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## **Supporting Information for a Rezone Request (Hearing G)**

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| <b>Client</b> | <b>Waitui Deer Farm Limited</b> |
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| <b>Address</b> | <b>199 Waitui Drive, Geraldine</b> |
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| <b>File Number</b> | <b>286015/06</b> |
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| <b>Date</b> | <b>February 2025</b> |
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## **Supporting Information for a Rezone Request**

In response to the request for additional information from the section 42A Report writer we now provide the following information on behalf of Waitui Deer Farm Limited to Timaru District Council for their consideration as part of the District Plan Review Hearing G process.

### **1.0 Overview**

This package is prepared on behalf of the submitter to address the matters raised by the section 42A Preliminary Report (**s42A Prelim Report**).

#### **1.1 Submitter**

Waitui Deer Farm Limited

199 Waitui Drive

Geraldine 7930

### **2.0 Environmental Values**

#### **2.1 Existing Environment**

A description of the existing environment is provided in the original submission made on behalf of the submitter. This outlines the planning situation in the Operative District Plan (**ODP**) and Proposed District Plan (**PDP**) and provides an understanding of the existing land use able to be carried out on the site. This is considered sufficient to outline the requirements of the Environmental Values Overview described at Point 10.1.2 of the s42A Prelim Report.

The proposed yield of the rezone would be potentially up to 30 two hectare allotments (this includes the part of the site that already allows 2 hectare sites to be developed).

#### **2.2 Site Layout**

During the site visit with Mr Matt Bonis and Mr Aaron Hakkaart, it was discussed that identified building platforms would aid in assessing the appropriateness of the site. Working in conjunction with Wildlab consideration was made of where the best building sites would be across the site, however for the purposes of this stage of the Hearings process a more conceptual approach has been taken to considering how the site could shift away from farming and be developed into a unique lifestyle development with a particular focus on how this could benefit the local ecosystems while still aligning with the nature of the Geraldine Downs. The report from Wildlab addresses the potential across the entirety of the site, and it is noted that the intention is to maintain the current requested area for the zone extension. The Wildlab report is considered the conceptual foundation that future development is based on and this is informed by the



identification of the different zones, slopes, ecosystem types and landscapes across the site. The Wildlab report identifies those areas best suited to ecological restoration and planting and potential building sites are able to fit in around these.

### **2.3 Landscape Values and Natural Character**

Landscape values and natural character are described in the original submission. Due to the proximity to the Waihi River and Geraldine township, and the sites location within the Geraldine Downs the site is considered to be a site of high amenity. The Visual Amenity Landscape Overlay across nearly the entire site also confirms this is the case. The submitter commissioned a report from Wildlab to consider whether the proposed change in density would be considered appropriate within the landscape. The attached report entitled “Waitui Farm Landscape and Strategy Plan” outlines the opportunities the potential change in density could provide for the site and the surrounding amenity. This is particularly important within the context of the Geraldine Downs where there is an emphasis on encouraging walking and cycling tracks as well as maintaining the amenity values that are appreciated by those who live within the area.

### **2.4 Biodiversity Constraints**

The site does have a number of Significant Natural Areas (**SNAs**), primarily situated on the southern 26 hectares (where it is already proposed to allow 2 hectare allotments to be developed). Further assessment of the state of these SNAs and the opportunities that exist to restore and enhance these areas are provided in the attached report from Wildlab. As described in the Wildlab report restoring these areas can then be expanded across the site to create a thriving ecosystem that could greatly improve the biodiversity values of the site and play into the wider context of the ecological restoration of South Canterbury.

### **2.5 Cultural and/or Heritage Values**

There are no identified Heritage Items or associated Heritage overlays that apply to the site.

There is an identified Site and Area of Significance to Māori (SASM) overlay on the site. The details of this are as follows:

SASM20 - Te Umu Kaha (Temuka), Haehae Te Moana and Waihi Rivers

Discussions have been entered into with Aoraki Environmental Consultancy Limited (AECL) to ascertain what cultural concerns need to be taken into account. At the time of writing a site visit is being arranged with cultural consultants and the submitter. Outcomes of these discussions will be provided to Council as soon as they come available.



## **2.6 Reverse Sensitivity/Incompatible Land Uses**

The site is adjacent to numerous small rural lifestyle sections that have developed following the zoning of the Geraldine Downs. The site is already zoned Rural Lifestyle so the potential development of the site is expected, the purpose of the submission is to extend the 2 hectare boundary out further, but not to the boundaries of the site, therefore still providing a buffer between this activity and the rural nature of other activities. Therefore this limits any reserve sensitivity issues that may arise.

## **3.0 Infrastructure**

### **3.1 Water Supply**

The zoning rules that were brought into the Operative District Plan following the Plan Change process that created the Geraldine Downs (Rural Zone 4A) include additional notes about servicing matters for the zone. In this they state there will be: *Additional capacity in the Te Moana Water Supply Scheme that serves the Geraldine Downs is extremely limited. Additional capacity should be available around 2018-2019.* The Te Moana water scheme has since been upgraded and applications are able to be made to the scheme. Now that the upgrades are completed it is proposed that the additional allotments will be able to connect to the scheme at the time of development. Confirmation as to whether this was an acceptable method to service the future subdivision was sought from the Council's Infrastructure Department, with a request sent to William Ching on 13 January 2025. If confirmation is received this will be sent on to Council in due course.

### **3.2 Wastewater Management**

The site is proposed to be serviced by private on site wastewater systems. A meeting has been held with Environment Canterbury to discuss the viability of this on the site. While there are certainly matters that need to be addressed, at this stage in the process no significant issues were raised that would preclude an application for wastewater discharge being made in the first place.

If a wastewater discharge consent cannot be obtained the following pathways exist in the Canterbury Land and Water Regional Plan (LWRP):

1. Install a composting or incinerating toilet in accordance with the requirements of Rule 5.16 of the LWRP (a Permitted Activity)
2. Install a blackwater holding tank – there is no specific rule provision for this in the LWRP but it is considered to be a Permitted Activity.

It is noted for these options that greywater is collected through a separate system and dispersed of via driplines as a Permitted Activity under Rule 5.12 of the LWRP.





### **3.3 Stormwater**

Stormwater will need to be managed on site in accordance with the requirements of the LWRP, with particular focus made on the treatment required due to the proximity of the site to the Waihi River.

### **3.4 Funding for Council services**

It is more than likely that infrastructure will be managed through private means, however there may be some instances where it is appropriate for there to be consultation with Council about cost sharing for roading upgrades, this will be something that will need to be addressed as the site is developed.

## **4.0 Transportation**

The site requires a roading extension to Waitui Drive. The topography is too difficult to extend Kalaugher Road any further. The most appropriate location for an extension to Waitui Drive is also dependent on the topography. Roading upgrades will be complemented by rights of way providing access as well.

## **5.0 Hazards**

The liquefaction and flooding hazard notations were addressed in the original submission. They are generally situated outside the area of proposed increased development, and if it is found that the areas are unable to be developed, with a minimum 2 hectare allotment size this land will still be able to be incorporated into an allotment where there is still an appropriate area for a dwelling.

## **6.0 Growth Management Strategy**

The site was not identified through the Growth Management Strategy, however the site was already included in the Geraldine Downs (Rural Zone 4A) where lifestyle development was anticipated and encouraged. Therefore the proposed development is not considered to be suggesting a type of zoning outside of what it currently is. The proposed increases in density take into account the opportunity that exist across the site, particularly taking into account the location of the site in terms of potential linkages between Talbot Forest and Peel Forest, as well as the proximity of the site to Geraldine township.

## **7.0 Canterbury Regional Policy Statement**

### **5.2.1 Location, Design and Function of Development (Entire Region)**

Development is located and designed so that it functions in a way that:

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:



- a maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
- b provides sufficient housing choice to meet the region's housing needs;
- c encourages sustainable economic development by enabling business activities in appropriate locations;
- d minimises energy use and/or improves energy efficiency;
- e enables rural activities that support the rural environment including primary production;
- f is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;
- g avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
- h facilitates the establishment of papakāinga and marae; and
- i avoids conflicts between incompatible activities.

Comment:

The site is on the outskirts of Geraldine, with numerous smaller allotments surrounding the site. There are wastewater discharge options available to the site through the LWRP. Adverse effects will be able to be mitigated further by the proposed ecological restoration of the site which will have a positive effect on natural and physical resources. The nature of the surrounding environment of small allotments ensures that there are no reverse sensitivity effects on activities on neighbouring properties.

### **5.3.1 Regional growth (Wider Region)**

To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:

- 1. ensure that any:
  - a. urban growth; and
  - b. limited rural residential development

occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;

- 2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;



3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;
4. maintain and enhance the sense of identity and character of the region's urban areas; and
5. encourage high quality urban design, including the maintenance and enhancement of amenity values.

Comment:

The proposal is considered to achieve a consolidated and coordinated pattern of development due to the nature of the site. The site is attached to the Geraldine urban area and has a geophysical boundary with the Waihi River and Barkers Stream surrounding the site. The proximity of the site to the Geraldine township allows the potential subdivision to be efficient in terms of the transport network.

### **5.3.2 Development conditions (Wider Region)**

To enable development including regionally significant infrastructure which:

1. ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose :
  - a. existing or consented regionally significant infrastructure;
  - b. options for accommodating the consolidated growth and development of existing urban areas;
  - c. the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;
  - d. the protection of sources of water for community supplies;
  - e. significant natural and physical resources;
2. avoid or mitigate:
  - a. natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;
  - b. reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and
3. integrate with:





- a. the efficient and effective provision, maintenance or upgrade of infrastructure; and
- b. transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.

Comment:

The site will primarily be serviced by private means so will therefore not impact on Council infrastructure. The rezone presents an opportunity to positively impact the natural and physical resources and enhance their values, particularly when the potential benefits as outlined in the Wildlab report are considered.

## **8.0 National Policy Statements**

### **8.1 National Policy Statement for Highly Productive Land (NPS-HPL)**

The site is not subject to the NPS-HPL. The site does not have any LUC class 1, 2 and 3 land.

### **8.2 National Policy Statement for Urban Development (NPS-UD)**

Location, area and density matters have already been addressed in this response. As outlined the matters in relation to infrastructure require additional comment. These matters demonstrate that the proposal is consistent with the following Objectives and Policies listed below :

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 6: Local authority decisions on urban development that affect urban environments are: integrated with infrastructure planning and funding decisions; and strategic over the medium term and long term; and responsive, particularly in relation to proposals that would supply significant development capacity.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: have or enable a variety of homes that:

- (i) meet the needs, in terms of type, price, and location, of different households; and
- (ii) enable Māori to express their cultural traditions and norms; and

have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and support, and limit as much



as possible adverse impacts on, the competitive operation of land and development markets; and support reductions in greenhouse gas emissions; and are resilient to the likely current and future effects of climate change.

As requested by the prelim s42A Report the following comment is made in relation to whether there is demand in the Timaru District for sections:

The information provided by the Timaru District council includes growth projections from a Property Economics 2024 Report commissioned by the Council to consider the need for growth in the Timaru District. The growth projections contained in the report only show limited growth for the Timaru District and partially relied on growth data drawn from a date range when the COVID-19 pandemic was impacting the travel and movement of people throughout New Zealand. In particular the data states that it is unlikely that the population of Timaru would exceed 50,000 people in the short term. Information from Infometrics identifies that as of 2024 the population of the Timaru District sits at 50,100 persons.<sup>1</sup> This more aligns with the output of Venture Timaru which outlines how if an aspirational economic future is sought in the Timaru District that there will be a significant need for housing in the District. By the metrics provided in that report, a copy of which is included with this response, if Timaru District continues with the status quo the population would reach 53,000 by 2050 with significant increases if medium growth is achieved (67,500 persons). Due to the projections in the Property Economics 2024 report already being out of line with the statistics of Infometrics, it is considered that this should not be relied on for the purposes of considering whether there is demand for the rezone request.

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20 February 2025

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<sup>1</sup> <https://rep.infometrics.co.nz/timaru-district/population/growth>



#### **Attachment**

- **'Scenarios of an Aspirational Economic Future of Timaru District', prepared by Benje Patterson – October 2022**
- **Wildlab Report – "Waitui Farm – Landscape Strategy & Plan" – dated February 2025**