Local Network Score Comment Would require upgrade to Brookfield Road and additional local roads e.g. extension to Clarendon Road.</p> <p>Rail Network Score Comment No impact</p> <p>Accessibility Score Comment Close to shared pathways and enables links and extensions</p> <p>Sewer Score Comment Sewer Upgrade to existing network and Pump station will be required to get it to the other side of the river. High cost and uncertainty.</p> <p>Water Score Comment Watermain Extension is required, however it only applies to urban zone only. If the zone is not urban, there is no intention to be extended. Be a standalone system from Clarendon</p> <p>Stormwater Score Comment No reticulation. New treatment and attenuation within the particular catchment area would be required.</p> <p>Electricity - National Grid Score Comment Timaru 110KV bus needs capacity upgrade</p> <p>Electricity - Local Network Score Comment 11 KV distribution upgrade likely</p> <p>Topographical Limitations Score Comment Undulating</p> <p>Biodiversity Values Score Comment None present</p> <p>Landscape Values Score Comment 84% (note this is covered in the landscape assessment for "Scenic")</p> <p>Productive Soils Score Comment LUC: 3e 8+4e 4</p> <p>Coastal Erosion Score Comment Nil risk</p> <p>Coastal Inundation Score Comment Nil risk</p> <p>River Inundation Score Comment Rolling down land with most higher ground above any likely flooding. Depressions/gullies and flat areas may collect local runoff.</p>	<p>Nil effect on State Highway likely</p> <p>Would require additional local roads</p> <p>No impact</p> <p>Close to shared pathways and enables links and extensions</p> <p>Sewer network in this catchment may need to be a pump system.</p> <p>1</p> <p>Timaru 110KV bus needs capacity upgrade</p> <p>Sufficient capacity.</p> <p>Undulating</p> <p>None present</p> <p>93%</p> <p>LUC: town</p> <p>Nil risk</p> <p>Nil risk</p> <p>Otipua Creek appears to be very entrenched in this reach and it is unlikely that the creek would overtop onto the property. Local runoff possible in any lower areas and depressions, but most of property likely clear of any flooding.</p>	<p>Nil effect on State Highway likely</p> <p>Would require upgrade to Brookfield Road and additional local roads e.g. extension to Clarendon Road.</p> <p>No impact</p> <p>Close to shared pathways and enables links and extensions</p> <p>Sewer Upgrade to existing network and Pump station will be required to get it to the other side of the river. High cost and uncertainty.</p> <p>Watermain Extension is required, however it only applies to urban zone only. If the zone is not urban, there is no intention to be extended.</p> <p>No reticulation. New treatment and attenuation within the particular catchment area would be required.</p> <p>Timaru 110 KV bus needs capacity upgrade</p> <p>11KV distribution upgrade likely</p> <p>Undulating</p> <p>None present</p> <p>84% (note this is covered in the landscape assessment for "Scenic")</p> <p>LUC: 3e 8+4e 4</p> <p>Nil risk</p> <p>Nil risk</p> <p>Almost all of property appears higher with land rising steeply up from Otipua Creek and tributaries that surround property on south, north and east sides. Small areas of low ground adjacent to the creek and its tributaries will collect flooding. Any other depressions may collect local runoff but most of property clear of any expected flooding.</p>	<p>Would require intersection with King St (State Highway)</p> <p>Multiple connection points possible. Would require additional local roads</p> <p>No impact</p> <p>Close to shared pathways and enables links and extensions</p> <p>Sewer network would need to be extended</p> <p>Pump capacity could be max depending on the intensification of this land</p> <p>No reticulation. New treatment and attenuation within the particular catchment area would be required.</p> <p>Timaru 110 KV bus needs capacity upgrade</p> <p>Sufficient capacity.</p> <p>Flat to gently undulating</p> <p>None present</p> <p>90%</p> <p>Existing urban area</p> <p>Nil risk</p> <p>Nil risk</p> <p>Most of property is floodable from Saltwater Creek and/or local runoff. Capacity of Creek around 50 year ARI flood. Significant variations in ground level with eastern and western ends of the block generally a little higher and a narrow, steeply sloping area on northern boundary. Flood depths will be greatest in the central part of the property and any other lower areas but in moderate floods eastern and western edges that are slightly higher (roughly about a third of the total property area) might be ok. In more extreme floods water will spread over the majority of the property (including slightly higher eastern and western margins). In lower parts including the large/central part of the area depths will be high. Major factor is whether the Saltwater Creek mouth is open to the sea, while attempts to mechanically open it will always be made sea conditions can make an opening too dangerous and or not viable. If the mouth cannot be open (not guaranteed) then severe flooding of much of the property is possible. Runoff will also collect in lower parts of property following heavy or prolonged rainfall events. Limited sites may be suitable for building but large parts of the property are lower and prone to serious flooding.</p>
Hazards and Contamination	<p>Liquefaction Score Comment Nil risk</p> <p>Contaminated Land Score Comment None present</p> <p>Archaeological Sites Score Comment None present</p> <p>Heritage Buildings, Structures, and Sites Score Comment None present</p> <p>Location to Community Facilities and Services Score Comment Some distance to existing community facilities and services</p> <p>Location to Recreation and Open Space Score Comment Close to existing open space and recreation</p> <p>Size of Area Score Comment 126ha</p> <p>Consolidated Pattern of Development Score Comment Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>	<p>Site has "moderate" liquefaction potential.</p> <p>None present</p> <p>None present</p> <p>None present</p> <p>Close to existing community facilities and services</p> <p>Close to existing open space and recreation</p> <p>6ha</p> <p>Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>	<p>Site has some "moderate" liquefaction potential in very south-eastern edge.</p> <p>None present</p> <p>None present</p> <p>None present</p> <p>Some distance to existing community facilities and services</p> <p>Close to existing open space and recreation</p> <p>43ha</p> <p>Some distance to service centres, community facilities and transport networks so only partly achieves consolidation</p>	<p>Southern 2/3 of site has "moderate" liquefaction potential.</p> <p>None present</p> <p>None present</p> <p>None present</p> <p>Close to existing community facilities and services</p> <p>Close to existing open space and recreation</p> <p>19ha</p> <p>Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>
Cultural	<p>Adjacent Land Uses Score Comment Existing rural land use to the south.</p> <p>Proximity to Employment Score Comment Some distance to town centre and other major employers</p> <p>Land Ownership Intergration Score Comment 5 landowners</p>	<p>Existing rural land use to the south.</p> <p>Close to town centre and other major employers</p> <p>1 landowner</p>	<p>Existing rural land use to the south.</p> <p>Close to town centre and other major employers</p> <p>4 landowners</p>	<p>Substantial number of industrial activities located directly to the south east of this site.</p> <p>Close to town centre and other major employers</p> <p>1 landowner</p>
Other	<p>Location to Recreation and Open Space Score Comment Close to existing open space and recreation</p> <p>Size of Area Score Comment 126ha</p> <p>Consolidated Pattern of Development Score Comment Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>	<p>Close to existing open space and recreation</p> <p>6ha</p> <p>Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>	<p>Close to existing open space and recreation</p> <p>43ha</p> <p>Some distance to service centres, community facilities and transport networks so only partly achieves consolidation</p>	<p>Close to existing open space and recreation</p> <p>19ha</p> <p>Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development</p>

RESIDENTIAL GROWTH OPTIONS: TIMARU OPTIONS				
Assessment Criteria	Taitarakahi	Kellands Hill	Gleniti Road	Claremont Road
Infrastructure				
Roading- Regional Network	Score Comment Nil effect on State Highway likely	2 Nil effect on State Highway likely	2 Nil effect on State Highway likely	2 Nil effect on State Highway likely
Roading- Local Network	Score Comment Poor access from Kellands Hill. Good access from Old North Road. Local road upgrades required.	1 Good access from Pages Rd.	2 Good access from Gleniti Rd.	1 Claremont Road is Collector Rd. Would require additional local roads
Rail Network	Score Comment No impact	2 No impact	2 No impact	2 No impact
Accessibility	Score Comment Close to shared pathways and enables links and extensions	2 Some distance to shared pathways	2 Close to shared pathways and enables links and extensions	2 Close to shared pathways and enables links and extensions
Sewer	Score Comment Sewer discharge in this area by gravity may only be feasible thru Blair St pump station. Otherwise a pump station is needed and sewer network upgrade will be required	1 Sewer Extensions is required and existing sewer network will need to be upgraded	1 Existing sewer network requires upgrade.	0 Sewer Upgrade to existing network and Pump station will be required to get it to the other side of the river. High cost and uncertainty.
Water	Score Comment 1	2	1	0
Stormwater	Score Comment The development of this area requires serious design to ensure attenuation upstream will NOT increase flooding risk to the downstream of Taitarakahi Stream	1 The development of this area requires serious design to ensure attenuation upstream will NOT increase flooding risk to the downstream of Taitarakahi Stream	1 No reticulation. New treatment and attenuation within the particular catchment area would be required.	1 No reticulation. New treatment and attenuation within the particular catchment area would be required.
Electricity - National Grid	Score Comment Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade
Electricity - Local Network	Score Comment Sufficient capacity.	2 Sufficient capacity.	2 Sufficient capacity.	1 11 kV distribution upgrade likely
Topographical Limitations	Score Comment Significantly undulating to steep in parts	0 Undulating	1 Undulating	1 Undulating
Biodiversity Values	Score Comment None present	2 None present	2 None present	2 None present
Landscape Values	Score Comment 71%	1 87%	2 97%	1 78%
Productive Soils	Score Comment LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4	2 LUC: 3e 8+4e 4
Coastal Erosion	Score Comment Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
Coastal Inundation	Score Comment Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
River Inundation	Score Comment Site on rolling downs type land. Large area of high ground clear of any flood risk. Gullies/depressions will collect local runoff. Low areas adjacent to Taitarakahi Creek floodable from that source. Out of creek channel flooding may begin in 5-10 year floods and larger, initially contained to marginal land but will become more extensive as flood size increases.	1 Rolling downs type land. Depressions will carry runoff and overflow from the small stream catchments in the area. Majority of the property is on higher ground.	2 Rolling downs land. Depressions will carry and lower flats areas may be wet from time to time. Otipua Creek tributary just passes onto parts of the area, any low ground adjacent to this will be floodable. Most of property will be above any flooding.	2 Rolling downs land. Depressions will carry and lower flats areas may be wet from time to time. Otipua Creek tributary just passes onto parts of the area, any low ground adjacent to this will be floodable. Most of property will be above any flooding.
Hazards and Contamination	Score Comment Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
Liquefaction	Score Comment Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
Contaminated Land	Score Comment None present	2 None present	2 None present	2 None present
Archaeological Sites	Score Comment None present	2 None present	2 None present	2 None present
Heritage Buildings, Structures, and Sites	Score Comment None present	2 None present	2 None present	2 None present
Location to Community Facilities and Services	Score Comment Close to existing community facilities and services	2 Some distance to existing community facilities and services	2 Some distance to existing community facilities and services	2 Some distance to existing community facilities and services
Location to Recreation and Open Space	Score Comment Close to existing open space and recreation	2 Some distance to recreation and open space	2 Some distance to recreation and open space	2 Some distance to recreation and open space
Size of Area	Score Comment 106ha	2 82ha	2 37ha	2 37ha
Consolidated Pattern of Development	Score Comment Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	2 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	2 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation
Adjacent Land Uses	Score Comment Existing rural land use to the north and existing power sub-station in southeast corner of this site.	1 Existing rural land use to the north.	1 Existing rural land use to the south.	1 Existing rural land use to the south.
Proximity to Employment	Score Comment Close to town centre and other major employers	2 Some distance to town centre and other major employers	1 Some distance to town centre and other major employers	1 Some distance to town centre and other major employers
Land Ownership Intergration	Score Comment 2 landowners	2 24 landowners	2 22 landowners	2 37 landowners
Cultural				
Other				

RESIDENTIAL GROWTH OPTIONS: TIMARU CONSOLIDATION						
OPTIONS						
Assessment Criteria	Highfield	Waimatahiki	Maori Hill	Seaview	Parkside West	Parkside East
Infrastructure						
Score	2	1	1	2	1	1
Comment	Nil effect on State Highway / likely	State Highway at capacity in this location. Very low level of service at intersections and high crash rate.	State Highway at capacity in this location. Very low level of service at intersections.	Nil effect on State Highway / likely	May require intersection upgrades	May require intersection upgrades
Score	2	1	1	2	2	2
Comment	Nil effect on local road network / likely	Existing on-street parking issues may be exacerbated.	Narrow road widths may lead to access and parking issues.	Nil effect on local road network / likely	Nil effect on local road network / likely	Nil effect on local road network / likely
Score	2	2	2	2	2	2
Comment	No impact	No impact	No impact	No impact	No impact	No impact
Score	2	2	2	2	2	2
Comment	Close to shared pathways and enables links and extensions	Close to shared pathways and enables links and extensions	Close to shared pathways and enables links and extensions	Close to shared pathways and enables links and extensions	Close to shared pathways and enables links and extensions	Close to shared pathways and enables links and extensions
Score	1	1	1	1	1	1
Comment	Networks and Pumps may not have sufficient capacity depending on the intensification.	Networks and Pumps may not have sufficient capacity depending on the intensification.	Networks and Pumps may not have sufficient capacity depending on the intensification.	Networks and Pumps may not have sufficient capacity depending on the intensification.	Networks and Pumps may not have sufficient capacity depending on the intensification.	Networks and Pumps may not have sufficient capacity depending on the intensification.
Score	2	2	2	2	2	2
Comment	Sufficient capacity.	Sufficient capacity.	Sufficient capacity.	Sufficient capacity.	Sufficient capacity.	Sufficient capacity.
Score	1	1	1	1	1	1
Comment	Attenuation is going to be a problem and may increase frequency of flooding to the downstream catchment. No land available in this area to attenuate the additional runoff.	Attenuation is going to be a problem and may increase frequency of flooding to the downstream catchment. No land available in this area to attenuate the additional runoff.	Attenuation is going to be a problem and may increase frequency of flooding to the downstream catchment. No land available in this area to attenuate the additional runoff.	Attenuation is going to be a problem and may increase frequency of flooding to the downstream catchment. No land available in this area to attenuate the additional runoff.	Attenuation is going to be a problem and may increase frequency of flooding to the downstream catchment. No land available in this area to attenuate the additional runoff.	Attenuation is going to be a problem and may increase frequency of flooding to the downstream catchment. No land available in this area to attenuate the additional runoff.
Score	1	1	1	1	1	1
Comment	Timaru 110 KV bus needs capacity upgrade	Timaru 110 KV bus needs capacity upgrade	Timaru 110 KV bus needs capacity upgrade	Timaru 110 KV bus needs capacity upgrade	Timaru 110 KV bus needs capacity upgrade	Timaru 110 KV bus needs capacity upgrade
Score	1	1	1	1	1	1
Comment	Adjustments to service voltage required or the addition of further transformers.	Adjustments to service voltage required or the addition of further transformers.	Adjustments to service voltage required or the addition of further transformers.	Adjustments to service voltage required or the addition of further transformers.	Adjustments to service voltage required or the addition of further transformers.	Adjustments to service voltage required or the addition of further transformers.
Score	2	2	2	2	2	2
Comment	Flat to gently undulating	Flat to gently undulating	Flat to gently undulating	Flat to gently undulating	Flat to gently undulating	Flat to gently undulating
Score	2	2	2	2	2	2
Comment	None present	None present	None present	None present	None present	None present
Score	2	2	2	2	2	2
Comment	None present	None present	None present	None present	None present	None present
Score	2	2	2	2	2	2
Comment	N/A Urban area	N/A Urban area	N/A Urban area	N/A Urban area	N/A Urban area	N/A Urban area
Score	2	2	2	2	2	2
Comment	Nil risk	Nil risk	Nil risk	Nil risk	Nil risk	Nil risk
Score	2	2	2	2	2	2
Comment	Nil risk	Nil risk	Nil risk	Nil risk	Nil risk	Nil risk
Score	2	1	2	2	2	2
Comment	Any depressions or road margins etc. have the potential to be affected by stormwater runoff following heavy or prolonged rainfall.	Depressions or road margins etc. have the potential to be affected by stormwater runoff following heavy or prolonged rainfall. Those areas adjacent to Taikarakhi Creek will be floodable on a relatively frequent basis (5-10 year ARI and larger approx.). There is an awareness that there are some quite large depressions adjacent to the creek where depths may be severe in major floods. The creek can be constrained at the highway and railway culverts causing water to back up and flood onto the highway and adjacent land in significant rainfall/flood events.	Any depressions or road margins etc. have the potential to be affected by stormwater runoff following heavy or prolonged rainfall.	Any depressions or road margins etc. have the potential to be affected by stormwater runoff following heavy or prolonged rainfall.	Any depressions or road margins etc. have the potential to be affected by stormwater runoff following heavy or prolonged rainfall.	Any depressions or road margins etc. have the potential to be affected by stormwater runoff following heavy or prolonged rainfall.
Score	2	1	2	2	2	2
Comment	Nil risk	Eastern portion of this site is subject to 'moderate' liquefaction potential.	Nil risk	Nil risk	Nil risk	Nil risk
Score	2	2	2	2	2	2
Comment	None present	None present	None present	None present	None present	None present
Score	2	2	2	2	2	2
Comment	None present	None present	None present	None present	None present	None present
Score	1	2	1	1	1	1
Comment	Limited number of listed heritage building	None present	Limited number of listed heritage building	Limited number of listed heritage building	Limited number of listed heritage building	Limited number of listed heritage building
Score	1	1	1	2	2	2
Comment	Close to some existing community facilities and services but some distance to town centre.	Close to some existing community facilities and services but some distance to town centre.	Close to some existing community facilities and services but some distance to town centre.	Close to existing community facilities and services	Close to existing community facilities and services	Close to existing community facilities and services
Score	2	2	2	2	2	2
Comment	Close to existing open space and recreation	Close to existing open space and recreation	Close to existing open space and recreation	Close to existing open space and recreation	Close to existing open space and recreation	Close to existing open space and recreation
Score	2	2	2	2	2	2
Comment	N/A consolidation can occur in areas of any size	N/A consolidation can occur in areas of any size	N/A consolidation can occur in areas of any size	N/A consolidation can occur in areas of any size	N/A consolidation can occur in areas of any size	N/A consolidation can occur in areas of any size
Score	1	1	1	2	2	2
Comment	Located relatively close to service centres, community facilities and transport networks and achieves consolidated pattern of development	Located relatively close to service centres, community facilities and transport networks and achieves consolidated pattern of development	Located relatively close to service centres, community facilities and transport networks and achieves consolidated pattern of development	Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development
Score	2	2	2	1	2	1
Comment	Generally residential activities only.	Generally residential activities only.	Generally residential activities only.	Pockets of existing light industrial activities in this area.	Generally residential activities only.	Pockets of existing light industrial activities in this area.
Score	1	1	1	2	2	2
Comment	Some distance to town centre and other major employers	Some distance to town centre and other major employers	Some distance to town centre and other major employers	Close to town centre and other major employers	Close to town centre and other major employers	Close to town centre and other major employers
Score	2	2	2	2	2	2
Comment	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation
Other						
Score	1	1	1	2	2	2
Comment	Some distance to town centre and other major employers	Some distance to town centre and other major employers	Some distance to town centre and other major employers	Close to town centre and other major employers	Close to town centre and other major employers	Close to town centre and other major employers
Score	2	2	2	2	2	2
Comment	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation	N/A multiple owners but not an important consideration for urban consolidation

RESIDENTIAL GROWTH OPTIONS: GERALDINE					
OPTIONS					
ASSESSMENT CRITERIA	Cox Street	Harris Street	South Geraldine	Talbot Street	
Infrastructure	Roading- Regional Network	Score Comment 1 Some adverse effect on State Highway likely particularly at intersections	1 Some adverse effect on State Highway likely particularly at intersections	1 Some adverse effect on State Highway likely particularly at intersections	1 Some adverse effect on State Highway likely particularly at intersections
	Roading- Local Network	Score Comment 1 Would require new local roads and upgrades to some existing	0 Significant upgrades to local road network would be required.	0 Significant upgrades to local road network would be required.	1 Would require new local roads and upgrades to some existing
	Rail Network	Score Comment 2 No impact	2 No impact	2 No impact	2 No impact
	Accessibility	Score Comment 1 Some distance to existing pedestrian/cycle routes	1 Some distance to existing pedestrian/cycle routes	0 No walking/cycling network or public transport in the vicinity	0 No walking/cycling network or public transport in the vicinity
	Sewer	Score Comment 1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs.	1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs.	1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs.	1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs.
	Water	Score Comment 2 Satisfactory	2 Satisfactory	2 Satisfactory	2 Satisfactory
	Stormwater	Score Comment 1 Stormwater to be dealt with on site	1 Stormwater to be dealt with on site	1 Stormwater to be dealt with on site	1 Stormwater to be dealt with on site
	Electricity - National Grid	Score Comment 1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade
	Electricity - Local Network	Score Comment 1 Geraldine sub-trans from Temuka needs upgrade	1 Geraldine sub-trans from Temuka needs upgrade	1 Geraldine sub-trans from Temuka needs upgrade	1 Geraldine sub-trans from Temuka needs upgrade
	Topographical Limitations	Score Comment 1 Undulating	1 Undulating	2 Flat to gently undulating	2 Flat to gently undulating
Natural Environment	Biodiversity Values	Score Comment 2 None present	2 None present	2 None present	2 None present
	Landscape Values	Score Comment 1 78%	2 87%	1 78%	2 87%
	Productive Soils	Score Comment 1 LUC: 2w 1 & town (small strip)	1 LUC: 2w 1 & town	0 LUC: 2w 1 & 2s 2	0 LUC: 2s 2
	Coastal Erosion	Score Comment 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
	Coastal Inundation	Score Comment 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
	River Inundation	Score Comment 1 A lot of variation in ground level, plenty of higher areas which will be above flooding but these areas intermittent between lower ground. Two stream tributaries traverse the property. Low areas adjacent to these will be floodable. Any depressions/flatter land will receive local runoff and will be generally wet. A site visit would be required to establish further details of flood risk potential.	1 A lot of this area is low-lying but it does rise up a little toward the northern boundary. The area will collect runoff from Downs catchments to the west and other local runoff. Could be a relatively "wet" area following periods of heavy rain. Most of southern three quarters of property could be affected by deep flooding in extreme floods. A site visit would be required to establish further details of flood risk potential.	1 Clear of flooding from Waihi River in 100 year ARI flood but lower parts of the property (maybe half total area) could receive shallow flooding from that source in the 200 year ARI flood and larger (depths < 0.5m even in 500 year ARI flood). Serpentine Creek does traverse the property and low areas adjacent to that creek will collect flooding. Local runoff possible over all of property but not a major concern outside of swales/depressions.	1 Likely clear of flooding from Waihi River in 100 year ARI flood but may be prone to shallow flooding from that source in 200 year ARI and larger 500 year ARI. Possibility of local runoff in extreme rainfalls but generally shallow.
	Liquefaction	Score Comment 2 Nil risk	1 Site has a small section of "low" liquefaction potential on eastern side.	1 Site has "low" liquefaction potential.	1 Site has "low" liquefaction potential.
	Contaminated Land	Score Comment 2 None present	2 None present	2 None present	2 None present
	Archaeological Sites	Score Comment 2 None present	2 None present	2 None present	2 None present
	Heritage Buildings, Structures, and Sites	Score Comment 2 None present	2 None present	2 None present	2 None present
Cultural	Location to Community Facilities and Services	Score Comment 1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	0 Significant distance to existing community facilities and services	0 Significant distance to existing community facilities and services
	Location to Recreation and Open Spaces	Score Comment 1 Some distance to recreation and open space	1 Some distance to recreation and open space	0 Significant distance to open space and recreation	0 Significant distance to open space and recreation
	Size of Area	Score Comment 2 18ha	2 12ha	2 16ha	1 3ha
Other	Consolidated Pattern of Development	Score Comment 1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	0 Significant distance to service centres, community facilities and transport networks so does not achieve consolidation	0 Significant distance to service centres, community facilities and transport networks so does not achieve consolidation
	Adjacent Land Uses	Score Comment 1 Existing rural land use to the west and south.	1 Industrial activities located directly to the east of this site.	1 Existing rural land use to the west.	1 Existing function centre to the south.
	Proximity to Employment	Score Comment 1 Some distance to town centre and other major employers	1 Some distance to town centre and other major employers	0 Significant distance to town centre and other major employers	0 Significant distance to town centre and other major employers
	Land Ownership Intergration	Score Comment 2 2 landowners	1 6 landowners	2 3 landowners	2 2 landowners

RESIDENTIAL GROWTH OPTIONS: GERALDINE					
OPTIONS					
ASSESSMENT CRITERIA	McKenzie	Connolly Street	Orari Station Road	Tancred Street	
Infrastructure	Score Comment Roading- Regional Network	1 Some adverse effect on State Highway likely particularly at intersections	1 Some adverse effect on State Highway likely particularly at intersections	1 Some adverse effect on State Highway likely particularly at intersections	
	Score Comment Roading- Local Network	1 Would require new local roads and upgrades to some existing	1 Would require new local roads and upgrades to some existing	1 Would require new local roads and upgrades to some existing	
	Score Comment Rail Network	2 No impact	2 No impact	2 No impact	
	Score Comment Accessibility	2 Close to shared pathways and enables links and extensions	0 No walking/cycling network or public transport in the vicinity	1 Some distance to existing pedestrian/cycle routes	
	Score Comment Sewer	1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs.	1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs.	1 TDC will need to reduce inflow and infiltration to offset growth. Inland Town pipeline would be at capacity once all of this development occurs. In addition, due to the watercourses that traverse this site the provision of wastewater infrastructure may be difficult.	
	Score Comment Water	2 Satisfactory	2 Satisfactory	1 Due to the watercourses which traverse this site the provision of water infrastructure may be difficult.	
	Score Comment Stormwater	1 Stormwater to be dealt with on site	1 Stormwater to be dealt with on site	1 Stormwater to be dealt with on site	
	Score Comment Electricity - National Grid	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	
	Score Comment Electricity - Local Network	1 Geraldine sub-trans from Temuka needs upgrade	1 Geraldine sub-trans from Temuka needs upgrade	1 Geraldine sub-trans from Temuka needs upgrade	
	Natural Environment	Score Comment Topographical Limitations	2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating
Score Comment Biodiversity Values		2 None present	2 None present	2 None present	
Score Comment Landscape Values		2 84%	2 81%	1 78%	
Score Comment Productive Soils		2 LUC: river	1 LUC: 2c.1 & town	1 LUC: 2c.1 (predominant) & (small strips of) river & town	
Score Comment Coastal Erosion		2 Nil risk	2 Nil risk	2 Nil risk	
Score Comment Coastal Inundation		2 Nil risk	2 Nil risk	2 Nil risk	
Score Comment River Inundation		0 Most of this area is low lying and prone to deep flooding in super-design floods in the Waihi River. The Waihi River flood capacity in the area is about the 50 year ARI flood. The area will also collect local runoff. Very few (if any) isolated higher spots available for building.	1 Southwest half or so of property clear of river flooding in most flood events. Northeast half of property may be prone to shallow flooding in 100 year ARI floods or larger from Waihi River but even in the 500 year ARI flood, depths over this half of the area are likely to be less than 0.5m. Depths highest near east boundary. Local runoff possible over all of area but not a major concern, particularly outside of any depressions/swales.	1 Most of property is potentially floodable from Waihi River in 100 year ARI floods and larger. Depths will be relatively shallow for most of the property and even in a 500 year ARI flood event are still less than 0.5m. Local runoff possible over all of area but not a major concern, particularly outside of any depressions/swales.	0 Most of this property is prone to flooding from Waihi River in 100 year ARI floods and larger. Depths over most of the area will be shallow. In 500 year ARI flood depths will still be less than 0.5m for almost all of the property excluding a strip of land along the eastern boundary (adjacent to stream) where depths may be 0.5m-1m in 500 year ARI flood. Local runoff possible over all of area but not a major concern, particularly outside of any depressions/swales or land immediately adjacent to streams.
Score Comment Liquefaction		2 Nil risk	2 Nil risk	1 Site has a thin slice of "low" liquefaction potential on western side.	
Score Comment Contaminated Land		1 Transport depot with temporary storage of fertiliser proposed.	2 None present	2 None present	
Hazards and Contamination		Score Comment Archaeological Sites	2 None present	2 None present	2 None present
	Score Comment Heritage Buildings, Structures, and Sites	2 None present	2 None present	2 None present	
	Score Comment Location to Community Facilities and Services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	2 Close to existing community facilities and services	
	Score Comment Location to Recreation and Open Spaces	2 Close to existing open space and recreation	1 Some distance to recreation and open space	2 Close to existing open space and recreation	
	Score Comment Size of Area	1 3ha	1 8ha	2 21ha	
	Score Comment Consolidated Pattern of Development	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	2 Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	
	Score Comment Adjacent Land Uses	0 Sawmill located directly to the north of this site which would likely result in adverse effects.	1 Existing rural land use to the north.	1 Existing rural land use to the north and east.	
	Score Comment Proximity to Employment	1 Some distance to town centre and other major employers	1 Some distance to town centre and other major employers	2 Close to town centre and other major employers	
	Score Comment Land Ownership Intergration	2 1 landowner	2 3 landowners	2 1 landowner	
	Other	Score Comment Location to Community Facilities and Services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	2 Close to existing community facilities and services
Score Comment Location to Recreation and Open Spaces		2 Close to existing open space and recreation	1 Some distance to recreation and open space	2 Close to existing open space and recreation	
Score Comment Size of Area		1 3ha	1 8ha	2 21ha	
Score Comment Consolidated Pattern of Development		1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	1 Some distance to service centres, community facilities and transport networks so only partly achieves consolidation	2 Located close to service centres, community facilities and transport networks and achieves consolidated pattern of development	
Score Comment Adjacent Land Uses		0 Sawmill located directly to the north of this site which would likely result in adverse effects.	1 Existing rural land use to the north.	1 Existing rural land use to the north and east.	
Score Comment Proximity to Employment		1 Some distance to town centre and other major employers	1 Some distance to town centre and other major employers	2 Close to town centre and other major employers	
Score Comment Land Ownership Intergration		2 1 landowner	2 3 landowners	2 1 landowner	
Score Comment Location to Community Facilities and Services		1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	2 Close to existing community facilities and services	
Score Comment Location to Recreation and Open Spaces		2 Close to existing open space and recreation	1 Some distance to recreation and open space	2 Close to existing open space and recreation	
Score Comment Size of Area		1 3ha	1 8ha	2 21ha	

RESIDENTIAL GROWTH OPTIONS: PLEASANT POINT						
OPTIONS						
ASSESSMENT CRITERIA	Main Road	Kyber	Shere	Smart Muuro -1	Smart Muuro -2	
Infrastructure	<p>Score</p> <p>Comment</p> <p>Roading - Regional Network</p>	0	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>Roading - Local Network</p>	0	1	1	1	1
Infrastructure	<p>Score</p> <p>Comment</p> <p>Rail Network</p>	2	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>Accessibility</p>	0	0	1	1	1
Infrastructure	<p>Score</p> <p>Comment</p> <p>Sewer</p>	2	1	0	0	0
	<p>Score</p> <p>Comment</p> <p>Water</p>	2	0	0	2	2
Infrastructure	<p>Score</p> <p>Comment</p> <p>Stormwater</p>	2	0	0	2	2
	<p>Score</p> <p>Comment</p> <p>Electricity - National Grid</p>	1	1	1	1	1
Infrastructure	<p>Score</p> <p>Comment</p> <p>Electricity - Local Network</p>	2	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>Topographical Limitations</p>	0	1	2	1	2
Natural Environment	<p>Score</p> <p>Comment</p> <p>Biodiversity Values</p>	2	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>Landscape Values</p>	2	2	2	2	2
Natural Environment	<p>Score</p> <p>Comment</p> <p>Productive Soils</p>	2	1	1	2	2
	<p>Score</p> <p>Comment</p> <p>Coastal Erosion</p>	2	2	2	2	2
Hazards and Contamination	<p>Score</p> <p>Comment</p> <p>Coastal Inundation</p>	2	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>River Inundation</p>	1	1	2	1	1
Hazards and Contamination	<p>Score</p> <p>Comment</p> <p>Liquefaction</p>	2	2	2	1	1
	<p>Score</p> <p>Comment</p> <p>Contaminated Land</p>	2	2	2	2	2
Cultural	<p>Score</p> <p>Comment</p> <p>Archaeological Sites</p>	2	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>Heritage Buildings, Structures, and Sites</p>	2	2	2	2	2
Other	<p>Score</p> <p>Comment</p> <p>Location to Community Facilities and Services</p>	1	2	2	1	1
	<p>Score</p> <p>Comment</p> <p>Location to Recreation and Open Spaces</p>	1	1	1	2	2
Other	<p>Score</p> <p>Comment</p> <p>Size of Area</p>	0	2	2	2	1
	<p>Score</p> <p>Comment</p> <p>Consolidated Pattern of Development</p>	2	2	1	2	2
Other	<p>Score</p> <p>Comment</p> <p>Adjacent Land Uses</p>	2	2	2	2	2
	<p>Score</p> <p>Comment</p> <p>Proximity to Employment</p>	2	2	2	1	1
Other	<p>Score</p> <p>Comment</p> <p>Land Ownership Integration</p>	1	2	2	2	2

INDUSTRIAL GROWTH OPTIONS: TIMARU						
OPTIONS						
ASSESSMENT CRITERIA	Pleasant Point Highway	Timaru Racecourse	Aorangi Road	Washdyke Flat	Laughton	Kennels Road
Infrastructure						
Roading - Regional Network	Score Comment Some adverse effect on State Highway likely	Score Comment Some adverse effect on State Highway likely	Score Comment Nil effect on State Highway likely	Score Comment Significant adverse effect on State Highway likely	Score Comment Some adverse effect on State Highway likely	Score Comment Some adverse effect on State Highway likely
Roading - Local Network	Score Comment Requires local road upgrades	Score Comment Requires local road upgrades	Score Comment Requires local road upgrades	Score Comment Requires local road upgrades	Score Comment Nil effects on local road network likely	Score Comment Requires local road upgrades
Rail Network	Score Comment No impact	Score Comment No impact	Score Comment No impact	Score Comment No impact	Score Comment No impact	Score Comment No impact
Accessibility	Score Comment No walking/cycling network or public transport in the vicinity.	Score Comment No walking/cycling network or public transport in the vicinity.	Score Comment Close to shared pathways and in the enables links and extensions	Score Comment Some distance to existing pedestrian/cycle routes	Score Comment Some distance to existing pedestrian/cycle routes	Score Comment No walking/cycling network or public transport in the vicinity.
Sewer	Score Comment Sewer network extension required.	Score Comment Sewer network extension and upgrade required.	Score Comment Sewer discharge to the inland town pipeline. Pipe may need to be upgraded.	Score Comment No network. Extension required crossing the Papaka stream.	Score Comment Sewer network available.	Score Comment Sewer network extension required.
Water	Score Comment Water network extension required.	Score Comment Water network extension required.	Score Comment Water network extension required.	Score Comment No network. Extension required crossing the Papaka stream.	Score Comment Water network available	Score Comment Water network extension required.
Stormwater	Score Comment Stormwater network extension required. However onsite disposal is preferred to reduce required stormwater upgrades.	Score Comment Stormwater network extension required. However onsite disposal is preferred to reduce required stormwater upgrades.	Score Comment Extension required to discharge to drain.	Score Comment No network. Extension required crossing the Papaka stream.	Score Comment Stormwater network can be extended to service this land.	Score Comment Stormwater network extension required. However onsite disposal is preferred to reduce required stormwater upgrades.
Electricity - National Grid	Score Comment Timaru 110 KV bus needs capacity upgrade	Score Comment Timaru 110 KV bus needs capacity upgrade	Score Comment Timaru 110 KV bus needs capacity upgrade	Score Comment Timaru 110 KV bus needs capacity upgrade	Score Comment Timaru 110 KV bus needs capacity upgrade	Score Comment Timaru 110 KV bus needs capacity upgrade
Electricity - Local Network	Score Comment Planned upgrade underway for sub-trans to Washdyke area, soon should be a 2	Score Comment Planned upgrade underway for sub-trans to Washdyke area, soon should be a 2	Score Comment Planned upgrade underway for sub-trans to Washdyke area, soon should be a 2	Score Comment Planned upgrade underway for sub-trans to Washdyke area, soon should be a 2	Score Comment Planned upgrade underway for sub-trans to Washdyke area, soon should be a 2	Score Comment Planned upgrade underway for sub-trans to Washdyke area, soon should be a 2
Topographical Limitations	Score Comment Flat to gently undulating	Score Comment Flat to gently undulating	Score Comment Flat to gently undulating	Score Comment Flat to gently undulating	Score Comment Flat to gently undulating	Score Comment Flat to gently undulating
Biodiversity Values	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.
Landscape Values	Score Comment 75%	Score Comment 87%	Score Comment 81%	Score Comment 75%	Score Comment 90%	Score Comment 75%
Productive Soils	Score Comment LUC: 3s 5 & 3e 8	Score Comment LUC: 3s 5	Score Comment LUC: 3s 5 & 2w 1	Score Comment LUC: 2w 1	Score Comment LUC: 2w 1	Score Comment LUC: 3s 5
Coastal Erosion	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk
Coastal Inundation	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk
Hazards and Contamination						
River Inundation	Score Comment Minor flood risk. No risk from rivers or major streams. A lot of property is on the flood plain. Possibility of shallow local runoff following heavy or prolonged rainfall exists for most of flats all the way along Pleasant Point Washdyke Highway. Initially runoff will be pooled on the road margins etc. but in extreme instances may be very shallow surface water over much of the flat part of the property.	Score Comment No risk of river flooding. In extreme flood events (100 year ARI and larger) overflow from local stream attachments reaching the property but depths only minor. Local runoff possible but unlikely to be more than nuisance value.	Score Comment No risk of flooding from rivers or major streams. Possibility of local runoff being prolonged rainfall events. Washdyke Lagoon provides only outlet to sea for drainage/runoff and this will become increasingly problematic in the future for the wider coastal area to the north of the lagoon as impacts of sea level rise and coastal erosion continue.	Score Comment Area affected by local runoff combined with Washdyke Creek and Papaka (to some extent) relatively frequently (say in 5-10 year ARI rainfalls and larger (roughly), initially flooding will be restricted to low areas and swales but in more extreme events will be widespread, covering all of the property, and in places relatively deep. Ground levels vary and there may be areas of average or slightly higher ground level. Higher ground level suitable for buildings but these will be scattered between lower areas. In extreme events most of this area will receive some flooding. Egress along Washdyke Flat Road relatively regularly impacted by flooding in lower parts of the road.	Score Comment Area affected by local runoff combined with Washdyke Creek and Papaka (to some extent) relatively frequently (say in 5-10 year ARI rainfalls and larger (roughly), initially flooding will be restricted to low areas and swales but in more extreme events will be widespread, covering all of the property, and in places relatively deep. Ground levels vary and there may be areas of average or slightly higher ground level. Higher ground level suitable for buildings but these will be scattered between lower areas. In extreme events most of this area will receive some flooding. Egress along Washdyke Flat Road relatively regularly impacted by flooding in lower parts of the road.	Score Comment No risk of river flooding. In extreme flood events (100 year ARI and larger) overflow from local stream attachments reaching the property but depths only minor. Local runoff possible but unlikely to be more than nuisance value.
Liquefaction	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk	Score Comment Nil risk
Contaminated Land	Score Comment None present	Score Comment None present	Score Comment None present	Score Comment None present	Score Comment None present	Score Comment None present
Archaeological Sites	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.
Heritage Buildings, Structures, and Sites	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.	Score Comment None present.
Cultural						
Location to Community Facilities and Services	Score Comment Some distance to existing community facilities and services	Score Comment Some distance to existing community facilities and services	Score Comment Significant distance to existing community facilities and services	Score Comment Some distance to existing community facilities and services	Score Comment Some distance to existing community facilities and services	Score Comment Significant distance to existing community facilities and services
Location to Recreation and Open Spaces	Score Comment Some distance to recreation and open space	Score Comment Some distance to recreation and open space	Score Comment Significant distance to recreation space and recreation	Score Comment Some distance to recreation and open space	Score Comment Some distance to recreation and open space	Score Comment Significant distance to recreation space and recreation
Size of Area	Score Comment Adequate for industrial landuse	Score Comment Adequate for industrial landuse	Score Comment Adequate for industrial landuse	Score Comment Adequate for industrial landuse	Score Comment Adequate for industrial landuse	Score Comment Adequate for industrial landuse
Consolidated Pattern of Development	Score Comment N/A as industrial activity	Score Comment N/A as industrial activity	Score Comment N/A as industrial activity	Score Comment N/A as industrial activity	Score Comment N/A as industrial activity	Score Comment N/A as industrial activity
Adjacent Land Uses	Score Comment Some existing residential activity within close proximity to this area	Score Comment Some existing residential activity within close proximity to this area	Score Comment Some existing residential activity within close proximity to this area	Score Comment Some existing residential activity within close proximity to this area	Score Comment No substantial residential activities in the vicinity	Score Comment Some existing residential activity within close proximity to this area
Proximity to Employment	Score Comment Some distance to existing urban residential areas	Score Comment Some distance to existing urban residential areas	Score Comment Significant distance to existing urban residential areas	Score Comment Some distance to existing urban residential areas	Score Comment Some distance to existing urban residential areas	Score Comment Significant distance to existing urban residential areas
Land Ownership Integration	Score Comment 8 landowners	Score Comment 1 landowner	Score Comment 5 landowners	Score Comment 1 landowner	Score Comment 1 landowner	Score Comment 2 landowners

INDUSTRIAL GROWTH OPTIONS: TEMUKA						
OPTIONS						
ASSESSMENT CRITERIA	Arowhenua	Clandeboye	Epworth	Waikohi	Temuka	
Infrastructure						
Roading-Regional Network	Score Comment Significant adverse effect on State Highway likely	1 Some adverse effect on State Highway likely	1 Some adverse effect on State Highway likely	1 Some adverse effect on State Highway likely	1 Some adverse effect on State Highway likely	1 Some adverse effect on State Highway likely
Roading-Local Network	Score Comment Significant upgrades to existing local road network required.	1 Some upgrades to local road network likely required.	1 Some upgrades to local road network likely required.	1 Some upgrades to local road network likely required.	1 Some upgrades to local road network likely required.	1 Some upgrades to local road network likely required.
Rail Network	Score Comment No impact	2 No impact	2 No impact	2 No impact	2 No impact	2 No impact
Accessibility	Score Comment Some distance to existing pedestrian/cycle routes	0 No walking/cycling network or public transport within the vicinity.	0 No walking/cycling network or public transport within the vicinity.	0 No walking/cycling network or public transport within the vicinity.	0 No walking/cycling network or public transport within the vicinity.	0 No walking/cycling network or public transport within the vicinity.
Sewer	Score Comment Pump system can be connected to the existing pump line.	0 No reticulation and no intention to extend the network.	0 No reticulation. High capital and maintenance cost to extend the network across the river in addition to high risk of environmental effects.	0 No reticulation. High capital and maintenance cost to extend the network across the river in addition to high risk of environmental effects.	0 No reticulation. High capital and maintenance cost to extend the network across the river in addition to high risk of environmental effects.	1 Extension will be required across State Highway and potentially require a pump system.
Water	Score Comment No reticulation. High capital and maintenance cost to extend water network across the river.	0 No reticulation and no intention to extend the network.	0 No reticulation. High capital and maintenance cost to extend the network across the river in addition to high risk of environmental effects.	0 No reticulation. High capital and maintenance cost to extend the network across the river in addition to high risk of environmental effects.	0 No reticulation. High capital and maintenance cost to extend the network across the river in addition to high risk of environmental effects.	1 Water network will need to be upgraded and extended across State Highway.
Stormwater	Score Comment Discharge of stormwater is limited by the capacity of the existing open channel.	2 No reticulation and no intention to extend the network.	0 No reticulation and no intention to extend the network.	0 No reticulation and no intention to extend the network.	0 No reticulation and no intention to extend the network.	1 New reticulation required to discharge either via the river or existing drain along the State Highway.
Electricity - National Grid	Score Comment Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 kV bus needs capacity upgrade & Temuka GXP needs capacity upgrade
Electricity - Local Network	Score Comment 11 kV circuit needs upgrade	2 Fonterra already invested with enough room for next drifer	1 11 kV circuit needs upgrade	1 11 kV circuit needs upgrade	1 11 kV circuit needs upgrade	2 Sufficient capacity
Topographical Limitations	Score Comment Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating
Natural Environment						
Biodiversity Values	Score Comment None present	2 None present	2 None present	2 None present	2 None present	2 None present
Landscape Values	Score Comment 90%	2 71%	0 56%	1 75%	2 90%	2 90%
Productive Soils	Score Comment LUC: 2s 2 (strip adjacent road) & 4s 6 (predominant) - 1	2 LUC: 3s 5 - 2	1 LUC: 2s 2 & 2s 3	1 LUC: 2s 2	0 LUC: 4s 6 & town	2 LUC: 4s 6 & town
Coastal Erosion	Score Comment Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
Coastal Inundation	Score Comment Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk
River Inundation	Score Comment Northern half of area floodable from river in super-design floods and local streams. Significant depths (1m + in 100 year ARI and larger) especially in northern most third of option. Water will back up and flow south along railway embankment majority of land along eastern boundary floodable. Local runoff could affect southern half of property as well in extreme rainfall but will be relatively minor.	1 Should remain largely clear of any river flooding in the 100 year ARI flood. May start to receive some minor flooding in 200 year. In 500 year ARI flood event flooding up to 0.5m over much of the area.	1 Majority of area is floodable from Raupo Creek and other local runoff in major flood events. Eastern third also floodable from Temuka River in super-design floods. Eastern third of property extending to about 100m east of Epworth Road is where flooding will be worst with high depths (1m+) expected in 100 year ARI floods and greater. Most of area around and to west of Epworth Road floodable but depths 0.5m or less even in extreme events (river flooding no longer a factor there just Raupo Creek). Some smaller areas west of Epworth Rd may be high enough to be clear of most flooding.	1 Eastern quarter of area floodable from Temuka River in super-design floods. Depths have potential to be significant and will generally increase with proximity to river. Western three quarters of property appears to be clear of most expected flooding from rivers and major streams.	1 Majority of area floodable from Temuka River in super-design floods. Significant ups and downs in this area. In 100 year ARI flood swales and depressions will contain very deep floodwater; areas of moderate elevation will receive deep very roughy; some isolated higher areas where flooding will be less. In 200 year ARI flood and larger significant flooding (1m - 1.5m approximately) anticipated over the majority of the property with only one or two isolated higher areas where depths will be less.	1 Majority of area floodable from Temuka River in super-design floods. Significant ups and downs in this area. In 100 year ARI flood swales and depressions will contain very deep floodwater; areas of moderate elevation will receive deep very roughy; some isolated higher areas where flooding will be less. In 200 year ARI flood and larger significant flooding (1m - 1.5m approximately) anticipated over the majority of the property with only one or two isolated higher areas where depths will be less.
Hazards and Contamination						
Liquefaction	Score Comment Nil risk	2 Nil risk	1 Site has "low" liquefaction potential	2 Nil risk	1 Site has "low" liquefaction potential	1 Site has "low" liquefaction potential
Contaminated Land	Score Comment None present	2 None present	2 None present	2 None present	2 None present	2 None present
Archaeological Sites	Score Comment None present	2 None present	2 None present	2 None present	2 None present	2 None present
Heritage Buildings, Structures, and Sites	Score Comment None present	2 None present	2 None present	2 None present	2 None present	2 None present
Cultural						
Location to Community Facilities and Services	Score Comment Some distance to existing community facilities and services	0 Significant distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	2 Close to existing community facilities and services	2 Close to existing community facilities and services
Location to Recreation and Open Spaces	Score Comment Some distance to existing recreation and open space	0 Significant distance to existing open space and recreation	1 Some distance to existing recreation and open space	1 Some distance to existing recreation and open space	2 Close to existing open space and recreation	2 Close to existing open space and recreation
Size of Area	Score Comment Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse
Consolidated Pattern of Development	Score Comment N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity
Adjacent Land Uses	Score Comment Some risk of reverse sensitivity, some existing residential activity within close proximity to this area	2 No substantial residential activities in the vicinity	1 Some existing residential activity within close proximity to this area	1 Some existing residential activity within close proximity to this area	2 No substantial residential activities in the vicinity	2 No substantial residential activities in the vicinity
Proximity to Employment	Score Comment Some distance to existing urban residential areas	0 Significant distance to existing urban residential areas	1 Some distance to existing urban residential areas	1 Some distance to existing urban residential areas	2 Close to existing urban residential areas	2 Close to existing urban residential areas
Land Ownership Integration	Score Comment 13 land owners	2 2 land owners	2 2 land owners	2 1 land owner	2 4 land owners	2 4 land owners

INDUSTRIAL GROWTH OPTIONS: TEMUKA						
OPTIONS						
ASSESSMENT CRITERIA	Northtown Belt	Boiling Down Road	Springfield	Middlewamp Road	Factory Road	
Infrastructure						
Roading - Regional Network	Score 1 Some adverse effect on State Highway likely	1 Some adverse effect on State Highway likely	0 Significant adverse effect on State Highway	1 Some adverse effect on State Highway likely	2 No effect on State Highway likely	
Roading - Local Network	Score 1 Some upgrades to local road network likely required.	1 Some upgrades to local road network likely required.	0 Significant upgrades to existing local road network required.	1 Some upgrades to local road network likely required.	1 Some upgrades to local road network likely required.	
Rail Network	Score 2 No impact	2 No impact	2 No impact	2 No impact	2 No impact	
Accessibility	Score 1 Some distance to existing pedestrian/cycle routes	1 Some distance to existing pedestrian/cycle routes	0 No walking/cycling network or public transport within the vicinity.	0 No walking/cycling network or public transport within the vicinity.	1 Some distance to existing pedestrian/cycle routes	
Sewer	Score 0 No reticulation. Pump system required at a high cost.	0 No reticulation. Pump system required at a high cost.	1 There is a pressurised sewer main. It will be difficult to connect into the existing main.	1 Pump system and gravity feed required to reticulated system.	1 Pump system and gravity feed required to reticulated system.	
Water	Score 1 Network will need to be upgraded and extended.	1 Network will need to be upgraded and extended.	1 Connection to the Temuka Trunkmain required this will shut down the entire Temuka Water Supply which is undesirable.	1 Network will need to be upgraded and extended.	1 Network will need to be upgraded and extended.	
Stormwater	Score 0 No reticulation and no intention to extend the network.	0 No reticulation and no intention to extend the network.	0 No reticulation and no intention to extend the network.	1 New reticulation required to discharge into Taumatakahu Stream	1 New reticulation required to discharge into Taumatakahu Stream	
Electricity - National Grid	Score 1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	1 Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade	
Electricity - Local Network	Score 1 11 KV circuit needs upgrade	1 11 KV circuit needs upgrade	2 Sufficient capacity	2 Sufficient capacity	2 Sufficient capacity	
Natural Environment						
Topographical Limitations	Score 2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating	2 Flat to gently undulating	
Biodiversity Values	Score 2 None present	2 None present	2 None present	2 None present	2 None present	
Landscape Values	Score 1 62%	1 62%	0 59%	1 78%	1 75%	
Productive Soils	Score 0 LUC: 2w 1	0 LUC: 2w 1	0 LUC: 2w 1	0 LUC: 2w 1	0 LUC: 2w 1	
Coastal Erosion	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	
Coastal Inundation	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	
River Inundation	Score 1 Floodable from rivers (Waihi and/or Orerū) in 100 year ARI flood and larger. Centre of this area is the lowest with 0.5 - 1m depths anticipated in 100 year ARI flood and larger. Southern and northern end depths will be less (southern extremity may even stay clear of any flooding). Bulk of property could be affected by major flood events. Local runoff possible again this will be greatest in centre of area, but also in all depressions/swales. Much of property could be affected by at least minor runoff in an extreme rainfall event.	1 Centre of area floodable to depth of 0.5m-1m from rivers in 100 year ARI and larger. Southern and northern end depths will be less (southern extremity may even stay clear of any flooding). Bulk of property could be affected by major flood events. Local runoff possible again this will be greatest in centre of area, but also in all depressions/swales. Much of property could be affected by at least minor runoff in an extreme rainfall event.	1 Area may start to be affected by shallow flooding from upstream breakouts from the Waihi River in 200 year ARI floods or greater and floodable from both Waihi and Orerū rivers in 500 year ARI flood. Even in 500 year ARI event though depths 0.5m or less and there will be areas of ground clear of floodwater. Upper end of Taumatakahu Stream traverses this area and low areas adjacent to that stream will also be floodable from that source on a more frequent basis. River flooding will also be deepest adjacent to that stream. Potential for local runoff in low areas especially but likely relatively minor in nature.	1 In 100 year ARI flood relatively shallow < 0.5m river flooding possible in southern part roughly 300m of area. In 200 year ARI flood approx. southern half of area floodable to depths of 0.5m or less. Northern part only affecting southern half of area. Depths still mostly < 0.5m with isolated low areas where depths are over approx. southern three quarters of area but northern half still for the property. Possibility of local runoff particularly in low areas but minor on areas of average ground. Northern quarter of property largely flood free, northern half clear of flooding until very extreme events (500 year or greater).	1 Shallow river flooding possible on relatively small parts of area that are a bit lower in 100 year ARI flood. In 200 year ARI flood approx. southern half of area floodable to depths of 0.5m or less. Northern part only affecting southern half of area. Depths still mostly < 0.5m with isolated low areas where depths are over approx. southern three quarters of area but northern half still for the property. Possibility of local runoff particularly in low areas but minor on areas of average ground. Northern quarter of property largely flood free, northern half clear of flooding until very extreme events (500 year or greater).	
Hazards and Contamination						
Liquefaction	Score 2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	2 Nil risk	
Contaminated Land	Score 2 None present	2 None present	2 None present	2 None present	1 Storage tanks or drums for fuel, chemicals or liquid waste (1970s/80s)	
Archaeological Sites	Score 2 None present	2 None present	2 None present	2 None present	2 None present	
Cultural						
Heritage Buildings, Structures, and Sites	Score 2 None present	2 None present	2 None present	2 None present	2 None present	
Location to Community Facilities and Services	Score 0 Significant distance to existing community facilities and services	0 Significant distance to existing community facilities and services	0 Significant distance to existing community facilities and services	1 Some distance to existing community facilities and services	1 Some distance to existing community facilities and services	
Location to Recreation and Open Spaces	Score 0 Significant distance to existing open space and recreation	0 Significant distance to existing open space and recreation	0 Significant distance to existing open space and recreation	1 Some distance to existing recreation and open space	1 Some distance to existing recreation and open space	
Size of Area	Score 2 Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse	2 Adequate for industrial landuse	
Consolidated Pattern of Development	Score 2 N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity	2 N/A as industrial activity	
Adjacent Land Uses	Score 1 Some existing residential activity within close proximity to this area	1 Some existing residential activity within close proximity to this area	1 Some existing residential activity within close proximity to this area	1 Some existing residential activity within close proximity to this area	0 High risk of reverse sensitivity. Significant residential activity within close proximity to this area	
Other						
Proximity to Employment	Score 1 Some distance to existing urban residential areas	1 Some distance to existing urban residential areas	2 Close to existing urban residential areas	1 Some distance to existing urban residential areas	1 Some distance to existing urban residential areas	
Land Ownership Integration	Score 2 2 landowners	2 2 landowners	1 6 landowners	1 8 landowners	1 9 landowners	

INDUSTRIAL GROWTH OPTIONS: GERALDINE						
OPTIONS						
ASSESSMENT CRITERIA	Orari Back Road	Bennett Road	Raukapuka	Waihi	Waitui	Majors Road
Infrastructure	<p>Score Comment</p> <p>Adverse effect on State Highway likely</p>	<p>Score Comment</p> <p>Adverse effect on State Highway likely</p>	<p>Score Comment</p> <p>Adverse effect on State Highway likely</p>	<p>Score Comment</p> <p>Significant adverse effect on State Highway</p>	<p>Score Comment</p> <p>Significant adverse effect on State Highway</p>	<p>Score Comment</p> <p>Adverse effect on State Highway likely</p>
Infrastructure	<p>Score Comment</p> <p>Requires local roading upgrades</p>	<p>Score Comment</p> <p>Requires local roading upgrades</p>	<p>Score Comment</p> <p>Significant impact on local road network likely including the construction of new roads and intersections.</p>	<p>Score Comment</p> <p>Significant impact on local road network likely including the construction of new roads and intersections.</p>	<p>Score Comment</p> <p>Significant impact on local road network likely including the construction of new roads and intersections.</p>	<p>Score Comment</p> <p>Requires local roading upgrades</p>
Infrastructure	<p>Score Comment</p> <p>No impact</p>	<p>Score Comment</p> <p>No impact</p>	<p>Score Comment</p> <p>No impact</p>	<p>Score Comment</p> <p>No impact</p>	<p>Score Comment</p> <p>No impact</p>	<p>Score Comment</p> <p>No impact</p>
Infrastructure	<p>Score Comment</p> <p>Some distance to existing pedestrian/cycle routes</p>	<p>Score Comment</p> <p>No walking/cycling network or public transport in the vicinity.</p>	<p>Score Comment</p> <p>No walking/cycling network or public transport in the vicinity.</p>	<p>Score Comment</p> <p>No walking/cycling network or public transport in the vicinity.</p>	<p>Score Comment</p> <p>No walking/cycling network or public transport in the vicinity.</p>	<p>Score Comment</p> <p>Some distance to existing pedestrian/cycle routes</p>
Infrastructure	<p>Score Comment</p> <p>No reticulation and no intention to extend the network.</p>	<p>Score Comment</p> <p>No reticulation and no intention to extend the network.</p>	<p>Score Comment</p> <p>Sewer network would need to be extended across stream which may have moderate environmental risk.</p>	<p>Score Comment</p> <p>Sewer network is available. Possible upgrade required.</p>	<p>Score Comment</p> <p>No reticulation. High cost and uncertainty to extend.</p>	<p>Score Comment</p> <p>Sewer network is available. Possible upgrade required.</p>
Infrastructure	<p>Score Comment</p> <p>No water reticulation. Rural water supply has limited capacity.</p>	<p>Score Comment</p> <p>No water reticulation. Rural water supply has limited capacity.</p>	<p>Score Comment</p> <p>Water network would need to be extended across stream. Rural water supply has limited capacity.</p>	<p>Score Comment</p> <p>Water network can be extended to service this land. Possible upgrade required.</p>	<p>Score Comment</p> <p>No water reticulation. Rural water supply has limited capacity.</p>	<p>Score Comment</p> <p>Water network can be extended to service this land.</p>
Infrastructure	<p>Score Comment</p> <p>No reticulation and no intention to extend the network.</p>	<p>Score Comment</p> <p>No reticulation and no intention to extend the network.</p>	<p>Score Comment</p> <p>No reticulation. Ground discharge may be suitable or discharge to Raukapuka Stream but will require consent from ECAN.</p>	<p>Score Comment</p> <p>No reticulation. Ground discharge may be suitable or discharge to Raukapuka Stream or the Waihi River but will require consent from ECAN.</p>	<p>Score Comment</p> <p>No reticulation and no intention to extend the network.</p>	<p>Score Comment</p> <p>Attenuation and Treatment is required prior to discharge to Serpentine Creek.</p>
Infrastructure	<p>Score Comment</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>Score Comment</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>Score Comment</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>Score Comment</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>Score Comment</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>	<p>Score Comment</p> <p>Timaru 110 KV bus needs capacity upgrade & Temuka GXP needs capacity upgrade</p>
Infrastructure	<p>Score Comment</p> <p>Geraldine sub-trans from Temuka needs upgrade, 11 kV distribution upgrade likely</p>	<p>Score Comment</p> <p>Geraldine sub-trans from Temuka needs upgrade, 11 kV distribution upgrade likely</p>	<p>Score Comment</p> <p>Geraldine sub-trans from Temuka needs upgrade, 11 kV distribution upgrade likely</p>	<p>Score Comment</p> <p>Geraldine sub-trans from Temuka needs upgrade, 11 kV distribution upgrade likely</p>	<p>Score Comment</p> <p>Geraldine sub-trans from Temuka needs upgrade, 11 kV distribution upgrade likely</p>	<p>Score Comment</p> <p>Geraldine sub-trans from Temuka needs upgrade, 11 kV distribution upgrade likely</p>
Infrastructure	<p>Score Comment</p> <p>Fiat to gently undulating</p>	<p>Score Comment</p> <p>Fiat to gently undulating</p>	<p>Score Comment</p> <p>Fiat to gently undulating</p>	<p>Score Comment</p> <p>Fiat to gently undulating</p>	<p>Score Comment</p> <p>Undulating</p>	<p>Score Comment</p> <p>Fiat to gently undulating</p>
Natural Environment	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>High number of identified Significant Natural Areas</p>	<p>Score Comment</p> <p>None present</p>
Natural Environment	<p>Score Comment</p> <p>53%</p>	<p>Score Comment</p> <p>62%</p>	<p>Score Comment</p> <p>78%</p>	<p>Score Comment</p> <p>59%</p>	<p>Score Comment</p> <p>44%</p>	<p>Score Comment</p> <p>97%</p>
Natural Environment	<p>Score Comment</p> <p>LUC: 4s 7 & 2c1</p>	<p>Score Comment</p> <p>LUC: 4s 7 & 2c1</p>	<p>Score Comment</p> <p>LUC: 4s 7 & 2c1</p>	<p>Score Comment</p> <p>LUC: river & 2s 2 & 2c.1 & 4s 7</p>	<p>Score Comment</p> <p>LUC: 4e 4+6e 8</p>	<p>Score Comment</p> <p>LUC: town</p>
Natural Environment	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>
Natural Environment	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>
Natural Environment	<p>Score Comment</p> <p>Half of this land will be floodable in major flood events. Flooding will be in two major strips. The first from Waihi River breakouts in greater than 50 year ARI flood events and this flooding will flow north to south through part of the western third of the property. The second strip of flooding is the result of flooding from Sweetwater Creek and will extend north to south through an area in the eastern third of the property. Sweetwater Creek flooding may begin into low-lying adjacent land in flood greater than about 10-20 year ARI but would probably not affect a lot of the property until larger events. For the most part, flooding from either the Waihi River or Sweetwater Creek would be 0.5m or less (even in extreme floods) and as said above would only affect around half of this block of land.</p>	<p>Score Comment</p> <p>Majority of this area likely to be free of flooding from any river or major stream, even in the 500 year ARI flood event. Potential for some river flooding exists right on the east (Templer Street) boundary and in a narrow strip along the West boundary but even in extreme events such flooding would only be shallow.</p>	<p>Score Comment</p> <p>Majority of this area will be unaffected by flooding from any river or major stream. Two relatively narrow strips of land will be floodable from breakouts from the Waihi River and other local runoff. These are the areas close to the stream running along the west boundary and adjacent to the small stream traversing north to south through the centre of the property (more prominent in the southern half of the property). Within these small strips of floodable land lowest ground may be floodable 0.5-1m in extreme flood events but for the most part flooding will be 0-0.5m.</p>	<p>Score Comment</p> <p>Large parts of this area will remain clear of any expected flooding from Waihi River or any other major stream. The balance of this area, particularly around Raukapuka Stream and the other significant stream that traverses the property will be floodable in super design events from the Waihi River. For most of the areas that are floodable, depths will be 0.5m or less even in an extreme flood event however there will be some smaller strips of land (particularly adjacent to the streams) where depths will be greater.</p>	<p>Score Comment</p> <p>Small northern portion of the site will be floodable from Barkers Creek. Small stream catchments/gullies that traverse property will collect floodwater in major rainfalls. Most of property is higher ground that will be clear of flooding. deeper areas in swales/depressions. Runoff won't be significant until quite major rainstorms. Generally some risk of shallow flooding in extreme events.</p>	<p>Score Comment</p> <p>Clear of flooding from Waihi River until the 500 year ARI flood event when some minor flooding < 300-400mm may reach area. Possibility of shallow runoff from Serpentine Creek and other local sources/direct ponding of rainfall. This would be relatively shallow though some deeper areas in swales/depressions. Runoff won't be significant until quite major rainstorms. Generally some risk of shallow flooding in extreme events.</p>
Hazards and Contamination	<p>Score Comment</p> <p>Site has a thin slice of "low" liquefaction potential on western edge.</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Nil risk</p>	<p>Score Comment</p> <p>Site has a thin slice of "low" liquefaction potential on western side.</p>	<p>Score Comment</p> <p>Site has a thin slice of "low" liquefaction potential on eastern side.</p>	<p>Score Comment</p> <p>Site has "low" liquefaction potential.</p>
Cultural	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>
Cultural	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>
Cultural	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>	<p>Score Comment</p> <p>None present</p>
Cultural	<p>Score Comment</p> <p>Significant distance to existing community facilities and services</p>	<p>Score Comment</p> <p>Significant distance to existing community facilities and services</p>	<p>Score Comment</p> <p>Some distance to existing community facilities and services</p>	<p>Score Comment</p> <p>Some distance to existing community facilities and services</p>	<p>Score Comment</p> <p>Some distance to existing community facilities and services</p>	<p>Score Comment</p> <p>Some distance to existing community facilities and services</p>
Other	<p>Score Comment</p> <p>Significant distance to open space and recreation</p>	<p>Score Comment</p> <p>Significant distance to open space and recreation</p>	<p>Score Comment</p> <p>Some distance to recreation and open space</p>	<p>Score Comment</p> <p>Some distance to recreation and open space</p>	<p>Score Comment</p> <p>Close to existing open space and recreation</p>	<p>Score Comment</p> <p>Some distance to recreation and open space</p>
Other	<p>Score Comment</p> <p>Adequate for industrial landuse</p>	<p>Score Comment</p> <p>Adequate for industrial landuse</p>	<p>Score Comment</p> <p>Adequate for industrial landuse</p>	<p>Score Comment</p> <p>Adequate for industrial landuse</p>	<p>Score Comment</p> <p>Adequate for industrial landuse</p>	<p>Score Comment</p> <p>Inadequate for industrial landuse</p>
Other	<p>Score Comment</p> <p>N/A as industrial activity</p>	<p>Score Comment</p> <p>N/A as industrial activity</p>	<p>Score Comment</p> <p>N/A as industrial activity</p>	<p>Score Comment</p> <p>N/A as industrial activity</p>	<p>Score Comment</p> <p>N/A as industrial activity</p>	<p>Score Comment</p> <p>N/A as industrial activity</p>
Other	<p>Score Comment</p> <p>Some existing residential activity within close proximity to this area</p>	<p>Score Comment</p> <p>Some existing residential activity within close proximity to this area</p>	<p>Score Comment</p> <p>Some existing residential activity within close proximity to this area</p>	<p>Score Comment</p> <p>Significant residential activity within close proximity to this area</p>	<p>Score Comment</p> <p>Some existing residential activity within close proximity to this area</p>	<p>Score Comment</p> <p>Significant residential activity within close proximity to this area</p>
Other	<p>Score Comment</p> <p>Significant distance to existing urban residential areas</p>	<p>Score Comment</p> <p>Significant distance to existing urban residential areas</p>	<p>Score Comment</p> <p>Close to existing urban residential areas</p>	<p>Score Comment</p> <p>Close to existing urban residential areas</p>	<p>Score Comment</p> <p>Close to existing urban residential areas</p>	<p>Score Comment</p> <p>Close to existing urban residential areas</p>
Other	<p>Score Comment</p> <p>5 landowners</p>	<p>Score Comment</p> <p>2 landowners</p>	<p>Score Comment</p> <p>1 landowner</p>	<p>Score Comment</p> <p>5 landowners</p>	<p>Score Comment</p> <p>1 landowner</p>	<p>Score Comment</p> <p>1 landowner</p>

