Attachment C - Recommended Amendments to the DGMS

YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW
LAND USE PLAN

TIMARU DISTRICT COUNCIL



Timaru District **2045**

Draft Growth Management Strategy

www.timaru.govt.nz/GMS

Acknowledgements

Timaru District 2045 has been prepared by the Timaru District Council.

It is a reflection of the community's aspirations for growth, and an articulation of the Timaru District Council's vision for the future of the District.

The Draft Timaru District 2045 – Growth Management Strategy has been endorsed by the Canterbury Regional Council, the South Canterbury District Health Board, as well as the Geraldine, Temuka and Pleasant Point Community Boards. Council Officers have also incorporated responses obtained from a number of relevant Agencies, including: Aoraki Development; KiwiRail; NZTA; the South Canterbury Chamber of Commerce; and Federated Farmers.



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Acronyms

CRPS – Canterbury Regional Policy Statement (2013)

GMS – Timaru District 2045 – Growth Management Strategy



PART A – VISION AND PRINCIPLES

A:1 Vision

A:2 Growth Management Strategy Overview



A:1 Vision

The Growth Management Strategy outlines a clear vision for what we want to achieve in relation to managing district land use growth. The Vision and Strategic Directions are informed by Council policy documents and strategies communicated and consulted with the wider community, as well as alignment with a number of Statutory instruments (such as the CRPS). Those instruments, policy documents and strategies remain relevant as outlined in Attachment A.

The vision for the Growth Management Strategy is:

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

A:2 Growth Management Strategy Overview

A:2.1 Overview

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

Growth has the potential to impede economic and social development unless properly managed.

A lack of direction for growth management will have significant impacts on the environmental qualities of the district. Poorly integrated growth within our existing settlements and infrastructure provision results in greater costs to the community.

The Council, through this Growth Management Strategy (Timaru District 2045) is seeking to provide strong leadership as to the nature and location of growth. This Growth Management Strategy will provide measures to combat the challenges facing our communities in terms of future social, economic and employment needs. Importantly Timaru District 2045 also gives guidance to other infrastructure providers through identifying the location and scale of future growth.

The Growth Management Strategy's main role will be to inform the Timaru District Plan review process, commencing in 2016.

This Strategy is a non-statutory document. It will be used to inform Council's long term planning especially in guiding the development of the District Plan, Activity Management Plans and Long Term Plan.

Outlining the future pattern and rate of development in the district is critical. This ensures that the development community and the Council are aware of how demands on infrastructure can be aligned with land use and development. Contributions from development will also be taken to fund necessary infrastructure, so that growth pays for growth, and costs are not unfairly borne by the established community.

It is important to acknowledge that the rates of growth identified for Timaru are not significant, both relative to New Zealand and also in terms of the existing district's population. This means that much of what is now in Timaru District will be present and provide the framework to anchor future growth to 2045. The Growth Management Strategy seeks to ensure that those elements that make Timaru great now, being its town centres, infrastructure, residential neighbourhoods, and employment areas are maintained and consolidated.

Timaru District's District Plan provisions, and associated servicing funding and policy must be sufficiently agile to account for activity specific demand. Forecasted trends in demand do not always account for industry specific demands and associated residential growth, tourist growth, and necessary infrastructure servicing.



A:2.2 Strategy Layout

The Growth Management Strategy sections are identified below:

Table 1: Strategy Layout

Section	Approach
A	Identifies the Vision, Strategic Directions, and the future development patterns for settlements
B	Identifies the relationship of takata whenua to the district, and their ongoing role included in the Growth Management Strategy
C	Identifies the purpose and scope of the Growth Management Strategy and its link with the Council's legislative requirements including the Long Term Plan
D	Outlines the growth issues facing the District from the global to district level, and identifies relevant issues in terms of the GMS Strategic Directions
E	Identifies responses in addressing the Strategy Direction issues, and outlines respective directives, actions, responsibilities and likely funding implications
F	Identifies the future growth settlement patterns for our largest settlements and the rural environment
G	Outlines the implementation and monitoring requirements associated with the GMS
I	Glossary of Terms

A:2.3 Strategic Directions

Providing the framework for Timaru District 2045 are 12 Strategic Directions, or Goals. These are aspirational statements as to what Timaru District would look like in 2045 if the Growth Management Strategy is achieved. They align with, and encompass the Strategic Priorities identified in the LTP (Attachment A). The Strategic Directions below are broadly set to provide a growth framework for Timaru District out to 2045.

The Strategic Directions provide the framework for a number of interrelated directives which provide greater guidance on growth related matters. Specific implementation actions, and responsibilities are then identified.

Strategic Direction [1] District Character

To manage urban growth within the district to positively contribute to:

(i) a well-planned district of interconnected and consolidated urban areas that reinforce the strengths, individual character and identity of each settlement;

(ii) the reinforcement and consolidation of Timaru settlement as the main residential, commercial, cultural and civic settlement for the district; and

(iii) the retention of the character and productive capacity of rural areas.

Strategic Direction [2] Landscapes and Amenity

To manage subdivision and land use development to:

(i) recognise and protect outstanding natural landscapes and natural areas in the district from inappropriate activities, **and otherwise manage activities within identified important heritage and cultural landscapes** (Sub53.2);

(ii) improve amenity and design particularly in urban areas; and

(iii) segregate polluting or noisy industrial uses and strategic infrastructure from sensitive activities and residential areas.

Strategic Direction [3] Settlement Patterns and Urban Form

To accommodate future growth and capacity for commercial, industrial, community and residential activities primarily within the existing settlements of Timaru, Temuka, Geraldine, and Pleasant Point to strengthen compact patterns of development and integration with infrastructure.

Strategic Direction [4] Building Resilient Communities

To promote resilience into physical resources including infrastructure and housing, through:

(i) avoiding development in high hazard areas where the risk from natural hazards is assessed as being unacceptable, and otherwise managing development or intensification for other recognised hazards subject to a consideration of risk; and

(ii) to encourage the provision of facilities, services and accessible transport options that respond to the changing social, recreational, civic and health demands of the district.

Strategic Direction [5] Takata Whenua

To recognise and provide for the historical and contemporary contributions of Takata Whenua to the management and development of the district.

Strategic Direction [6] Sustainable Economy

To support areas of economic and district strength through the consolidation and provision of an adequate supply of commercial and industrial zoned land in appropriate locations, as efficiently and effectively serviced by supporting infrastructure.

Strategic Direction [7] Transport

To promote an effective, efficient and safe transport system that integrates with land use and growth, and promotes community prosperity through improving connectivity and accessibility.

Strategic Direction [8] Infrastructure

To promote highly liveable communities and land use with efficiently and effectively integrated infrastructure by:

(i) recognising and protecting, including from reverse sensitivity effects, the role, function and development of strategic infrastructure; and

(ii) ensuring that infrastructure and land use patterns are aligned to achieve sustainability, efficiency and livability by:

a. Investing in Community – through advocating, promoting and requiring necessary infrastructure solutions;

b. Promoting integrated communities – through successful planning and provision of necessary and critical infrastructure;

c. Supporting areas of economic strength – through long term planning and supply of appropriate infrastructure and capacity to meet required commercial and industrial needs.

d. Ensure critical infrastructure meets future needs – through the provision of resilient infrastructure and the necessary renewal of existing infrastructure.

Strategic Direction [9] Rural

To provide for the efficient and effective functioning of rural areas, through encouraging the use and development of natural and physical resources that enable rural activities to support the district, including:

(i) managing the subdivision, use and development of rural land to reflect rural amenity values, rural land use and maintain or enhance areas or features of cultural, historical, landscape or ecological value;

(ii) ensuring development remains compatible with rural character, and avoids reverse sensitivity impacts.

Strategic Direction [10] Residential

To:

(i) encourage opportunities for higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village Mall; and

(ii) provide sufficient residential development capacity to meet demand and household choice as it arises.

With demand relating to the number of dwellings, and higher densities and services arising from an increasingly aging population; and household choice relating to a diversity of types households, range of price points including affordable housing options, and choice of locations.

Strategic Direction [11] Community & Open Space

To create opportunities for community services (schools, hospitals, community halls, cemeteries, parks and reserves) and open spaces in appropriate locations to cater for infill development and new areas of growth.

Strategic Direction [12] Leadership & Partnership

To maintain and further develop collaborative working relationships with key stake holders, including Te Rūnanga o Arowhenua, Government agencies, and the development community to promote investment certainty and clarity in the growth management of Timaru District.

A:2.4 Future Development Patterns

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

The growth pattern reflects the balancing of the directives of each of the Strategic Directions.

A key demographic challenge for the district to face is that the districts elderly population (over 65 years of age) will increase from a ratio of 1:5 people in 2013, to 1:3 people by 2033. This has significant consequences in terms of household demands, employment growth and service provision.

Growth is largely forecast for Timaru, Temuka, Pleasant Point, and Geraldine. Residential growth in the remainder of existing settlements, such as Winchester, Pareora and Cave can be readily accommodated within existing urban areas.

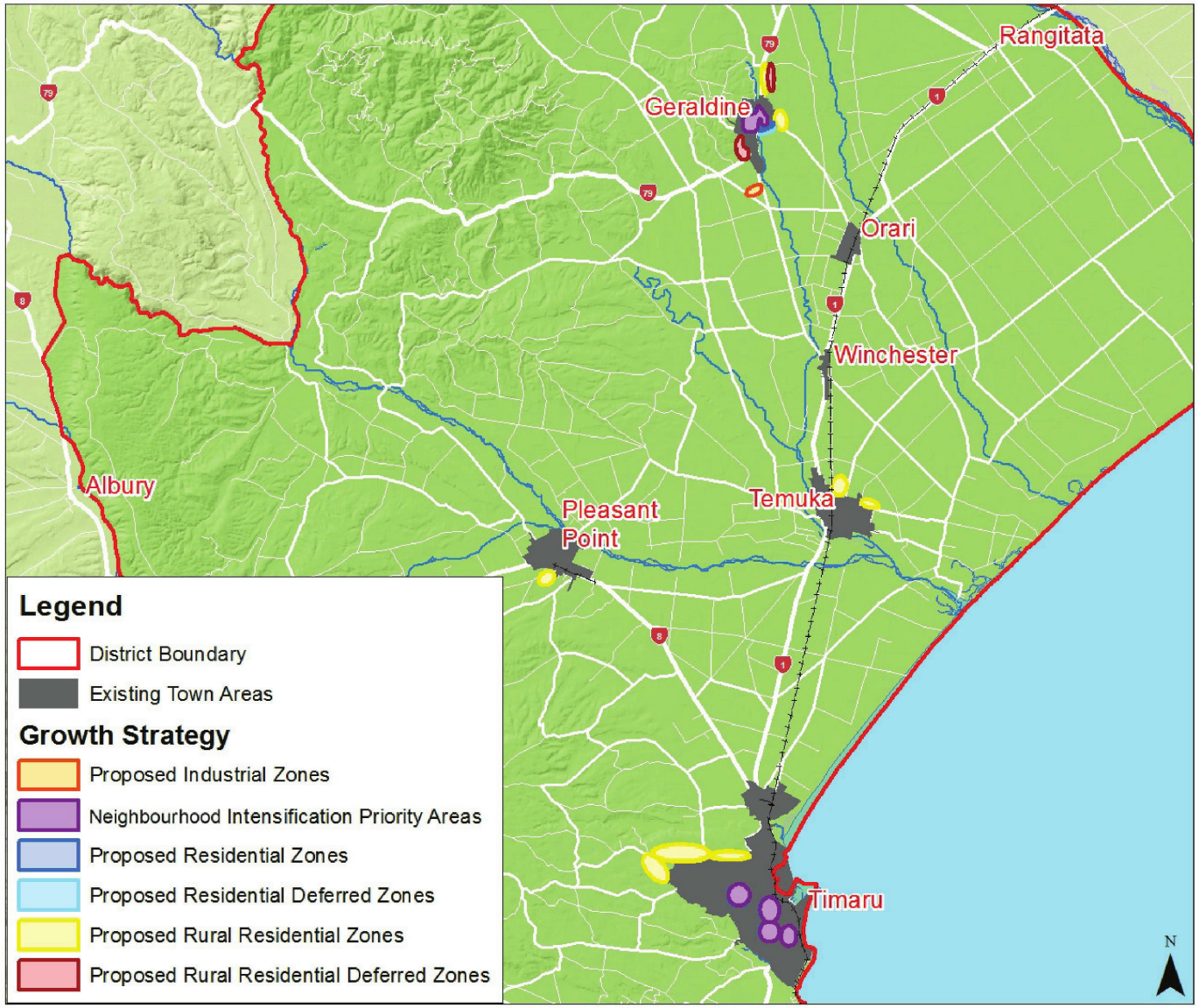


Figure 1 Timaru District Growth Areas

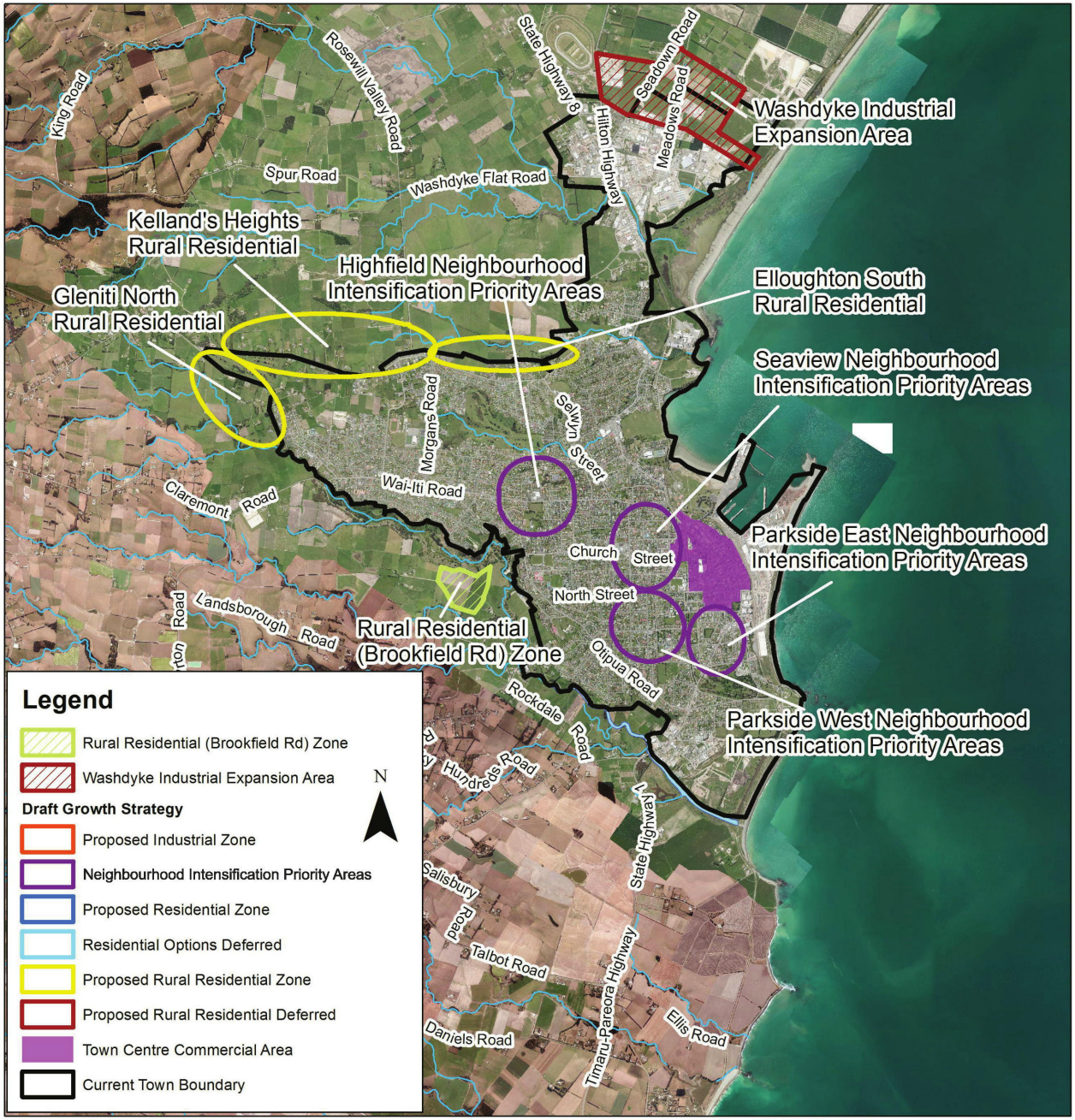


Figure 2 Timaru Growth Areas

Residential Demand

	Population	Households
Current (2018)	27,650	11,880
Peak (2028)	28,230	12,370
2048	27,550	12,200
Capacity (2016)		667
2048 Demand (+15%)		368

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

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

Household demand peaks at 2028 for an additional 588 households (inclusive of a 20% buffer)

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

Timaru town centre is consolidated and provides higher amenity and a wider range of services.

Updated NZS2017. 2018 Base. Refer Section 3.4

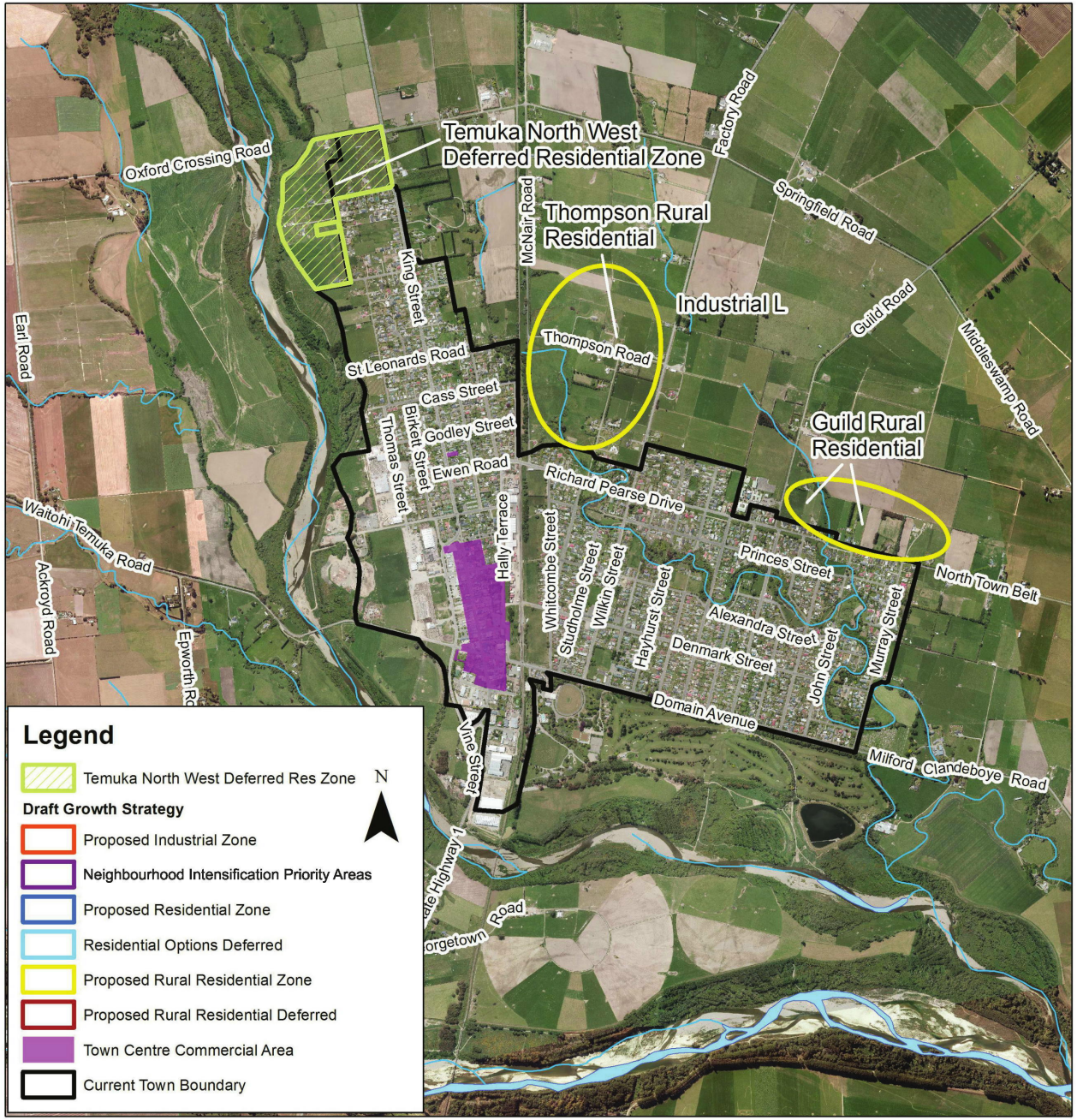


Figure 3 Temuka Growth Areas

Residential Demand

	Population	Households
Current (2018)	4,330	1,860
Peak (2028)	4,450	1,950
2048	4,350	1,930
Capacity (2016)		141
2048 Demand (+15%)		81

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

Business: Greenfield industrial land is not identified, given:

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

Updated NZS2017, 2018 Base. Refer Section 3.4

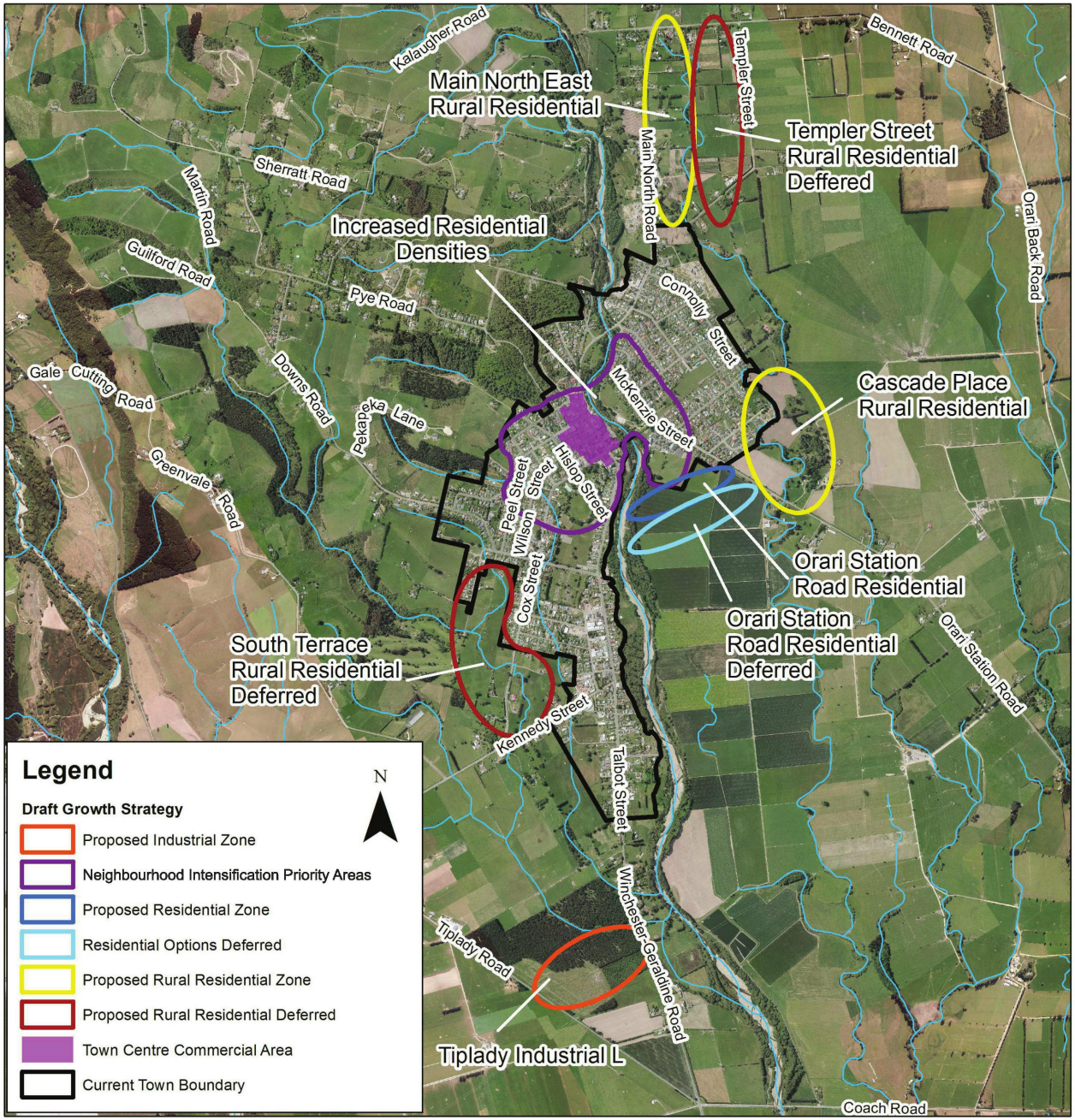


Figure 4 Geraldine Growth Areas

Residential Demand

	Population	Households
Current (2018)	2,500	1,070
~~Peak (2038)~~	~~2,600~~	~~1,151~~
2048	2,710	1,210
Capacity (2016)		84
2048 Demand (+15%)		161

Residential Principles: Vacant and infill opportunities provide short and medium term residential capacity particularly adjoining the Town Centre. Orari Station residential rezoning will be needed to provide medium term additional capacity and housing choice, with this area able to provide residential oportunities based on demand. Some peripheral rural residential supply options are to be provided at Main North East and adjoining Cascade Place.

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

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

Updated NZS2017, 2018 Base. Refer Section 3.4

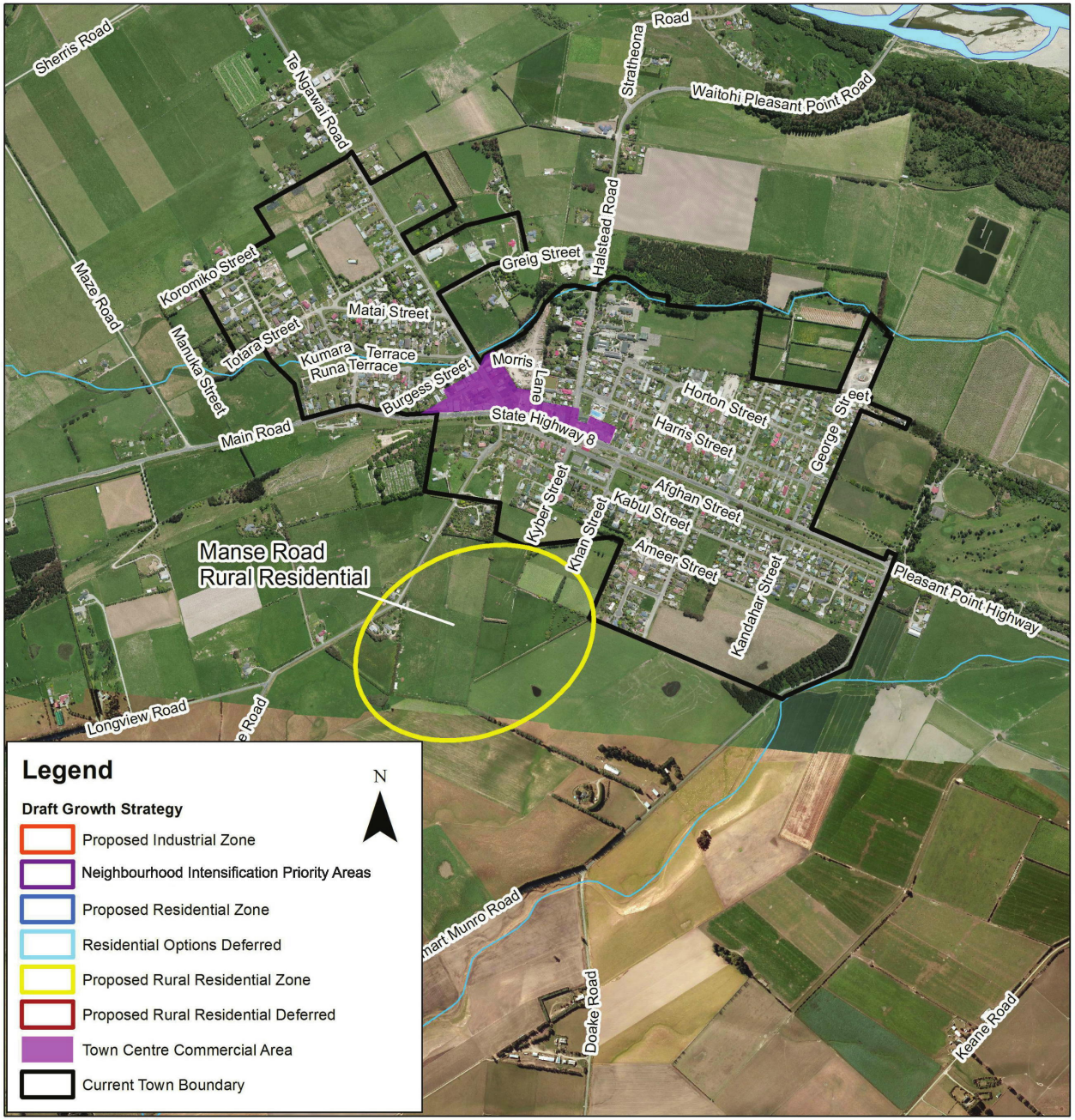


Figure 5 Pleasant Point Growth Areas

Residential Demand

	Population	Households
Current (2018)	1,400	600
2048 (peak)	1,610	710
Capacity (2016)		129
2048 Demand (+15%)		127

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

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

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

Business: Additional commercial and industrial land supply is unnecessary.

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

Updated NZS2017, 2018 Base. Refer Section 3.4

A:2.5 Implementation and Monitoring

The Timaru District 2045 Growth Management Strategy is a Council document. However, successful implementation is dependent on collaboration and actions by a range of different agencies and the development community. The primary tools available to the Council will be management under its functions through:

- the Local Government Act (2002), including activity management plans, structure plans, and the Long Term Plan;
- the Resource Management Act (1991), principally through anchoring the settlement pattern outlined in the Growth Management Strategy; and
- monitoring the uptake and provision of additional residential, rural residential and business capacity.

The Growth Management Strategy therefore underpins many of the changes proposed though the Timaru District Plan review.

Part E of the Growth Management Strategy outlines the implementation methods, responsibilities and actions along with monitoring requirements.



PART B – TAKATA WHENUA

B:1 Ngāi Tahu and Te Rūnanga o Arowhenua

B:1 Ngāi Tahu and Te Rūnanga o Arowhenua

The Timaru District is a significant area for the takata whenua, Ngāi Tahu, and Te Rūnanga o Arowhenua in particular. The area has long associations with Māori.

Arowhenua is the principal Māori settlement of South Canterbury and lies between the junction of the Temuka and Opihi Rivers just 2kms south of Temuka.

Ngāi Tahu advocates for greater protection of the mauri (life principle) of lands and waters and within it takiwā (area of recognised manawhenua) to restore the health of the environment and ensure the wellbeing of the community.

The Ngai Tahu Iwi Management Plan (2013) *'Mahaanui Iwi Management Plan'* is an expression of kaitiakitanga and rangatiratanga. The *Mahaanui Iwi Management Plan* does not extend as far south as Timaru District. Sub 75.1 **The more specific 'Iwi Management Plan of Kati Huirapa for the Area Rakaia to Waitaki (1992) as prepared by Te Runanga o Arowhenua is dated. Both contain** ~~However, there are~~ a number of principles of relevance with the Management Plan that the Timaru District Council should consider under both the Local Government Act (2002) and the Resource Management Act (1991) in terms of both this Growth Management Strategy and also in terms of District Plan review processes.

Building a relationship between Te Rūnanga o Arowhenua and the Timaru District Council and developers is fundamental to recognising and providing for cultural values as the Growth Management Strategy is implemented.

Land is particularly revered by Ngāi Tahu in locations where traditional ceremonial and burial practices occurred. Of particular note are the wāhi tapu (sacred) sites within the district that require a significant degree of protection. Accidental discovery protocols need to be put in place to ensure the appropriate management of any archaeological and cultural sites discovered through earth works and land-use change when areas are rezoned or redeveloped.

Ngāi Tahu places high value on local water resources, regarded as the source of all life and essential to the welfare of the people. There are a number of prominent waterways that run through the District, including the Rangitata and its tributaries to the north, as well as the Orairi and Opihi to the south. Development must not lead to the degradation of these waterways and their inherent mauri. Te Rūnanga o Arowhenua have raised specific concerns relating to coastal erosion and water quality, particularly around Waitarakao lagoon, including erosion of the stop bank at Waitarakao lagoon.



PART C – GROWTH MANAGEMENT STRATEGY SCOPE

C:1 What is the Growth Management Strategy

C:2 Why look ahead?

C:1 What is the Growth Management Strategy

The Growth Management Strategy sets out the long-term strategic approach to managing land use growth in the Timaru District. It will inform the Timaru District community about the degree of local change they can expect to see in the district over the next 20 – 30 years.

The Growth Management Strategy is an important community document. It will inform how our settlements grow, where new homes and businesses will be accommodated, and what will be done to support and encourage this. It provides greater certainty to the development sector and infrastructure providers so that important decisions can be made regarding the timing, funding and provision of infrastructure with greater confidence.

The Growth Management Strategy is not an economic strategy. The Growth Management Strategy is relevant to economic growth as it informs new land rezoning to be included in through the District Plan review.

The Growth Management Strategy will inform the Council's partnerships with other key agencies, organisations and Central Government.

The purpose of the Growth Management Strategy is to:

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

C:2 Why look ahead?

The Growth Management Strategy (GMS) seeks to build upon the long and successful history of Timaru District's settlements, the occupation and use of its rural areas, and the preservation and protection of important landscapes, ecological areas and values. This Strategy is built upon three fundamental challenges.

The Three Fundamental Challenges.

(1) Growth has and will continue in the district. The aging population base and modest extent of that growth presents challenges in terms of meeting changing demands;

(2) The Council has statutory responsibilities under the Resource Management Act (1991) and the Local Government Act (2002) in terms of how it responds to, and manages such growth; and

(3) There is a community expectation that the Council takes a proactive role in integrating and managing growth. The costs of growth are to be fairly distributed, so that they do not fall predominantly on the wider existing community.

C:2.1 Benefits of the GMS

The benefits to the community include:

- **Targeted infrastructure costs.** Servicing land use growth affects Council expenditure, which affects rates. A strategic, integrated and proactive approach to the provision of new land areas to meet demand in homes, shops and industry, with infrastructure provided proactively as and when needed means increased certainty. Both in terms of the wider community, and of the costs borne by the development community through their contributions to infrastructure provision. The Council's expenditure is then focused towards where actual growth will occur, resulting in efficient and prudent Council infrastructure investment.
- **Urban Form and Density.** Consolidating commercial areas, utilising our industrial areas more intensively, and enhancing opportunities for higher residential densities close to our town centres will change the look and feel of Timaru's settlements. Currently there is little strategic direction on our settlement form and density. An agreed strategic approach to how our settlements are developed provides certainty over the nature of our townships into the future.
- **Land affordability and choice.** The price of land is a major component of the cost of residential and commercial development. Land prices can be better managed and greater market choice offered. Providing sufficient intensification and greenfield priority area land to meet housing demand, and appropriate development controls that support more intensive residential developments has an impact on supply, and hence affordability. Affordable land prices help attract and retain residents. Choice ensures that each segment of the residential market can be provided for.
- **Market opportunities and certainty.** The Growth Management Strategy identifies suitable and sufficient residential development opportunities. This provides investment confidence which fuels investment and supports economic development. Areas for commercial and industrial development are also identified which support employment growth and economic development.
- **Providing for an aging population.** Providing for an aging population results in increased opportunities for: smaller houses on smaller sites; minor residential units to provide for family members in addition to existing dwellings; and retirement complexes. Providing these choices close to our town centres and requiring good quality housing improves the quality and resilience of the district's housing supply, and that residents can access shops and services easily.

C:2.2 The Council's role

The Timaru District Council has a key role in five areas in implementing the Growth Management Strategy.

Leadership

The Council will show leadership in providing a clear direction for future growth, community certainty, and the achievement of credible and affordable growth management outcomes.

Governance

The Strategic framework provided in the Growth Management Strategy promotes a certain pattern of development for urban areas and the rural environment, and will inform consistent planning and decision making with The Council's District Plan, Long Term Plan, and activity management plans.

Kaitiakitanga (Stewardship)

The Council will show prudent and responsible management of the natural and built environments under its responsibility, as well as community infrastructure, servicing and related funding. The Council recognises that the costs of growth should be allocated to those creating the need in an equitable manner.

Partnership

The Council cannot implement the Growth Management Strategy in isolation. The Council is seeking partnership and collaboration with a number of agencies including Environment Canterbury, South Canterbury District Health Board and Crown Public Health. Collaboration is also needed with Transpower, NZ Transport Agency. Te Rūnanga o Arowhenua, and the public and private sector.

Integration

The Council will take an integrated approach recognising that land use, infrastructure and funding must all be dealt with in an integrated manner.

C:2.3 Stakeholder relationships

Implementing the Growth Management Strategy is dependent on recognising and strengthening relationships. Government Agencies, the community and key stakeholders have an active role in implementing the Strategy. It is crucial to:

- Foster partnerships and collaboration with the community and key stakeholders;
- Maintain strong relationships with Government Agencies and partners tasked with implementing the Strategy;
- Provide for effective liaison and advocacy with Central Government;
- Increase community engagement and involvement on key issues including urban intensification to provide for an aging population, and a more focused approach to rural residential development;
- Encourage and facilitate Te Rūnanga o Arowhenua involvement in consultation and governance;
- Foster ongoing and meaningful community consultation, in both developing and implementing this Strategy and through the district plan review.

C:2.4 Legislative mandate

This Strategy is a non-statutory document that will be principally used to **inform** the management of land use growth, primarily through implementation in the District Plan.

The preparation of the Growth Management Strategy is however supported by legislation and policy at a national, regional and local level.

The Growth Management Strategy seeks to provide a specific and certain growth pattern. This advances the Council's statutory duties in terms of key planning legislation: the Local Government Act (2002), the Resource Management Act (1991), and the Land Transport Act (2003). In particular, the Growth Management Strategy will fulfil the Canterbury Regional Council requirement to

"establish an approach for the integrated management of urban and zoned rural residential development" including "ensuring consolidated, well-designed and more sustainable urban patterns" and "consideration as to how new land use will be appropriately serviced by transport and other infrastructure"[1]*. In addition, the CRPS also requires Councils to "establish a comprehensive approach to the management of the location of urban and rural-residential development."* [2]

The Growth Management Strategy will assist the Council fulfil its responsibilities under the:

Local Government Act (2002) which sets out the purpose of local government. That Act emphasises local decision making on behalf of its communities, meeting needs for future good quality infrastructure, and prudent public service and performance of regulatory functions.

Resource Management Act (1991) which directs the sustainable management of natural and physical resources. The Act provides a broad purpose in terms of providing for social, economic and cultural wellbeing, utilising resources sustainably, and managing adverse effects of development. This Act directs the formation of the Regional Policy Statement, Regional Plans, and importantly as a key implementation tool for the Growth Management Strategy – the District Plan.

The District Plan will provide the detail of how growth is managed. The District Plan is a regulatory document and will regulate land use growth by way of rules and other methods. This will likely be in the form of land use zoning and density controls.

The District Plan Review has begun and is a separate statutory process, which provides a number of opportunities for public input. This means that while the Growth Management Strategy will set the strategic direction for managing district land use growth, the detail will be confirmed through the District Plan Review. For more information about the District Plan Review visit www.dpr.co.nz.

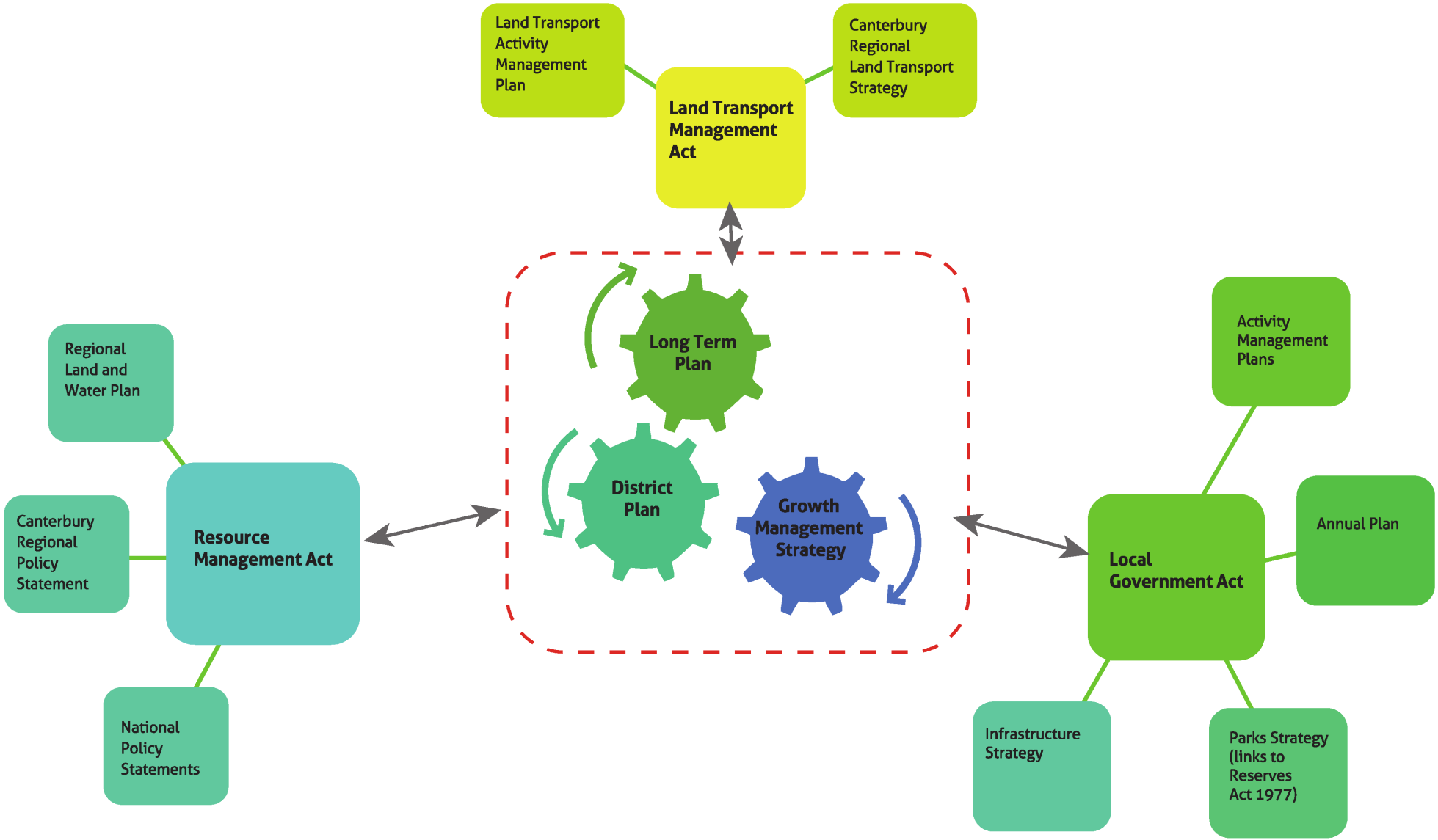
The Land Transport Management Act (2003) governs the way New Zealand's land transport system is developed, managed and funded. The purpose of that Act, and its requirements for the Council is to achieve an affordable, integrated, safe and responsible land transport system.

The relationship of the Growth Management Strategy with other District Councils, the Canterbury Regional Council and relevant statutory instruments is set out in **Figure 6**.

Attachment A identifies the alignment of the GMS with statutory instruments, and existing Council policies and plans, including the Long Term Plan 2015 / 2025 and the Infrastructure Strategy (2015).

[1]Canterbury Regional Policy Statement, Policy 5.3.1, Pg. 33
[2]Canterbury Regional Policy Statement, Policy 5.3.2, Pg. 34

Figure 6 The District's Strategic documents and mandate



C:2.5 Developing the Growth Management Strategy

The diagram below identifies the key steps in the process that has been followed in the development of the Timaru District Draft Growth Management Strategy 2016.



Issues and Options Report (June 2015)

The first step in the development of this Draft Strategy was the completion of an Issues and Options Report. The Issues and Options Report outlined the relevant demographic context; identified the issues with growth in our district; and set out and assessed the strategic options available for managing growth in our District.

The issues associated with growth in our District are summarised in Part D:1.5. These issues can be summarised as the need to accommodate further growth in appropriate locations that are effectively and efficiently serviced. Environmental impacts are to be avoided in accommodating such growth.

The Issues and Options Report outlined four strategic growth management options describing how growth could be managed in the District. These growth options were based at a high level and described as follows:

Status Quo: The "business as usual" option. Residential development within our urban settlements is within greenfield locations and typically represents densities of 8-10 dwellings per hectare. Infill development occurs but this is ad hoc and not necessarily in locations which are in close proximity to the town centres and community services. Infill development occurs at low 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. Rural residential development occurs on an incremental basis and is not typically consistent with rural amenity and character expectations.

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 would be almost non-existent, with housing choice being predominantly limited to larger lots and low densities. Infrastructure is extended to reach areas of new growth resulting in ineffective and inefficient infrastructure provision and use.

Consolidation: This option imagines much greater consolidation within the District's 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 commonplace 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 the redevelopment of existing sites.

Managed Growth: The principles underpinning this approach are that both consolidation and expansion should occur, but in strategically located areas.

Consolidation should be 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 two – three storey buildings in these specific locations. The Council would invest in specific locations on streetscape enhancements and traffic calming to improve amenity and increased densities.

Peripheral residential expansion would be limited. Areas identified for residential development are well serviced and connected to existing urban settlements.

Rural residential development would be directed to specific zoned areas which: are well connected to existing urban settlements; avoid productive land; minimise the potential for reverse sensitivity effects and avoid risk from natural hazards. Whilst these areas would be capable of integrating in future with infrastructure, servicing would not be provided.

Feedback (July 2015)

The Issues and Options Report provided a basis for public consultation and was publicly released in July 2015.

A two week feedback period followed and responses were received via an on-line survey and written submissions.

Feedback indicated that a combination of the strategic growth management approaches was preferred with expansion and consolidation in some areas and retention of the status quo in others.

Growth Management Options Assessment (November 2015)

Each of the four options were assessed against evaluation criteria developed from the CRPS. This assessment found that the Managed Growth option best met the evaluation criteria.

Draft Growth Strategy (December 2015 – July 2016)

The Managed Growth approach has been chosen as the strategic growth management approach. The Managed Growth approach encompasses elements of the three other approaches including consolidation, expansion and retention of the status quo.

This Strategy has evolved from the following process:

- **The Growth Assumptions Report (2016)**

  This report draws on growth trends and projections (based on technical reports for rural residential and industrial growth, NZ Statistics household projections, and building consent data), to determine the likely demand for different land use types across our District over the next 30 years. It identifies that over the next 30 years there is additional unmet demand for:

  a. Rural residential opportunities in Timaru, Temuka, Pleasant Point and Geraldine.

  b. Industrial demand at Geraldine.

  c. Longer term Residential land in Geraldine.

- **The Growth Options Report (2016)**

  The Growth Options Report considers how to best meet demand. A sequential process is followed which:

  (i) Determines evaluation criteria based on the Canterbury Regional Policy Statement (2013). Categories include: Infrastructure provision, Natural Environment, Hazards and Contamination, Cultural values and Other (such factors as adjoining land uses, land ownership and proximity to community facilities);

  (ii) Identifies blocks of land that could realistically meet demand;

  (iii) Evaluates the weighted criteria against each land block.

  (iv) Undertakes a finer grain analysis of localised environmental attributes and market demand pressure; and

  (v) Allocates a quantified extent of additional demand to selected land blocks for rural residential, residential and industrial development to be included in the Growth Management Strategy.

- **The National Policy Statement on Urban Development Capacity 2016 (NPS-UDC)**

  This Growth Management Strategy is aligned with the purpose of the NPS-UDC. The NPS-UDC seeks to ensure that Council's provide sufficient development capacity for business and residential growth. Statistics New Zealand growth projections are recommended to identify demographic change. Accordingly, the Statistics New Zealand medium growth projections (2016) have now also been applied to the GMS. In a number of instances these are more conservative than those contained in the 2016 Options Assessment, further reducing land demand. This focused the growth areas down to final options that form the basis of this Growth Management Strategy and which are outlined in the Settlement Growth Plans in Part H.

  Note: The growth location option evaluation process is detailed further in the separate 'Options' report.

Collaboration

The evaluation of growth location options was undertaken in partnership with Council's District Services group as well as external organisations such as Alpine Energy, ECan and Community and Public Health. The contribution made by these organisations included the assessment of growth location options and development of the assessment criteria.

A preliminary Draft Growth Management Strategy was also provided to a number of relevant Agencies. Discussions were held with these groups as to their interests and aims in terms of growth management within the District. In a number of instances this led to refinements to the Draft GMS to incorporate their views. These Agencies included: the Canterbury Regional Council; Aoraki Development; KiwiRail; NZTA; the South Canterbury Chamber of Commerce; and Federated Farmers.

PART D – BASIS FOR THE DISTRICT'S GROWTH

D:1 What is the broader context?



D:1 What is the broader context?

Long term, growth in Timaru District will be influenced by wider international, national and regional factors.

D:1.1 Our World

There are a number of international trends which have relevance to the long term growth and environmental quality of the Timaru District. Our ability to shape these factors is limited. However, the District's people and environment will need to respond to trends associated with sea level rise, global warming, increased urbanisation and growing elderly populations, and requirements for a high quality of life and ease of access to goods and services.

It can be expected that by 2045 that the types of global trends that the Strategy will need to respond to are:

- market volatility through continuing economic 'boom' and 'bust' periods;
- price and availability of fuel;
- climate change;
- increasingly urbanized and elderly populations, driving competition for younger and qualified employees between cities and towns;
- a reduction in the proportion of household ownership and housing affordability;
- ongoing globalization and increased communications and technological advances;
- increasing awareness and aversion to natural hazard risk, including extreme weather events.

The effect of these long-term changes can be significant. The Growth Management Strategy needs to be resilient and adaptive to respond to these issues. In particular the implications of climate change should be recognised and factored into any long-term planning scenarios. Planning for existing and future settlement patterns will need to minimise greenhouse gas emissions and adapt to the effects of climate change.

D:1.2 Our Nation

An estimated 4.6 million population called New Zealand home as at 30 June 2015 according to Statistics New Zealand. That population is forecast to rise to between 5.28 million to 7.17 million by 2068. The greatest proportion of growth is the older age groups (65+).

There are growing concerns about sustainable development in urban settings, the need for more responsive planning, and housing affordability particularly in major metropolitan and rapidly growing centres such as Auckland, Hamilton, Tauranga, Wellington and Queenstown.

Other National issues that require a locally focused response include:

- economic conditions and increasing debt levels;
- improving economic productivity, and linking planning decisions with economics such commercial feasibility and ensuring appropriate competition;
- significant funding issues for local government, especially prudent economic choices where growth is modest or populations are forecast to decline;
- social issues associated with economic conditions such as reduced job opportunities and diversity, increased housing costs and income inequality.
- an uneven spread of future growth, with the majority of growth expected to occur predominantly in Auckland, and to a lesser extent in Waikato, Bay of Plenty, Wellington and Christchurch. Little or even negative growth is anticipated to occur in provincial areas of New Zealand.

D:1.3 Our Region

The Canterbury Region has a population of 566,000 (as of June 2013), of whom 366,000 live in Christchurch City. This makes Canterbury the most populated region in the South Island and the second most populated in New Zealand.

On current demographic trends, only three of the territorial authorities in Canterbury are projected to grow at or above the average annual rate of population growth for New Zealand as a whole. These are the Ashburton, Selwyn and Waimakariri Districts. The Canterbury population is also older, and aging at a faster rate than New Zealand's overall population.

Canterbury's economy expanded more than any other region between 2009 and 2014 (30.9%), compared to growth over the same period for New Zealand as a whole (22.4%). In 2014, Canterbury contributed 13.1% of national GDP, after Auckland (35.3%) and Wellington (13.2%). Canterbury had the second-largest GDP increase by region (10.6%, compared to 6.7% for New Zealand overall). GDP per capita is currently $53,054 per year in Canterbury, compared to $51,319 per year for New Zealand.

The earthquake rebuild is currently a major driver of growth in Canterbury's GDP, but so is agriculture. Between 2008 and 2012 the hinterland agricultural economy's real GDP grew by 30% (from $758m to $983m) – driven by increased contributions from Ashburton, Selwyn, Hurunui, Timaru and Waimate districts.

Even before the 2010/2011 Canterbury earthquakes, the extent of population growth was not uniform across the Canterbury region. The fastest growing areas are the southern extent of Waimakariri District (Rangiora and Kaiapoi), Christchurch City (excluding the eastern extent of Banks Peninsula), and northern Selwyn District (Prebbleton and Rolleston). Other more metropolitan areas within the Region such as Hurunui, and Ashburton are subject to moderate rates of annual growth to 2043 (23% for Hurunui, and 32% for Ashburton). More modest or even negative levels of annual growth to 2043 (medium projections) are expected for Kaikoura (-1.0%), Timaru (7%), Mackenzie (14%) and Waimate (9%)[3].

Medium to long term growth of the region as a whole will result in an ongoing need for more houses, jobs, regionally significant infrastructure, transport facilities, and other services. These opportunities will have cumulative effects on the land and water resources of the region, and on air quality.

The need for flexible, yet directive provisions for managing land use and infrastructure integration is considered to be of importance. This is due to the uneven spatial growth patterns within the Region as a whole, both as a consequence of the Canterbury Earthquakes and because of a likely return to modest growth patterns in the medium to long term.

For those areas of the region that have minimal or even negative growth, there will be the need to secure the efficient and sustained use of existing infrastructure and physical resources, and to maintain the identity and character of such communities.

The relevant regional strategic planning document applicable to growth management in the Timaru District is the Canterbury Regional Policy Statement (**CRPS**). Council must give effect to the CRPS through its District Plan.

The CRPS provides a very clear policy framework in regards to growth.

Objective 5.2.1 promotes consolidated, well-designed sustainable growth.

Policy 5.3.1 Urban growth, and limited rural residential development is to occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development.

Policy 5.3.2 requires Timaru District Council to establish a comprehensive approach to the management of the location of urban and rural residential development. This includes ensuring new land use will be appropriately serviced by transport and other infrastructure.

Key issues for the Canterbury Region include:

- ongoing recovery and rebuilding of Greater Christchurch;
- responding to population growth, aging and increasing cultural diversity through accommodating demands in additional housing, commercial facilities and social services, and infrastructure including transport;
- reconciling growth needs with impacts on the natural environment, particularly productive rural land, natural hazards and coastal areas and waterways;
- increasing opportunities for economic growth and development, including; the supply chains and transport links associated with the Region's Ports (Lyttelton and Timaru), Airport's (Christchurch and Timaru) and State Highway network and growth in the agriculture and renewable energy sector.
- managing the environmental issues facing the region, including:
  - the deterioration of surface and groundwater quality and quantity;
  - loss of wetlands;
  - the degradation of air quality;
  - loss of amenity values, landscape values and historic heritage;
  - reductions in ecosystem values and indigenous flora and fauna;
  - the location of development in areas which result in increased impacts from natural hazards;
  - the loss or fragmentation of the rural primary productive base of Canterbury; and
  - the loss of the relationship of Ngāi Tahu and their culture and traditions with ancestral lands, water, sites, wāhi tahu and other taonga.

These issues are to be managed collectively between the Canterbury Regional Council and territorial authorities including Timaru District Council. Matters associated with water and air are solely managed by the Canterbury Regional Council.

[3]Statistics NZ Projections (2013 – 2043 Subnational population projection series 2013 (base) to 2043) based on the medium projections of New Zealand.

D:1.4 Our District

Overview

The Timaru District, population **is 47,400 in 2018.** ~~has a population of 45,400 (as of June 2013).~~ The population is concentrated in Timaru settlement (~~26,770~~ **27,650**) and in the smaller settlements of Temuka (~~4,180~~ **4,330**), Geraldine (~~2,370~~ **2,500**) and Pleasant Point (~~1,320~~ **1,400**). The District also has a number of villages including Pareora, Orari, Cave, Winchester and Woodbury.

The total number of households in the district was **20,372** ~~19,300~~(2018**3**). Timaru represents the biggest settlement with ~~11,380~~ **11,884** households, then Temuka (1,777 **1,861**), Geraldine (~~1,008~~ **1,074**) and Pleasant Point (~~561~~ **600**).

The population of our district remains fairly stable with typical growth rates of zero to one percent annually. Projections suggest that population growth will continue at a similar modest rate to a peak of ~~48,800~~ **50,200** in 2038 before levelling off as shown in Figure 7.

The District's 65+ age group will increase to about one third of the population by 2045. The majority of this growth will occur in those aged 75 years and older, with this age group increasing by 86% over the next 30 years.

Housing – in the right place at the right time

The number of households in the District is expected to follow a similar trend to the population, with a gradual increase until 2043 (Figure 7). Total additional demand in new households (from 2018~~3~~) is **1,800** ~~2,211~~ to 2048~~3~~.

The future of our major settlements, Timaru, Geraldine, Pleasant Point and Temuka is likely to follow the general trends identified above. For Timaru and Temuka this results in household peak in **2033 and** 2038 **respectively**, before a modest decline (Figure 8 and Figure 9). For Geraldine and Pleasant Point there are modest increases (Figure 10 and Figure 11).

With Timaru district's housing demands peaking in 2038, a balance is needed between capacity building and resilience. The provision of too much housing choice, in Timaru and Temuka in particular, to meet the medium term peak for household supply will result in surplus housing stock as demand decreases around 2045. Whilst sufficient housing should be supplied, priority should be given to re-using and intensifying residential areas adjoining the town centres, in preference to the development of greenfield sites.

Our smaller settlements such as Cave, Pareora and Winchester are not likely to see a significant increase in households over the next 30 years due to infrastructure constraints and market demand.

Temuka, Geraldine and Timaru and the land requirements for growth in these towns.

Updated NZS2018, 2018 Base

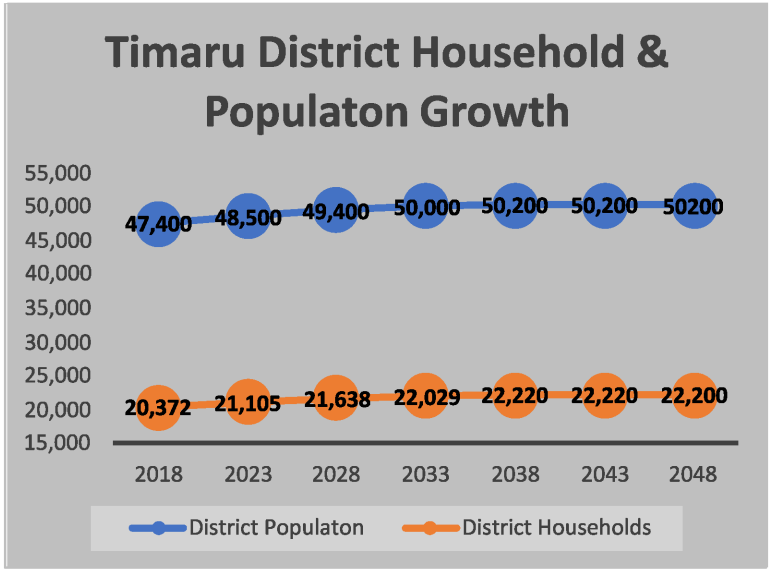


Figure 8 Timaru Household demand

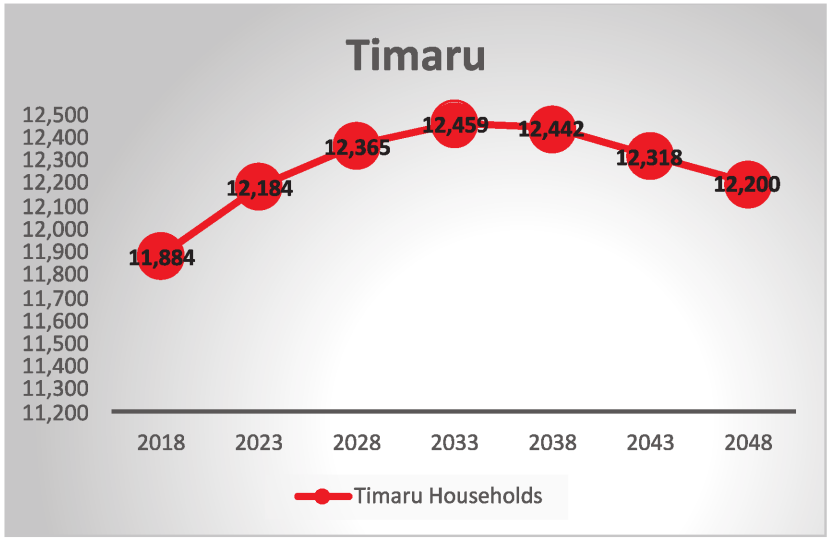
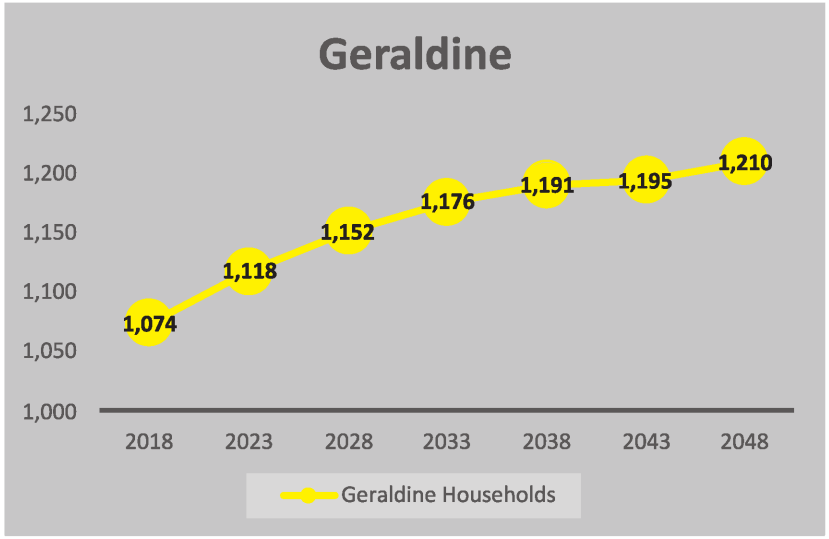


Figure 10 Geraldine Household Demand



Updated NZS2018, 2018 Base

Figure 9 Temuka Household Demand

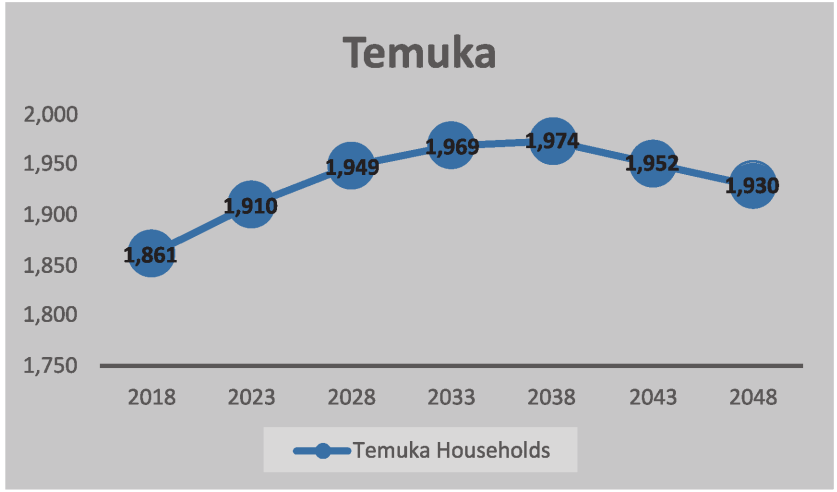
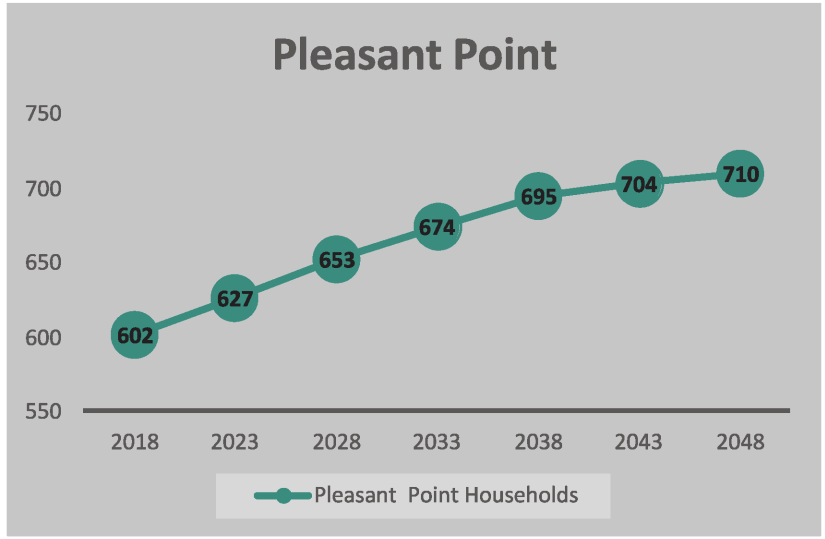


Figure 11 Pleasant Point Household Demand



Housing Choice – Influencing the type, size and affordability

An aging population is expected to have a significant impact on the make-up of households. Family households will continue to constitute the majority of households in the district. One person households and households of couples without children will increase by about one third. The change in household formation decreases from an average ratio of 2.35 people / household (2013) to 2.26 (2043).

With regard to housing affordability, when compared internationally, our Housing Affordability index of 5.37 (2013) equates to "severely unaffordable" housing. When compared nationally however our District is generally affordable. However, the affordability of New Zealand's housing has gradually decreased over the past 10-15 years. There are many variables associated with the cost of housing, including construction and land costs. However, the Timaru District Council can assist by ensuring that an adequate supply of residential zoned land is provided.

The Growth Management Strategy will need to ensure an appropriate mix of dwelling size, type and affordability to meet the changing composition of housing needs and affordability in the district.

Business – Supporting areas of economic and district strength

The economy of the Timaru District is a notable contributor to the national economy, with above national average Gross Domestic Product (GDP) growth in the past ten years. The largest contributors to GDP are food manufacturing, agriculture and telecommunications.

Employment growth has also been relatively strong historically with performances above the national average with the largest contributors to employment being manufacturing, agriculture and construction services. The significant growth in the construction sector has largely occurred as a result of an increase in the development of the Washdyke Industrial node. It is not expected that industrial employment will continue to grow at the rate it has in recent years, but slow down to a rate similar to forecast population rates.

The Port of Timaru ('PrimePort Timaru'), industrial activities at Washdyke, dairy factory expansions and general intensification in diary, freight and forestry are expected to remain as major drivers and contributors to the local economy over the next 30 years.

In terms of commercial development, the District is well served by the Timaru CBD, with more localised and convenience needs met in the existing commercial premises in Geraldine, Pleasant Point and Temuka. Between the current on-the-ground provision of retail premises, and consented (but as yet undeveloped) commercial premises, the District has sufficient commercial floorspace to meet demands for the District till at least 20**28**~~33~~. Improved vitality and viability of the District's town centres will be achieved primary through consolidation and reinvestment, as well as improvements in the public realm.

Refer Property Economics, Attachment A, Table 4

Infrastructure – Meeting future needs

The task of building, operating and maintaining our infrastructure in an affordable manner will present challenges over the next 30 years. The District's modest growth will result in little flexibility in the number of residents paying the on-going costs of Council services. In addition, the ability to supply affordable infrastructure will be difficult if land use change occurs in a dispersed manner.

Accordingly, the Council needs to maintain its current prudence in terms of meeting infrastructure needs. It will be seeking to ensure the installation of resilient and efficient infrastructure to service demands, where those costs can be recouped through financial contributions. Whilst rural residential zoned areas will be required to adjoin urban boundaries as required by the CRPS, there should not be any expectation that public funded service provision such as water and wastewater will be supplied, nor road infrastructure of a standard, form and function as provided in urban areas.

Long Term Plan

The Timaru District Long Term Plan ('LTP') (2015 – 2025) has been prepared under the Council's responsibilities under the LGA. The LTP sets out for a district the range of services to be provided by the Council, the levels of performance for such services, and who and how such services are paid for. Importantly, the Timaru LTP also sets out a vision and range of outcomes[4] which have a direct relationship to this Growth Management Strategy. The Vision and outcomes focus on matters relating to:

- **Lifestyle** – being fantastic, sustainable and second to none;
- **Economy** – providing opportunities, thriving and innovative;
- **Identity** – a strong and enviable reputation and identity; and
- **Leadership** – that is inspiring and people focused.

[4]Timaru Long Term Plan. 2015 – 2025. Strategic Direction. Page 10.

District Plan

The District Plan was made operative in March 2005.

Under section 31 of the Resource Management Act 1991, Timaru District Council has a specific duty and function to control any actual or potential effects of the use, development or protection of land.

The District Plan provides a set of objectives, policies and rules which control the scale, nature and location of land use activities (i.e. development). As such it plays a crucial role in managing the effects of development.

Key regulatory levers to address resource management functions of the Council have changed since the District Plan was made operative. These include a new Canterbury Regional Policy Statement which imposes more prescriptive requirements on urban growth and consolidation; as well as the introduction of National Environmental Standards and National Policy Statements on such matters as renewable energy supply, electricity transmission and contaminated soils.

Consultation on this Growth Management Strategy is intended to be utilised as part of the consultation requirements under the first schedule of the Resource Management Act in the preparation of a replacement District Plan.

Accordingly, the following broad regulatory changes introduced into RMA instruments since 2005 are relevant to this Growth Management Strategy.

Strategic Direction	RMA Legislative Requirements
District Character	▪ Protect the important amenity values and historic heritage associated with existing towns and villages. ▪ Maintain and enhance the sense of identity and character of the District's urban areas.
Landscape, Biodiversity and Amenity	▪ Promote good urban design. ▪ Manage land uses and vegetation removal associated with riparian margins, important ecological areas, and wetlands. ▪ Appropriate preservation of the natural character of the coastal environment, outstanding natural features and landscapes, and historic heritage. ▪ Appropriate protection of ecologically significant wetlands, areas of significant indigenous vegetation and significant habitats of indigenous fauna. ▪ Provide appropriate public access.
Settlement Patterns & Form	▪ Promote an integrated approach to growth, with a consolidation focus. ▪ Ensure substantial developments are of a high quality and are robust and resilient.
Building Resilient Communities	▪ Recognise the implications of climate change on the life-supporting capacity and/or mauri of ecosystems and species distribution. ▪ Avoidance of new subdivision, use and development in areas of known high hazard. ▪ Identification and management of actually or potentially contaminated land. ▪ Encourage waste minimisation.
Takata Whenua	▪ Actively engage with Ngāi Tahu as takata whenua. ▪ Provision of papakāinga housing on ancestral land. ▪ Work with Te Rūnanga o Ngāi Tahu and the appropriate papatipu rūnanga Sub 75.2 **that being Te Runanga o Arowhenua who hold mamiwhenua for this takiwa,** to determine areas where wāhi tapu, wāhi taonga, and cultural landscapes may be affected by activities.

Strategic Direction	RMA Legislative Requirements
Sustainable Economy	▪ Encourage sustainable economic development in appropriate locations. ▪ Promote a diversity of employment choices.
Transport	▪ Ensure transport integration with land use, including the use of modes which have low adverse effects.
Infrastructure	▪ Efficient and effective integration between land use and infrastructure including transport. ▪ Identify and recognise strategic infrastructure, and avoid reverse sensitivity impacts. ▪ Require outline plans for substantial developments requiring new infrastructure. ▪ Requirements for low impact urban design, catchment management and riparian management to achieve water quality standards.
Rural	▪ Primary productive potential is maintained. ▪ Enable tourism, employment and recreational development where compatible with rural character and a direct relationship with rural activities or resources.
Residential	▪ Encourage housing choice. ▪ All rural residential development is to be located in rural residential zones.
Community & Open Space	▪ Provide for community facilities where appropriate. ▪ Encourage recreational and community facilities that support a coordinated pattern of development.
Leadership & Partnership	▪ Engage with Ngāi Tahu; ▪ Work together with adjoining local authorities and providers of regionally significant infrastructure.

D:1.5 Our Growth Issues

The Issues and Options Report (July 2015), identified District growth issues. In conjunction with those legislative matters identified above, Issues can be generally summarised as below as grouped into the Strategic Directions matters identified in Section A:2.3.

Strategic Direction	Issue
District Character	Growth in Timaru District is modest, peaks in 2038 for Timaru and Temuka, with the elderly representing the only growing demographic. This presents challenges as to how such growth will be managed efficiently and effectively to: – provide for our community's social and economic needs (homes, jobs, shops, and community and open-space facilities); – retain those qualities and attributes that define Timaru District such as its unique heritage and rural productive areas; and – acknowledge and celebrate Timaru District's sense of community identity.
Landscape, Biodiversity and Amenity	**Landscape and Biodiversity** There are a number of outstanding natural areas, features and landscapes within the District that are of significance. Land form types and significant natural areas range from the Canterbury Plains, coastline, rivers and wetlands, to the foothills of the southern alps at Waitohi Hill, Devil's Peak, and the southern headwaters of the Rangitata River. Balance is required between the competing demands of protecting those areas, the community's desire to use and enjoy those areas, and the landowners' right to use and derive economic benefit from these places. **Amenity** Much of what we like about our District is the pleasantness of our settlements, the physical qualities and characteristics of our productive rural areas, and the open nature of the Canterbury plains, coastline and foothills to the Southern Alps. There is a need to provide further employment, buildings, industry and infrastructure. This presents challenges in terms of: – distinguishing between and separating 'working' areas (such as farms, industry and infrastructure) and more sensitive residential areas; – ensuring that new development fits with the existing character; and manages design, landscaping, operating hours, noise, odour and traffic.
Settlement Patterns & Urban Form	Any change in the pattern of distribution of urban activities can result in particular adverse effects or require consideration of linkages with other aspects of urban form, including the following: – relationship between employment areas and residential zones, transport routes and community facilities; – efficiency of the use of existing resources including public infrastructure and the ability to access goods and services; – impacts upon activities within commercial zones and whether there is a likely reduction in social and economic function and amenity of those town centres; – the ability to adequately integrate and provide for infrastructure, including roading, sewer and water supply; – the ability to integrate with, and maintain the function and efficiency of the wider road network; – the need to separate incompatible activities including reinforcing an 'urban fence'; and – disjointed rural residential development, or the fragmentation of rural productive land. This creates challenges as to how urban growth can be managed to produce a coherent, and efficient urban form.

Building Resilient Communities	The district is not immune to a wide range of natural hazards. The district must also respond to the known demands of an aging population, service infrastructure funding spread across modest growth projections, and respond to increasing infrastructure standards such as those related to climate change and tougher requirements under the building code. A resilient District and the health and safety of its community requires proactive management in terms of – Promoting resilience into physical resources, including Timaru District infrastructure (such as roading, sewer and stormwater facilities) to reduce the severity of the impact of natural hazards, and respond to effects of climate change**, and promote seismic strengthening of older building stock** (Sub 53.3); – Proactively responding to changing demographics and an increasingly elderly population through facilitating smaller and more affordable housing opportunities, and the type and nature of community services and facilities made available to the community; – Avoiding areas subject to a high risk from natural hazards and other potential hazards, where these effects cannot be reduced to an acceptable level; – Recognising that hazard mitigation measures can cause adverse effects on the environment as well as increase natural hazard risk; and – Avoiding land containing elevated levels of contaminants which would impact on human health, water supplies and the environment.
Takata Whenua	Resources of cultural and spiritual significance to Takata Whenua can be lost or damaged if development and activities are undertaken without consideration for the value or significance of the site. Growth and redevelopment will need to recognise and provide for the special relationship of Takata Whenua, their culture and traditions with their ancestral land, water and other taonga. Consultation with Te Rūnanga o Arowhenua has specifically identified matters of consideration relating to: – coastal erosion, particularly around Waitarakao lagoon. – the water quality of Waitarakao lagoon and the waterbodies leading into it. Broader issues involve: – the Integration of takata whenua values throughout the proposed replacement District Plan; – the involvement of takata whenua in the plan development process (and resourcing of such), and approaches to papakāinga housing or kāinga nohoanga zones, Māori community development and marae development; and – statutory requirements to manage areas of particular interest e.g. cultural landscapes, statutory acknowledgement areas, specific cultural sites, rock art sites, wāhi tapu, wāhi taonga, mahinga kai and which can include kāinga nohoanga/papakāinga areas as well as urupā (burial sites) and archaeological sites, etc.

Economy	**Sustainable Economy** Timaru District's industrial and commercial growth has been driven by gains in manufacturing, construction and business service sectors, including projects associated with factory and construction growth in Washdyke, and growth at the Clandeboye dairy manufacturing site. Between 2000 and 2015, industrial growth grew by 37% to some 9,000 employees, although in that period associated with the Global Financial Crisis (2008 - 2011) industrial employment actually decreased by 4%. There are substantial industrial nodes and associated employment at the Port of Timaru, Redruth, Clandeboye and Washdyke. Smaller pockets are located at Geraldine, Temuka and Winchester. Commercial growth has largely consolidated within the existing CBD's of Timaru, Temuka and Geraldine, and localised pockets provided in Pleasant Point and Winchester. There is need to ensure that there is a diverse range of opportunities to develop economic and employment growth within the district, so as to retain and attract a diversity of people and business interests. This presents challenges in terms of: ▪ Industrial development – availability of affordable, well serviced Industrial land in appropriate locations without constraints; – a need to efficiently align infrastructure provision with demand. There is an existing oversupply of industrially zoned, or deferred industrial land to cater for the additional **91.5ha** ~~34ha~~ actually required to service employment growth to **2048** ~~2033~~. ▪ Commercial development Refer Property Economics, Attachment A, Tables 6 and 4 respectively – there is sufficient on the ground provision and yet to be developed consented development (including the retail park at Showgrounds Hill, Countdown Evans Street) to meet demand till at least **2048** ~~2033~~. – a wide range of retail and service activities are provided, although there are some store type gaps. – a lack of activity is present in some areas of the districts town centres, where vacancy rates are high. – retail expenditure leakage (that is money earnt in the district that is spent on retail outside the district) can be better retained through providing a more competitive and higher amenity offer.
Transport	Transport not only affects urban form, but also ensures our linkages to the rest of the Country. Transportation corridors include the state highways, local roads, the rail network, footpaths and cycleways. However the District also has strategic transport infrastructure associated with the Port and the Airport. Improving the sustainability, safety and efficiency of our transport systems and infrastructure includes challenges associated with: – maintenance and suitability of roads; – managing increased traffic flow and movement; – responding proactively to our aging population influencing the demand for cycling, walking and public transport; – identifying and implementing road run-off contaminate treatment and discharge management; – recognising and providing for the implications of the District's strategic transport infrastructure (State Highways, **the Rail network** (Sub 34.3), Port of Timaru and Timaru Airport) and ensuring that this infrastructure can grow and develop especially where needed to match demands in freight needs; – promoting a consolidated urban form which improves the access, transport choices, and connectivity of the community to areas of employment, community facilities and shops.

Infrastructure	It is important that the infrastructure investment by the District Council and public agencies delivers value for money and is efficient (that is serviced to provide for the correct loadings, and is aligned with growth). The task of building, operating and maintaining infrastructure assets in an affordable manner is becoming increasingly difficult in view of: – **Demographic changes**, including a change to natural population decline by 2038, and a growing proportion of aging residents that may not be able to service increased rates to fund infrastructure, placing significant pressures on the Council and other agencies to reduce debt. – **Responding to new technology** which can bring about efficiency gains in the operation of water assets and delivery of water supply, sewer and stormwater services; – **Changing legislative requirements** which require: greater integration of infrastructure and land use; accounting for implications of climate change in terms of levels of service associated with water supply, sewer, and stormwater requirements and resilience; and recognising the benefits of utility infrastructure in providing for wellbeing, and in particular strategic infrastructure, such as the National Electricity Transmission network; – **Aging infrastructure** and the importance of ensuring that infrastructure assets are maintained and renewed to meet community needs; – **Reactive land use change** to account for dispersed or incremental land use growth demands; and – **Accounting for environmental impacts** through managing the location and operation of infrastructure which may have adverse impacts on the surrounding landscape, environment and communities.
Rural	Balancing the needs to sustain the rural productive resource, and provide for changing demands in the natural resources of the districts rural areas results in the following challenges: – **Intensification or rural residential development** can reduce the life-supporting capacity of soils through their removal and intensification. It can also fragment rural land holdings and make it difficult to assemble or extend rural productive land holdings, or conversely compromise a more efficient peri-urban settlement expansion. – Reduction of **rural character** through inappropriate scale and location of rural residential buildings and structures. – Potential **reverse sensitivity adverse effects** of rural residential development from accepted effects generated by farming, factory farming and rural industrial activities such as noise, dust and odour. – The potential of intensive rural residential development to create **public health or environmental problems** through on-site disposal of wastes and to adversely affect ecologically sensitive areas. – Development in close **proximity to mineral extraction** sites may create constraints which impede the efficient long term extraction of the resource. – **Intensification of rural activities** adversely affecting amenity, water quality, transport networks and landscapes. – Specifically for rural residential development there is a need to **give effect to the CRPS** which requires rural residential development to be *"limited", "attached to existing settlements"* and *"integrated with infrastructure".*

Residential	Residential development can be categorised into five broad types: – Greenfield residential development; – Intensification areas; – General intensification and infill; – Papakaianga housing; and – Rural residential development. Modest projections in household growth for Timaru District, means that that there is demand for only a limited number of additional households anticipated to 2045. If all that development is accounted for in new greenfield or rural residential development, there will be little ability to redevelop the existing housing stock. Conversely if opportunities for some peripheral household development is not provided, household choice is limited. There are therefore challenges in providing for residential growth in a manner that meets demand for: – the total number of dwellings required to meet household growth; – demand for different types of dwellings, and particularly those associated with an aging population; – accounting for issues associated with housing affordability; – the demand for different locations. Residential living is also not just about meeting demand. Our residents want to ensure that the amenity and character of their neighbourhoods is retained. This presents challenges in terms of: – accounting for the amenity effects associated with increased intensification including requirements for built design, and additional requirements for open space; – aligning infrastructure to facilitate residential growth; – accounting for and avoiding reverse sensitivity effects through precluding residential growth in inappropriate areas; – unlocking spare capacity within existing infrastructural networks to ensure efficient infill development; and – identifying and avoiding development in high hazard areas where the risk from natural hazards is unacceptable, and managing development or intensification for other recognised hazards based on considering the likelihood and consequence of a natural hazard event on life and property.
Community Services & Open Space	Population growth, ageing and increasing cultural diversity will result in changing demands for community services and their delivery (for example, recreation activities and open space). This provides challenges for ensuring that public agencies, the District Council and associated funding and regulatory provisions account for changes in demographics, technology and demands.
Leadership & Partnership	Leadership in respect of growth management is a key ingredient in ensuring that the District is able to grow in a managed and cost effective manner. With governance comes both leadership and accountability. It is important to recognise that the Timaru District Council does not work in isolation. The success of the Growth Management Strategy will come down to the extent to which supporting agencies (including Government agencies), the development community and the wider community are both engaged with, take responsibility for, and implement the respective actions associated with this Strategy.



PART E – STRATEGY FRAMEWORK

E:1 Overview

E:2 Growth Management Approach

E:1 Overview

It is important when developing a strategy to guide growth that we have a clear vision, strategic directions and directives.

The vision provides the desired end point that the Strategy is trying to achieve.

The strategic directions outline the strategic actions to be taken now to plan and provide for this vision to be achieved.

The directives provide guidance and actions as to how the strategic direction may be met.

This is needed so that we can refer back to our aspirations and ask ourselves are the directives, activities or actions consistent with the vision and strategic directions we have said we want for ourselves. The vision and strategic directions are set out in Part A of the Timaru Growth Management Strategy.

The vision of the Growth Management Strategy is:

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

E:2 Growth Management Approach

The 12 strategic directions form the foundation for the Timaru 2045 Growth Management Strategy. Their associated directives and actions provide the direction for the management of growth.

In essence, this is the combination of all the strategic directions pulling together to provide a comprehensive picture of how the community and the Council wish to see growth managed to achieve the Vision.

E:2.1 District Character [1]

Overview & Explanation

The Timaru District is made up a number of settlements. Timaru township provides the biggest urban concentration, but the smaller settlements of Temuka, Geraldine and Pleasant Point also provide significant housing, employment, commercial and recreational attributes for their communities.

Each of these settlements has its own special history, geographic location, physical attributes, and their own character and identity.

The growth anticipated for these areas is modest. Much of the character and identify of these settlements in 2045 will be anchored on what is present today.

In terms of the rural environment, the Growth Management Strategy identifies that there needs to be stronger distinction between urban areas with their primary focus on residential land use, commercial and industrial development, and areas that are predominantly rural or natural in character.

By 204**8**~~5~~ it is anticipated that the district will be home to an additional **2,800** ~~3,200~~ people. New Zealand medium base projections identified in **Figure 13** provide a breakdown of where in the District this additional population is predicted to be concentrated. Whilst the population growth is modest, and in some cases declining, our aging population and declining household formation rates will mean the number of households in our district will continue to rise as shown in **Figure 14**.

Between 2005 and 2015, 63% of the district's building consents for new dwellings were issued for urban areas, with 16% allocated to dispersed rural residential development. The remaining 24% were associated with rural blocks greater than 2 hectares in area.

The 63% of new dwellings consented within urban areas included 1,175 new dwellings within Timaru (710 dwellings), Geraldine (222 dwellings), Temuka (179 dwellings) and Pleasant Point (64 dwellings). However, the densities of this development are relatively low, with over 70% of these new dwellings being located on sites that are greater than 550m²; less than 10% are associated with sites of less than 400m² (refer **Figure 12**).

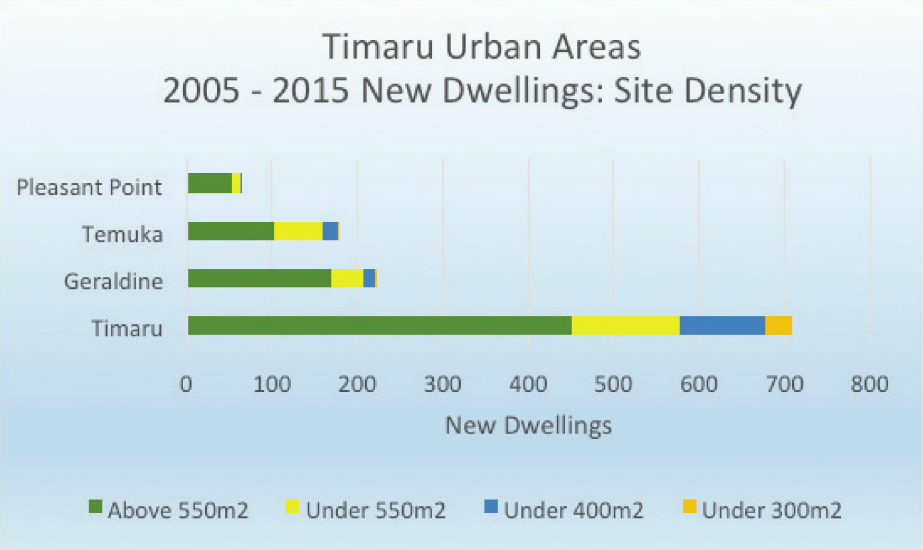
Residential amenity in Geraldine, Temuka and Pleasant Point are characterised by larger residential lots. Any increase in residential densities in these areas would need to be carefully managed so as not to contrast with amenity and market expectations.

In the Timaru settlement, from 2005 – 2015, some 14% of new dwelling consents were associated with sites of between 300m² and 400m², with 5% associated with dwelling densities less than 300m². Those levels of intensification in Timaru City are to be encouraged given benefits in terms of the efficient use of land and infrastructure, and providing residential choice.

Household projections to 204**8**~~3~~ identify that an additional **640** ~~907~~ new households will be required in the urban areas of Timaru, Temuka, Geraldine and Pleasant Point. By comparison ~~1,304~~ **1,160** additional households are predicted for the remainder of the District, including rural areas, rural residential development, and the smaller settlements such as Cave and Pareora.

The projections forecast a 3:4 household ratio between growth in the main settlements compared to that in the rural area and remaining settlements. That is, more household growth is predicted in the NZ Statistics forecasts for rural areas, the smaller settlements and rural residential development in the district, than in the main centres of Timaru, Pleasant Point, Temuka and Geraldine.

Figure 12 Timaru Urban Areas – Dwelling Density



The provision of such growth is unsustainable, fragmenting the district's rural resource, placing pressure on the road network and creating unrealistic expectations for infrastructure servicing and access to community facilities.

Accordingly, the Growth Strategy is seeking to accommodate the vast majority (some 75%) of population growth over the next 30 years primarily through consolidation of the existing urban areas of Timaru, Geraldine, Temuka and Pleasant Point.

Limited and specific rural residential zoned development will provide for rural lifestyle housing options on the periphery of existing urban areas. Greater levels of residential intensification will be encouraged within Timaru and Geraldine especially as associated with those residential areas in close proximity to the town centre, and Highfield.

The District wide map (**Figure 1**) represents this approach graphically.

Figure 13 Timaru District Population 2013-2043

Area	2018 Base population*	Additional Population 2048	Total Population 2048
Timaru	27,650	-100	27,550
Temuka	4,330	30	4,360
Geraldine	2,500	210	2,710
Pleasant Point	1,400	210	1,610
Other (includes Rural Residential)	11,520	2,450	13,970
Total	**47,400**	2,800	50,200

*Source: Statistics NZ (*2013 Census Base Medium Projections)*

Figure 14 Timaru District Households 2013-2043

Area	Current Households	Additional Households 2043	Total Households 2043
Timaru	11,380	320	12,200
Temuka	1,860	70	1,930
Geraldine	1,070	140	1,210
Pleasant Point	600	110	710
Other (includes Rural Residential)	4,962	1,160	6,150
Total	20,372	1,800	**22,200**

Directives

District Character 1: *Consolidate existing settlements with 75% of the district's new dwellings to 2045 being accommodated within urban areas, through a combination of residential intensification and limited greenfield areas.*

District Character 2: *Provide for the establishment of low density (0.5ha to 2ha) rural residential housing, in a limited number of defined and zoned locations attached to the existing urban boundaries of Timaru, Geraldine, Temuka and Pleasant Point.*

District Character 3*: Recognise Timaru City's functions and role as the primary business, retail, recreational, civic, and entertainment hub for the district.*

District Character 4: *Protect the character of rural and undeveloped areas, and maintain their capacity to function as predominantly productive, recreational and natural environments.*

District Character 5: *Objects, structures and places that reinforce local identify, or are of historical or cultural importance are identified and appropriately managed.*

District Character 6: *Identify and enhance the visual gateways to the District's urban areas.*

Table 2: Strategic Direction [1] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A1.1	Implement growth locations, development sequence and alignment with infrastructure as defined in Timaru District 2045 GMS. Monitor residential development (number, type, location, land area, density and rate of take up of new households) to ascertain whether the 75% urban consolidation target is being met.	Timaru District Council	NZTA, private developers.	$$$	Replacement District Plan, Structure plans for greenfield development. LTP and Activity Management Plans.	1, 3, 4, 7, 8 10 and 12.
A1.2	Develop and implement Outline Development Plans for greenfield areas	Timaru District Council	Private developers, NZTA	$$	Replacement District Plan, Structure plans for greenfield development.	1, 3 8 and 10
A1.3	Implement provisions to recognise heritage and important character features and ensure regulation as appropriate.	Timaru District Council		$	Replacement District Plan. Heritage protection fund.	1 and 5
A1.4	Implement provisions to demarcate rural and urban environments and protect rural character.	Timaru District Council		$	Replacement District Plan.	1, 3, 9 and 10.
A1.5	Identify and provide for amenity and open space improvements of important State Highway gateways into the District's urban areas.	Timaru District Council	NZTA	$$	Replacement District Plan. LTP	1, 3, 4 and 11.

Sub 20. ECan. Amend A1.2 (Section 4.4) As follows:
"Develop and implement Outline Development Plans and / or comprehensive multi-lot subdivision plans for greenfield areas, including establishing minimum allotment sizes for identified rural residential zones as associated with the ability to provide for efficient and effective infrastructure (assuming self-reliant for water and wastewater).

Sub 53.4 and 53.5 Amend A1.3 (Section 11.3.5) as follows:
Implement provisions to recognise heritage and important character features and ensure regulation as appropriate, and encourage seismic strengthening of heritage buildings, adaptive re-use of older buildings, and inner city living.

E:2.2 Landscapes, Biodiversity and Amenity [2]

Overview & Explanation

There is a statutory requirement for Timaru District Council under the Resource Management Act (1991) to recognise and provide for:

- the preservation of natural character of the coastal environment, lakes, rivers, and wetlands; protection of outstanding natural features and landscapes from inappropriate development; and
- the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

The amenity values of an area or place are also a matter requiring consideration. This may include the amenity values associated with other significant landscapes, and important urban trees, as well as matters associated with noise, odour, lighting and urban design within our settlements.

Timaru District has a rich and varied landscape. Many areas within the District have been formally identified as outstanding landscapes and areas of outstanding and high natural character, heritage landscapes, or significant amenity landscapes.

Natural areas of the District contribute to the biodiversity of the district. Coastal areas, river margins and lowland bush fragments in particular are vulnerable to pests. Much of the values and diversity of habitat are also lost through unsympathetic subdivision and development. The quality and biodiversity of waterways can also degraded by reduced flows and pollution.

Urban Design is concerned with the design of the buildings, places, spaces and networks that make up Timaru's settlements and relationships to the rural area. Urban design also relates to the way people use buildings and urban spaces. The manner in which development and buildings are undertaken can either promote good urban design outcomes making these areas more pleasant and improving the quality of our environment, or degrade our environments.

Activities give rise to effects that can cause nuisance, such as noise, odour and dust. These can affect the environmental character and amenity of an area where activities and their hours of operation, traffic generation, noise, dust emissions or lighting and glare, cause offence.

Timaru District also needs to grow its economic base, provide for necessary utilities and the ongoing operations of its Port and Airport, as well as provide for more intensive residential densities. In recognising and providing for the amenity values of the District there is a need to: primarily distinguish and separate incompatible activities; and secondly manage the environmental qualities of activities that would inappropriately impact on more sensitive activities. In some instances, such as at Waitarakao (Washdyke Lagoon) renewal and reinvestment should be utilised to improve the quality of the environment as appropriate.

Directives

Landscape and Amenity 1: *Recognise and identify outstanding landscapes and natural areas within the District, and protect them from inappropriate use and development.*

Landscape and Amenity 2: *Promote access to public open space, and provide appropriate and efficient esplanade reserves and strips along the coastline, wetlands and the major rivers where these provide substantial conservation, public access or recreational values.*

Landscape and Amenity 3: *Maintain the rural character and amenity of open space values on the Canterbury plains.*

Landscape and Amenity 4: *Protect, maintain, restore and enhance as appropriate, the biodiversity values and natural character of: indigenous vegetation; habitats of indigenous fauna; and the coast.*

Landscape and Amenity 5: *Maintain and enhance an integrated pattern of development, and a high quality urban environment that is attractive to residents, business and visitors.*

Landscape and Amenity 6: *Minimise conflicts between incompatible activities, whilst avoiding conflicts where there may be significant impacts on the health, safety and amenity of people and communities.*

Landscape and Amenity 7: *Improve community safety and encourage a high level of urban design for prominent civic buildings and public spaces.*

Landscape and Amenity 8: *To the extent appropriate in the circumstances, promote high quality urban design for: the District's commercial centres; requirements for Outline Development Plans for substantial greenfield development; and Council led initiatives associated with residential intensification priority areas.*

Table 3: Strategic Direction [2] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A2.1	Provide protection for outstanding and amenity landscapes, and areas of recognised natural character, including the coastlines, wetlands, lakes and rivers.	Timaru District Council	Department of Conservation, Canterbury Regional Council, Forest and Bird, Fish and Game, QEII Sub 75.3 Te Runanga o Arowheuna.	$$	Replacement District Plan, LTP, Conservation covenants.	1, 2, 5, 9, 11 and 12.
A2.2	Reassess esplanade reserve and esplanade strip values and requirements.	Timaru District Council	Department of Conservation,	$	Replacement District Plan.	1, 2, 5, 9, 11 and 12.
A2.3	Implement provisions to recognise rural character and amenity and ensure regulation as appropriate.	Timaru District Council	Canterbury Regional Council	$	Replacement District Plan.	1, 2 and 9.
A2.4	Enhance the biodiversity of the district through the protection of significant natural areas, and the promotion of ecological corridors and covenants as appropriate.	Timaru District Council	Canterbury Regional Council Department of Conservation, Canterbury Regional Council,	$	Replacement District Plan. LTP.	1, 3, 4 and 10.
A2.5	Implement provisions, principally through district plan zoning to distinguish between incompatible activities, and provide appropriate nuisance controls to maintain, and as appropriate enhance amenity as associated with air quality (odour and dust), signage, noise, privacy and dominance of buildings, and light and glare.	Timaru District Council	Forest and Bird, Fish and Game Sub 75.3 Te Runanga o Arowheuna.. Canterbury Regional Council, KiwiRail, NZTA	$	Replacement District Plan. LTP.	1, 3, 4 and 10.
A2.6	Development proceeds in accordance with the urban design principles consistent of the Urban Design Protocol to which the Timaru District Council is a signatory.	Timaru District Council	Canterbury Regional Council.	$	Replacement District Plan. LTP (as related to prominent Civic buildings and infrastructure), and Council initiatives for Intensification Priority Areas.	1, 3, 4 and 10.

E:2.3 Settlement Patterns and Urban Form [3]

Overview & Explanation

Historical development in Timaru has favoured low density residential development and lifestyle (rural residential) blocks. Such dispersed land use has led to inefficiencies in infrastructure provision, fragmented the rural land resource, reduced rural character and amenity values, and created reverse sensitivity issues on the farming community. Such dispersed development has also resulted in less sustainable transport options than what would be achieved through a more compact urban form.

The role of the Growth Management Strategy is: to ensure that there is an adequate supply of land to meet market demand, but in appropriate areas that are well aligned with infrastructure provision; and to provide a clear urban limit in achieving consolidated settlement patterns as required by the Canterbury Regional Policy Statement.

A compact urban form, and the staged release of additional land and supporting infrastructure provides for a more efficient, cost effective and sustainable approach to growth management. Additional transport and utility infrastructure to service new development can also be identified and established to service demand as needs arise.

Consolidated urban areas provide for the reinvestment and redevelopment of existing housing and business stock. This is critical for Timaru District, especially given modest projected growth and an aging population. Measures to promote residential intensification, especially in intensification priority areas will be undertaken, through collaborating with Housing New Zealand on their social housing programmes, and improving public spaces and amenities in these areas.

A core approach in the provision of additional greenfield land will be acceptance of the principle that growth pays for growth. Accordingly, the development community will primarily be required to fund infrastructure costs to service new development rather than the District's ratepayers.

Directives

Settlement Patterns and Urban Form 1: *Set clear limits to the outward development of all urban areas, and limit rural residential development to those identified areas adjoining Timaru, Geraldine and Temuka, and to a lesser extent Pleasant Point.*

Settlement Patterns and Urban Form 2 *Residential development in the smaller villages of Winchester, Acacia Drive, Orari, Woodbury, Cave, Peel Forest and Pareora remains within the existing boundaries and at current densities.*

Settlement Patterns and Urban Form 3: *Ensure the District's LTP accounts for the infrastructure costs to support the long term growth pattern, including staging.*

Settlement Patterns and Urban Form 4: *Ensure that infrastructure costs arising from development are appropriately targeted to development.*

Settlement Patterns and Urban Form 5: *Ensure the provision for, and protection of, significant infrastructure to service new growth areas, including roading, electricity transmission and stormwater management.*

Settlement Patterns and Urban Form 6: *Ensure that there is, at all times, sufficient development capacity for commercial, industrial and residential uses for the short, medium and long term.*

Settlement Patterns and Urban Form 7: *Promote the consolidation of the commercial areas of Timaru's settlements, through restricting inappropriate commercial activities in industrial and rural locations*

Table 4: Strategic Direction [3] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A3.1	Determine urban limits and restrict rural residential development to defined areas.	Timaru District Council	Canterbury Regional Council.	$$	Canterbury Regional Policy Statement, Replacement District Plan, LTP.	1, 2, 3, 4, 8, 9, 10 and 12.
A3.2	Coordinate the funding (primarily through financial contributions), sequencing and provision of infrastructure to support the growth locations identified in the GMS, including the development sequence, provision of necessary ODPs, and funding for key infrastructure.	Timaru District Council	Canterbury Regional Council, NZTA, Transpower. Alpine Energy.	$$	Canterbury Regional Policy Statement, Replacement District Plan, LTP, Activity Management Plans, Agency Infrastructure Plans, Regional Land Transport Strategy.	1, 2, 3, 4, 8, 9, 10 and 12.
A3.3	Consolidate existing commercially zoned land.	Timaru District Council		$	Replacement District Plan,	1, 3 and 6
A3.4	Stage and sequence the extent of infrastructure provision so as to efficiently service zoned or deferred Industrial environments given anticipated demand.	Timaru District Council		$	Replacement District Plan, LTP	1, 3 and 6

E:2.4 Building Resilient Communities [4]

Overview & Explanation

A strong community is one in which:

- people feel connected to each other;
- people are actively involved in their community, such as though shared hobbies, groups, affiliations, or sport clubs;
- there is access to a wide range and scale of community and education facilities and services to cater to their needs, and their health and safety; and
- there is resilience to economic shocks and natural hazards through development avoiding hazard prone areas, the promotion of a diverse employment base, and certainty and resilience in infrastructure and community service provision.

To accommodate growth, there are reciprocal social needs associated with reserves, education, and social and civic services.

Given the changing household size and aging population there is an increasing demand for a wider range of housing types, and changing needs in terms of social services and facilities.

There will be increasing pressure in terms of demand for social services, smaller household unit sizes and retirement complex facilities. Leisure and recreational facility funding will also require recalibration, with less pressure to maintain and develop active and youth based recreational pursuits, and more demand for passive facilities.

Increased social exclusion will be a relevant consideration. Support networks will require funding and visibility to provide services and networks to support vulnerable communities such as the elderly and disabled persons.

Directives

Building Resilient Communities 1: *Promote a strong cultural and community environment, and improved availability and usability of public transport.*

Building Resilient Communities 2: *Ensure the provision of land supply that facilitates both housing affordability and choice.*

Building Resilient Communities 3: *Avoid new subdivision, use and development where risks from natural hazards and the effects of climate change to people, property and infrastructure (excluding strategic infrastructure where there is no reasonable alternative) are assessed as unacceptable.*

Building Resilient Communities 4: *Promote a diversity of employment opportunities through the provision of land, infrastructure and services.*

Building Resilient Communities 5: *Account for risks to the disruption of infrastructure, and social and community services through natural hazard, the effects of climate change, and economic shock.*

Table 5: Strategic Direction [4] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A4.1	Enhance effective partnerships and share information, research and planning with key stakeholders such as SCDHB, hapu, MOE, WINZ and HNZ, as well as the voluntary sector.	Timaru District Council. Canterbury Regional Council. SCDHB, MOE, WINZ and HNZ.	Hapu. Voluntary organisations. Development Community.	$	Canterbury Regional Policy Statement, Replacement District Plan, LTP.	1, 3, 4, 5, 7, 11 and 12
A4.2	Set formal links through a health action forum between the SCDHB, Primary Heathcare organisations and local government to monitor health issues.	Timaru District Council. Canterbury Regional Council. SCDHB, Local Health Providers.	Hapu. Voluntary organisations.	$	LTP	1, 3, 4, 5, 7, 11 and 12
A4.3	Recognise in strategic and long term planning the impact of an aging population and modest growth.	Timaru District Council	Government departments, Community and voluntary agencies.	$	Replacement District Plan, LTP, Government Department funding.	1, 3, 4, 5, 7, 11 and 12
A4.4	Apportion the extent by which demands for an aging population are to be met through changes in housing type and social services.	Timaru District Council	Government departments, Community and voluntary agencies.	$	Replacement District Plan, LTP, Activity Management Plans.	1, 3, 4, 5, 7, 11 and 12.
A4.5	Implement provisions, principally through district plan zoning to avoid subdivision, use and development in areas prone to unacceptable risk from natural hazards, including the effects of climate change.	Timaru District Council	Government departments, Community and voluntary agencies.	$$	Replacement District Plan.	1, 3, 4, 5, 7, 11 and 12.
A4.6	Account for risks from natural hazards and the effects of climate change in Council plans and strategies. Incorporate hazard disruption planning into community facilities and services (including inter-agency facilities and services).	Timaru District Council	Government departments, Community and voluntary agencies.	$	Replacement District Plan, LTP.	1, 3, 4, 5, 7, 11 and 12.

E:2.5 Takata Whenua [5]

Overview & Explanation

Local Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, and the iwi/tribal authority, Te Rūnanga o Ngāi Tahu have a long association with the Timaru District as manawhenua and kaitaki or stewards of the land.

Historical associations remain important to takata whenua, especially those who continue to live in the area, and undertake there cultural associations at Arowhenua, the principal Māori settlement of South Canterbury.

Urbanisation and changing land uses have damaged and modified landscapes, natural resources and cultural sites, and have negatively affected the relationship of takata whenua with these places.

Recognising and incorporating takata whenua values not only into future urban development and protecting and enhancing remaining sites of cultural value strengthens Te Rūnanga o Arowhenua cultural identity and wellbeing. Opportunities exist to reinforce and re-establish historic and contemporary connections with land, water, taonga and wāhi tapu sites.

Active engagement and partnership with manawhenua/takata whenua (i.e. Te Rūnanga o Arowhenua) is the most appropriate means by which to acknowledge, protect and enhance manawhenua cultural values. An ongoing and constructive relationship with Te Rūnanga o Arowhenua, the Council, developers and the wider community is therefore critical on matters critical to manawhenua, including the identification of cultural sites of significance (which can include kāinga nohoanga/papakāinga, as well as wāhi tapu, wāhi taonga etc), as well as the formation of relevant replacement District Plan provisions to manage these sites and the values associated with them.

There has also been a trend of Māori returning to live in their ancestral lands. This provides challenges in terms of developing approaches to papakāinga housing or kāinga nohoanga zones, Māori community development and marae development. Such developments are important for iwi to reinforce cultural associations but can give rise to infrastructure requirements, impacts on the landscape and settlement patterns.

Te Rūnanga o Arowhenua as manawhenua also have a vested interest in matters that extend beyond specific areas or sites. These extend to the mauri of the land and water, in terms of wider cultural associations and the qualities of waterways, springs, wetlands, significant ecological areas and natural landscapes.

Such concerns extend to land use development and infrastructure provision, including sewage, stormwater, water supply, electricity, roading and communications. Active engagement with Te Rūnanga o Arowhenua requires consideration as to providing a meaningful dialogue for takata whenua involvement and assessment of takata whenua values in large scale development projects.

Directives

Takata Whenua 1: *Identify (where appropriate), acknowledge and protect wāhi tapu and wahi taonga sites (known and yet to be identified), including mahinga kai sites that Te Rūnanga o Arowhenua and its representatives identify as significant.*

Takata Whenua 2: *Improve the capacity of the local environment to support sustainable mahinga kai, and enhance the mauri of the land and water through increased planting of indigenous vegetation and separating incompatible land uses from culturally significant ones.*

Takata Whenua 3: *Recognise and provide, as appropriate, Māori community development and marae development through opportunities for papakāinga housing or kāinga nohoanga zones*

Takata Whenua 4: *Ensure the protection of Ngāi Tahu ancestral lands, water sites, wāhi tapu and other taonga, and the mauri of land and water as associated with substantial developments, infrastructure projects, or urban growth.*

Table 6: Strategic Direction [5] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A5.1	Engagement with local Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, and the iwi/tribal authority, Te Rūnanga o Ngāi Tahu (in relation to statutory acknowledgements, nohoanga, tribal properties and other Ngāi Tahu Claim Settlement Act matters) at the governance and operational level, as appropriate.	Timaru District Council	Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, Te Rūnanga o Ngāi Tahu	$	Replacement District Plan, LTP. Iwi Management Plans.	1, 4, 5 and 12.
A5.2	Promote dialogue associated with the replacement District Plan preparation to facilitate Māori land owner aspirations for papakāinga housing and ancillary activities or kāinga nohoanga zones to establish on ancestral land.	Timaru District Council	Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, Te Rūnanga o Ngāi Tahu	$$	Replacement District Plan, LTP, Structure and Activity Management Plans.	1, 4, 5 and 12.
A5.3	Encourage the protection of cultural areas / sites, and engagement with local Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua for substantial developments.	Timaru District Council	Government departments, Community and voluntary agencies.	$	Replacement District Plan, LTP, Government Department funding.	1, 4, 5, 8 and 12.

E:2.6 Sustainable Economy [6]

Overview & Explanation

Quality and diverse business environments are crucial to Timaru District. These attract on-going business investment, provide economic diversity to support fluctuations in global dairy prices, and provide for growing (if modest) demand in employment opportunities, retail, tourism, community facilities and services.

Critically, a diverse range of business activities (both industrial and commercial) is necessary to increase local employment opportunities, provide economic resilience for the District, retain and attract residents, and provide choice in services.

Timaru District's main commercial centre is located at Timaru City Centre. Timaru City also has commercial centres located at Heaton Street and Northtown Mall, and at Highfield. Collectively, these areas account for some 60% of the district's commercial (retail and office) floorspace, and much of the District's supermarket and comparison (clothing, electronic goods, department stores) retail offer. Geraldine, with 17% of the district's commercial floorspace has a supermarket, and mix of predominantly convenience retail (such as food and beverage, commercial services such as banks), and more localised and smaller scale comparison retail. Temuka (14%) and Pleasant Point (4%) provide more a localised convenience based retail offer.

Threats to the vitality and viability of Timaru District's commercial centres include: modest projected population growth; increases in e-tailing (purchasing goods and services via the internet); the extent of commercial land supply (including consented but not yet built developments); low productivities of existing retail floorspace; and meeting the associated costs of earthquake strengthening of commercial buildings. Those threats are best addressed through an approach that favours consolidating the existing commercial areas in comparison to an approach that provides for wider dispersal or the provision of new commercial or large format nodes. The consolidated approach will provide investment certainty to fuel reinvestment confidence in the existing centres and buildings. This is especially important for retaining the heritage character of Timaru's town centre.

There needs to be a balanced approach to requirements for urban design for in-centre commercial activity. Urban design matters should be applied to the extent that they increase the desired quality in commercial centres. Urban design however, is a subservient consideration to promoting commercial development in the District's commercial centres and ensuring the community has access to a wide range of goods and services.

The District's Industrial nodes are largely in Timaru. These are located at the Port, Washdyke, Redruth, and Smithfield. These areas provide for some 80% of the district's Industrial land resource. **Within the district, some 28% of the District's current zoned industrial land is vacant. Some 21% of the District's zoned industrial land is zoned, useable, vacant and presently available.** ~~of which some 13% (70ha) is vacant, serviced and available, and a further 33ha is either deferred, not available, or is yet to be serviced.~~ Industrial nodes in Timaru township predominantly provide for the district's larger scale manufacturing, construction and logistics businesses, which collectively employ some 7,800 of the district's 9,000 industrial employees (2015).

Smaller industrial pockets are located at, Geraldine, Barkers, Temuka, Pleasant Point, Winchester and Pareora. These nodes tend to provide for light industrial activities and employment servicing more localised areas. These localised industrial pockets are largely occupied.

Clandeboye, which is one of Fonterra's largest manufacturing sites in New Zealand, is a major employer within the District. Over 850 staff are employed. The factory services a catchment extending into substantial areas of the Otago and Canterbury region generating a large number of tanker and truck movements on the roading network.

Growth associated with Industrial demand is modest. Of the 20.7ha ~~76ha~~ of vacant~~, serviced and~~ usable industrial land in the district, additional demand is considered to be in the order of 91.5ha ~~33.8ha~~ to 204833. Accordingly, some rationalisation and staging of the ~~230ha of~~ **existing zoned** industrial land supply (either available, deferred or non-serviced) is required to avoid inefficient servicing or dispersed productivity.

Landownership and leasing arrangements have been raised as an impediment to maximising economic growth and industrial employment.

There is a need to ensure that supply capacity is not only present and able to be efficiently serviced, but is present in locations that are usable and provide choice. Accordingly, localised increases in light industrial rezoning are identified at Geraldine with a need to encourage the intensity of use for industrial areas in Temuka.

An agile planning and infrastructure framework remains important. Forecasted trends in demand do not always account for industry specific demands and associated infrastructure servicing. Accordingly, District Plan policy, and associated financial contributions policy should be sufficiently agile to account for activity specific demand, whether this is an expansion at Clandeboye, or accommodating a specific manufacturing or logistics project at Washdyke.

The Timaru District Council will be undertaking regular Industrial land registers to promote a staged and efficient approach for the Industrial land resource. Industrial land that is simply land banked and unused is likely to remain without infrastructure, or will potentially be rationalised (down zoned).

Growth demands associated with Industrial and Commercial floorspace are set out in Table 7A and 7B below for the short (2018), medium (2028) and longer term (2033).

Table 7A: Industrial Land Demands Including NPS-UDC Buffers

	3 Year (NPS Short Term, 2021)	10 Year (NPS Short Term, 2028)	30 Year (NPS Short Term, 2048)
Industrial additional projected demand (ha)	18.8ha	40.8ha	91.5ha
Existing Industrial Zoned, Useable, Vacant and Presently Available land: 151.7ha.			

Table 7B: Sustainable Retail Demand including NPS-UDC Buffers

	3 Year (NPS Short Term, 2021)	10 Year (NPS Short Term, 2028)	30 Year (NPS Short Term, 2048)
Retail (LFR and Speciality) Sustainable demand floorspace – existing provision	10,200m^2 (oversupply)	1,100m^2 (oversupply)	-27,400m^2 (demand)
Existing Provision 100,000m^2.			

Directives

Sustainable Economy 1: *Provide sufficient commercial and industrial development capacity for the short, medium and longer term.*

Sustainable Economy 2: *Encourage a diverse, resilient and innovative economy and markets that leverage off the District's primary and secondary sectors.*

Sustainable Economy 3: *Support sustainable new rural industries such as agri-business.*

Sustainable Economy 4: *Encourage the efficient use and development of business land and associated infrastructure.*

Sustainable Economy 5: *Consolidate commercial development primarily within existing commercial zones of the District's settlements, recognising and providing limited opportunities for more localised and trade based needs outside of centres.*

Sustainable Economy 6: *Prioritise infrastructure programmes that respond to capacity requirements and optimise available resources and funding to efficiently service industrial development.*

Table 8: Strategic Direction [6] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A6.1	Undertake an annual vacant land register for commercial and industrial land in the District, setting out vacancy, ownership, servicing levels, purchase vs lease, and likely pricing.	Timaru District Council		$	LTP. Economic Development Strategy.	6 and 12.
A6.2	Staged provision of zoned land with 'shovel ready' associated infrastructure in terms of agreed design levels and consenting (road, water, wastewater, reserves) to accommodate growth.	Timaru District Council	NZTA (Sub 40.2)	$$	Replacement District Plan, LTP, Structure and Activity Management Plans.	6, 8 and 12.
A6.3	Support the continued development of the Port of Timaru (PrimePort Timaru) and Timaru Airport, and associated freight and tourism activities.	Timaru District Council	Development Community, Airport Company, Port Company, NZTA, KiwiRail	$	Replacement District Plan, LTP, Economic Development Strategy.	3, 6,7 and 8
A6.4	Implementation of the recommendations in the District Town Centres Study including a review of the District Plan's zone rules for commercial areas.	Timaru District Council		$$	Replacement District Plan, District Town Centres Strategy.	6 and 12
A6.5	Undertake a case management approach to facilitating reinvestment in the Temuka and Timaru Town Centres, and redevelopment and reuse of Industrial brownfield areas.	Timaru District Council	Town Centre Retailers, Industrial land owners.	$$	Replacement District Plan, District Town Centres Strategy, LTP. Economic Development Strategy.	6 and 12

E:2.7 Transport [7]

Overview & Explanation

An effective and efficient transport system is critical to the environmental, social, economic and cultural wellbeing of residents, employees, businesses, and people passing through the District. This aligns with the Timaru District Council's LTP 2015/2025 Vision for roading and footpaths which is:

"We will provide a Transport System that promotes Community prosperity".

Transport not only affects urban form but also connects the District to the rest of the Country. Transport access is not only by way of the roading and rail network, but also through the Port and Airport. These linkages are critical in terms of the sustainable movement of people and goods, and also in terms of bringing tourists into and through the district. A high quality and safe transport network is not only vital in terms of providing for the District's economic success and growth, but also essential in terms of meeting community and business needs.

Transport infrastructure is a significant physical resource in the District. The State Highway network, Port and Airport represent significant investment, and provide substantial economic returns to the District. Such transport infrastructure cannot completely internalise their adverse effects; however their functions, efficient growth and development is critical to the social and economic wellbeing of the District and should be promoted.

The influence of the wider transport network and infrastructure has a bearing on urban form, particularly staging of land development, and increasing accessibility and modal and active transport choices for residents (that is walking, cycling or public transport). It is important to ensure land use and development is sustainable and aligned with the transport network **and roading classifications of the 'One Network Road' classification** (Sub 40.3) so as to not undermine transport functions and road user safety.

A key partner in developing the District's roading network is the NZ Transport Agency ('NZTA') who administers the State Highway network. A continued close working relationship with NZTA is crucial for the long term success of the Growth Strategy.

Directives

Transport 1: *Maintain and enhance the District's transport links and infrastructure to link industries to markets, and move freight and people.*

Transport 2: *Manage land use and transport infrastructure to promote an integrated and consolidated urban form, and an effective, efficient and safe transport system.*

Transport 3: *Manage potential adverse effects from the operation and development of the transport network and infrastructure including the State Highway, Rail, Timaru Airport and the Port of Timaru;* ***whilst managing and avoiding as appropriate the development of incompatible and sensitive activities adjoining the strategic land transport network.*** *(Sub 40.3)*

Transport 4: *Recognise and provide for the benefits of strategic transport infrastructure, being the State Highway, Rail, Timaru Airport and the Port of Timaru.*

Transport 5: *Encourage as appropriate, settlement patterns and infrastructure that promote transport choice options, recognising that where access to activities cannot be made effectively, efficiently or safely by other transport modes, trips will continue to be made by private vehicle.*

Table 9: Strategic Direction [7] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A7.1	Integrate greenfield growth areas with appropriate access and interconnections to the wider roading network.	Timaru District Council	NZTA	$	Replacement District Plan, LTP. Structure Plans.	3, 7, 8 and 12
A7.2	Provide certainty to organisations responsible for public transport, rail and road networks as to growth locations and demand, to deliver appropriate levels of infrastructure in a proactive manner.	Timaru District Council	Environment Canterbury, KiwiRail, NZTA	$	Replacement District Plan, LTP, Infrastructure Strategy, Structure and Activity Management Plans.	3, 7, 8 and 12
A7.3	Require walking and cycling routes to be identified on Structure and Outline Development Plans associated within new greenfield growth areas.	Timaru District Council	Development community, NZTA	$	Replacement District Plan, Structure and Activity Management Plans.	3, 7, 8 and 12
A7.4	Provide infill and intensification opportunities within close proximity to Timaru CBD to promote access and modal choice.	Timaru District Council		$$	Replacement District Plan, LTP	10, 11 and 12.
A7.5	Require provisions within the replacement District Plan and LTP to manage the adverse transport effects of development (i.e. stormwater quality requirements for roading as associated with swales, rain gardens or permeable paving), and recognise and provide for strategic transport infrastructure.	Timaru District Council	NZTA	$$	Replacement District Plan, LTP	8
A7.6	Engage and collaborate with strategic infrastructure providers (NZTA, KiwiRail, Port of Timaru, Timaru Airport) to recognise and foster continued infrastructure investment and growth.	Timaru District Council	Environment Canterbury, KiwiRail, NZTA, Port of Tauranga, Timaru Airport.	$	Replacement District Plan. Economic Development Strategy.	8
A7.7	Establish a forum and associated promotional campaign with the CHDB, NZTA and ECan to coordinate transport funding, planning and marketing for opportunities for public passenger transport, and the promotion of active transport modes.	Timaru District Council	Environment Canterbury, NZTA, CHDB	$	Replacement District Plan. Economic Development Strategy.	4 and 8

E:2.8 Infrastructure [8]

Overview & Explanation

Critical to the development of communities is the provision of infrastructure. New infrastructure is needed to integrate with and support future growth. Infrastructure is also required to be maintained and upgraded to support existing communities.

Significant local infrastructure includes water supply, drainage and stormwater management, solid waste and wastewater, electricity transmission and production, and telecommunication. Strategic infrastructure within the District includes the national grid electricity transmission network (Transpower), and telecommunications and radio communications networks, bulk fuel supply infrastructure (as undertaken at the Port of Timaru), and the electricity distribution network.

The provision of infrastructure must be timed to coincide with land use development. Infrastructure should also be of a standard equitable to infrastructure elsewhere in the District to ensure the health and safety of the community.

The Timaru District Council has a duty to deliver and maintain infrastructure services in a sustainable manner. This is to involve the sequencing and staging of development based on the efficient integration of land use and infrastructure. The Council is not the only agency involved, so there is a need to ensure co-agency co-ordination for utility provision.

The Timaru District Council Infrastructure Strategy outlines the specific design requirements and the Organisation's priorities in terms of:

- replacing ageing infrastructure;
- maintaining levels of service;
- managing the impacts of growth and land use change;
- compliance with legislative requirements; and
- providing long term affordable services.

The Infrastructure Strategy is the more specific Council instrument for the provision of water supply, stormwater management, wastewater (and roading and footpaths), within the District as required by s101B of the Local Government Act 2002. It is aligned with the LTP Community outcomes, specifically that infrastructure:

- is of a high quality to meet community and business needs;
- facilitates smart, diversified economic success and supports and enables growth, and
- facilitates safe, vibrant and growing communities.

The lifespan and demands placed on infrastructure means it must be of a high quality, resilient (especially in terms of natural hazards and responding to climate change), and adaptable. Encouraging intensification of residential, commercial and industrial land can also assist in greater infrastructural efficiencies, reduces infrastructure costs and the impacts of infrastructure.

It will be necessary in to identify and protect infrastructure to facilitate substantial new development, cater to the demands from intensification, and ensure sufficient space and provision is made for infrastructure as land use development occurs.

Strategic infrastructure should be protected from incompatible and sensitive activities, including from reverse sensitivity effects. It remains incumbent on infrastructure providers that significant adverse effects are avoided, or otherwise appropriately controlled.

Directives

Infrastructure 1: *Achieve a well-integrated pattern of development and infrastructure to promote highly liveable communities that consolidates urban growth and promotes a co-ordinated pattern of development as provided in this Growth Management Strategy.*

Infrastructure 2: *Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure.*

Infrastructure 3: *Co-ordinate and integrate planned infrastructure which supports the preferred settlement pattern and support areas of economic strength.*

Infrastructure 4: *Recognise and provide for the safe, efficient, and effective development, upgrade, maintenance and operation of infrastructure to meet future needs, including:*

- *the provision of resilient infrastructure and support for necessary infrastructure renewal; and*
- *undertaking opportunities as appropriate to improve the quality of the environment where infrastructure renewal is undertaken.*

Infrastructure 5: *Protect strategic infrastructure from incompatible and sensitive activities, including from reverse sensitivity effects.*

Infrastructure 6: *Manage adverse effects from infrastructure on the environment, including avoiding ~~such~~ **adverse** effects on significant natural and physical resources and cultural values where practicable; and when designing new infrastructure maintain, and where appropriate enhance the overall natural environment having regard to the efficiency and effectiveness of infrastructure renewal or design. Sub 20.3 Canterbury Regional Council.*

Table 10: Strategic Direction [8] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A8.1	Ensure substantial greenfield growth areas which require significant stormwater, sewage, roading and water infrastructure is subject to an outline plan contained within the district plan.	Timaru District Council	Infrastructure agencies. Development community.	$	Replacement District Plan, LTP. Structure and outline development plans.	3, 6, 7, 8 10 and 12
A8.2	Ensure installation, maintenance and operation of efficient and effective three water infrastructure to appropriate design levels and environmental standards. Review of codes of practice as necessary incorporating contemporary knowledge and responses as to natural hazard risk and climate change.	Timaru District Council		$$$	Structure plans, Design guidelines, Activity Management Plans.	4, 8 and 12.
A8.3	Avoid servicing deferred zoned areas.	Timaru District Council		$	Replacement District Plan, LTP	3, 6, 7, 8, 10 and 12.
A8.4	Include provisions in the replacement district plan which recognise and provide for the use and development of infrastructure, specifically strategic infrastructure.	Timaru District Council		$	Replacement District Plan.	8
A8.5	Engage and collaborate with strategic infrastructure providers (including NZTA, KiwiRail, Transpower, Telcos and Alpine Energy) to recognise and foster continued infrastructure investment and growth.	Timaru District Council	Transpower, Oil Companies, Alpine Energy, KiwiRail, NZTA	$	Replacement District Plan. Economic Development Strategy.	8
A8.6	Account for expenditure for substantial community investments in infrastructure through appropriately targeted financial contributions to ensure developers fund servicing infrastructure as required.	Timaru District Council	Development community	$$$	Financial Contributions Policy. LTP. Activity Management Plans.	8 and 12

E:2.9 Rural [9]

Overview & Explanation

Rural activities contribute significantly to the economic wellbeing of the Timaru District. While the district's rural areas are predominantly working environments, these areas are also valued for their character and amenity, cultural landscapes, natural features and landscapes, indigenous biodiversity and recreational opportunities.

Specifically, prime agricultural land, outstanding natural landscapes and sites of ecological significance have statutory significance. These areas are to be protected from inappropriate subdivision, use and development.

Rural activities are also interdependent with strategic infrastructure. Productive activities are reliant on electricity and irrigation networks, as well as freight routes associated with the State Highway network, local roads and the Timaru Airport and Port of Timaru.

The management of reverse sensitivity conflicts by preventing sensitive activities from establishing in rural areas is required to maintain rural production and character. Conflicts with strategic infrastructure also require management given that the state highway network and the electricity transmission network are located within rural areas. Such linear strategic infrastructure also extends across a number of adjoining districts requiring a consistent management approach.

The expansion of rural settlements at Winchester, Acacia Drive, Orari, Woodbury, Cave, Peel Forest and Pareora would create substantial pressure on infrastructure services at a level that is disproportionate with growth demands. Any growth of these settlements would considerably reduce infrastructure efficiency and effectiveness in servicing such communities. These settlements also tend to be constrained by either natural values such as significant landscapes, risks associated with natural hazards, or rural character. Such settlements are to be managed within their respective urban boundaries.

The largest concentration of rural residential development in the district adjoins Timaru township, followed by Temuka, and Geraldine, and then Pleasant Point. However, the Timaru district's regulatory approach to rural residential development has resulted in sporadic rural residential opportunities. That approach has made it difficult to plan for infrastructure demands, and resulted in significant impacts on productive rural use, reverse sensitivity effects on lawfully operating rural activities, and encroached on rural character.

The Canterbury Regional Policy Statement (2013) has required that territorial authorities in the region, including Timaru District Council, take a more co-ordinated and restrictive approach to rural residential development. Rural residential development is to be subservient to residential opportunities in terms of meeting the district's wider growth needs and providing concentrated urban areas. Locations for rural residential development are also to be primarily of a form that concentrates or is attached to existing urban areas.

There are also specific industries and activities associated with primary production or the rural land resource, as associated with tourism, recreation and primary and extraction industries. These activities are integral with the rural environment. Care is needed to ensure that the economic development potential for these activities is maximised without degrading the aesthetic values, cultural landscapes, natural features, indigenous biodiversity and recreational opportunities that Timaru's rural areas provide.

Directives

Rural 1: *Provide for greater definition between rural and urban environments, with increased protection for rural productive purposes, character and amenity.*

Rural 2: *Limit opportunities for rural living opportunities, except as provided for through rural residential areas or as related to productive rural uses (farm residents and workers dwellings).*

Rural 3: *Recognise and provide for values associated with: productive rural land; outstanding natural landscapes, features, wetlands and rivers; sites of ecological significance; and rural character and amenity.*

Rural 4: *Provide for rural based tourism, recreation and employment where dependent or reliant on a rural location, as subject to constraints as to maintaining rural productive capacity, character and amenity.*

Rural 5: *Recognise and provide for the working nature of rural environments, and avoid reverse sensitivity effects on productive rural uses.*

Rural 6: *Recognise and provide infrastructure networks that are dependent on a rural location or route.*

Table 11: Strategic Direction [9] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A9.1	Determine urban limits and restrict rural residential development to defined areas.	Timaru District Council	Canterbury Regional Council.	$$	Canterbury Regional Policy Statement, Replacement District Plan, LTP.	1, 2, 3, 4, 8, 9, 10 and 12.
A9.2	Reflect in the replacement District Plan the location for rural residential lots as identified in this Growth Management Strategy.	Timaru District Council	Environment Canterbury	$$	Replacement District Plan, LTP	3, 9 and 12.
A9.3	Monitor the creation of new blocks for rural residential living, and the percentage of residential growth accommodated through rural residential development.	Timaru District Council		$	Monitoring Strategy	3, 9 and 12.
A9.4	Ensure an appropriate criteria and regulatory approach that increases certainty (zoning, infrastructure support) for industrial, tourism and recreational development in rural areas, including: – proximity to raw materials (e.g. quarrying); – proximity to a primary production market (e.g. fertiliser depot); – provision of space for large scale land uses (e.g. dairy factory); – appropriate separation or buffering for environmental protection; – funding for necessary supporting infrastructure including road, water and wastewater infrastructure.	Timaru District Council	Environment Canterbury, NZTA, KiwiRail	$	Replacement District Plan, LTP, Activity Management Plans. Economic Development Strategy.	6, 7, and 9.
A9.5	Require provisions within the replacement District Plan to address strategic infrastructure provision in the rural environment, and associated reverse sensitivity and cross boundary matters.	Timaru District Council	Environment Canterbury, NZTA, KiwiRail, Transpower, adjoining District Councils.	$	Replacement District Plan.	8, 9 and 12.
A9.6	Engage and collaborate with strategic infrastructure providers (NZTA, KiwiRail, Port of Timaru, Timaru Airport) to recognise and foster continued infrastructure investment and growth.	Timaru District Council	Environment Canterbury, KiwiRail, NZTA, Port of Tauranga, Timaru Airport.	$	Replacement District Plan. Economic Development Strategy.	8

E:2.10 Residential [10]

Overview & Explanation

The district's residential areas are a critical resource. Housing provides shelter, wellbeing and security to their inhabitants; forms communities within residential areas; and reflects diverse characteristics and amenity dependent on their style, age, condition, location and scale.

The Growth Management Strategy should provide opportunities for a choice of housing resources and seek to maintain attractive residential environments. A key consideration is the types and condition of the district's housing resource, the infrastructure available, and the projected increase in demand. Developing a residential environment that maintains and improves people's enjoyment of residential amenity and strengthens the District's settlements is a critical element of this Growth Management Strategy.

Residential opportunities are to be provided in a manner that ensures that Timaru, Temuka, Geraldine and Pleasant Point remain as compact and resilient settlements. This accords with the Canterbury Regional Policy Statement requirements to consolidate growth in and around existing settlements. The benefits of consolidated settlements are that they offer substantial efficiencies in terms of infrastructure provision, accessibility, and the provision and use of supporting community facilities.

A key function of the Growth Management Strategy is to ensure that sufficient residential opportunities are available over the short (2018), medium (2028) and long term (2043). The amount and type of residential opportunities to be provided needs to account for:

- the total number of dwellings required to meet projected household growth (Demand);
- the demand for different types of dwellings (Diversity);
- demand for different locations within the urban area (Different locations); and
- demand for different price points (Price range and affordability).

Timaru District has modest projected population growth, and hence subdued demands for accommodating additional household demand to facilitate a more compact form. Accordingly further residential development needs to be undertake carefully. Excessive peripheral or rural residential development will likely result in increased infrastructure and transport costs and reduce opportunities for intensification or the redevelopment of existing housing stock.

Also, changing demographics, including an aging population and an increase in single person households, will further requirements for flexibility in the size and type of dwellings, as well as demand for retirement villages and care facilities in residential areas.

Small houses, flats, or apartments on low maintenance sites are required in different forms, locations and price brackets. Providing for this form of housing requires flexibility and market demand to enable areas to be developed more densely than conventional family homes.

Market demand for greater levels of intensification in the district varies greatly. Timaru settlement has experienced a reasonable level of intensification. Between 2005 – 2015, 18% of new dwellings consented were associated with sites of less than 400m², with 4% associated with sites of less than 300m². Intensification, (as associated with new dwellings on sites less than 400m²) in the other major settlements has generated less demand (Geraldine 7%. Temuka 11% and Pleasant Point 2%). A component of the Canterbury Regional Policy Statement requirement for consolidated growth will be to provide and encourage higher levels of intensification within our urban settlements.

Providing for future housing demand requires: ensuring not only land supply to meet needs, but an adequate buffer to ensure pricing is not inflated; avoidance of housing development at inefficient densities, or requiring costly servicing or earthworks; and promoting opportunities for more intensive housing in and around existing town centres.

There is currently no nationally agreed definition of affordable housing. The Council will continue to monitor housing affordability relative to local income levels, and carefully define what it considers to be 'affordable housing' within the Timaru district context. Importantly the Council will work with social housing providers to determine needs. Currently Housing New Zealand provides some 450 properties in the district for people in need, and are actively reconfiguring their portfolio in terms of matching future demands for smaller units and the aged.

Timaru District is not subject to the same growth pressures as larger metropolitan centres such as Auckland. Opportunities for intensification need to therefore be based on the drivers and characteristics appropriate for the district. High density apartments of three or more storeys that may be appropriate in Auckland or Tauranga would not only be incongruent in Timaru, but also unlikely to gain market support.

The residential density of Timaru's settlements are in the order of 8 – 10 households / ha, with most allotments being some 900m² – 1,200m². The average and median allotment sizes for the major settlements are shown in Figure 15.

Figure 15: Average and Median Residential Settlement densities (m²)

	Average	Median
Timaru	972	703
Geraldine	1,227	948
Temuka	1,002	976
Pleasant Point	1,431	1,003

The operative district plan provides for dwelling densities down to 300m² and subdivision down to 450m². There is substantial opportunities for infill throughout the urban areas of Timaru, Geraldine, Temuka and Pleasant Point.

Increases in density, even at its most extreme in close proximity to the Timaru and Geraldine town centres would promote densities of some 15 households / ha with little implications for urban design or character.

An approach to intensification in the residential areas of Timaru and Geraldine townships is more likely to succeed as a combination of:

- a defined urban limit and limited green field development;
- specified areas close to the Timaru and Geraldine town centres and within a 400m walking distance of the Highfield Village Mall (Chalmers and Sealy Streets) that promote greater intensification opportunities and community certainty as to outcomes, density and design;
- provision of Council investment in public realm amenity improvements and traffic calming; and
- greater flexibility as to the provision of minor residential units, elderly persons housing and retirement complexes within remaining residential environments.

Greenfield development areas will be required to provide additional capacity for residential growth within high quality environments. These areas are to be effectively and efficiently integrated with infrastructure. For substantial Greenfield areas this will require development being undertaken in accordance with an outline development plan to ensure certainty as to infrastructure provision and costings, density and layout.

Encroachment of non-residential activities into residential zones can also degrade residential amenity and character. Where such activities are not critical to support the local residential community they should be avoided.

Timaru township had 19,300 households in 2013, with 67% being family households and 30% being one person households. There has been an average of 36 dwellings constructed per annum over the last 20 years. This is anticipated to fall ~~to an average demand of some 13 households per annum~~ over the next 30 years (Figure 8). The greatest proportion of demand for future housing will be generated from accommodating the 64+ and 75+ demographics by way of elderly persons and retirement housing facilities. Average household sizes in the district are anticipated to decrease (from 2.35 in 2013 to 2.26 people per household by 204~~3~~).

In 2013 Temuka had 1,777 households. 66% of these were in family occupation, and 32% in one person households. The average annual demand for new dwellings of 12 households per annum (1994 – 2013) is **also** expected to drop ~~to an average demand for 5 households per annum~~ (Figure 9). Growth in demand will be largely associated with accommodating the over 65s, with a substantial decrease in the need to accommodate family groups.

In Geraldine and Pleasant Point similar trends will occur in providing modest demand, especially for aging populations.

In Geraldine by 2043 the over 65s will represent 40% of the resident population. This places pressure on housing developments which accommodates those people in their changing life stages without pushing them away from their communities; in part this can be achieved through recognising that housing for older people can require higher densities than typical residential development, in order to be affordable, and where required enable efficient provision of assisted living and care services. The previous dwelling construction average of 12 households per annum (1994 – 2013) decreases ~~to an average demand of 5 households per annum~~ to 204**8**~~3~~ (Figure 10).

For Pleasant Point there is an increase in the over 65s, as well as a modest increase in demand to accommodate families. That is, the demand will be for a higher proportion of one or two bedroom homes, and four bedroom homes. The previous dwelling construction average of 3 households per annum (1994 – 2013) **remains consistent to 2048** ~~increases to an average demand of 8 households per annum to 2043~~ (Figure 11).

Overall, growth associated with residential demand is modest. There is also substantial sufficient vacant and available land within each of the settlements (Table 12), not accounting for opportunities for infill development.

The District has sufficient residential supply as required to meet short and medium term demands. Maintaining an inventory of land take up and demand (Residential Land Registers 'RLRs') will be critical to manage infrastructure alignment. Geraldine will likely require additional modest land rezoning towards 2028 to meet longterm demand. An inventory of residential demand is critical to managing supply post 2028. The RLR would also identify where demand has been addressed through infill.

An annual Residential Land Register will promote a staged and efficient approach for the residential land resource. Residential land that is simply land banked and unused is likely to remain without infrastructure, or will potentially be rationalised (down zoned).

Growth demands associated with household demand are set out in Table 12 below for the short (2018), medium (2028) and long term (2043), along with buffer provision of 20%, (short term), 20% (medium term) and 15% (long term).

Table 12 Residential Supply (2015)

Settlement	Area	Household yield[5]
Timaru Settlement	62.00ha	667
Temuka Settlement	13.10ha	141
Geraldine Settlement	7.80 ha	84
Pleasant Point Settlement	11.98ha	129

Table 13 Residential Household demands (over 2013 base) – Timaru District

Settlement	2021 (short term)	2028 (medium term)	2048 (longer term)
Timaru Settlement	220	490	320
Timaru Settlement + buffer	+20% (264)	+20% (588)	+15% (368)
Temuka Settlement	40	90	70
Temuka Settlement + buffer	+20% (48)	+20% (108)	+15% (81)
Geraldine Settlement	30	80	140
Geraldine Settlement + buffer	+20% (36)	+20% (96)	+15% (161)
Pleasant Point Settlement	20	50	110
Pleasant Point Settlement + buffer	+20% (24)	+20% (60)	+15% (127)

Updated NZS2017, 2018 Base. Refer Figure 11 in Report

[5]Note: Estimated at a 70% Household yield per hectare (30% allocated to roading, stormwater and open space) and an average allotment size of 650m2. Except Gleniti at an average allotment size of 750m2.

Directives

Residential 1: *Provide for housing development necessary to meet the future housing demand of the District and reinforce compact urban forms through:*

- *consolidating the existing urban settlements of Timaru, Temuka, Geraldine and Pleasant Point,*
- *limiting rural residential developments :*
  - *to identified locations; and*
  - *in a way and at a rate that is subservient to consolidating existing settlements through intensification and greenfield residential opportunities; and*
- *providing opportunities for intensification in areas in close proximity to the Timaru and Geraldine town centres.*

Residential 2: *Ensure a range of housing opportunities to meet the diverse housing needs and changing population of the District's residents, including:*

- *a diversity of different housing types and scales, including social and papakāinga housing;*
- *opportunities for housing locations where these consolidate existing urban areas; and*
- *Opportunities for housing at different price points, including affordable housing.*

Residential 3: *Encourage housing opportunities suitable for an ageing population and one or two person households within residential zones, including:*

- *minor residential units and elderly persons housing;*
- *retirement complexes and associated facilities.*

Residential 4: *Ensure any new residential development or subdivision is well connected and integrated with existing neighbourhoods and infrastructure, in terms of:*

- *transport connections, including walking and cycling options;*
- *avoiding an abundance, or excessive length of cul-de-sacs;*
- *shared facilities and open space; and*
- *promoting the safe, efficient and effective provision and use of infrastructure, including optimisation of existing infrastructure.*

Residential 5: *Ensure that the nature, timing and sequencing of new development is co-ordinated with the funding, implementation and operation of infrastructure required to service that development.*

Residential 6: *Ensure that residential amenity and character is enhanced through:*

- *design requirements as to the scale, dominance and street scape of residential development; and*
- *the avoidance of non-residential activity except where these provide for important community needs, and are compatible with residential living environments.*

Residential 7: *Promote residential infill within urban areas, and increase residential densities in identified intensification priority areas through:*

- *regulatory tools and initiatives under the district plan promoting higher densities and diverse housing opportunities as primarily focused on identified intensification priority areas;*
- *targeted improvements in adjoining public open space and streetscapes, and traffic calming.*

Table 14: Strategic Direction [10] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A10.1	Undertake an annual Residential Land Register in the District, setting out vacancy, ownership, servicing levels, and likely pricing.	Timaru District Council		$	LTP.	10 and 12.
A10.2	Identify new residential growth areas as part of the Growth Management Strategy 2045.	Timaru District Council		$$	Replacement District Plan, LTP, Structure and Activity Management Plans.	1,3, 4, 8, 10 and 12
A10.3	Staged provision of zoned land and associated infrastructure (road, water, stormwater, wastewater, reserves) to accommodate growth, including through the requirement for outline development plans accompanying substantial new developments.	Timaru District Council		$	Replacement District Plan, LTP, Structure and Activity Management Plans.	8, 10 and 12.
A10.4	Identify and provide opportunities for increasing residential densities in all residential zones, including the provision of elderly persons housing, retirement complexes and minor residential units.	Timaru District Council		$	Replacement District Plan, LTP	3, 6,7 and 8
A10.5	Provision for appropriate urban design considerations for residential development in the Replacement District Plan to give effect to the New Zealand Urban Design Protocol (2005).	Timaru District Council		$	Replacement District Plan, LTP	2, 10 and 12.
A10.6	Targeted improvement planning, urban renewal and public landscape amenity improvement for Identified Intensification Priority areas.	Timaru District Council		$$	LTP, Activity Management Plans, Neighbourhood Improvement Plans.	2, 10 and 12.
A10.7	Provisions within the Replacement District Plan to manage the encroachment of non-residential activities.	Timaru District Council		$	Replacement District Plan.	10 and 12

A10.8	Carry out a study of housing affordability, including defining what housing affordability is for Timaru District. Consider housing affordability options, including the most efficient means of increasing the stock of social housing to meet future demands in collaboration with Housing New Zealand.	Timaru District Council. Housing New Zealand		$	Replacement District Plan, LTP.	10 and 12
A10.9	Develop a long term programme of measures to promote residential intensification within intensification priority areas at Seaview Parkside East and West, and Highfield, including studies and investment into: – Financial tools, including contributions initiatives. – Regulatory incentives including a parallel planning process that enables comprehensive housing developments for agglomerated sites within Intensification Priority Areas. – necessary infrastructure support (such as increased stormwater loadings); – selected streetscape improvements and traffic calming measures; – provision of green linkages to improve walking and cycling accessibility and passive recreational linkages between residential, recreational and commercial areas	Timaru District Council		$$$	Replacement District Plan, LTP.	1, 3, 4 and 10.

E:2.11 Community & Open Space [11]

Overview & Explanation

Public open spaces are essential to the community's quality of life and the ongoing viability of ecology in urban areas. Open spaces provide a focal point for community interaction, recreation and sport as well as a venue for events and cultural activities.

In addition to personal and social benefits, open spaces provide stormwater retention and treatment, habitat for native flora and fauna, protection for heritage features, active transport routes and landscape enhancement. The public open space network within Timaru's urban settlements includes parks and reserves, waterways and streets. The quality of these spaces is essential to people's physical and mental health and can improve both amenity and the quality of the urban environment.

As Timaru District's urban areas further develop, there will be increasing demands on the existing open space network. New parks and reserves will need to be provided as a consequence of population growth. Best practice principles of open space development include accessibility, connectivity, equity, quality and diversity. Adhering to these principles and continuing to increase the quantity of parks and reserves within Timaru's urban areas will support many of the aims of the Growth Management Strategy and enhance urban livability.

Given Timaru's aging population, the community's demands for recreation and open space will become more orientated around passive, rather than active recreational uses. This changes the nature and type of open spaces that the District requires, for example less sports fields may be required in future with greater pressure placed on the provision of pocket parks, and walking and cycle ways. Demand for such spaces will remain high, especially for the elderly.

Community facilities and services bring people together and contribute to their health, safety and wellbeing. Strong communities need access to basic community facilities such as libraries, education, health services and recreational opportunities. Providing adequate space for community facilities and support for community services is critical to the functioning, strength and identity of the District as it grows.

Access to community facilities for various groups can be provided through a mix of: Council-owned premises and services; charitable leasing arrangements; direct government funding of essential social services; and local initiatives. The role of Council is not to provide all social and community services, but to encourage and enable these activities to occur to match population growth.

Council related initiatives for community and civic facilities will be reinforced within the Timaru settlement, primarily as a consequence of the population base. However, funding and services will be provided to support smaller settlements based on growth, needs and recognised gaps in the current extent of community support. Township-based community facilities should preferably be centrally located either within or adjoining the town centres to maximise accessibility for the entire community.

Directives

Community and Open Space 1: *Encourage co-ordination in the planning and monitoring for community, recreational and cultural needs across all relevant Agencies.*

Community and Open Space 2: *Identify and plan for social and community infrastructure based on changing demographic needs, and requirements for sports grounds and associated facilities in advance of development.*

Community and Open Space 3: *Ensure a variety of accessible and affordable community and civic facilities are provided within Timaru's urban areas to serve the communities diverse needs.*

Community and Open Space 4: *Utilise open space to manage land use patterns and landscape values within the District, including defining urban boundaries and provide for bio-diversity and stormwater management.*

Community and Open Space 5: *Ensure open spaces and sports fields associated with new greenfield developments are well connected to the surrounding network of parks and reserves and are multi-purpose combining stormwater treatment, bio-diversity and recreational functions.*

Community and Open Space 6: *Increase walkways and cycleways throughout the District's urban areas, connecting existing open space areas and providing safe pedestrian friendly transport corridors.*

Table 15: Strategic Direction [11] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A11.1	Research, monitor and fund as necessary community support facilities and recreational opportunities	Timaru District Council, SCDHB, MOE, WINZ and HNZ.	Government Departments, Hapu. Voluntary organisations. Development Community.	$$	LTP, Activity Management Plans, Agency Infrastructure Plans. HNZ / MoE Funding Budgets.	1, 3, 4, 5, 7, 11 and 12
A11.2	Recognise in strategic and long term planning the impact of an aging population and modest growth on open space and community facility demands.	Timaru District Council	Government Departments, Community and voluntary agencies.	$	Replacement District Plan, LTP, Government Department funding.	1, 3, 4, 5, 7, 11 and 12
A11.3	Determine cultural and community needs and associated levels of service.	Timaru District Council		$	LTP	1, 4, 11 and 12.
A11.4	Integrate greenfield growth areas with appropriate access and interconnections to the wider open space and pedestrian / cycleway network.	Timaru District Council	NZTA	$$	Replacement District Plan, LTP. Structure Plans.	3, 7, 8, 11 and 12
A11.5	Require open space, walking and cycling routes to be identified on Structure and Outline Development Plans associated within new greenfield growth areas.	Timaru District Council	Development community	$	Replacement District Plan, Structure and Activity Management Plans.	3, 7, 8, 11 and 12
A11.6	Increased provision of amenity parks to offset the current deficiencies particularly in Timaru township, and the provision of targeted green linkages within identified intensification priority areas.	Timaru District Council		$$	Replacement District Plan, LTP, Structure and Activity Management Plans.	3, 7, 8, 11 and 12
A11.6	Engage and collaborate with community facility providers (MoE, NZ Police, WINZ, sports clubs) to recognise and plan for community needs in education and community facilities).	Timaru District Council	MoE, NZ Police, WINZ, Sports Clubs	$	Replacement District Plan. Community Facility Strategy.	11 and 12

E:2.12 Leadership & Partnership [12]

Overview & Explanation

This Growth Management Strategy cannot be achieved by the Timaru District Council in isolation. Successful implementation requires input and commitment by a number of agencies, iwi, organisations, communities and individuals.

The Council must develop working and enduring relationships with these groups. This will ensure that all those affected by particular projects are engaged with, and can be involved with the development and implementation of projects.

It is important that ideas and aspirations of the community can be captured and assist in the development of Council policy and strategy. By providing direction and leadership in future urban planning parties will be certain of what the direction holds, and can assist in its achievement.

Directives

Leadership & Partnership 1: *Develop collaborative working relationships with other key stakeholders to achieve buy in, and effective implementation of the Growth Management Strategy.*

Leadership & Partnership 2: *Establish working partnerships with local residents, community groups, Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, the business community and social networks to promote participation in the implementation of the Growth Management Strategy and Replacement District Plan.*

Table 16: Strategic Direction [12] Actions & Responsibilities

Action No	Action	Lead Agency	Support Agency	Cost implications ($ - low, $$$ - high)	Implementation Tools	Achieves Strategic Direction
A12.1	Ensuring implementation of the Growth Management Strategy occurs by: (1) Overseeing implementation of the strategy, short term actions, monitoring and Residential Land Registers; (2) Establishing working groups as appropriate, with community groups, Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, the business community and social networks.	Timaru District Council	Government Departments, Canterbury Regional Council, Ngāi Tahu Papatipu Rūnanga, Te Rūnanga o Arowhenua, the business community and social service providers.	$	LTP, Activity Management Plans, Agency Infrastructure Plans. HNZ / MoE Funding Budgets.	All



PART F – GROWTH SETTLEMENT PATTERNS

F:1 Consolidation & District Overview

F:2 Smaller Settlements

F:3 Timaru

F:4 Temuka

F:5 Geraldine

F:6 Pleasant Point

F:1 Consolidation & District Overview

Some 75% of the population will be accommodated in residential zones within or adjoining the District's existing urban areas to 2045. The Timaru District Council will provide for greater infill opportunities and impose greater control avoiding dispersed rural residential subdivision.

The District wide map (Figure 1) represents this approach graphically.

Our smaller settlements such as Cave, Pareora and Winchester are not likely to see a significant increase in households over the next 30 years due to infrastructure constraints. Accordingly, development in the smaller villages of Winchester, Acacia Drive, Orari, Woodbury, Cave, Peel Forest and Pareora are anticipated to be able to be accommodated within the existing boundaries of these settlements, and at current densities.

Similarly, Timaru District's hut settlements are not anticipated to expand over the next 30 years. This is primarily due to the presence of natural hazard risk to many of these settlements, and the inability to efficiently and effectively service such settlements. Te Rūnanga o Arowhenua have identified that a number of these settlements are the subject of future discussions with the Timaru District Council as to the provision of papakāinga housing on ancestral land.

Given the above, the Strategy is focussed on Pleasant Point, Temuka, Geraldine and Timaru and the land requirements for growth in these towns.

F:2 Smaller Settlements

F:2.1 Future Growth

By 2046 the smaller settlements of our District: Winchester, Orari, Woodbury, Pareora, Cave, Acacia Drive, and Peel Forest, are home to only a small number of additional permanent residents. Growth potential in these settlements is limited as they remain, on the whole, un-serviced. Densities of 2-3 dwellings per hectare (lot sizes of approximately 2,000-5,000m²) reflect that there is no reticulated sewer in these areas, which requires larger lot sizes to discharge wastewater to ground.

F:2.2 Implementation

The District Plan will continue to provide for residential and other appropriate ancillary activities to establish in these settlements. However, subdivision will continue to be limited by ground conditions and the need to provide for on-site wastewater disposal and water supply.

F:3 Timaru

F:3.1 Future Growth

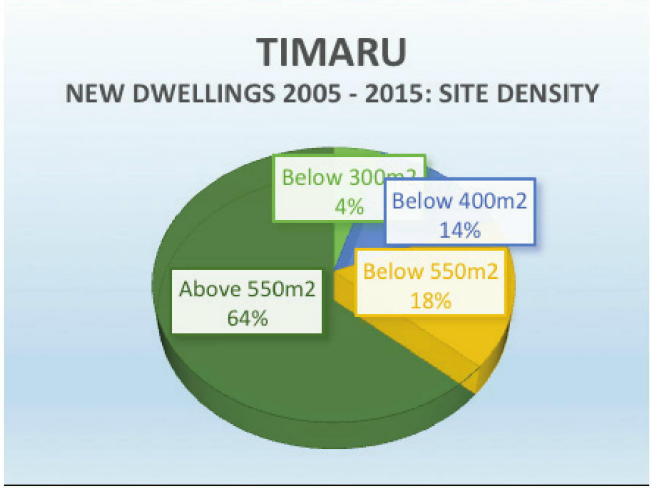
By 2045, Timaru is not expected to be home to a significant number of additional residents. Due to our aging population and smaller household formation rates, we will have demand for an additional ~~380~~ **320** houses. However prudent land supply and a buffer of 15% suggests a necessary provision for some ~~440~~ **368** additional dwellings by 2045. Housing demand peaks in 2033 in Timaru settlement where an additional 630 households will be needed to accommodate demand, before then declining.

It will be important for the Council to send appropriate signals to the residential market so as oversupply is not created between 202**8**~~3~~ and 2038. This is so that a residential surplus is not created after 2033 which would create underutilised housing areas and associated social and depravation issues. The Council should give priority to re-using and intensifying developed land within urban areas, bringing empty houses back into use and converting existing buildings, in preference to the development of large scale greenfield opportunities.

Residential growth can be accommodated within existing town boundaries by way of infill development and the development of vacant land. This will be particularly true in those locations close to the town centre.

The current rates of intensification (18% of new dwellings over the last decade have been consented for allotments less than 400m² Figure 16) is to be maintained and focused within Intensification Priority Areas at Seaview, Parkside and Highfield.

Figure 16: New Dwellings Site Density: Timaru



Residential development will be encouraged in the town centre, which will provide an additional lifestyle choice. This will increase, albeit modestly, the critical mass of people in the town centre, increasing the vibrancy, vitality and viability of town centre businesses. Apartments and town houses will be encouraged at walkable locations around the town centre in the identified intensification priority areas of Seaview, and Parkside east and west as well as at Highfield. Higher quality urban design and architecture in these areas, as well as a mixture of uses, will provide a highly desirable location for people that do not require substantial properties.

Currently, there is some 62ha of vacant zoned residential land available within Timaru.

At an average density of 650m² per dwelling (with 30% of every hectare of developable residential land utilised for roads, stormwater and services) there is existing development capacity for some 667 residential sections. That capacity is greater than the peak demand (202833) of 630 588 households, and the diminished 440 **368** dwelling demand in the long term (2045). That capacity does not incorporate additional infill opportunities, nor intensification at Seaview, Parkside or Highfield.

Rural residential development will be directed into rural residential zones attached to Timaru. These areas can offer a lifestyle choice for residents wanting to live in the country.

The growth assumptions accompanying projected demand is for an additional 11 rural residential allotments to be generated per year. That would result in the provision of an additional 330 additional rural residential households by 2045.

The Rural Residential (Brookfields Road) zone provides for 35 lots. To focus growth within urban boundaries, additional rural residential development will be limited to Elloughton South, Kelland Heights and Gleniti North. In combination with the existing Brooklands Road zone, the total maximum rural residential yield to 2045 will be 244. This results in an average supply of 8 rural residential allotments per year.

Economic growth, particularly from the rural hinterland, Washdyke and the Port of Timaru, is expected to continue above national averages. **Excluding deferred industrial zoned land there is over 50ha of vacant and presently available** Currently, there is 70ha of serviced and vacant industrial land available, and a further 3350ha that is either deferred or not serviced. **Accordingly, apart from a small area of infill on Washdyke Flat Road,** Sub 24.1 additional rezoned and serviced industrial land is not required, at least in the short to medium term. Any longer term growth could be developed in various stages at Washdyke where approximately 104ha of additional industrial land has been earmarked as a longer term prospect.

F:3.2 Implementation

The long term Growth Management Strategy approach for Timaru township is shown in Figure 2.

Residential

The demand for housing will primarily come from the 65+, and more specifically, the 75+, age group.

Infill

Development within the existing town boundaries is currently managed by the zoning and minimum lot size requirements of the District Plan. The Growth Management Strategy looks to promote consolidation through the promotion of targeted amenity improvements and traffic calming measures within Intensification Priority Areas.

These 'Intensification Priority Areas', as shown in Figure 2, will be located close to the Timaru town centre and the Highfield Village Mall and will provide:

- Proximity to town centre and commercial shops and services;
- Greater opportunities for walking and cycling for residents (being closer to services than suburban greenfield developments on the margins of Timaru);
- Efficiencies in infrastructure provision in these neighbourhoods;
- A variety of living choices including detached dwellings, town houses and apartments.
- The 'Intensification Priority Areas' will be implemented through changes in the District Plan providing for:
- a density of up to 35 dwellings per hectare (minimum allotment size of 200m²);
- a parallel regulatory regime that would enable comprehensive and multi-unit developments, including rest home facilities.

- attached housing and low rise apartments as opposed to single dwellings;
- clear design criteria to:
  - manage intensification;
  - provide good integration with the surrounding area;
  - retain minimum daylight requirements;
  - manage amenity and living conditions e.g. on-site open space;
  - ensure close proximity to services (mixed use);
  - provide public open spaces to encourage community interaction;
  - ensure proximity to public transport;
  - ensure high quality public realm.

District Plan initiatives on their own will not result in a marked increase in intensification in these areas. The Council will consider targeted public amenity improvements, traffic calming measures, and the provision of 'green linkages' to connect residential, recreational and commercial areas, so as to make these residential locations more attractive for infill and redevelopment. It should be noted Council initiatives will be limited, and targeted to specific streets or areas where it considers the biggest gains in intensification can be encouraged. The Council will consider the following matters in identifying targeted improvements:

- density, and opportunities for site agglomeration;
- a proactive development community, social housing provider or group of adjoining landowners with a specific and substantial comprehensive housing proposal;
- connectivity;
- street hierarchy;
- open space network;
- scale and massing of existing buildings;
- public domain interface;
- significant sites/views/landmarks;
- streetscape/safety and amenity improvements;
- cycleways and walkways;
- built form character;
- associated infrastructural requirements, including whether intensification would lead to unmanageable increased urban stormwater loadings.

Suburban Greenfield

Infill development and the development of vacant land is expected to cater for the majority of residential growth in Timaru till 2045. The extent and location of vacant land, in conjunction with intensification areas is anticipated to provide sufficient housing affordability and lifestyle choices.

Rural Residential

Specific provision for rural residential growth is identified at Elloughton South, Kellands Heights, and Gleniti North.

These locations are considered appropriate given that they are attached to the existing urban edge, integrate with infrastructure with some rural residential development already present.

In general, it is recommended that the minimum site size for the rural residential zones is 5,000m², **subject to appropriate on-site infrastructure provision** (Sub 20).

Rural residential development at Elloughton South, Kellands Heights and Gleniti North locations will be facilitated through the District Plan in the form of zoning changes and associated controls. Structure plans should be advanced to ensure a coordinated development response. For Elloughton South the structure plan advanced for this location prior to rezoning, should not foreclose residential rezoning in future.

Industry

~~It is considered that the Replacement District Plan should not identify any additional land be rezoned for industrial purposes.~~ Given the extent of vacant and available industrial land for both light and heavy industrial uses, additional rezoning promotes neither an efficient nor effective use of the existing industrial land resource, nor would provide a coordinated approach to integrating land use and infrastructure. **A small area of Industrial infill is identified with access off Washdyke Flat Road** (Sub 24)**, and additional compatible light industrial activities and logistics provided at the Timaru Large Format Retail zone at Showgrounds Hill** (Sub 5).

Longer term, and subject to considerable changes in demand additional industrial land could be developed in several locations at Washdyke to cater for substantially increased demand for both light and heavy industrial land uses.

Parks and Open Space

The provision of parks and open space in the District is outlined in the Council's Parks Strategy 2012 to 2022 (Parks Strategy). The Parks Strategy identifies a target of 12.5ha per 1,000 residents for the Premier, Sport and Recreational, Neighbourhood, Amenity and Natural Park categories.

Timaru in particular has a low provision of 'neighbourhood' and 'amenity' parks.

'Neighbourhood' parks are those that service the immediately surrounding residential community. 'Amenity' parks cover a wide range of purposes. From developed areas with mown grass, garden and/or trees through to undeveloped "natural" green spaces. 'Amenity' parks add to the quality of the visual landscape through to areas used actively for picnics, walking and biking.

In order to address this shortfall of 'neighbourhood' and 'amenity' parks it is recommended that additional land be acquired in appropriate locations throughout Timaru to meet local recreation needs, particularly in terms of Neighbourhood and Amenity parks. This should be achieved through the purchase of land by Council or through subdivision. The District Plan should set out an open space standard for all residential greenfield development to enable this to occur.

In regards to the location of further parks and open spaces, these should accord with the Parks Strategy, which for 'neighbourhood' parks, requires that:

- most residential zoned sites be within "reasonable walking distance" (800 metres) of a 'neighbourhood' park;
- ideally range between 3,000 to 5,000m²;
- have an open frontage (with two road frontages) and;
- be located on flat or gently undulating land.

In regards to 'amenity' parks, consideration should be given to acquiring land for this purpose, particularly within Timaru's 'Intensification Priority Areas'.

In addition to the above, priority should also be given to developing an integrated pedestrian path network to link 'amenity' parks throughout Timaru and provide a network of green corridors, specifically within identified intensification priority areas.

Existing parks and open spaces within Timaru should also be enhanced. For example, if the opportunity should arise, the Highfield Golf Course, which is strategically located within an existing urban area, has the potential to provide high quality open space to surrounding residents. This dual purpose park could be further enhanced through the provision of pedestrian/cycle linkages and increased opportunities for recreation and stormwater management.

Commercial

It is not considered that any additional commercial land will be required in Timaru over the next 30 years. Existing vacant commercial zoned land, such as at Show Grounds Hill, along with opportunities for further development on existing commercial zoned land within and surrounding the town centre, will provide for sufficient room for growth.

It is acknowledged that additional funding, redevelopment and reinvestment is required in order to ensure the on-going viability and vitality of the Timaru town centre. These changes will be implemented through the District Town Centres Study and District Plan Review.

Table 17: Staging Timaru Growth Locations

Stage	Location	Use	Capacity	Preconditions for release
1 (Up to 2030)	Seaview	"Intensification Priority Area" (Residential infill)	Current average site size 610m². Thus sufficient infill capacity.	District Plan densities
	Parkside East	"Intensification Priority Area" (Residential infill)	Current average site size 589m². Thus sufficient infill capacity.	
	Parkside West	"Intensification Priority Area" (Residential infill)	Current average site size 750m². Thus sufficient infill capacity.	
	Highfield	"Intensification Priority Area" (Residential infill)	Current average site size 800m². Thus sufficient infill capacity.	
	Kellands Height	Rural Residential	58ha/98 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.). Less existing dwellings.	• Structure Plan
	Gleniti North	Rural Residential	32.5ha/55 dwellings (assuming 0.5 hectare minimum site size 15% for roads/open space etc.)	• Structure Plan
	Elloughton South (of Taitarakihi Creek)	Rural Residential	33ha/56 dwellings (assuming 0.5 hectare minimum site size 15% for roads / open space etc.). Less buffering transmission corridors.	• Structure Plan.
	Washdyke Flat Road (Sub 24)	Industrial L	5.1ha	District Plan / subdivision consent

F:4 Temuka

F:4.1 Future Growth

Residential growth will be accommodated within the existing town boundaries due to an emphasis on infill development and the uptake of vacant land. No further residential greenfield development will occur.

Rural residential development is concentrated in the rural residential zone on the northern edge of the town.

Economic growth will be focused on the existing commercial centre and light industrial areas of Temuka. Greater intensification and utilisation of existing industrial areas, particularly west of Vine and Redwood Streets will be encouraged. Reinvestment opportunities will be encouraged in the Temuka Town Centre by avoiding commercial activity outside of the Town Centre.

Temuka retains its character as a small rural service centre.

F:4.2 Implementation

The long term Growth Management Strategy approach for Temuka is shown in Figure 3.

Residential

Temuka has a projected demand for an additional 148 **70** residential dwellings by 2048**5**, or 170 **81** with a 15% supply buffer. 13 hectares of currently vacant and deferred residential zoned land is available in Temuka which provides additional residential capacity for 141 additional dwellings at an average density of 650m². No additional residential zoned land is therefore required, as infill and redevelopment and intensification will provide additional capacity to accommodate demand.

Development within the existing town boundaries is currently managed by the zoning and minimum lot size requirements of the District Plan. This Strategy looks to encourage infill development within the margins of Temuka, and in particular, infill development in appropriate areas, such as close to the Temuka town centre. As identified in Figure 17 current levels of intensification (residential dwellings on sites below 400m²) represents only some 11% of new dwellings consented over the last decade. Increased levels of residential density should be encouraged through the district plan.

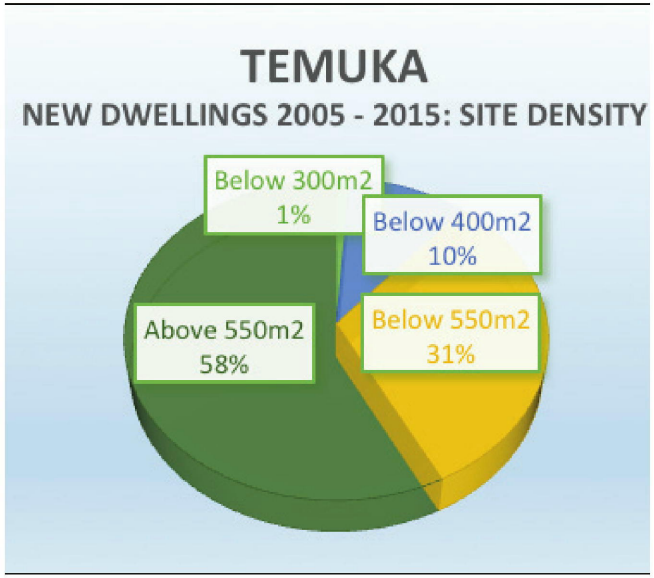


Figure 17: New Dwellings Site Density: Temuka

A review of the existing provisions for residential development in Temuka should be undertaken. The current provisions in the Residential 1 zone allow for lot sizes as small as 300m² across Temuka. These provisions are to be reviewed to achieve the following outcomes:

- Consolidation of residential activities within 400m of the Temuka town centre to provide a range of smaller household types;
- Consideration as to whether the 300m² minimum lot sizes in locations not within walking distance of the town centre should be discontinued;
- Greater opportunities for walking and cycling for residents (particularly for residential development close to services);
- Consolidation of residential development only in locations where infrastructure provision is efficient;
- A variety of living choices including detached dwellings, town houses and apartments.

Rural Residential

Specific provision for rural residential growth in Temuka is identified within the Thompson and Guild locations (see Figure 3). Collectively these areas provide 60 hectares for rural residential development surrounding the settlement. At densities of 5,000m² per allotment these areas provide capacity for 100 rural residential dwellings to 2045, or an average yield of 3 dwellings per annum. At densities of 2ha, some 50 allotments would be created.

Rural residential development in these locations will be implemented through the District Plan in the form of zoning changes and associated controls.

Structure plans should be advanced for each of the Thompson and Guild locations prior to rezoning. In particular, any structure plan or outline development plan for Guild Road will need to address any constraints associated with flooding.

Industry

Currently Temuka only has 0.54ha of vacant and serviced industrial land available, with some 10ha zoned but not serviced.

Additional industrial land is not proposed, with the focus to rationalise and encourage greater utilisation of existing industrial land within Temuka.

Parks and Open Space

In accordance with the Parks Strategy, Temuka has a low provision of 'neighbourhood' parks. Consideration should therefore be given to acquiring additional land in appropriate locations throughout Temuka to meet local recreation needs. This should be achieved through the purchase of land by Council or through subdivision.

In regards to the location of further 'neighbourhood parks' these should accord with the Parks Strategy and particular consideration should be given to the open space network within walking distance of the Temuka Town Centre.

Commercial

It is not considered that any additional commercial land will be required in Temuka over the next 30 years.

It is acknowledged that the viability and vitality of the Temuka town centre can be improved. Regulatory provisions supporting the Temuka town centre will be implemented through the District Town Centres Study and District Plan review.

Table 18: Staging Temuka Growth Locations

Stage	Location	Use	Capacity	Preconditions for release
1 (Up to 2030)	Thompson	Rural Residential	44ha/74 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/ open space etc.)	• Structure Plan
	Guild	Rural Residential	16ha/27 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.)	• Structure Plan

F:5 Geraldine

F:5.1 Future Growth

By 2048**5**, Geraldine will be home to approximately 1,151 people, an increase of some 143 **210** people.

Residential growth will be largely accommodated within the existing town boundaries due to an emphasis on infill development and encouraged uptake of vacant land. Demand for an additional 143 **140** dwellings is forecast to 2048**3**, or with providing an additional buffer of 15%, a total demand for some 163 **161** dwellings. At present, there is sufficient capacity to accommodate 84 dwellings. An additional 6.0 hectares of residential zoned land could be required south of Orari Station Road to the east of Geraldine to provide medium to long term

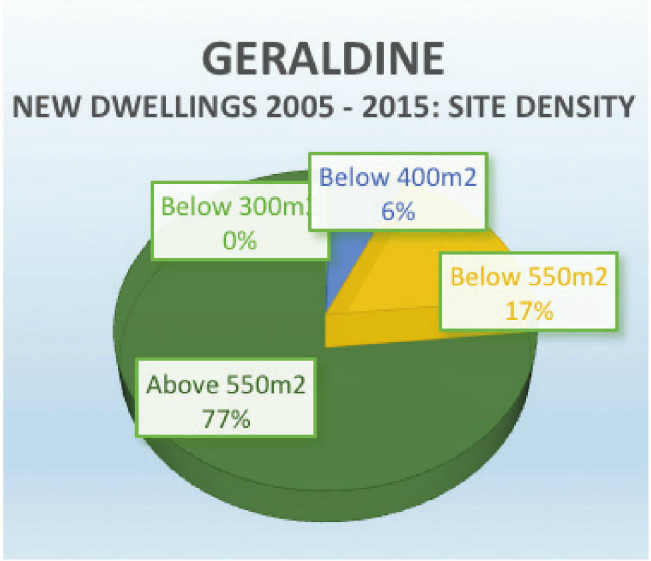


Figure 18: New Dwellings Site Density: Geraldine

The current rates of intensification (6% of new dwellings over the last decade have been consented for allotments less than 400m² Figure 18) are particularly low, and greater densities within the notated Intensification Priority Areas in close proximity to the Geraldine town centre should be facilitated through zoning in the replacement district plan.

Longer term, and subject to substantial increases in demand additional residential growth could be accommodated within 15ha of additional suburban greenfield land to the east of Geraldine on Orari Station Road.

Rural residential development will generally be limited to specific rural residential zones to the north, east and south of Geraldine.

Geraldine has only one hectare of vacant and available industrial land present. Accordingly, additional industrial land of some 10ha is to be provided south of Geraldine to support locally based light industrial activities. **Industrial infill is provided to the edge of Majors Road, subject to the need to manage amenity and transport** (Sub 47).

F:5.2 Implementation

The long term Growth Management Strategy approach for Geraldine is shown in Figure 4.

Residential

There is largely sufficient existing zoned and serviced capacity to provide for Geraldine's residential needs to 2045. Additional capacity is to be provided south of Orari Station Road.

Infill

Development within the existing town boundaries is currently managed by the zoning and minimum lot size requirements of the District Plan. This strategy looks to encourage continued infill development within the margins of Geraldine, and in particular, infill development focused within the Intensification Priority Area adjoining the town centre.

A review of the existing provisions for residential development in Geraldine will be undertaken. The current provisions in the residential 1 zone allow for lot sizes as small as 300m² across Geraldine. However, the provisions should be reviewed to achieve the following outcomes:

- Consolidation of residential activities within 400m walking distance of the Geraldine town centre to provide a range of smaller household types, including application of the Residential 2 zoned densities;
- Consideration as to whether the 300m² minimum lot sizes in locations not within walking distance of the town centre should be discontinued;
- Greater opportunities for walking and cycling for residents (particularly for residential development close to services);
- Consolidation of residential development only in locations where infrastructure provision is efficient;
- A variety of living choices including detached dwellings, town houses and apartments.

Suburban Greenfield

Infill development and the development of vacant land is expected to cater for the majority of residential growth in Geraldine. Meidum term an additional 6ha area should be developed south of Orari Station Road to provide an additional 64 homes.

Long term, additional residential land could be developed at Orari Station Road. The release of this greenfield land, which would produce capacity for a further 161 residential homes, is not anticipated to occur or be needed during the lifetime of the replacement District Plan.

Rural Residential

Specific provision for rural residential growth is identified within the Cascade Place location and Main North Road East.

This area provides 45 hectares for rural residential development surrounding the settlement. At densities of 5,000m² per allotment these areas provide capacity for 76 rural residential dwellings to 2045, or an average yield of 2.5 dwellings per annum. At densities of 2ha, some 19 allotments would be created

The Main Road East location is considered appropriate given that it is attached to the existing urban edge, can integrate with infrastructure (particularly via the Te Moana Water Supply

scheme) and recognises the existence of some pockets rural residential development particularly fronting Main North Road and Bennett Road. There will need to be careful design of access to Main North Road (SH79).

The Cascade Place location is located adjoining the Geraldine urban area, and is within reasonable proximity to the town centre. The area is also within a limited number of land holdings, resulting in a more straightforward process and comprehensive design in rezoning this block.

Rural residential development in these location will be implemented through the District Plan in the form of zoning changes and associated controls. Consolidation of rural residential development will be supported by subsequent changes to rural living provisions in the general rural zones (as discussed further below).

Structure plans should be advanced for the Main Road East and Cascade Place Rural Residential zoning prior to the zoning being made operative.

Longer term, and subject to considerable changes in demand a further rural residential opportunity could expand Main Road East through to Templar Street and South Terrace locations.

Industry

A modest 10ha of additional industrial land is proposed to the south of Geraldine, at the Tiplady Road location. This doubles the amount of Industrial zoned land for Geraldine and will assist in in catering primarily for locally based light industrial activities.

Industrial development in this location will be implemented though the District Plan by way of zoning changes and associated controls. A structure plan should be required prior to rezoning.

Infill industrial is provided to Majors Road, subject to associated amenity and transport controls. (Sub 47)

Parks and Open Space

Whilst there is only one Neighbourhood Park in Geraldine, there is excellent coverage of playgrounds distributed within the residential areas. The township also has excellent access to Natural Parks, including Barkers Reserve and Pekapeka Gully, in addition to the Department of Conservation maintained Talbot Forest. Additional Neighbourhood parks are not required.

'Amenity' parks should be acquired along the banks of the Waihi River with the intention of developing a riverside walkway.

Commercial

It is not considered that any additional commercial land will be required in Geraldine over the next 30 years.

It is acknowledged that addition redevelopment and reinvestment is required in order to ensure the on-going viability and vitality of the Geraldine town centre. These changes will be implemented through the District Town Centres Study and District Plan.

Table 19: Staging Geraldine Growth Locations

Stage	Location	Use	Capacity	Preconditions for release
1 (Up to 2030)	Main Road East	Rural Residential	23ha/39 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.). Noting existing dwellings will reduce this yield.	▪ Structure Plan
	Cascade Place	Rural Residential	22ha/37 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.)	▪ Structure Plan
	Tiplady	Industrial L	10 ha	▪ Structure Plan
	Orari Station Road	Residential	6ha/64 dwellings (assuming 650m² average site size less 30% for roads/open spaces etc.)	▪ Structure Plan
2 (Subject to demonstrable demand beyond 2033)	Orari Station Road (balance)	Residential (greenfield)	15ha/161 dwellings (assuming 650m² average site size less 30% for roads/open space etc.)	▪ Structure Plan
	Main Road East to Templer Street	Rural Residential	23ha/39 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.)	▪ Structure Plan
	South Terrace	Rural Residential	31ha/52 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.)	▪ Structure Plan

F:6 Pleasant Point

F:6.1 Future Growth

By 2048**5**, Pleasant Point is expected to have an additional 240 **110** dwellings. With a prudent buffer of 15% the Growth Management Strategy should ensure that capacity is provided for some 271 **127** dwellings by 2048**5**.

Existing zoned potential of some 12 hectares within the existing urban area can accommodate some 129 dwellings. Additional capacity would also be provided through infill given a median 1000m² section size.

Residential growth will be accommodated within the existing town boundaries due to an emphasis on infill development and the uptake of vacant land. It is considered that there is sufficient existing capacity to provide for forecast growth till at least 2028. Any increase in densities or a reduction in demand would provide additional capacity.

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

The current rates of intensification (1% of new dwellings over the last decade have been consented for allotments less than 400m2 Figure 19) are particularly low, and greater densities can be facilitated through zoning in the replacement district plan.

Rural residential development is concentrated in a rural residential zone on the southern edge of Pleasant Point.

Pleasant Point retains it character as a small rural service village.

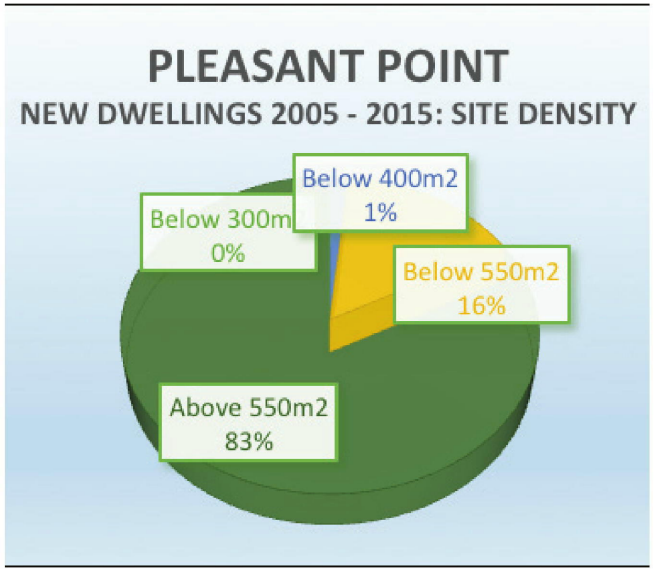


Figure 19: New Dwellings Site Density: Pleasant Point

F:6.2 Implementation

The long term Growth Management Strategy approach for Pleasant Point is shown in Figure 5.

Residential

The additional **127** 271 houses required over the next 30 years correlates to a rate of **4** 9 households per annum. Due to the 12 hectares of vacant residential zoned land in Pleasant Point (which produces a yield of some 129 houses at an average density of 650m²), and the existing median site size of 1000m², which provides for significant infill potential, additional residential zoned land is **not** required to the long term (post 2028).

Development within the existing town boundaries is currently managed by the zoning and minimum lot size requirements of the District Plan. This Strategy looks to encourage continued infill development within the margins of Pleasant Point.

Rural Residential

Specific provision for rural residential growth in Pleasant Point is identified within the Manse Road location.

Rural residential development in this location will be implemented through the District Plan in the form of zoning changes and associated controls.

A structure plan should be advanced for this location prior to rezoning.

Industry

Additional industrial land is not required in Pleasant Point as sufficient capacity is considered to exist.

Parks and Open Space

In accordance with the Parks Strategy, Pleasant Point generally has an adequate provision of open space. However, a further 'neighbourhood' park may be required to the north west of the town centre near Totara and Koromiko Streets, an area of the Runa Terrace or Kumara Terrace Road reserve could meet this demand. Consideration should therefore be given to acquiring additional land in this location to meet this need. This should be achieved through the purchase of land by Council or through subdivision.

Commercial

It is not considered that any additional commercial land will be required in Pleasant Point over the next 30 years.

Ongoing reinvestment will be required at the Pleasant Point town centre to ensure that the community has an appropriate range of goods and services provided to support their needs. These changes will be implemented through the District Town Centres Study and District Plan review.

Table 20: Staging Geraldine Growth Locations

Stage	Location	Use	Capacity	Preconditions for release
1 (Up to 2030)	Manse Road	Rural Residential	47ha/79 dwellings (assuming 0.5 hectare minimum site size and less 15% for roads/open space etc.)	▪ Structure Plan, including design elements that do not foreclose modest residential rezoning adjoining the existing urban area.

F:7 Rural

F:7.1 Future Growth

In 2045, the rural environment remains at the heart of the District's economy and our high quality productive soils are protected. Primary produce and agriculture will remain the main economic source of the District.

Pressures from the global population increase will only increase the demand for our produce. As such, the retention and protection of large landholdings is required where possible, and rural land fragmentation is avoided. Suitable opportunities for other viable land uses such as forestry, extractive development and tourism, within the rural environment are provided to diversify rural production.

Living opportunities within the rural environment are limited to those persons required to locate within a rural area due to their association with the land i.e. farmer owner and workers dwellings. For those persons who do not have a direct association with the rural environment but who seek to locate outside of the main urban centres, defined areas of zoned land for rural residential living are provided on the fringes of some of our existing towns.

There will be tighter controls on existing mechanisms for subdividing within the rural environment, removing rural residential opportunities outside of specifically zoned areas, and reducing opportunities for smaller scale 'Lifestyle blocks' except where within close proximity to existing townships. General subdivision to provide for greater flexibility for rural land use practices should also be catered for.

F:7.2 Implementation

The District Plan will provide the criteria within which the ability to subdivide and develop in our rural area will be based. This Strategy will provide the basis from which those controls will be developed.

The key principles for the management of our rural environment are:

- Avoidance of the fragmentation of productive land, except as associated with identified Rural Residential areas or in limited circumstances as associated with Rural Industry, tourism and recreational opportunities;
- Protection of areas of ecological significance;
- Protection of Outstanding Natural Landscapes;
- Maintenance and enhancement of rural amenity;
- Avoidance of potential reverse sensitivity issues;
- Managing urban sprawl;
- Rural residential attached to existing settlements, limited and integrated with infrastructure as per the CRPS.

The current District Plan requires rural allotments in the Rural 1 zone to have a minimum area of 40 ha, however an exemption to this provides for rural living allotments as follows:

Table 11 – Allowances under Current District Plan

Site Size	Entitlement
More than 10 hectares but not more than 20 hectares	1 new rural living site*
More than 20 hectares but not more than 40 hectares	2 new rural living sites and 2 allotments of 10 hectares minimum area, provided that the area of the balance land is not less than 10 hectares
More than 40 hectares	3 new rural living sites and 3 allotments of 10 hectares minimum area, provided that the area of the balance land is not less than 10 hectares

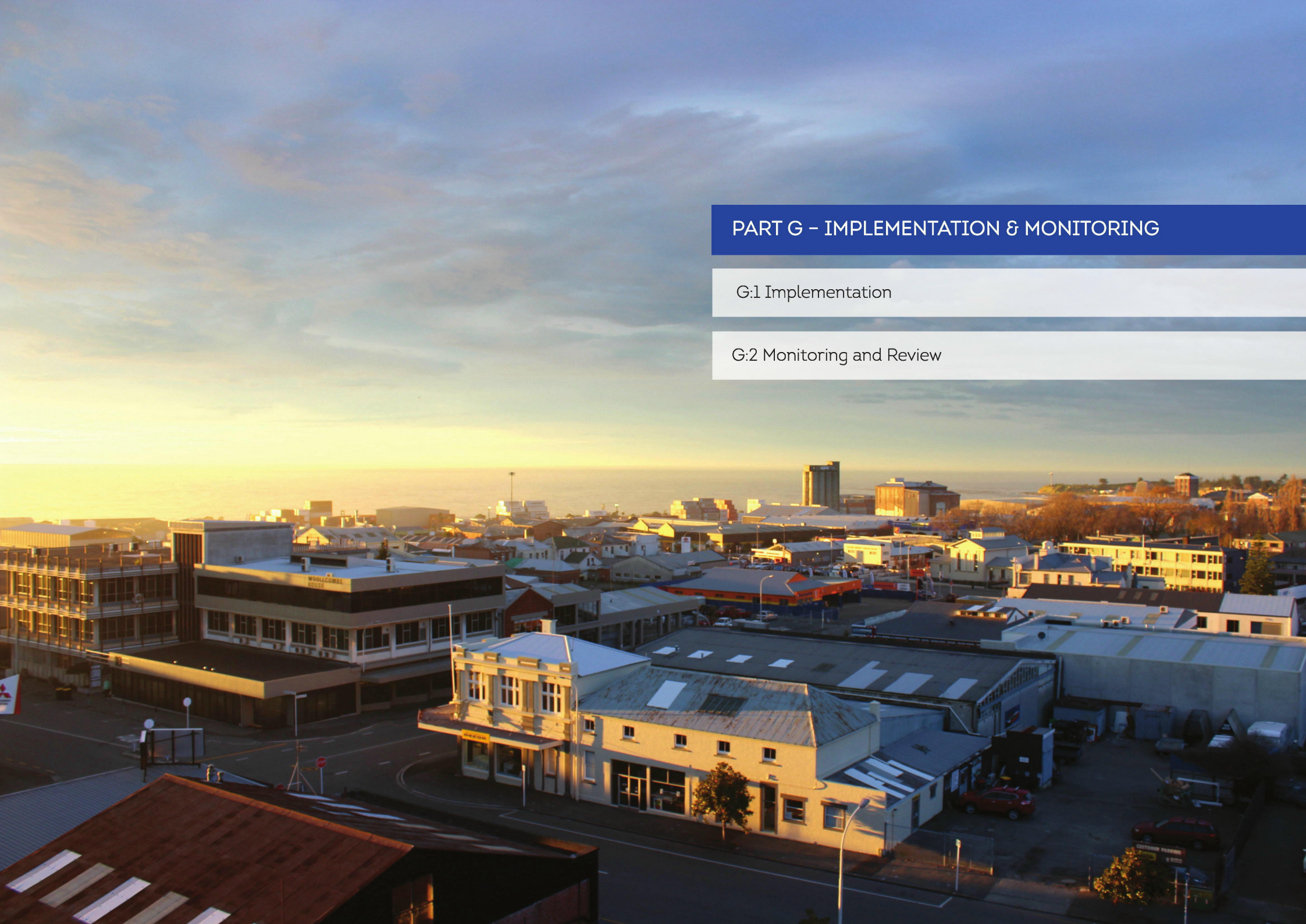
**rural living sites minimum of 1000m²*

Referred to as the 'allowance approach', this plan mechanism enables the establishment of relatively small rural allotments and land use for single households across the Rural 1 zone, which covers much of our District.

Maintaining this current 'allowance approach', coupled with a strong ongoing demand for rural lifestyle and residential development, would provide for a continuation of the development trends that have occurred over the last 25-30 years. Such an outcome is contrary to the consolidation approach set down by the Canterbury Regional Council, and would see a continuation of the issues associated with rural residential growth in our District.

The existing district policy framework seeks to avoid, remedy or mitigate the adverse effects of intensive rural development. However, the allowance approach has been providing for a dispersed approach to rural residential development. A continuation of that approach would provide no certainty as where rural residential development should occur, nor promote alignment with our settlements, or integration with our (mainly transport) infrastructure. While the Council has adopted the Rural 4A (Geraldine Downs) Zone, and the Rural Residential (Brookfield) Zone, these actions alone, are unlikely to address this growth management issue. These zones are also unlikely to accommodate the future growth and demand for rural residential development across the District over the next 30 years.

In order to appropriately respond to this issue, a review of the existing rural subdivision provisions is required to replace the 'allowance approach' with the more directed enablement of rural residential development in the district.



PART G – IMPLEMENTATION & MONITORING

G:1 Implementation

G:2 Monitoring and Review

G:1 Implementation

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

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

G:1.1 District Plan Review

The District Plan Review is currently underway and needs to:

a. Closely consider this strategy as a comprehensive approach to managing growth issues within the District, including the implementation of land use zonings for new growth areas.

b. Insert objectives and policies that provide a strategic approach to consolidating growth primarily within the urban areas of Timaru, Temuka, Geraldine and Pleasant Point, and promote a 75% target for accommodating residential growth within urban areas through infill or identified greenfield areas;

c. Provide a comprehensive suite of provisions for any new growth areas. This would include objectives, policies and methods and Outline Development Plans for the proposed Intensification Priority Areas.

d. Require financial contributions (as required) for the appropriate and equitable cost of infrastructure upgrades to service development in accordance with this strategy.

e. Require outline development plans from applicants prior to the development of any new greenfield residential or industrial area, or substantial rural residential areas. Outline Development Plans will detail stormwater management areas, main roads, pedestrian and cycleways, and the reserve network. Rules will support Outline Development Plans to control land and building development effects on the environment within acceptable levels, and to protect areas, places and buildings of value

f. Consider and implement the District Town Centre Study (2016).

g. Provide a policy on the consideration of major new land development not in accordance with this strategy.

h. Remove the 'entitlement approach' for the formation of small rural residential allotments in the Rural 1 zone.

i. To the extent appropriate to the context promote the principles of the New Zealand Urban Design Protocol (2005);

j. Provide a comprehensive suite of provisions associated with Natural Hazards. This would include hazard mapping and identifying hazards areas on a risk basis, as associated with a comprehensive suite of provisions (based on risk / sensitivity).

k. Designate land areas needed for specific infrastructure work (including the stormwater management system) and secure the use of land for that purpose;

G:1.2 Developer / Landowners

Developers/landowners wanting to develop their land in accordance with this strategy will need to:

a. Confirm with Council they accept the rezoning of their land under the District Plan review;

b. Pay for required capital infrastructure works required to facilitate the development of their land.

c. Prepare an outline development plan for their land, showing indicative land uses including:

   i. principal through roads, and connections with the surrounding road network and where relevant the State Highway Network, and relevant infrastructure and services;

   ii. parks and any other land for recreation:

   iii. land required for stormwater treatment, retention and drainage paths;

   iv. pedestrian walkways, cycleways, bus routes both within and adjoining the area to be developed.

G:1.3 Activity (Asset) Management Plans

The Council is responsible for managing a range of community owned assets such as the roading network, open space reserves, and stormwater, water and sewerage systems.

To ensure that these assets are managed in an efficient and effective way Activity Management Plans have been developed as required under the Local Government Act 2002.

The Activity Management Plans not only deal with the ongoing maintenance and running of assets, they address the cost, location and timing of requirements in response to urban growth.

Activity Management Plans must be reviewed in the year preceding the LTP to reflect capital expenditure in the LTP.

G:1.4 Funding

Traditionally the Council has relied on the community rates base to fund infrastructure. The Local Government Act 2002 changed the way Council's investigate and account for infrastructure costs, particularly costs associated with growth.

The Local Government Act requires the Council to clearly demonstrate what activities and infrastructure they intend to fund over the next 10 years, and how this will be paid for.

Timaru District Council will need to continue to collect contributions from developments to pay for infrastructure. Developments will be charged with an appropriate and equitable regime for ensuring that development pays for growth.

There will however be occasions where the Council will need to consider other sources of funding to pay for substantial infrastructure.

Actions needed include:

a. Ensure that the Financial Contributions regime is aligned with expectations associated with community infrastructure to service growth areas, and intensification areas.

b. Investigate the use of alternative funding sources for major infrastructure projects.

c. Acquire land by Council as required for infrastructure where necessary, and where not otherwise funded by contributions.

G:1.5 Community Planning & Partnership

The Growth Management Strategy will be implemented through in conjunction with organisations, groups and individuals that have a role to play in managing growth within our District. These include:

- Takata whenua
- Community service providers (Community and Public Health)
- Utility providers (Transpower)
- Regional authority (ECan)
- Retailers groups, or business improvement district (if created)

The above partners will implement the Strategy through their own growth planning. Some of the key implementation steps are:

a. Initiate and maintain engagement, including regular workshops with identified Partners and Stakeholders;

b. Implement and monitor the implementation of the Growth Management Strategy.

c. Secure Catchment Discharge Consents to discharge stormwater as required for new growth areas;

d. Prepare Reserve Management Plans, Neighbourhood Improvement Plans and Town Centre Plans, to provide the vision for developing and managing reserves, intensified residential areas and commercial centres respectively.

e. Distribute Guidelines to promote best practice in land and building development.

G:2 Monitoring and Review

Environmental and community monitoring is a statutory activity required of local governments under the Local Government Act (2002) and the Resource Management Act (1991).

Monitoring of the Growth Management Strategy will build on programmes already undertaken by the Council in relation to the LTP, Activity Management Plans and environmental outcomes associated with the implementation of the replacement District Plan.

State of the Takiwä monitoring can also be used to monitor the cultural health of waterways and the coastline as it relates to the values held by Te Rūnanga o Arowhenua.

The Council and other government organisations, such as ECan, NZTA and the South Canterbury District Health Board, are responsible for monitoring community and environmental outcomes within Timaru District. It is essential monitoring is coordinated across units and organisations to avoid unnecessary expenditure and duplication of effort.

Monitoring results should be presented in monitoring summary reports to the Governance arm of the Council, and used to inform reviews of the Growth Management Strategy and District Plan. The results, of the monitoring programme, auditing the implementation of the Growth Management Strategy and ensuring that the Council is delivering the outcomes the community desires for Timaru District.

The summary report should highlight the extent to which Growth Management Strategy Directives are being met and identify where problems are occurring with implementation.

Key monitoring indices will include:

- Population growth
- Residential development (number, type, location, land area, density and rate of take up of new households);
- Housing affordability;
- Housing choice;
- Commercial development (number, type, location, land area and rate of take up of new commercial developments)
- Industrial development (number, type, location, land area and rate of take up of new industrial developments)
- Rural living development (number, type, location, land area, density and rate of take up of new households)
- External infrastructure (rail, State Highway, telecommunications, electricity)

A monitoring programme will be initiated one year after the adoption of the Growth Management Strategy. The Growth Management Strategy should be reviewed at least every three years, and in response to:

- Reviews of the LTP;
- Changes in Central Government requirements in relation to Urban Development Capacity (National Policy Statements);
- Major Capital Works Programme adjustments;
- Major changes in national, regional and local policies and strategies;
- Major changes in demographics;
- Major changes in the policy and planning framework; and
- Technological advances.



PART I – GLOSSARY

Glossary

Attachment A – Alignment of GMS to Statutory Instruments and Existing Council Plans

Glossary

Amenity values: means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes

Biodiversity: Has the same meaning as biological diversity as defined by Section 2 of the Resource Management Act 1991.

Commercial activity: Retail, office and other commercial service activities but does not include industrial activities.

Demographics: Characteristics of the population.

Greenfield area: Undeveloped land identified for residential or industrial / commercial development as adjoined to existing urban areas.

Heritage: Aesthetic, historic, scientific or social values for past, present or future generations.

Incompatible land uses: Land uses that have negative effects on adjacent land uses.

Industrial activity: The manufacturing, assembly, packaging, wholesaling or storage of products or the processing of raw materials and other ancillary activities.

Intensification: An increase in the residential household yield within existing urban areas.

Infrastructure: Network infrastructure for water supply, wastewater, stormwater, transport and passenger transport services;

Long-term capacity: means within the next thirty years.

Medium-term capacity: means within the next ten years.

Open Space: An area or areas of land in a predominantly open and undeveloped condition that are suitable for any of the following:

a. Natural areas;
b. Wildlife and native plant habitat;
c. Important wetlands;
d. Stream and river corridors;
e. Passive, low-impact activities;
f. Active sports fields.

Open space lands may be in private or public ownership and may be preserved, enhanced and restored in order to maintain or improve the natural, scenic, ecological, cultural, hydrological, or geological values of such areas.

Outline Development Plans / Structure Plan: A plan prepared for the development of a Green/brown field area to show proposed land uses, including:

a. Principal through roads, connection and integration with surrounding road network infrastructure;
b. Any land set aside for community facilities;
c. Parks and land required for recreation;
d. Any land set aside for business activities (as appropriate);
e. The distribution of different residential densities(as appropriate);
f. Land required for storm water treatment, retention and drainage paths;
g. Land reserved or otherwise set aside from development for environmental or landscape protection;
h. Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development; and
i. Pedestrian walkways, cycle ways, bus routes both within and adjoining the area to be developed.

Rural Residential: means zoned residential development outside or on the fringes of urban areas which for primarily low density residential activities (on allotments of 5,000m² to 2ha), ancillary activities and associated infrastructure.

Sensitive activities means:

a. residential activities, except residential activities in conjunction with permitted rural activities;
b. care facilities;
c. education activities;
d. guest accommodation;
e. health care facilities, which include accommodation for overnight care;
f. hospitals; and
g. custodial and/or supervised living accommodation.

Short-term capacity: means within the next three years.

Strategic infrastructure means:

a. Strategic land transport network and arterial roads
b. Timaru Airport
c. Port of Timaru
d. Telecommunication facilities
e. National, regional and local renewable electricity generation activities of any scale
f. The electricity transmission network
g. Sewage collection, treatment and disposal networks
h. Community land drainage infrastructure
i. Community potable water systems
j. Established community-scale irrigation and stockwater infrastructure
k. Transport hubs
l. Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.
m. Electricity distribution network

Urban Design: Urban design is about making attractive and functional places for people, encompassing issues such as connections between; people and places, the natural landscape and the built environment, and movement and urban form. It considers matters beyond visual attractiveness and looks at social equity, economic viability and environmental responsibility drawing on a variety of areas of expertise including planning, architecture, transportation, landscape design, engineering and economics.

Attachment A – Alignment of GMS to Statutory Instruments and Existing Council Plans

Alignment with Statutory Instruments

The Growth Management Strategy will be used at a broad level to inform the preparation of the replacement Timaru District Plan. The alignment requirements of the District Plan provisions with the broader statutory instruments is identified below:

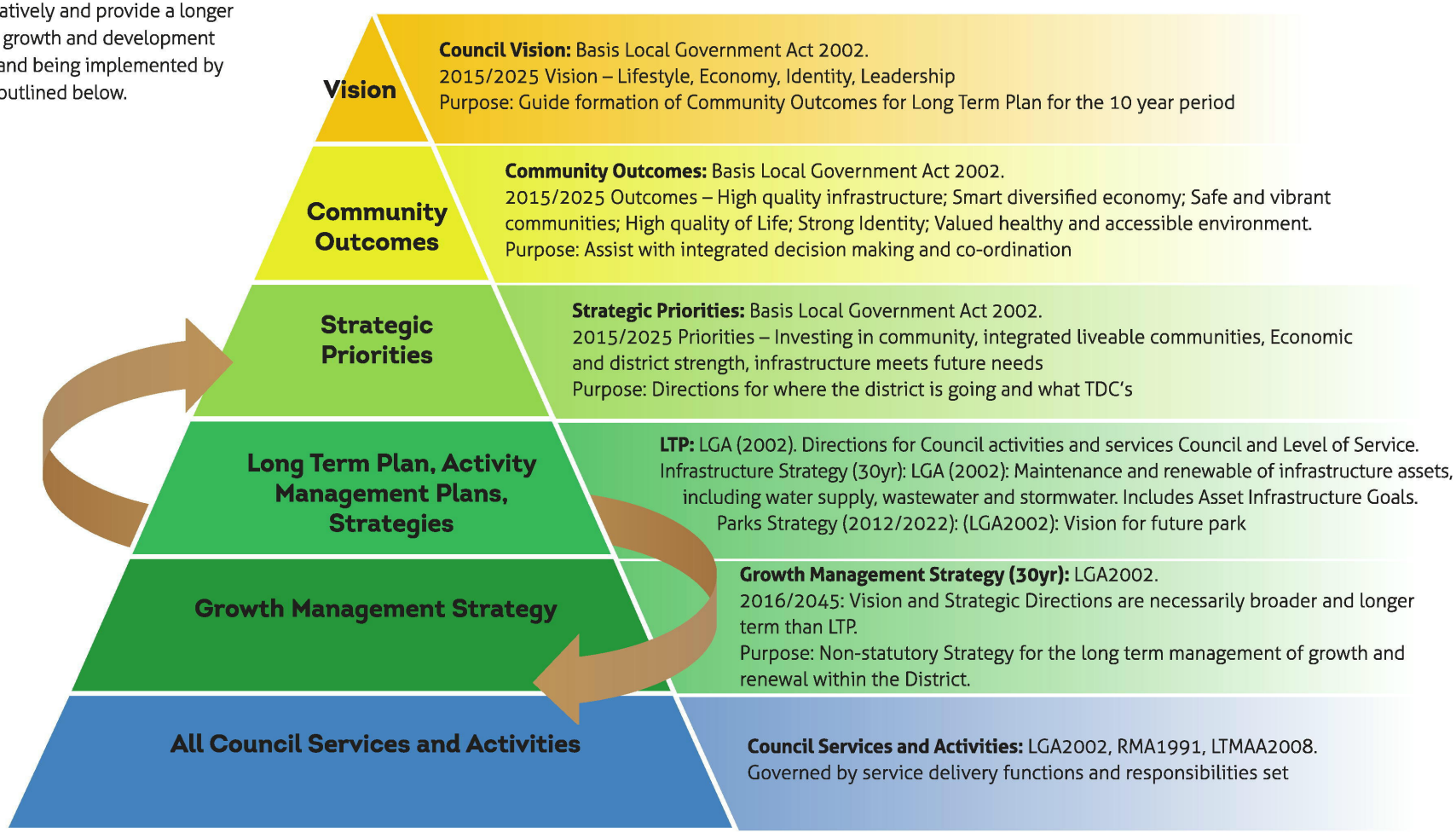
Document	Alignment requirement to the replacement Timaru District Plan (RMA1991)	Requirement definition	Themes in the Growth Management Strategy
New Zealand Coastal Policy Statement 2010 (NZCPS)	Give effect to (s75(3))	Means to implement according to the purpose specified	*Coastal land use, Ecology, Water quality and sedimentation, Takata Whenua, Open Space, Activities in the coastal environments including Port Operations.* Strategic Direction 1 – District Character Strategic Direction 2 – Landscapes and Amenity Strategic Direction 9 – Rural Strategic Direction 11 – Community & Open Space
National Policy Statements (NPS) NPS Freshwater Management NPS Renewable Electricity Generation NPS – Electricity Transmission			*Water quality and sedimentation, Renewable energy generation and benefits, recognition and protection of Electricity transmission corridors.* Strategic Direction 8 – Infrastructure
Canterbury Regional Policy Statement (CRPS)			*All matters.* All Strategic Directions
National Environmental Statements (NES) NES Sources for Drinking Water NES Telecommunication Facilities NES Contaminants in Soil NES Transmission Activities	Nationally set standards (s44A)	Rules in a district plan must not conflict or duplicate	*Water quality, Electricity transmission infrastructure and corridors.* Strategic Direction 8 - Infrastructure
Regional Coastal Environment Plan	Not be inconsistent with (s74(4))	Are the provisions compatible with the purpose specified	*Coastal land use, Ecology, Water quality and sedimentation, Takata Whenua, Open Space.* Strategic Direction 1 – District Character Strategic Direction 2 – Landscapes and Amenity Strategic Direction 9 – Rural Strategic Direction 11 – Community & Open Space
Canterbury Land and Water Regional Plan			

Specified Management Plans and strategies prepared under other legislation (i.e. LTP, Infrastructure Strategy prepared under the LGA2002)	Have regard to (s74(2)(b))	Giving matters genuine attention and thought, and such weight as is considered to be appropriate.	Requirements set under the Local Government Act 2002, and associated legislation i.e. Reserves Act 1977 which set the Timaru District Council priorities, accountability and monitoring. *Infrastructure integration, amenity and urban design, infrastructure provision, building capacity and resilience, governance and management.* All Strategic Directions.
Ashburton District, Mackenzie District and Waimate District	Have regard to the extent to which there is a need for consistency (s74(2)(c))	Giving matters genuine attention and thought, and such weight as is considered to be appropriate.	*Infrastructure, ecology and landscape – Consistency between the District Plans* Strategic Direction 2 – Landscapes and Amenity Strategic Direction 7 – Transport Strategic Direction 8 - Infrastructure
Mahaanui Iwi Management Plan (**MIMP**)	Take into account (s74(2)(c))	The matter must be addressed with weight is a matter of judgement based on the facts and merits of the issue.	*Cultural landscapes, cultural heritage, ecology, water quality, Takata Whenua.* Strategic Direction 5 – Takata Whenua

Note: MIMP does not extend as far as Timaru District

Alignment with Existing Council Provisions

The following diagram identifies the hierarchy of plans and strategies produced and consulted on by Timaru District Council. All of these documents prescribe and direct the Council's operations and functions. The Growth Management Strategy is a vehicle to address issues collaboratively and provide a longer term 30 year framework to manage growth and development across the district, integrating with and being implemented by a range of the plans and strategies outlined below.





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